

**BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION**

ECL ARTICLE 27 / TITLE 14

 DEPARTMENT USE ONLY  
 BCP SITE #: \_\_\_\_\_

07/06

**Section I. Requestor Information**NAME **Teutonia Buena Vista LLC and Buena Vista 53 LLC**ADDRESS **c/o Kohl Partners, 405 Cedar Lane**CITY/TOWN **Teaneck, New Jersey**ZIP CODE **07666**PHONE **(914) 771-5824**FAX **(914) 771- 5824**E-MAIL **kdearden@dwcap.com**NAME OF REQUESTOR'S REPRESENTATIVE **Kenneth Dearden**ADDRESS **c/o DW Capital, 82 Pondfield Road West**CITY/TOWN **Bronxville, New York**ZIP CODE **10708**PHONE **Same as above**FAX **Same as above**E-MAIL **Same as above**NAME OF REQUESTOR'S CONSULTANT **Malcolm Pirnie, Inc.**ADDRESS **104 Corporate Park Drive**CITY/TOWN **White Plains**ZIP CODE **10602**PHONE **(914) 694-2100**FAX **(914) 694-9286**E-MAIL **mcmanus@pirnie.com**NAME OF REQUESTOR'S ATTORNEY **Linda Shaw, Esq., Knauf Shaw LLP**ADDRESS **1125 Crossroads Building, 2 State Street**CITY/TOWN **Rochester, New York**ZIP CODE **14614**PHONE **(585) 546-8430**FAX **(585) 546-4324**E-MAIL **lshaw@nyenvlaw.com**

THE REQUESTOR 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**

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒ **VOLUNTEER**

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, the requestor 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.

Requestor Relationship to Property (check one):

☐ Previous Owner☐ Current Owner☒ Potential / Future Purchaser☐ Other \_\_\_\_\_

If requestor is not the site owner, requestor will have access to the property through the BCP project.

☒ Yes \*☐ No

(Note: proof of site access must be submitted for non-owners) \* Requestor will likely own the site in the near future before the BCA is executed and will provide proof of ownership.

**Section II. Property Information Summary Sheet**PROPERTY NAME: **Buena Vista Garage Property**ADDRESS/LOCATION **53-55 Buena Vista Avenue** CITY/TOWN **Yonkers** ZIP CODE **10701**MUNICIPALITY (IF MORE THAN ONE, LIST ALL): **City of Yonkers**COUNTY **Westchester**SITE SIZE (ACRES) **0.25 acres**LATITUDE (degrees/minutes/seconds) **40 ° 90 ' 393"**LONGITUDE (degrees/minutes/seconds) **-73 ° 90' 363 "**HORIZONTAL COLLECTION METHOD: ☐ SURVEY ☐ GPS ☒ MAPHORIZONTAL REFERENCE DATUM:  
**terraserver.microsoft.com**

FOR EACH PARCEL, FILL OUT THE FOLLOWING TAX MAP INFORMATION (if more than three parcels, attach additional information)

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
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<b>53-55 Buena Vista Avenue</b>		<b>1</b>	<b>512</b>	<b>17</b>	<b>0.25</b>

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.

2. Is the required site map attached to the application? (application will not be processed without map)

☒ Yes ☐ No

3. Is the site part of a designated En-zone pursuant to Tax Law § 21(b)(6)?

☒ Yes ☐ No

For more information go to:

[http://www.nylovesbiz.com/Productivity\\_Energy\\_and\\_Environment/BrownField\\_Redevelopment/default.asp](http://www.nylovesbiz.com/Productivity_Energy_and_Environment/BrownField_Redevelopment/default.asp)If yes, identify area (name) Census Tract Number 000103☐ 50% ☒ 100% of the site is in the En-zone (check one)

PROPERTY DESCRIPTION NARRATIVE:

**SEE ATTACHED SUPPLEMENT TO SECTION II PART A**

List of Existing Easements (type here or attach information)

Easement HolderDescription

N/A

List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

TypeIssuing AgencyDescription

N/A

Initials of each Requestor: \_\_\_\_\_

<b>Section III. Current Site Owner/Operation Information</b>		
OWNER'S NAME (if different from requestor) <b>HNG Management, LLC</b>		
ADDRESS <b>53-55 Buena Vista Avenue</b>		
CITY/TOWN <b>Yonkers</b>		ZIP CODE <b>10701</b>
PHONE <b>Unknown</b>	FAX <b>Unknown</b>	E-MAIL <b>Unknown</b>
OPERATOR'S NAME (if different from requestor or owner) <b>AVET Coach Corporation and/or Buena Vista Garage, Inc.</b>		
ADDRESS <b>53-55 Buena Vista Avenue</b>		
CITY/TOWN <b>Yonkers</b>		ZIP CODE <b>10701</b>
PHONE <b>1-800-796-2838</b>	FAX <b>Unknown</b>	E-MAIL <b>info@avet.com</b>
<b>Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b>		
If answering "yes" to any of the following questions, please provide an explanation as an attachment.		
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. Is the requestor subject to an existing order relating to contamination at the site:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Has the requestor been determined to have violated any provision of ECL Article 27?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Has the requestor been previously denied entry to the BCP?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Section V. Property Eligibility Information (Please refer to ECL § 27-1405)</b>		
1. Is the property listed on the National Priorities List?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. Is the property listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites? If yes, please provide:    Site # _____    Class # _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Is the property subject to a permit under ECL article 27, title 9, other than an Interim Status Facility? If yes, please provide:    Permit type: _____    EPA ID Number: _____ Date permit issued: _____    Permit expiration date: _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10? If yes, please provide:    Order # _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide explanation as an attachment.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Section VI. Project Description</b>		
Please attach a description of the project which includes the following components:		
<ul style="list-style-type: none"> <li>• Purpose and scope of the project <b>See Attachment A Part B</b></li> <li>• Estimated project schedule <b>See Attachment A Part C</b></li> </ul>		

## Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

### 1. Environmental Reports All existing reports are described in Attachment A Part D, and attached as Exhibit C.

A phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): ☐ Yes ☒ No

### 2. Sampling Data: Indicate known contaminants and the media which are known to have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents					✓
Other VOC's					
SVOC's					
Metals					
Pesticides					
PCBs					
Other *					

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

### 3. Suspected Contaminants: Indicate suspected contaminants and the media which may have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	✓				
Chlorinated Solvents	✓				
Other VOC's	✓				
SVOC's					
Metals					
Pesticides					
PCBs					
Other *					

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

### 4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS:

<input type="checkbox"/> Above Ground Pipeline or Tank	<input type="checkbox"/> Lagoons or Ponds	<input checked="" type="checkbox"/> Underground Pipeline or Tank	<input checked="" type="checkbox"/> Surface Spill or Discharge
<input type="checkbox"/> Routine Industrial Operations	<input type="checkbox"/> Dumping or Burial of Wastes	<input type="checkbox"/> Septic tank/lateral field	<input type="checkbox"/> Drums or Storage Containers
<input type="checkbox"/> Adjacent Property	<input type="checkbox"/> Seepage Pit or Dry Well	<input type="checkbox"/> Foundry Sand	<input type="checkbox"/> Electroplating
<input type="checkbox"/> Coal Gas Manufacture	<input type="checkbox"/> Industrial Accident	<input type="checkbox"/> Unknown	

Other: \_\_\_\_\_

### 5. INDICATE PAST LAND USES:

<input type="checkbox"/> Coal Gas Manufacturing	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-op	<input type="checkbox"/> Dry Cleaner	<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant
<input type="checkbox"/> Pipeline	<input checked="" type="checkbox"/> Service Station	<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: \_\_\_\_\_

### 6. Owners

A list of previous owners with names, last known addresses and telephone numbers (describe requestor's relationship, if any, to each previous owner listed. If no relationship, put "none"). See Attachment A Part E

### 7. Operators

A list of previous operators with names, last known addresses and telephone number (describe requestor's relationship, if any, to each previous operator listed. If no relationship, put "none"). See Attachment A Part F



## Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following: **See Attachment A Part G**

1. The chief executive officer and zoning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the property contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the site.

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

Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Vacant ☐ Recreational (check all that apply)

Intended Use: ☐ Unrestricted ☒ Residential ☐ Commercial ☐ Industrial

Please check the appropriate box and provide an explanation as an attachment if appropriate. Provide a copy of the local zoning classifications, comprehensive zoning plan designations, and/or current land use approvals.

### See Attachment A Part H

Yes No

1. Do current historical and/or recent development patterns support the proposed use? (See #12 below re: discussion of area land uses)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the proposed use consistent with applicable zoning laws/maps?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any Environmental Justice Concerns? (See § 27-1415(3)(p)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there any federal or State land use designations relating to this site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site accessible to existing infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are there floodplains within ½ mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Are there any institutional controls currently applicable to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas. <b>See Attachment A Part H</b>		
13. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas. <b>See Attachment A Part H</b>		
14. Describe on attachment the geography and geology of the site. <b>See Attachment A Part H</b>		

Statement of Certification and Signatures

(By requestor 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 a requestor other than an individual)

I certify that I am MEMBER (title) of TEUTONIA BUENA VISTA 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: 11/22/06 Signature: Kenneth W. Dearden Print Name: KENNETH DEARDEN

**SUBMITTAL INFORMATION:**

Three (3) complete copies are required.

- Two (2) 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) hard 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 T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_

# **BCP APPLICATION SUPPORT INFORMATION**

## **APPLICATION SUPPORT SECTION II: PROPERTY INFORMATION**

### **PART A: PROPERTY INFORMATION**

Buena Vista 53 LLC is the entity who intends to acquire ownership of the Site, however, Teutonia Buena Vista, LLC will ultimately become the owner of the Site, and will be responsible for remedial and construction financing for the Project. As such, both entities have been listed as a “Requestor” for this Brownfield Cleanup Application. This small 0.25 acre “Site” consists of one tax lot (Section 1, Block 512, Lot 17) in the City of Yonkers, Westchester County, New York, and is immediately adjacent to the BCP Teutonia Hall Site C360085, located at 41-51 Buena Vista Avenue in Yonkers, New York. A pre-application meeting was not held with NYSDEC on this Site since pre-existing information from the investigation conducted at the Teutonia Buena Vista Site, as well as this Site, reveals that soil gas contamination is present on the Site and is also impacting the 51 Buena Vista Avenue side of the original BCP site. However, a meeting should be held with the Department in the near future to discuss whether this Site should be added to the existing BCA or remain a separate Site subject to its own BCA. Teutonia Buena Vista, LLC has submitted a change of use application to the NYSDEC to assume responsibility for the BCP applicant and owner of the Teutonia Hall Brownfield Site, The Urban Group, LLC.

This Site is bounded to the west by the Metro North/Amtrak active railroad line, to the north by the Former Teutonia Hall Brownfield Cleanup Site, 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 two residential dwellings and then beyond the two homes a day care center. *See Exhibit A including the Tax Map.*

The Site is currently completely occupied by a single-story warehouse building containing offices and an automobile repair facility. The oldest Sanborn map of the Site indicates that it was developed by at least 1886. From 1886 until 1922 the Site was utilized for residential purposes. In 1922, the current commercial building was constructed, and the Site has been utilized for automobile repair ever since that time.

The Site has been unattractive for development due to suspect contamination and the surrounding other vacant 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 Phase II Site investigation attached to this application reveal high VOC soil gas contamination. Since this Site is surrounded by brownfield sites, further investigation is required to determine the source of the VOC soil vapors and the presence of additional soil contamination.

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 District). The economics of this area remain a challenge to

attract the private sector to remediation and financing new investment and redevelopment opportunities. The planned use for the Site, a multifamily residential, will require extensive Site work, including source removal and underground utility replacement. 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.

## **SUPPORT FOR APPLICATION SECTION VI: PROJECT DESCRIPTION**

### **PART B: PURPOSE AND SCOPE OF THE PROJECT**

The Site will be an extension of the project being undertaken on the Former Teutonia Hall Brownfield Cleanup Site immediately adjacent to the north (the “Project”), which is currently planned to contain over 150 units with a 1:1.2 parking ration.

### **PART C: PROJECT SCHEDULE**

The proposed project will begin as soon as the Brownfield Cleanup Program Application for the 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 early February of 2007 based on the late November date of application submission.

## **SUPPORT FOR APPLICATION SECTION VII: ENVIRONMENTAL HISTORY**

### **PART D: ENVIRONMENTAL HISTORY OF THE PROPERTY**

A Combined Phase I and Phase II Environmental Site Assessment was performed on the Site by Ecosystems Strategies, Inc. The following Environmental History is summarized in the Phase I Phase II Investigation in Section 3.2. Essentially, the Phase I determined that the Site, which has been utilized as an automobile repair facility since approximately 1922, warranted further investigation. In addition, the New York State Department of Environmental Conservation has a February 4, 1994 spill reported for the Site of 100 gallons of gasoline (Spill No.: 9212573), which indicates that the resource affected was groundwater.

#### **Phase II Investigations**

Based on their Phase I findings, Ecosystems Strategies, Inc. performed a Phase II sampling investigation on the Site on June 28, 2006. The sampling consisted of six soil-gas borings at the Site. Two were in the southern portion of the building, two in the norther portion of the building and two in the western portion of the building. The samples indicated that multiple VOC’s existed at each sampling location, and specifically, significant concentrations of PCE were detected at all the sampling locations.

The Phase II concluded that PCE contamination is present in soil gas throughout the Site, and that the drain located in the southern portion of the property may represent the source area. Because all the concentrations of PCE detected were greater than the NYSDOH's new guidance values requiring "mitigation," it will be necessary to incorporate mitigation measures into the Project design. In addition, the Phase II recommends that soil borings be extended on the Site in order to delineate the extent of VOC contamination.

#### **PART E: PAST OWNERS**

HNG Management, LLC. purchased the property on June 1, 1998. HNG Management, LLC is a domestic Limited Liability Company with an address for service of process c/o Harvey N. Goldberg at the Site address. However, it is believed that Harvey N. Goldberg resides at 42 Butterwood Lane E., Irvington, New York 10533. Mr. Goldberg's phone number is unknown.

Prior to HNG Management, LLC owning the site, it was owned by W.T. Morris Ltd. W.T. Morris Ltd. is an inactive domestic business corporation. Its former address for service of process was 2224C Jackson Avenue, Seaford, New York 11783 and its principal executive officer was Thomas Parmiter, 2545 Orange Street, Bellmore, New York 11710. A phone number for Mr. Parmiter is unknown.

#### **PART F: PAST OPERATORS**

During the time that HNG Management, LLC was the owner of the Site it was operated by Buena Vista Garage, Inc., which has an address for service of process c/o Harvey Goldberg, 42 Butterwood Lane E., Irvington, New York 10533. Mr. Goldberg's phone number is unknown.

It is unknown if W.T. Morris Ltd. was the operator during the time it owned the Site.

### **SUPPORT FOR APPLICATION SECTION VIII:** **CONTACT LIST INFORMATION**

#### **PART G: CONTACT LIST**

**1. The Chief Executive Officer:**

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

**2. a. 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

**b. The County Zoning Bureau:**

Gerard E. Mulligan, AICP  
Commissioner  
Westchester County Department of Planning  
148 Martine Avenue, Room 432  
White Plains, New York 10601  
(914) 995-4400

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

*See Brownfield Site Contact List attached hereto in Exhibit B.*

**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 in which the property 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 property 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 B.

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

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

**SUPPORT FOR APPLICATION SECTION IX:**  
**LAND USE FACTORS**

**PART H: 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 development corporations - YDWDC 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. 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?**

Yes. The Site is presently zoned as Downtown Waterfront District (DWD) which was created purposefully by the City to encourage redevelopment in this area. The Requestor will be applying for a variance, however, to support increased density.

**3. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, or other adopted land use plans?**

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 also located in an Environmental Zone, and is part of the Lower West Side BOA Application approved by DEC



and DOS on March 23, 2005. In addition, the City of Yonkers has always been interested in revitalizing the area in which the Site is located and fully supports the Project. The Project is specifically the result of a Request for Proposals issued by the City for development on the Site and will be completed as an Urban Renewal Project.

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

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

**5-8. Are answered as “yes” or “no” on the application form itself.**

**9. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands or critical habitats of endangered or threatened species within ½ mile?**

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

**10. Are there floodplains within ½ mile?**

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

**11. Are there any institutional controls currently applicable to the property?**

No, there are currently no institutional controls applicable to the Site.

**12. 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 or recreational uses immediately adjacent to the Site. The property to the north of the Site began to be converting into a residential apartment building several years ago and has been accepted in the Brownfield Cleanup Program. 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 and on one there is a small odd garage like structures on the corner of Hudson and Buena Vista. There is one apartment building located across the street at 46 Buena Vista Avenue. Beyond those uses further south are existing multi-family residential structures. 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 A for adjacent uses.*

**13. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the property, 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.

**14. 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.

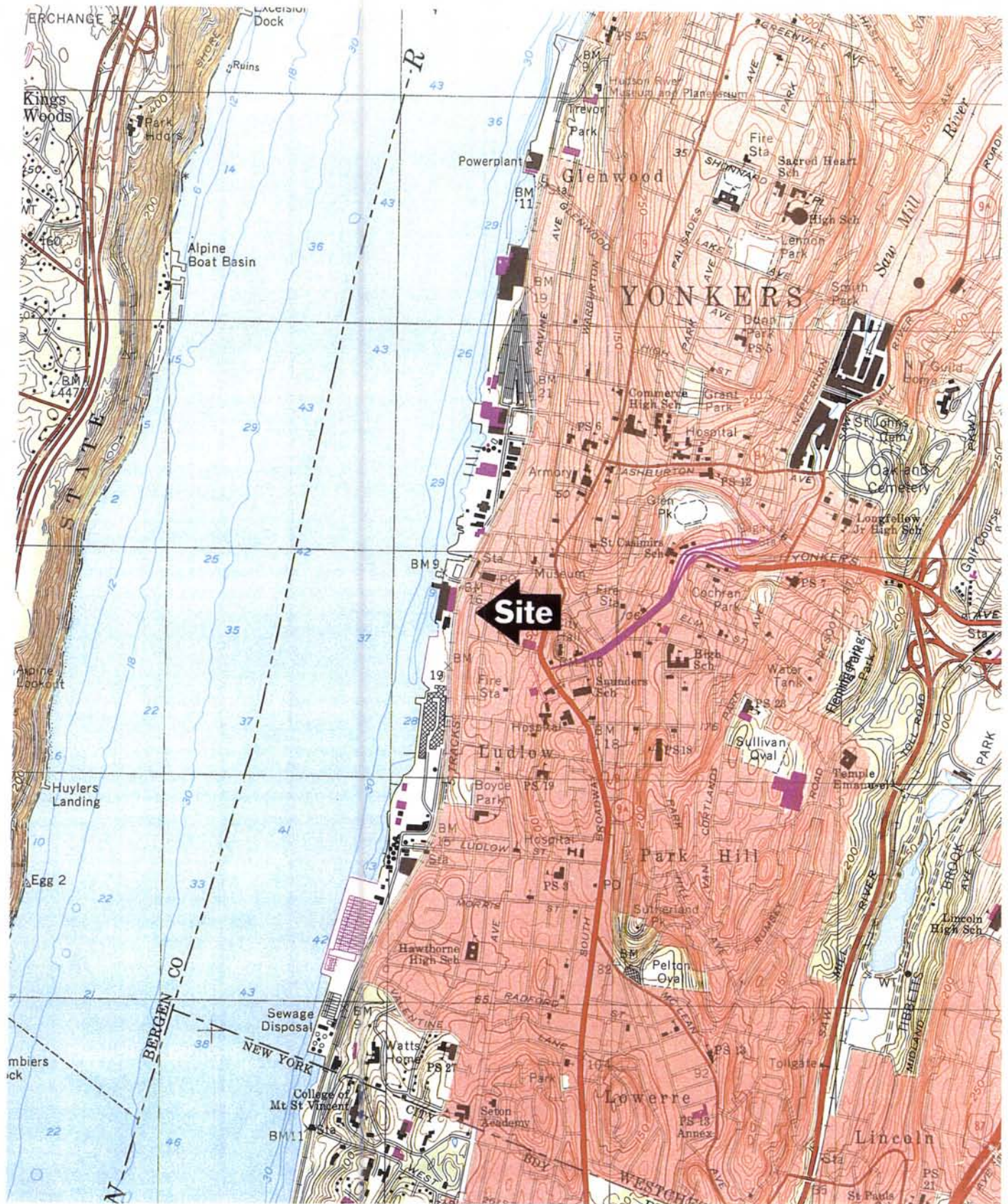
# Exhibit A

Maps: Tax Map;  
USGS Map &  
Adjacent Uses  
Map





FIGURE 1 - SITE LOCATION MAP



USGS TOPOGRAPHIC MAP  
7.5 MINUTE SERIES - 1998  
YONKERS, NY-NJ QUADRANGLE  
SCALE = 1 : 24000





# Exhibit B

## Brownfield Contact List

## **CURRENT OWNERS AND OPERATORS**

Current Owner:

HNG Management, LLC  
53-55 Buena Vista Avenue  
Yonkers, New York 10701

Current Operator:

AVET Coach Corporation and/or Buena Vista Garage, Inc  
53-55 Buena Vista Avenue  
Yonkers, New York 10701

## **ADJACENT PROPERTY OWNERS**

<b>Owner</b>	<b>Mailing Address</b>
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 Munnialal	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
Paul Pavelchak	61 Buena Vista Avenue Yonkers, NY 10701
Trolley Barn Lofts LLC c/o Kohl Partners	405 Cedar Lane Teaneck, NJ 07666
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

#### **LOCAL OFFICIALS**

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

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

Gerard E. Mulligan, AICP  
Commissioner  
Westchester County Department of Planning  
148 Martine Avenue, Room 432  
White Plains, New York 10601  
(914) 995-4400

#### **LOCAL NEWS MEDIA**

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

#### **PUBLIC WATER SUPPLIER**

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

**DOCUMENT REPOSITORY**

Yonkers Public Library  
One Larkin Center  
Yonkers, New York 10701

Exhibit C  
Previous  
Environmental  
Reports

**COMBINED PHASE I AND PHASE II**

**ENVIRONMENTAL SITE ASSESSMENT**

**July 24, 2006**

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<b>Site Identification:</b>	<b>AVET Coach Corp. Property 53 Buena Vista Avenue City of Yonkers Westchester County, New York</b>
<b>Tax Lot Identification:</b>	<b>Section 1, Block 512, Lot 17</b>
<b>Property Description:</b>	<b>Approximately 0.25-acre property containing an automotive repair facility</b>

**ESI File: UY06105.20R**

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**Prepared By:**

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

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## **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 53 Buena Vista Avenue, City of Yonkers, Westchester County, New York (property descriptions are presented in Sections 2.1 and 3.4.2).

### **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 5.0 of this Combined Phase I & II ESA.
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 June 28 by Carl Kochersberger and Richard Hooker of Ecosystems Strategies, Inc. (ESI).
4. Investigation of specified portions of the subject property by Richard Hooker and Carl Kochersberger on June 28, 2006. This additional investigative work was limited to a general screening of the property conducted at the request of the Client.

### **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 0.25-acre AVET Coach Corp. property located at 53 Buena Vista Avenue, City of Yonkers, Westchester County, New York (a site location map is provided on Page 4). The subject property comprises one tax lot (City of Yonkers Tax ID: Section 1, Block 152, Lot 17).

The subject property has a square shape and is located on the western side of Buena Vista Avenue. The property is entirely occupied by a single-story warehouse building containing offices and an automotive repair facility. A map illustrating the layout of the property is provided on Page 5 and photographs of the property are provided in Appendix A.

#### **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 subject property is predominantly level with the western edge sloping steeply down to the west, towards the adjoining railroad track. 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**

No 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. During fieldwork performed on the property adjoining to the north the subsurface was found to be comprised gravel, sand, cobbles and boulders to depths of approximately 40 feet below surface grade.

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**

Information regarding on-site surface hydrology was obtained from the review of applicable maps, including the New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetlands Map and the United States Department of the Interior National Wetlands Inventory Map, and from observations made during the site inspection. According to these sources, there are no surface waterbodies, wet areas, or regulated wetlands on or near the property.

## **2.2 Description of Surrounding Properties**

### **2.2.1 Surrounding Land Uses**

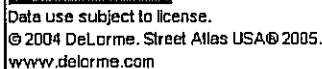
The subject property is located in an urban area comprised of residential, commercial, and industrial properties. A description of the adjoining and nearby properties is provided in Table 1, below.

**Table 1: Land Uses in the Vicinity of Subject Property**

<b>Direction</b>	<b>Adjoining Use(s)</b>	<b>Vicinity Use(s)</b>
North	<ul style="list-style-type: none"><li>• Teutonia Hall (vacant commercial)</li></ul>	<ul style="list-style-type: none"><li>• Commercial</li></ul>
East	<ul style="list-style-type: none"><li>• Post Office Parking Lot</li></ul>	<ul style="list-style-type: none"><li>• Residential/Commercial</li></ul>
South	<ul style="list-style-type: none"><li>• Residential</li></ul>	<ul style="list-style-type: none"><li>• Church</li></ul>
West	<ul style="list-style-type: none"><li>• Railroad</li></ul>	<ul style="list-style-type: none"><li>• Commercial</li><li>• Hudson River</li></ul>

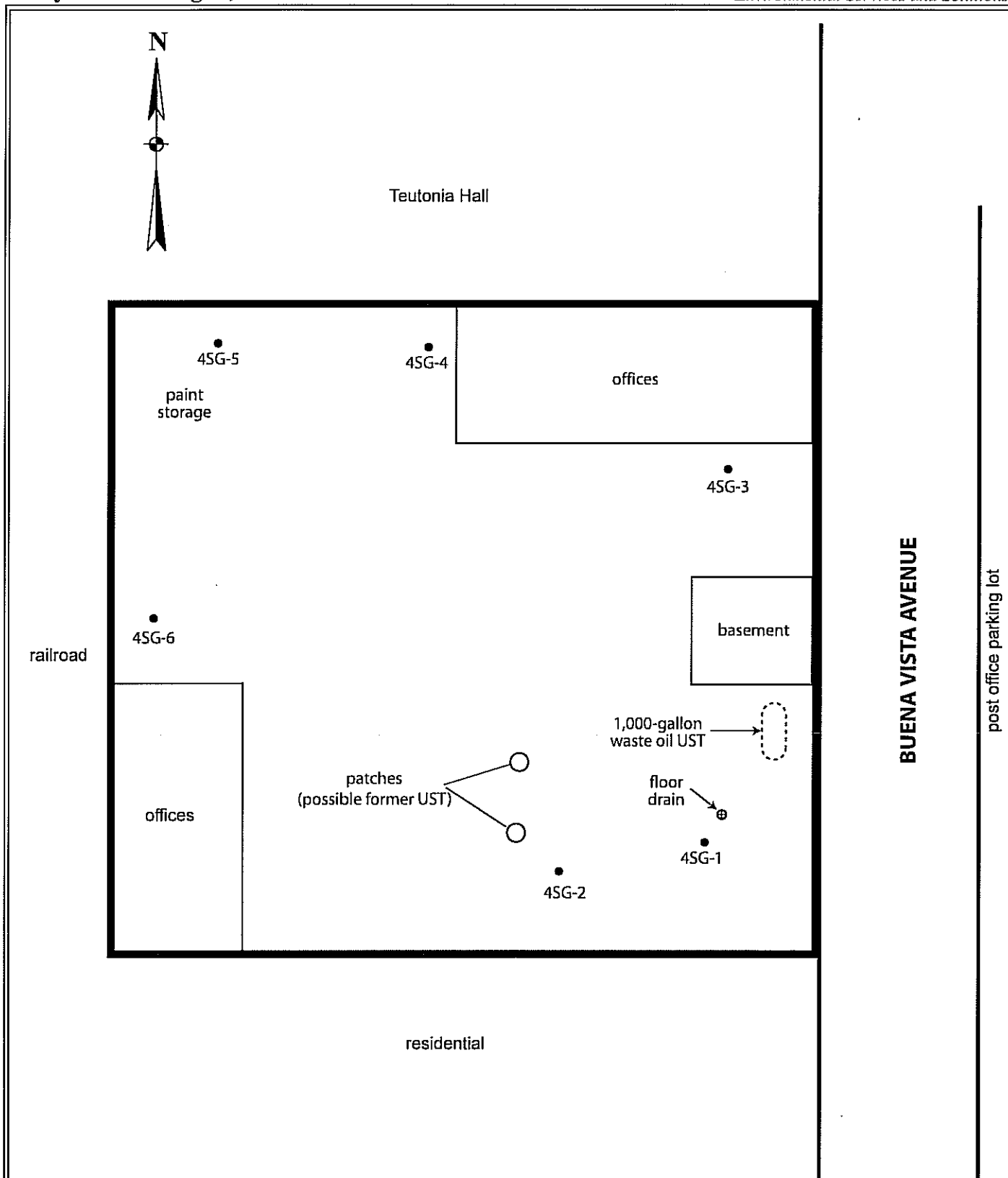
### **2.2.2 Sensitive Environmental Receptors**

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.



MN (13.3° W)

Page: 4



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.

### Selected Site Features Map

AVET Coach Corp. Property  
53 Buena Vista Avenue  
City of Yonkers  
Westchester County, New York

#### Legend:

- subject property border
- sample location

ESI File: UY06105.20R

July 2006

Not to scale

Page 5

### **3.0 INVESTIGATION**

#### **3.1 Ownership Records**

Property ownership information is based on a review of City of Yonkers Assessor's Office records (this ownership summary does not constitute a title search).

**Table 2: Ownership Information**

<b>Parcel ID</b>	<b>Owner</b>	<b>Date of Purchase</b>
City of Yonkers Section 1, Block 512, Lot 17	W.T. Morris  HNG Management (current owner)	Unknown  6/1/1998

#### **3.2 Site History**

The history of the subject property was researched using historic maps, municipal records, 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, 1898, 1917, 1942, 1951, 1956, 1957, 1971, 1973, 1978, 1989, 1991 is provided below. Copies of relevant Sanborn maps (with the subject property indicated) are provided in Appendix C.

- 1886: A two-story residential structure is present on the eastern portion of the subject property and a stable and small brick structures are present on the western portion. A retaining wall is shown extending from north to south across the western portion of the property. Residential buildings are visible on lands adjoining and surrounding to the south and east. A railroad adjoins to the east and a sugar factory is located west of the railroad. Lands adjoining and surrounding to the north are vacant.
- 1898: The small brick structure has disappeared from the subject property. In other respects the subject property remains unchanged. Adjoining lands to the east, south, and west remain unchanged. Adjoining lands to the north are now occupied by a three-story structure labeled "Yonkers Teutonia".
- 1917: The subject property and adjoining and surrounding properties remain substantially unchanged.
- 1942: This is an overview map and few details are provided. The residential structure has been replaced by a large structure labeled as the "Buena Vista Auto Garage". No significant changes are noted on adjoining parcels, or in the surrounding area.
- 1951-  
1956: The subject property is now labeled "garage" and a gasoline tank is shown in the sidewalk to the east. The structure adjoining to the north is now labeled as a knitting mill. Other adjoining and surrounding structures remain substantially unchanged.

1957-

1973: The gasoline tank formerly present immediately east of the subject property is no longer present. No other significant changes are noted on the subject property, adjoining parcels, or in the surrounding area.

1978-

1991: The subject property is now labeled "auto repair". Adjoining and surrounding properties remain substantially unchanged.

### **3.2.2 Local Records**

#### **Assessor's Office Records**

City of Yonkers Assessor's Office property card records for the subject property were reviewed on June 28, 2006. According to notations made on the property card, the structure located on the subject property was built in 1922, is of brick construction and is heated with natural gas. 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 Table 2.

#### **Building Department Records**

City of Yonkers Building Department records for the subject property were reviewed on June 28, 2006. Included in the files provided for review were the following documents: a permit for the removal of four underground tanks, dated February 1, 1999, a street opening permit associated with tank removal, a WCDOH permit for tank removal, and a Tank Removal Report performed by Gasoline Installations, Inc. (see Section 3.4.2. for a discussion of this Report).

No other information pertinent to the environmental integrity of the subject property was present in Building Department records provided for review.

#### **Local Agency Interviews**

A request has been made 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**

Attempts to contact Harvey N. Goldberg, the owner of the subject property, have been unsuccessful as of the date of this Combined Phase I & II ESA.

### **3.2.4 Previous Environmental Reports**

A Phase I Environmental Site Assessment was performed on the subject property by Team Environmental Consultants, Inc., dated November 25, 2003. The report found no recognized environmental conditions.

An Underground Storage Tank Closure Report (Report) documenting tank removal services performed by Gasoline Installations, Inc. in March and April 1999 was provided for review by this office. The Report documents the removal of three 550-gallon underground storage tanks (a 1,000-gallon tank was also removed from an off-site location). The Report indicates that no field evidence of contamination was encountered. One soil sample was collected from each of the tank graves and analyzed for VOCs (STARS Only). No VOCs were detected.

### **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)  
WCDOH Petroleum Bulk Storage Facility Information (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 VCP, Brownfields, and ERP programs (0.5 mile)  
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 NYSDCE 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 attached database search may be referenced in Section 3.3.2 of this Combined Phase I & II ESA. 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**

#### *Inactive Hazardous Waste Disposal (IHWD) 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.

#### *Voluntary Cleanup, Brownfields Cleanup, and Environmental Restoration Programs*

The subject property is not identified as participating in the NYSDEC's Voluntary Cleanup (VCP), Brownfields Cleanup, or Environmental Restoration programs, which are designed to provide NYSDEC oversight of significantly contaminated properties. The northern adjoining Teutonia Hall Property is a Brownfields site (NYSDEC ID: C360085). This site has the potential to have impacted the subject property.

The FirstSearch review indicates 18 other Brownfields or VCP sites are located within 0.5 mile of the subject property. No specific information regarding the status of environmental conditions at these properties is reported in the readily available database information. Based on ESI's review of reported information (distance and direction to the sites), these sites are not likely to impact 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, and no landfills or solid waste disposal facilities are located within a half mile of the property.

**Chemical Bulk Storage**

A review of NYSDEC records indicates that the subject property is not registered 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 (PBS)**

The Westchester County Department of Health (WCDOH) is a designated administrator of the NYSDEC PBS program and WCDOH maintains the current database of PBS facilities within Westchester County. PBS database searches conducted by FirstSearch Technology include the WCDOH database and older PBS records maintained by the NYSDEC prior to WCDOH administration of the program.

A review of the NYSDEC and WCDOH PBS databases indicates that the subject property is not registered as a PBS facility. Records indicated that the subject property was formerly regulated as a PBS Facility (NYSDEC ID: 3-600383) and contained three 550-gallon gasoline underground storage tanks (removed in 1999). Observations made during the site inspection indicated the presence of a 1,000-gallon UST located immediately south of the partial basement. The tank is used to store waste motor oil prior to off-site disposal. One NYSDEC spill is reported for the subject property (see the State Chemical and Petroleum Spill and Leaking Underground Storage Tank Events subsection, below).

***Federal Regulations***

Federal PBS regulations specified in 40 CFR Part 280 require that all underground storage tanks greater than 110 gallons installed prior to December 22, 1988 be upgraded, closed, or replaced by December 22, 1998 unless they contained fuel oil for on-site heating. Based on the likely installation date of the 1,000-gallon waste oil UST, the tank is required to be removed or be upgraded to meet applicable standards.

***ADJOINING PROPERTIES***

A review of the NYSDEC PBS database indicates that the northern adjoining 45 – 47 Buena Vista Avenue is registered as an active PBS facility (PBS No.: 3-185531), 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 previous field observations of the site by personnel from this office, the tank appears to be buried beneath sand, behind a low concrete wall, in the basement of 45 Buena Vista Avenue. Previous 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.

#### **Major Oil Storage Facilities**

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.

#### **State Chemical and Petroleum Spill and Leaking Underground Storage Tank Events**

A review of the NYSDEC spill database (maintained since 1986) indicates that one spill event is known to have occurred on the subject property (NYSDEC Spill No.: 9212573) was reported on February 4, 1993 when an anonymous call was made to NYSDEC indicating that unregistered underground storage tanks at the subject property may have leaked. The spill report indicates a release of 100 gallons of gasoline. The NYSDEC closed the spill file in April 1993 (state cleanup standards, however, are listed as not having been met).

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 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.

#### **Groundwater Usage**

According to municipal records, the subject property obtains potable water from the municipal water system. No uses of groundwater were noted on the subject property.

**Wastewater Discharges**

No USEPA National or NYSDEC State Pollutant Discharge Elimination System (NPDES or SPDES) permit is known to exist for the subject property. On-site personnel indicated that floor drains in the auto repair facility are connected to the municipal sewer 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). Other regulatory authorities (e.g., OSHA) have established guidance levels that are directly related to specific site activities (a determination as to applicable radon guidance levels is beyond the scope of this Combined Phase I & Phase 2 Environmental Site Assessment). 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 June 29, 2006 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 Selected Site Features Map illustrating the general layout of the subject property and the locations of specific identified concerns discussed specifically in this Section of the Combined Phase I & II ESA 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 has a square shape and is located on the western side of Buena Vista Avenue. The property is entirely occupied by a single-story warehouse building containing offices and an automotive repair facility. A map illustrating the layout of the property is provided on Page 5 and photographs of the property are provided in Appendix A.

#### **3.4.2.2 Structures**

The on-site building is a single-story warehouse structure with a small partial basement and a flat roof. City of Yonkers Assessor's Office records indicate that the building dates from 1922. Office areas are present in the northeastern and southwestern portions of the building. The remainder of the building contains an auto repair facility.

##### *Potable Water Supply*

Assessor's Office records indicate that 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*

Information provided by on-site personnel indicates that the on-site structure is connected to the municipal sewer system.

##### *Heating/Cooling*

The on-site structure is heated with hot water generated by a natural gas-fired furnace located in the basement. Hot water is provided via a natural-gas water heater located near the furnace. The auto repair facility is not cooled, but cooling for the offices is provided by window mounted air conditioning units.

### **3.4.3 Specific On-Site Environmental Conditions**

#### **Debris Areas**

Various used auto parts apparently awaiting disposal were noted in the on-site structure, however, it was not possible to determine whether this material constituted debris. No other significant quantities of debris were noted on the subject property.

#### **Petroleum Storage**

The fill port for a UST was noted in the central eastern portion of the on-site structure. On-site personnel indicated that this tank has a capacity of 1,000-gallons and is used to store waste oil. Approximately thirty 55-gallon drums were noted in the central southern portion of the on-site structure. The labeling on these drums indicated that they contained either motor oil or hydraulic oil.

**Chemical Storage**

Automotive Paints are stored in the northwestern portion of the building. No other small quantities of chemicals, aboveground chemical bulk storage tanks, or indications of underground chemical bulk storage tanks (e.g., fill ports or vent pipes) were observed on the subject property.

**Asbestos-Containing Materials**

Asbestos-containing materials (ACMs) are those materials containing 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.

No asbestos survey of the subject property is known to have been conducted; however, the date of construction of the on-site building (1922) indicates that asbestos-containing materials could potentially be present. Suspect ACMs noted during the site inspection included 12" by 12" vinyl floor tiles in the office area at the northeastern corner of the building and approximately 50 linear feet of air-cell pipe wrap in the basement. Other building construction materials not readily observable during the site inspection (e.g., mastics, pipe insulation present within walls, etc.) could also potentially contain asbestos.

**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, given that the manufacture of lead-based paint (LBP) has been regulated since 1978, a building's date of construction is often used to help assess the likelihood that LBP was used during initial construction and/or subsequent maintenance work. The presence of deteriorated paint is indicative of a potential health risk in that paint dust and chips containing lead could be inhaled and/or ingested.

Paint in poor condition was noted in portions of the basement and the interior of the building.

**Floor Drains/Sumps/Conduits**

A floor drain is located approximately 10' west of the southeastern entrance to the auto repair facility. A second floor drain was noted immediately south of the northern wall in the central portion of the structure. Much of the floor was obscured by the presence of parked cars and stored materials and it is therefore possible that additional floor drains may be present.

**Wastewater Discharges**

No evidence of wastewater or other liquid discharges (including storm water) into drains, ditches, or streams on or adjacent to the property was observed.

**Staining/Corrosion/Leaks**

An area of staining was noted on the floor behind some 55-gallon drums stored in the southern portion of the on-site structure. The drums appeared to be used to store motor oil and hydraulic oil. No other 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 was observed.

**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 observed on the subject property.

**Vegetative Features**

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

**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 observed on the subject property.

**Surface Waters**

No surface water bodies are located on the subject property.

**Odors**

No unusual odors indicative of the presence of contamination were noted.

**Polychlorinated Biphenyls**

An inspection for the presence of equipment likely to contain polychlorinated biphenyls (PCBs) was conducted by this office. PCBs were widely used in equipment such as transformers, capacitors, and hydraulic equipment until 1979 when the USEPA regulated their use in this capacity. Two patched areas of concrete were noted in the floor of the auto repair facility in locations suggesting the former presence of a hydraulic lift.

**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.

## **4.0 PHASE II INVESTIGATION**

### **4.1 Areas of Concern**

The work described in this section was performed on the subject property to address potential impact to the subsurface from historic usage of the subject property as an automobile repair facility (see Sections 2.0 and 3.0 above).

### **4.2 Summary of Services**

In order to address the areas of concern specified in Section 4.1, above ESI documented the on-site presence or absence of contamination through sampling and laboratory analysis of subsurface soil gas samples for volatile organic compounds (VOCs).

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 Soil Gas Sampling**

On June 28, 2006, ESI Personnel extended six soil-gas borings at the Site (ID Numbers 4SG-1 through 4SG-6). 4SG-1 and 4SG-2 were located in the southern portion of the building and 4SG-3 and 4SG-4 in the northern portion of the building and 4SG-5 and 4SG-6 in a paint storage area on the western side of the building.

Dedicated soil-gas borings were extended immediately beneath the slab, utilizing an air-stone (attached to ¼" Teflon tubing) lowered into the sub-slab space. 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.

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 Appendix G.

### **4.4 Laboratory Analysis**

#### **4.4.1 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 25<sup>th</sup> and 75<sup>th</sup> percentile levels (the 75<sup>th</sup> 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.

#### **4.4.2 Laboratory Analysis and Discussion of Findings**

Multiple VOCs were detected at each sampling location confirming the presence of VOCs in the subslab at all areas of the site. Of the greatest significance, in the opinion of this office, were detected concentrations of PCE at 4SG1 (PCE at 5,380  $\mu\text{g}/\text{m}^3$  at 4SG-1). PCE is a common degreaser used in auto repair. PCE was detected at all other sample locations at concentrations from 290  $\mu\text{g}/\text{m}^3$  at 4SG-5 to 2,970  $\mu\text{g}/\text{m}^3$  at 4SG-6. Table 4 (Appendix F) summarizes the detected concentrations of VOCs in soil gas.

The spatial distribution of PCE levels support the conclusion that the drain immediately northeast of sample 4SG-1 may be a potential source. The soil gas data document elevated concentrations of PCE at all locations, 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" (1,000  $\mu\text{g}/\text{m}^3$ ). All concentrations of PCE from samples are greater than 100  $\mu\text{g}/\text{m}^3$  and therefore may warrant "mitigation" according to Soil Matrix 2.

## **4.0 CONCLUSIONS AND RECOMMENDATIONS**

Ecosystems Strategies, Inc. (ESI) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of the property located at 53 Buena Vista Avenue, City of Yonkers, Westchester County, New York. 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 records indicates that the subject property has been used as an automotive repair facility since 1922 and prior to that time had contained a residential structure built before the late 1800s. Automotive repair activities are known to be associated with environmental degradation caused by the uncontrolled release of petroleum compounds and/or solvents, PCBs, and metals. Preliminary data confirm that environmental degradation has occurred (see Paragraph 2 below); the magnitude of this impact has yet to be determined.

**No further investigation of historic records is recommended. (See Paragraph 2 below)**

2. In order to determine potential impacts to the subsurface arising from historic on-site activities six subslab vapor samples were collected from beneath the concrete floor of the on-site structure. The samples were analyzed for VOCs. Several VOCs were detected, including elevated concentrations of PCE. The spatial distribution of PCE in the subslab vapor samples suggests the floor drain in the vicinity of 4SG-1 as a potential on-site conduit through which these materials entered the subsurface. The concentrations of PCE detected in the subslab vapor samples indicate the presence of soil contamination and possibly groundwater contamination at concentrations that will require remedial response. The potential for off-site impacts to adjoining properties cannot be excluded at this time.

**It is recommended that soil borings be extended on the subject property in order to delineate the extent of VOC contamination.**

3. The subject property was identified during the review of regulatory agency records conducted by this office as a formerly regulated PBS Facility. Records indicate the former presence of three 550-gallon underground gasoline storage tanks. These tanks were removed in 1999 (see paragraph 4 below). A 1,000-gallon waste oil underground storage tank is present in the central eastern portion of the subject property. Neither the installation date nor historic use of the tank is known. No testing of the tank for tightness is known to have been performed. In the absence of information regarding the integrity and history of this tank it cannot be excluded as a potential source of impacts to subsurface soils and/or groundwater.

**No further investigation of regulatory records is recommended. It is recommended soil borings be extended in the vicinity of the waste oil tank to document the integrity of subsurface soils in the immediate vicinity.**

4. Three 550-gallon underground gasoline storage tanks were removed from the subject property in 1999. No field evidence of contamination was encountered. One soil sample was collected from each of the tank graves and analyzed for VOCs (STARS Only). No VOCs were detected. These results indicate the absence of contamination associated with these former tanks.

**No further investigation is recommended.**



5. Approximately thirty 55-gallon drums containing lubricating and hydraulic oil were stored in the central southern portion of the building. Staining and product were noted on the concrete floor beneath the drums. Paint was being stored in the northwest corner of the building.

**It is recommended that all petroleum and chemical stored within adequate secondary containment areas and that appropriate absorbent materials be maintained in all areas where releases could potentially occur.**

6. Two patched areas of concrete are present in the central southern portion of the on-site structure suggesting the possible former presence of a hydraulic lift. This type of equipment is known to have utilized PCB oil and therefore has the potential to impact subsurface soils.

**It is recommended that soil borings be extended in the vicinity of the concrete patches to document the integrity of subsurface soils.**

7. Asbestos-containing materials and lead-based paint could potentially be present on the subject property. Suspect, vinyl floor tiles, and approximately 50 linear feet of air-cell pipewrap and dropped acoustic ceiling tiles were noted during the site inspection. Other building construction materials not readily observable during the site inspection (e.g., mastics) could also potentially contain asbestos.

**No further investigation is recommended. Any suspect material encountered during maintenance, renovation, or demolition activities should be tested for asbestos or lead, or, in the absence of analytical data, be treated as though it contained asbestos or lead. All maintenance, renovation, or demolition activities should be conducted in accordance with applicable regulations.**

## **5.0 SOURCES OF INFORMATION**

### **5.1 Maps and Documents**

Environmental FirstSearch Report, FirstSearch Technology Corporation, June 23, 2006.

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 June 28, 2006.

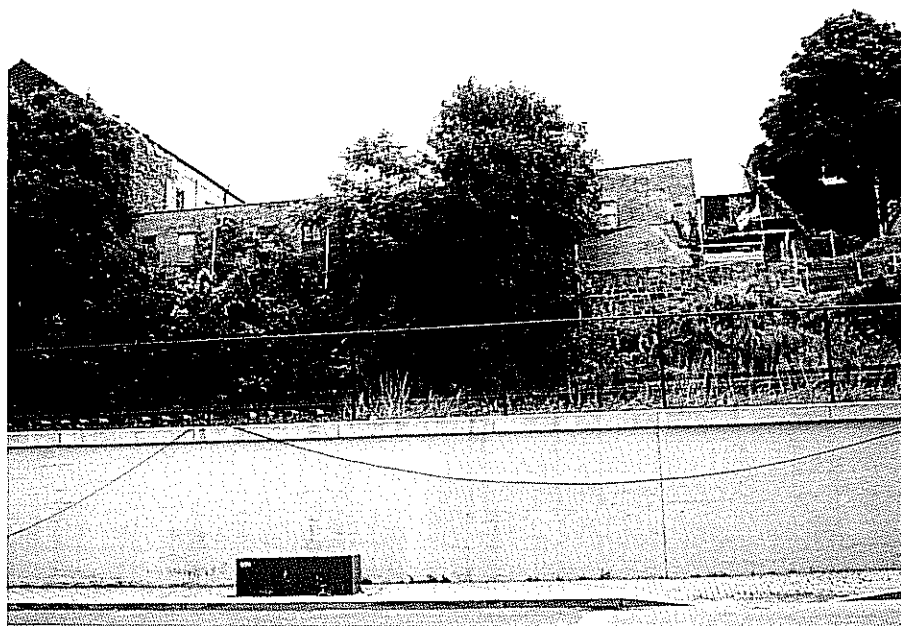
City of Yonkers Building Department records, reviewed June 28, 2006.

**APPENDIX A**  
**Site Photographs**

**PHOTOGRAPHS**



**1. Subject property, looking northwest**

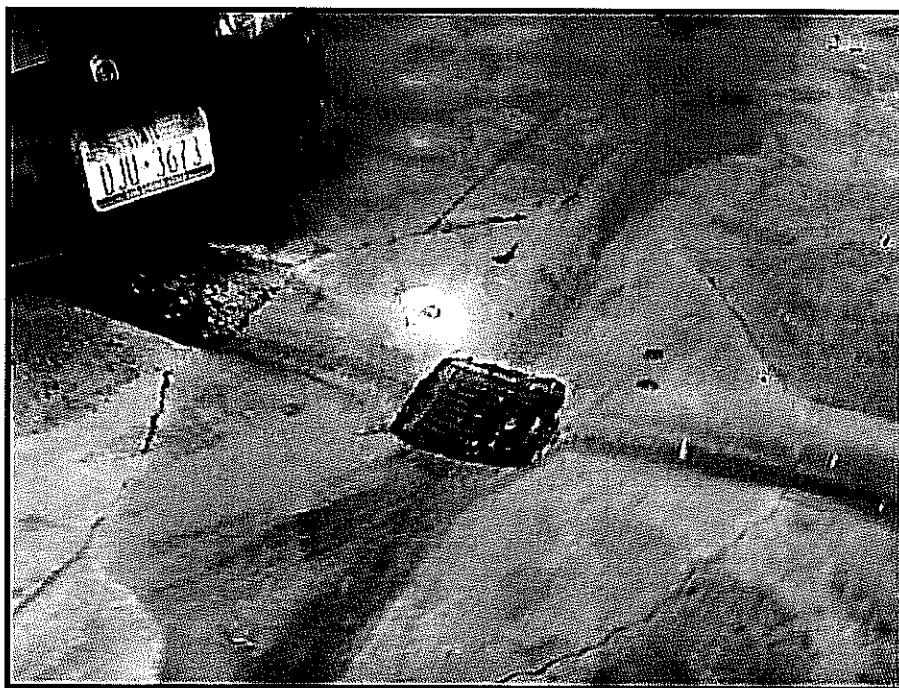


**2. Subject property, looking east**

**PHOTOGRAPHS**

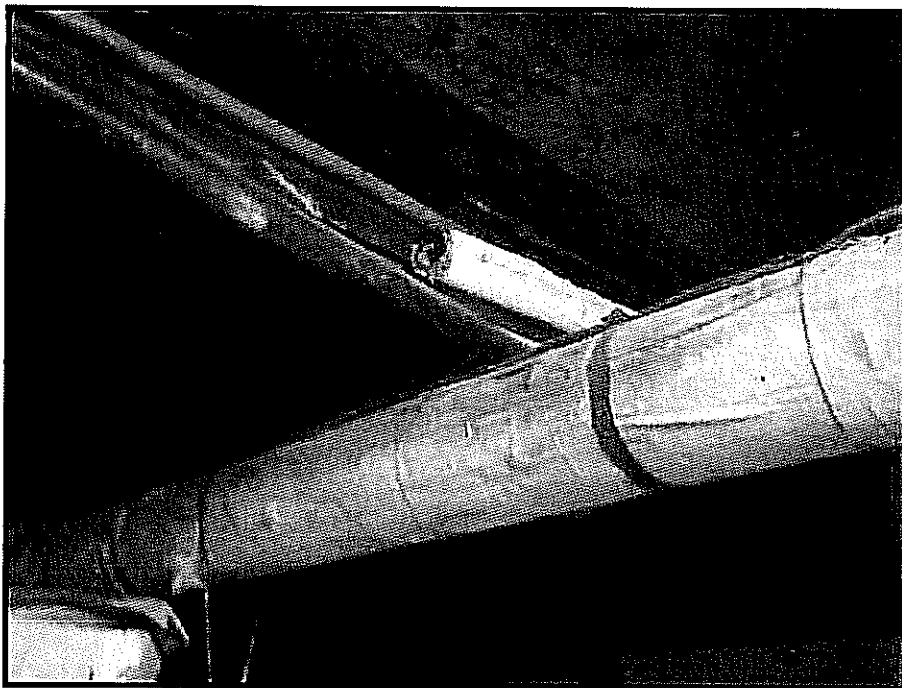


**3. Area of patched floor in southern portion of on-site structure**

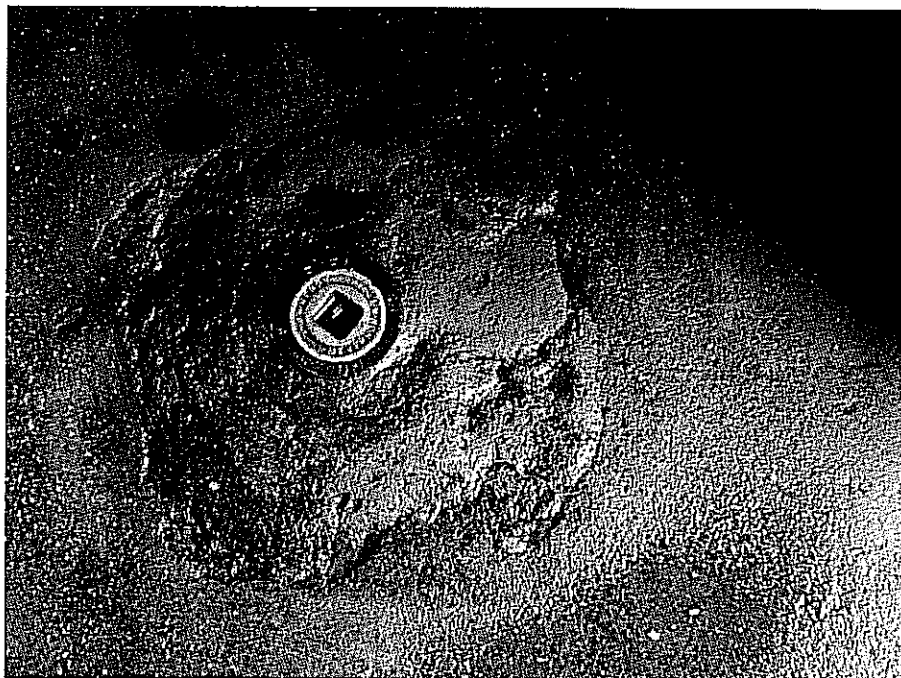


**4. Floor drain in southeastern portion of on-site structure**

**PHOTOGRAPHS**



**5. Suspect ACM pipe wrap in basement**



**6. Fill port for 1,000-gallon waste oil UST**

**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**  
 53 Buena Vista Avenue  
 City of Yonkers  
 Westchester County, New York



ESI File: UY06105.20R

Date: July 2006

Scale: 1:24000

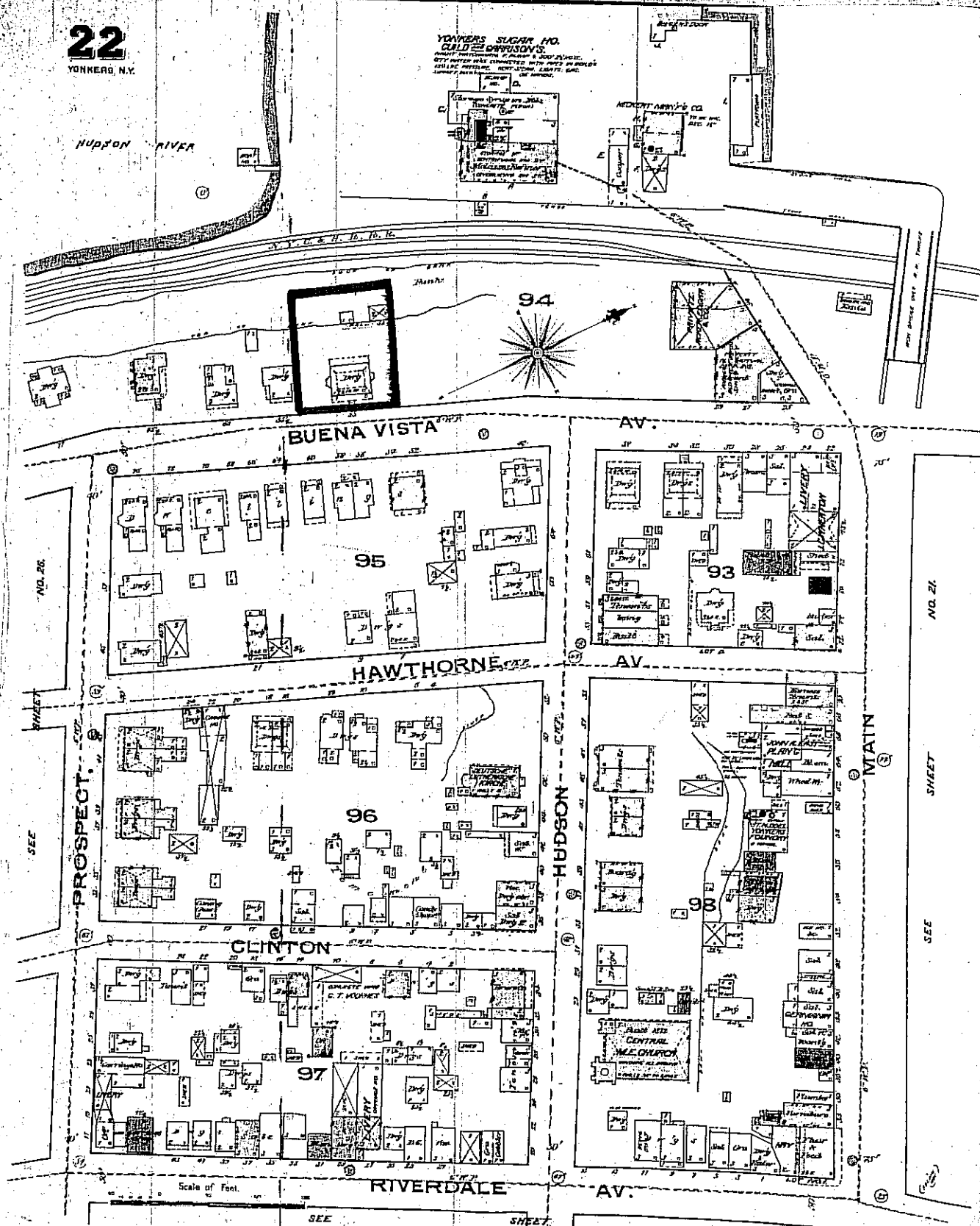


**APPENDIX C**

**Sanborn Fire Insurance Maps**

YONKERS N.Y.

YONKERS SUGAR HQ.  
GUILD ~~THE~~ GARRISON'S.  
FRANK MATHIASSEN, P. ALBANI & JOE J. HILL.  
CITY POWER WAS CONNECTED WITH POWER IN BOLDEN  
KILLING REVEALING. MONT. JONES, LEWIS, GARCIA  
LAWSON, BROWN, [REDACTED] ONE ANOTHER.



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DOCK

121 ECKMEYER & OSTERWELD MFG CO

NEPPERHAN

R.L. CONDON'S

Wood & Coal Yard

MAIN

18

HUBSON

BUENA VISTA

HAWTHORNE

PROSPECT

River

Hudson

Public Wharf

Water Works

Water Works

Inland Approach

Iron Bridge

R.R. Tracks

Stone Bridge

Underway

Induced Approach

R.R. Tracks

Coal Yard

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701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800

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NY... 148



RIVER

DOCK

27<sup>th</sup> ST.

DOCK

102  
CITY PROPERTY  
PLAZA

NEPPERHAN ST.

MARKET

MAIN

PORTERS RAILROAD CO. - CH. NO.  
BUENA VISTA

HUDSON

16

HAWTHORNE

PROSPECT

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RIVER

HUDSON

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102 LARKIN PLAZA

NEPPERHAN ST.

MARKET

MAIN ST.

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HUDSON ST.

BUENA VISTA AV.

HAWTHORNE

PROSPECT

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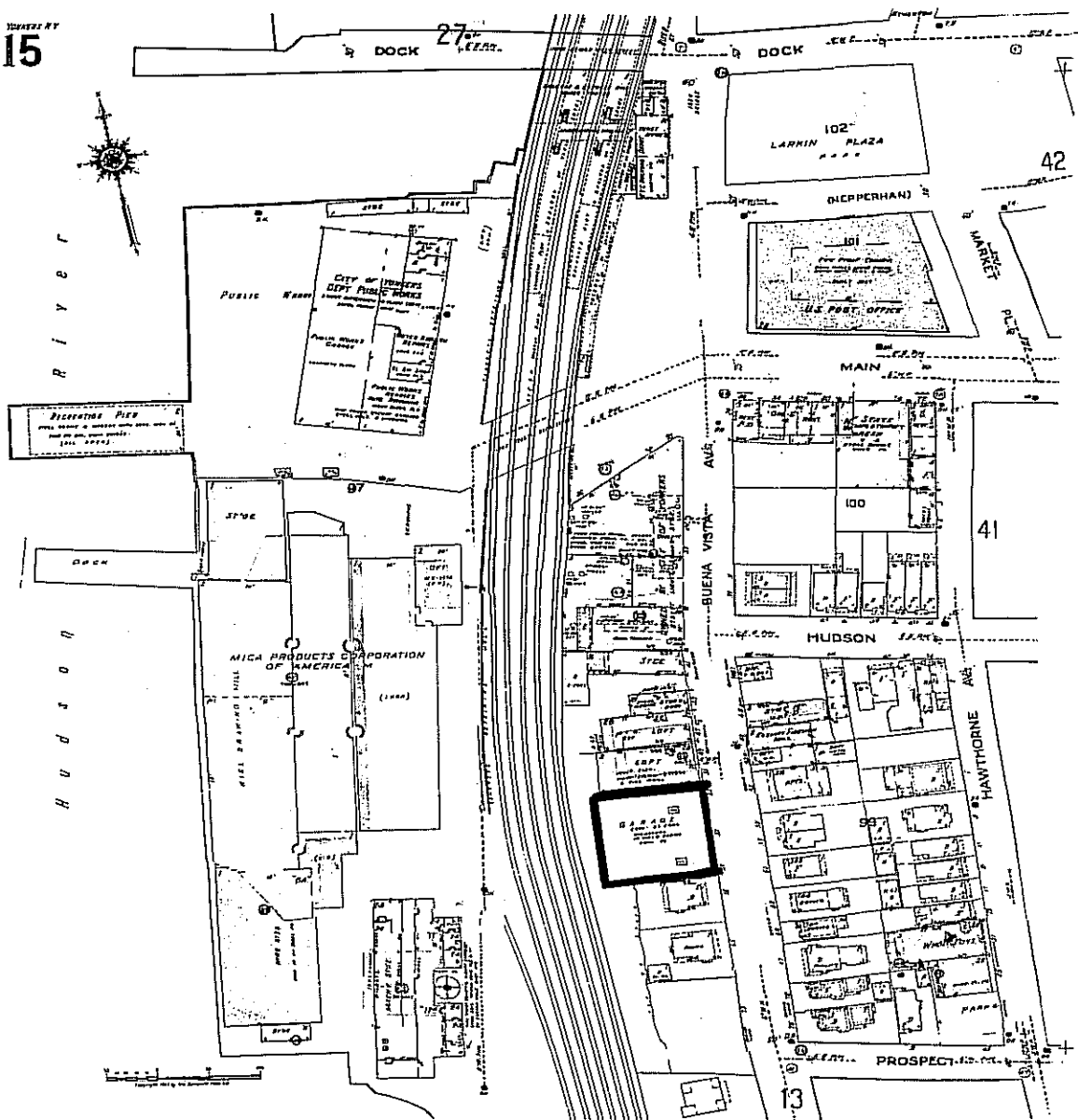
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RIVER

HUDSON



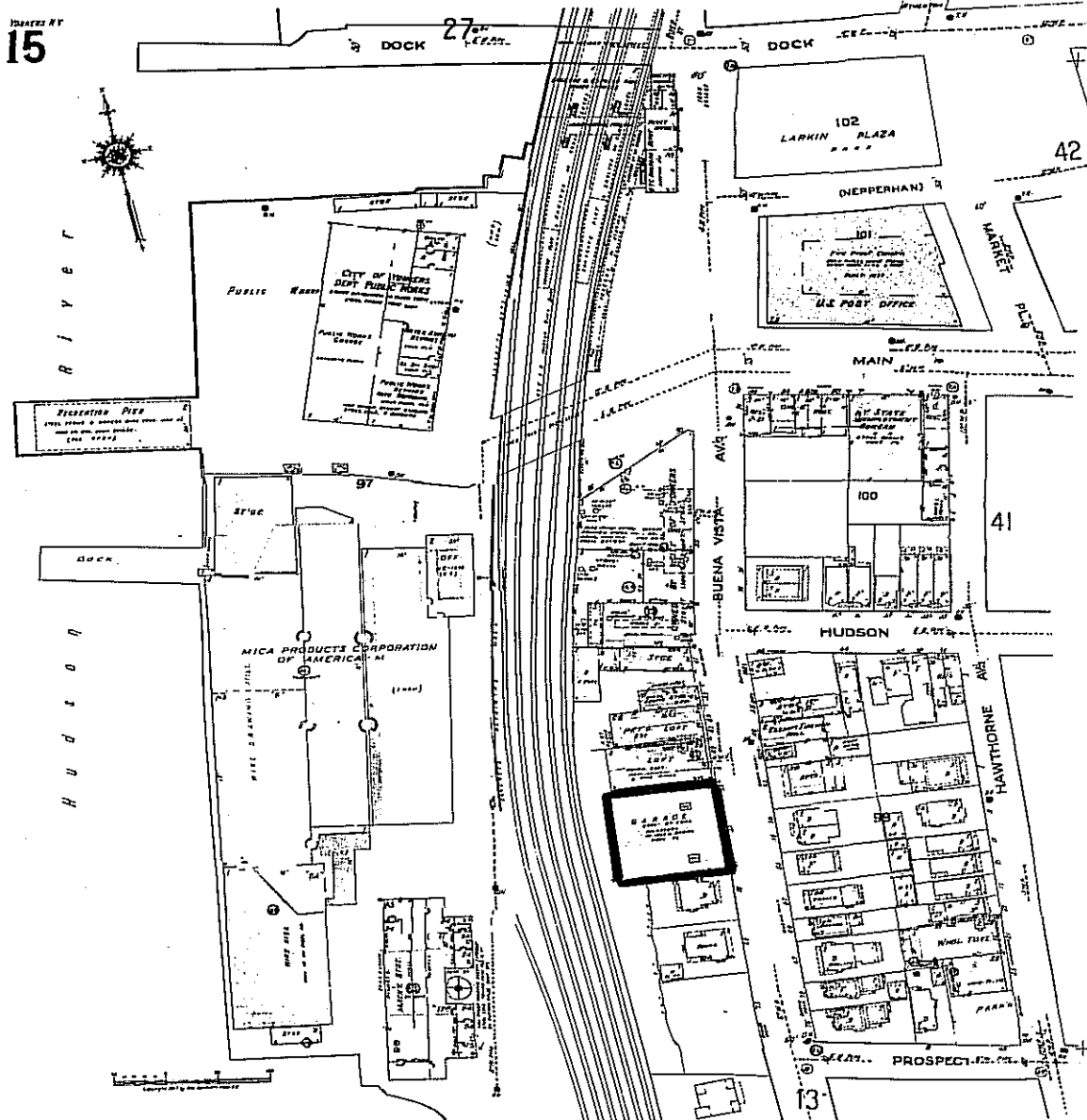
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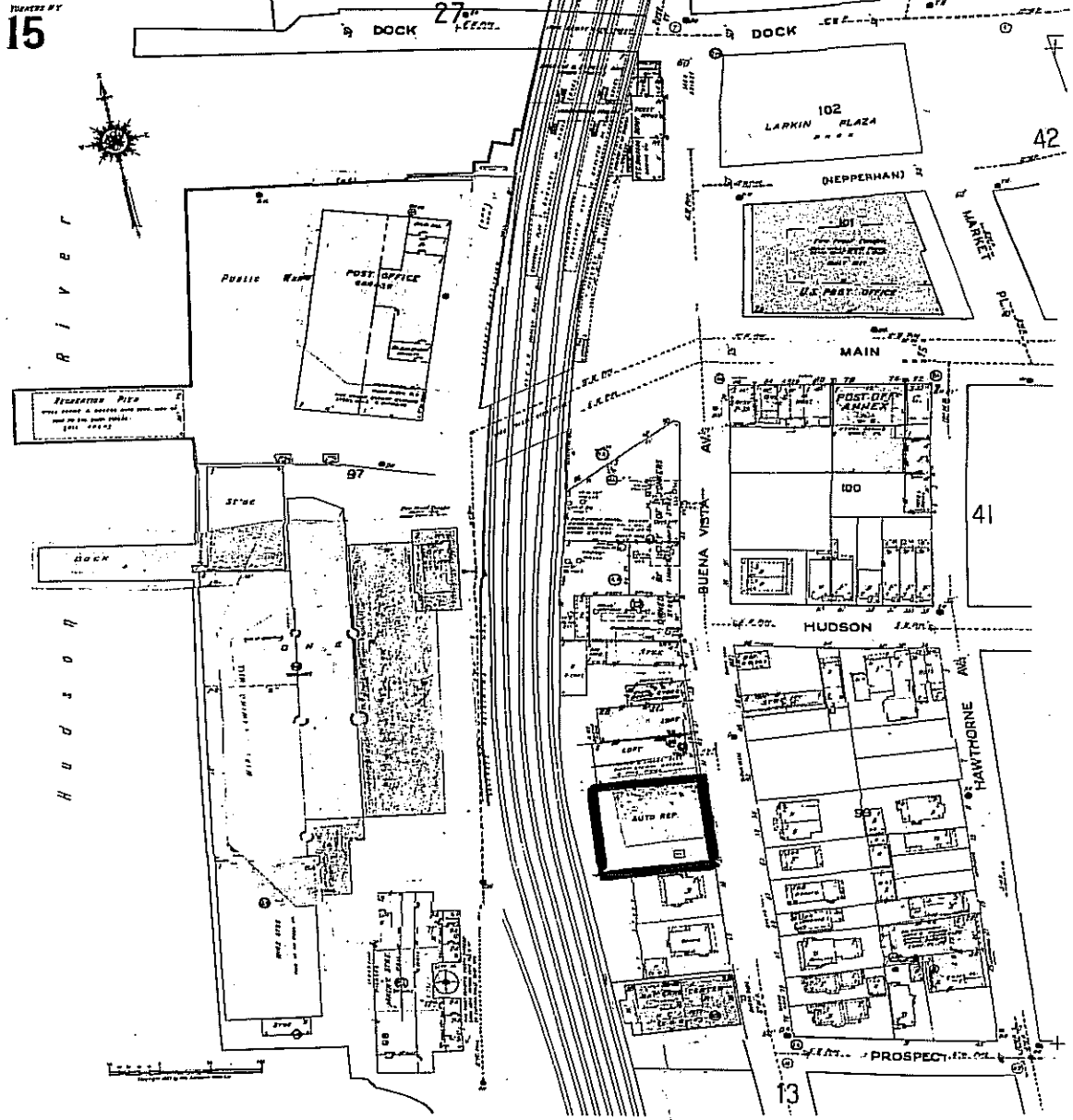


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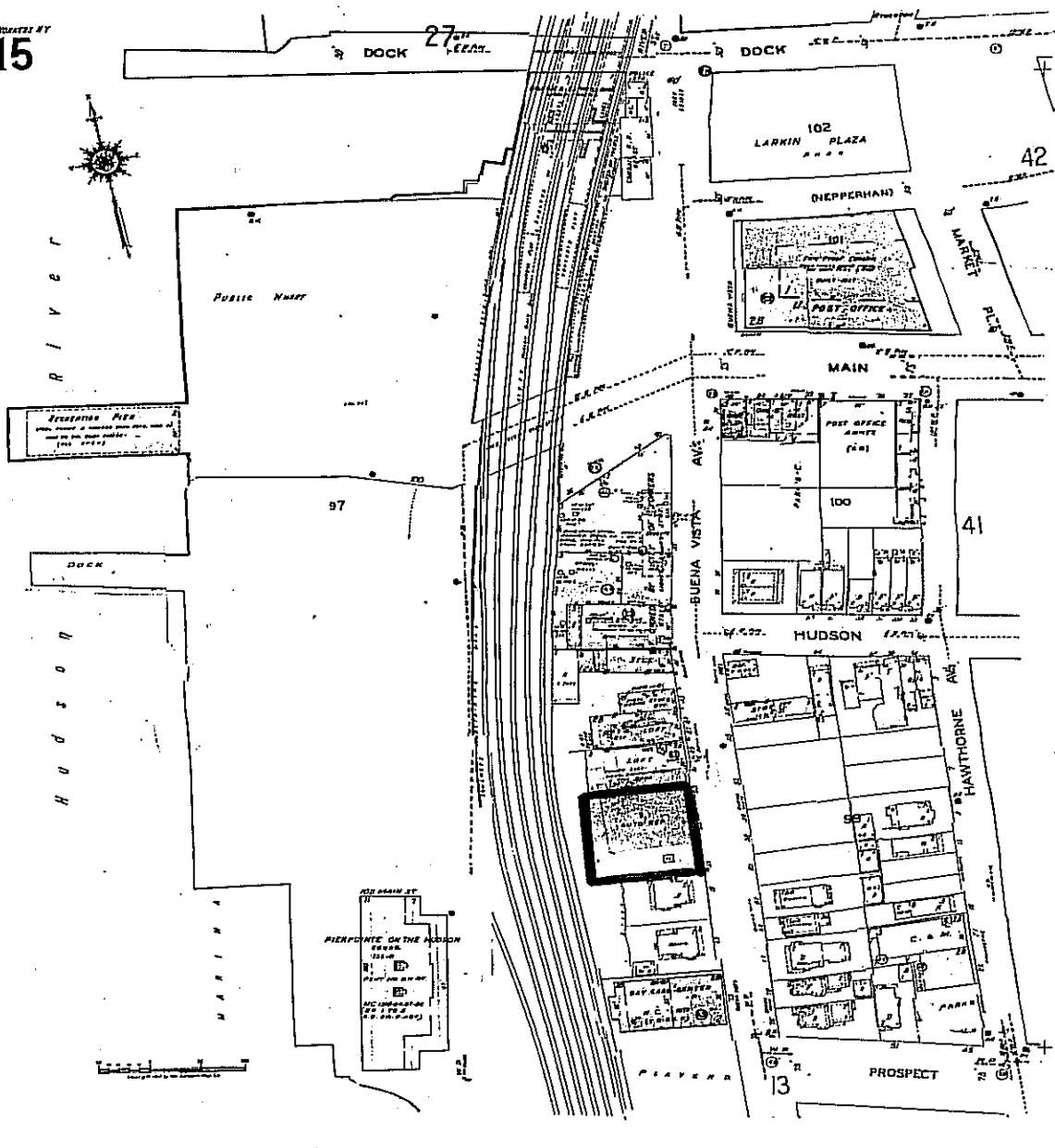


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RIVER

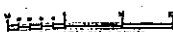
RECREATION PIER  
OPEN DURING A LIMITED ONLY ONE DAY AT  
A TIME BY THE CITY OF NEW YORK  
1900-1902

DOCK

HUDSON

97

PIERPONT ON THE HUDSON  
DOCK  
RENTING CHAIR  
H. C. HARRIS  
1898-1902



DOCK 27<sup>th</sup> ST.

102 LARRIN PLAZA

(NEPPERHAN)

101  
NEW YORK COUNTY  
COURT HOUSE  
APRIL 1911  
U.S. POST OFFICE

MAIN

POST OFFICE  
ANNEX  
(L.S.)

100

HUDSON

BUENA VISTA

41

HAWTHORNE

AUTO REP.

DAY CAMP CENTER  
H.C. HARRIS  
(1898-1902)

PROSPECT

13



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**APPENDIX D**  
**Regulatory Review**

# ***FirstSearch Technology Corporation***

## **Environmental FirstSearch™ Report**

**TARGET PROPERTY:**

**53-59 BUENA VISTA AVE**

**YONKERS NY 10701**

Job Number: SY04190.31

**PREPARED FOR:**

Ecosystems Strategies, Inc.

24 Davis Avenue

Poughkeepsie, NY 12603

06-23-06



*Tel: (781) 551-0470*

*Fax: (781) 551-0471*

# *Environmental FirstSearch Search Summary Report*

**Target Site:** 53-59 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	04-10-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	03-08-06	0.50	0	0	0	1	-	0	1
NFRAP	Y	03-08-06	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	04-16-06	1.00	0	0	0	0	0	0	0
RCRA COR	Y	04-16-06	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	04-16-06	0.12	0	0	-	-	-	0	0
RCRA NLR	Y	04-16-06	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-05	0.12	0	0	-	-	-	0	0
NPDES	Y	03-26-06	0.12	0	0	-	-	-	0	0
State Sites	Y	02-09-06	1.00	0	0	0	0	1	0	1
Spills-1990	Y	03-01-06	0.25	0	7	36	-	-	7	50
Spills-1980	Y	10-18-00	0.25	0	2	4	-	-	1	7
SWL	Y	05-03-06	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	4	-	-	-	0	4
Leaking UST	Y	03-01-06	0.25	0	3	11	-	-	3	17
Brownfield	Y	10-18-05	0.50	0	1	5	16	-	0	22
- TOTALS -				0	17	56	18	1	11	103

### 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

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***Environmental FirstSearch  
Site Information Report***

**Request Date:** 06-23-06  
**Requestor Name:** kevin wolfe  
**Standard:** ASTM

**Search Type:** COORD  
**Job Number:** SY04190.31  
**Filtered Report**

**TARGET ADDRESS:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

***Demographics***

<b>Sites:</b> 103	<b>Non-Geocoded:</b> 11	<b>Population:</b> NA
<b>Radon:</b> OF THE 15 HOMES TESTED, THE AVG. PCI/L LEVEL WAS 3.1		

***Site Location***

	<u><b>Degrees (Decimal)</b></u>	<u><b>Degrees (Min/Sec)</b></u>		<u><b>UTMs</b></u>
<b>Longitude:</b>	-73.903302	-73:54:12	<b>Easting:</b>	592330.3
<b>Latitude:</b>	40.933221	40:55:60	<b>Northing:</b>	4531711.205
			<b>Zone:</b>	18

***Comment***

<b>Comment:</b>
-----------------

***Additional Requests/Services***

**Adjacent ZIP Codes:** 1 Mile(s)

**Services:**

<u><b>ZIP</b></u>					
<u><b>Code</b></u>	<u><b>City Name</b></u>	<u><b>ST</b></u>	<u><b>Dist/Dir</b></u>	<u><b>Sel</b></u>	
10703	YONKERS	NY	0.59 NE	Y	
10705	YONKERS	NY	0.36 SW	Y	
07620	ALPINE	NJ	0.98 NW	N	

	<u><b>Requested?</b></u>	<u><b>Date</b></u>
Sanborns	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	No	



# Environmental FirstSearch

## Sites Summary Report

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**TOTAL:** 103      **GEOCODED:** 92      **NON GEOCODED:** 11      **SELECTED:** 40

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
22	SPILLS	BUENA VISTA GARAGE 9212573/CLOSED 04/05/1993	53 BUENA VISTA AVE. YONKERS NY 10701	0.01 NE	1
22	UST	AVET COACH CORP W3-600383/UNREGULATED	53 BUENA VISTA AVE YONKERS NY 10701	0.01 NE	2
22	UST	AVET COACH CORP PBS3-600383/ACTIVE PBS FACILITY	53 BUENA VISTA AVE YONKERS NY 10701	0.01 NE	3
51	UST	JV REALTY CORP W3-185531/ADMIN CLOSED	45-47 BUENA VISTA AVE YONKERS NY 10701	0.03 NE	5
51	UST	J V REALTY CORP PBS3-185531/ACTIVE PBS FACILITY	45-47 BUENA VISM AVE YONKERS NY 10701	0.03 NE	6
18	SPILLS	APT BLDG 9200442/CLOSED 04/15/1992	5 HAWTHORNE AVE. YONKERS NY 10701	0.06 NE	8
23	LUST	CITY OF YONKERS 0107061/CLOSED 11/23/2001	55-57 HUDSON ST YONKERS NY 10701	0.07 NE	9
34	SPILLS	POLE #4 9805555/CLOSED 08/04/1998	44 HUDSON STREET YONKERS NY 10701	0.09 NE	10
39	SPILLS	VACANT LOT 0512491/ACTIVE	45, 49 & 53 HUDSON STREET YONKERS NY 10701	0.09 NE	11
47	BROWNFIELD	HUDSON FILLING CONSTRUCTION & DEMO B00199/OBP	27, 65, 75 WATER GRANT WAY YONKERS NY 10701	0.10 NE	13
42	LUST	YONKERS WATERFRONT RESTOR 0102525/CLOSED 08/05/2003	MAIN ST YONKERS NY 10701	0.11 NE	N/A
31	SPILLS	METRO NORTH 9010500/CLOSED 01/15/1991	BUENA VISTA STREET YONKERS NY 10701	0.11 NE	N/A
31	SPILLS80	YONKERS RAILROAD STATION 8707576/CLOSED	YONKERS RAILROAD STATION YONKERS NY 10701	0.11 NE	N/A
31	SPILLS80	METRO NORTH 8701720/CLOSED	BUEANA VISTA AVE YONKERS NY 10701	0.11 NE	N/A
4	LUST	0104928/CLOSED 01/16/2002	86 MAIN ST YONKERS NY 10701	0.12 NE	N/A
28	SPILLS	MAIN ST PUMP STATION 0101572/CLOSED 05/10/2001	MAIN STREET YONKERS NY 10701	0.12 NW	N/A
28	SPILLS	NEAR MAIN ST PUMP STATION 9912250/CLOSED 01/24/2000	MAIN ST & HUDSON YONKERS NY 10701	0.12 NW	N/A
7	LUST	POST OFFICE 0308550/CLOSED	79 MAIN ST YONKERS NY 10701	0.13 NE	N/A
37	SPILLS	ROADWAY 0410953/CLOSED	23 HUDSON STREET YONKERS NY 10701	0.13 NE	N/A
50	BROWNFIELD	YONKERS DOWNTOWN WATERFRONT SITE - B00045/OBP	FOOT OF MAIN STREET YONKERS NY 10701	0.13 NW	13
50	BROWNFIELD	YONKERS DOWNTOWN WATERFRONT -PARCE V00190/VCP	FOOT OF MAIN STREET YONKERS NY 10701	0.13 NW	13

# *Environmental FirstSearch*

## *Sites Summary Report*

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**TOTAL:** 103      **GEOCODED:** 92      **NON GEOCODED:** 11      **SELECTED:** 40

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
40	SPILLS	VAULT 997 9901970/CLOSED 04/21/2004	MARKET PL & MAIN ST YONKERS NY 10701	0.14 NE	N/A
35	LUST	PUBLIC SCHOOL #10 9500916/CLOSED 09/22/1995	60 HAWTHORNE AVE YONKERS NY 10701	0.15 SE	N/A
11	SPILLS80	DISPATCHER, YONKERS F.D. 8710001/CLOSED	55 MAIN ST YONKERS NY 10701	0.16 NE	N/A
5	LUST	NYNEX 8805747/CLOSED	40 MAIN ST. YONKERS NY 10701	0.17 NE	N/A
26	LUST	DAN BERNSTEINE CO. 8909519/CLOSED 05/10/2004	47 MAIN STREET YONKERS NY 10701	0.17 NE	N/A
27	SPILLS	HUDSON RIVER 8912068/CLOSED 07/22/1992	#2 DOCK STREET YONKERS NY 10701	0.17 NE	N/A
26	SPILLS	DAN BERNSTEINE CO. 8909519/CLOSED 05/10/2004	47 MAIN STREET YONKERS NY 10701	0.17 NE	N/A
25	<i>SPILLS</i>	<i>DOCK ST AND 0300059/ACTIVE</i>	<i>RIVER ST YONKERS NY 10701</i>	<i>0.17 NE</i>	<i>13</i>
43	SPILLS	9507586/CLOSED 10/11/1995	23 WATER GRANT ST YONKERS NY 10701	0.17 NE	N/A
5	SPILLS	NY TEL 9415715/CLOSED 03/13/1995	40 MAIN STREET YONKERS NY 10701	0.17 NE	N/A
25	SPILLS	CORNER OF RIVER ST AND 0301081/CLOSED	DOCK ST YONKERS NY 10701	0.17 NE	N/A
43	SPILLS80	YONKERS CITY PEER 8906646/CLOSED	23 WATER GRANT YONKERS NY 10701	0.17 NE	N/A
14	SPILLS	VAULT #V9632 9814438/CLOSED 02/26/2005	RIVERDALE AV & PROSPECT YONKERS NY 10701	0.17 SE	N/A
14	SPILLS	PROSPECT & RIVERDALE 9902541/CLOSED 06/09/1999	PROSPECT & RIVERDALE YONKERS NY 10701	0.17 SE	N/A
14	SPILLS	VAULT 9632 9814525/CLOSED 06/14/2002	PROSPECT AV/RIVERDALE AV YONKERS NY 10701	0.17 SE	N/A
6	<i>BROWNFIELD</i>	<i>GLENWOOD POWER STATION 69597845-1/EPA BROWNFIELD</i>	<i>NY 10701</i>	<i>0.18 NE</i>	<i>14</i>
6	<i>BROWNFIELD</i>	<i>GLENWOOD POWER STATION B00200/OBP</i>	<i>45 WATER GRANT WAY YONKERS NY 10701</i>	<i>0.18 NE</i>	<i>14</i>
29	SPILLS	VAULT 579 0010184/CLOSED 12/11/2000	WARBURTON AV/ MAIN ST YONKERS NY 10701	0.19 NE	N/A
29	SPILLS	MANHOLE 148 0000071/CLOSED 04/03/2000	NEW MAIN ST/W OF WARBUTON YONKERS NY 10701	0.19 NE	N/A
29	SPILLS	MANHOLE 148 9912715/CLOSED 02/08/2000	WARBURTON AVE/MAIN ST YONKERS NY 10701	0.19 NE	N/A

# Environmental FirstSearch

## Sites Summary Report

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**TOTAL:** 103      **GEOCODED:** 92      **NON GEOCODED:** 11      **SELECTED:** 40

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
33	SPILLS	ON STREET 0511503/CLOSED	HUMANE ST/3 PROSPECT ST YONKERS NY 10701	0.21 SE	N/A
30	SPILLS	MANHOLE 367- NW CORNER 9809670/CLOSED 11/02/1998	OF DOCK ST & WOODWORTH AV YONKERS NY 10701	0.22 NE	N/A
20	LUST	OFFICE BLDG. 9200221/CLOSED 07/13/1992	53 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A
17	SPILLS	45 SOUTH BROADWAY 9012908/CLOSED 03/21/1991	45 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A
17	SPILLS	COMMERCIAL BLDG 9902106/CLOSED 10/05/1999	45 S BROADWAY YONKERS NY 10701	0.22 SE	N/A
17	SPILLS	OFFICE BUILDING 9400256/CLOSED 12/12/1994	45 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A
20	SPILLS	SERVICE BOX 532 9614562/CLOSED 04/03/2003	53 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A
17	SPILLS	WESTCHESTER TOWN ASSOC. 9101239/CLOSED 05/02/1991	45 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A
20	SPILLS	APT. COMPLEX 9311097/CLOSED 01/05/1994	53 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A
44	LUST	0306607/CLOSED	16-18 WARBURTON AVE YONKERS NY 10701	0.23 NE	N/A
57	<b>BROWNFIELD YONKERS DOWNTOWN WATERFRONT SITE -</b>		<b>FOOT OF WELLS AVENUE</b>	<b>0.24 NE</b>	<b>15</b>
		<b>B00046/OBP</b>	<b>YONKERS NY 10701</b>		
9	SPILLS	YONKERS PUBLIC LIBRARY 0100920/CLOSED 11/26/2003	38 WELLS AVE YONKERS NY 10701	0.24 NE	N/A
24	SPILLS	CON ED MANHOLE#1023 0313785/CLOSED	ALEXANDER/WELL AVE YONKERS NY 10701	0.24 NE	N/A
10	SPILLS	PORT AUTHORITY 9515827/CLOSED 11/12/1997	ARTHERTON ST YONKERS NY 10701	0.24 NE	N/A
24	SPILLS	MANHOLE #1024 0403589/CLOSED	ALEXANDER AVE/WELLS AVE YONKERS NY 10701	0.24 NE	N/A
10	SPILLS80	PORT AUTHORITY 8701257/CLOSED	44 WELLS AVE YONKERS NY 10701	0.24 NE	N/A
8	LUST	YONKERS CITY HALL 8911572/CLOSED 02/07/1991	40 SOUTH BROADWAY YONKERS NY 10701	0.24 SE	N/A
32	LUST	OFFICE BUILDING 8906911/CLOSED	30 SOUTH BROADWAY YONKERS NY 10701	0.24 SE	N/A
32	LUST	OFFICE BUILDING 9610233/CLOSED 08/07/1997	30 SOUTH BROADWAY YONKERS NY 10701	0.24 SE	N/A
13	SPILLS	VAULT 9324 9906950/CLOSED 09/10/1999	85 RIVERDALE AVE YONKERS NY 10701	0.24 SE	N/A

# Environmental FirstSearch

## Sites Summary Report

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**TOTAL:** 103      **GEOCODED:** 92      **NON GEOCODED:** 11      **SELECTED:** 40

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
13	SPILLS	VAULT 9398 9900905/CLOSED 04/23/1999	85 RIVERDALE AVE YONKERS NY 10701	0.24 SE	N/A
32	SPILLS	0211687/CLOSED	30 SOUTH BROADWAY YONKERS NY 10701	0.24 SE	N/A
36	SPILLS	RESIDENCE 9514306/CLOSED 02/09/1996	80 RIVERDALE AVENUE YONKERS NY 10701	0.24 SE	N/A
8	SPILLS80	YONKERS CITY HALL BLDG 8805915/CLOSED	40 SOUTH BROADWAY YONKERS NY 10701	0.24 SE	N/A
3	LUST	NYS OFFICE OF PUBLIC REC 0412125/CLOSED	29 Warburton Ave YONKERS NY 10701	0.25 NE	N/A
3	SPILLS	TM 579 0102412/CLOSED 06/04/2001	NEPPERHAM ST/WARBURTON AV YONKERS NY 10701	0.25 NE	N/A
3	SPILLS	YONKERS POST OFFICE 0313368/CLOSED	WARBURTON AVE & DOCK ST YONKERS NY 10701	0.25 NE	N/A
12	SPILLS	YONKERS INDUSTRIAL PARK 9305779/ACTIVE	28 WELLS AVE YONKERS NY 10701	0.25 NE	16
19	LUST	NATIONAL WEST MINISTER BK 8802655/ACTIVE	20 S. BROADWAY YONKERS NY 10701	0.25 SE	17
19	SPILLS	COMM. BLDG. 9312820/CLOSED 06/02/1994	20 SOUTH BROADWAY YONKERS NY 10701	0.25 SE	N/A
19	SPILLS	APT BUILDING 0512725/ACTIVE	20 SOUTH BROADWAY YONKERS NY 10701	0.25 SE	18
19	SPILLS	PRIVATE RESIDENCE 9702239/CLOSED 11/10/1997	20 SOUTH BROADWAY YONKERS NY 10701	0.25 SE	N/A
48	BROWNFIELD	PARC BN PORTION PARC C 7 WELLS AVE V00680/VCP	1 ALEXANDER STREET (W OF RA) YONKERS NY 10701	0.28 NE	19
53	BROWNFIELD	4 ALEXANDER STREET 37524984-6/EPA BROWNFIELD	YONKERS NY 10701	0.28 NE	19
41	BROWNFIELD	NAVAL MILITIA SITE PARCEL A V00440/VCP	21 ALEXANDER STREET YONKERS NY 10701	0.29 NE	20
46	BROWNFIELD	BEZAK ENVIRONMENTAL CENTER 37524984-10/EPA BROWNFIELD	35 ALEXANDER STREET, BLOCK/ YONKERS NY 10701	0.30 NE	21
55	BROWNFIELD	CITY JAIL 37524984-8/EPA BROWNFIELD	24 ALEXANDER STREET, BLOCK/ YONKERS NY 10701	0.30 NE	22
46	BROWNFIELD	HABIRSHAW PROPERTY V00441/VCP	35 ALEXANDER STREET YONKERS NY 10701	0.30 NE	23
38	BROWNFIELD	60 ALEXANDER STREET, BLOCK/LOTS: 2 37524984-3/EPA BROWNFIELD	YONKERS NY 10701	0.32 NE	23
49	BROWNFIELD	PATCLIN WAREHOUSE SITE B00194/OBP	62 ALEXANDER STREET YONKERS NY 10701	0.32 NE	24

# Environmental FirstSearch Sites Summary Report

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**TOTAL:** 103      **GEOCODED:** 92      **NON GEOCODED:** 11      **SELECTED:** 40

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
54	BROWNFIELD	58 ALEXANDER STREET, BLOCK/LOTS: 2 37524984-14/EPA BROWNFIELD	YONKERS NY 10701	0.32 NE	24
49	BROWNFIELD	62 & 68 ALEXANDER STREET, BLOCK/LO 37524984-5/EPA BROWNFIELD	YONKERS NY 10701	0.32 NE	25
2	BROWNFIELD	ALTMAN 37524984-17/EPA BROWNFIELD	57,65,71 ALEXANDER STREET,B YONKERS NY 10701	0.33 NE	26
15	BROWNFIELD	ATI 37524984-16/EPA BROWNFIELD	79,85,91,97 ALEXANDER STREE YONKERS NY 10701	0.34 NE	27
56	BROWNFIELD	UNIVERSAL GLENWOOD PACKAGING 37524984-2/EPA BROWNFIELD	72 ALEXANDER STREET, BLOCK/ YONKERS NY 10701	0.35 NE	28
1	CERCLIS	PATCLIN CHEMICAL CO NYD986925790/NOT PROPOSED	66 ALEXANDER STREET YONKERS NY 10701	0.35 NE	29
45	BROWNFIELD	SUN CHEMICAL 37524984-4/EPA BROWNFIELD	80-94 ALEXANDER STREET, BLO YONKERS NY 10701	0.40 NE	30
21	BROWNFIELD	HALSTEAD-QUINN/ATI TANK FARM B00193/OBP	91 ALEXANDER STREET YONKERS NY 10701	0.43 NE	31
21	OTHER	A.TARRICONE INC. MOS3-2440/ACTIVE	91 ALEXANDER ST. YONKERS NY 10701	0.43 NE	32
52	BROWNFIELD	110 ALEXANDER STREET, BLOCK/LOTS: 37524984-15/EPA BROWNFIELD	110 ALEXANDER STREET YONKERS NY 10701	0.49 NE	35
16	STATE	BICC CABLES 360051	1 POINT STREET YONKERS NY 10701	0.98 NE	36

# *Environmental FirstSearch*

## *Sites Summary Report*

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**TOTAL:** 103      **GEOCODED:** 92      **NON GEOCODED:** 11      **SELECTED:** 40

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
	LUST	SCHLOBOHM HOUSES 0403463/CLOSED	WALSH RD YONKERS NY	NON GC	N/A
	<b>LUST</b>	<b>NYS DOT SPRINGBROOK 0308914/ACTIVE</b>	<b>SPRINGBROOK PKWY YONKERS NY</b>	<b>NON GC</b>	<b>38</b>
	LUST	MONAHAN 8701635/CLOSED	VALINTINE AVE YONKERS NY 10701	NON GC	N/A
	SPILLS	0100048/CLOSED 04/03/2001	MAIN STREET YONKERS NY	NON GC	N/A
	SPILLS	TRANSFORMER VS-9107-15WO3 0303586/CLOSED	7382 HIGHLAND AV YONKERS NY	NON GC	N/A
	SPILLS	POLE W-12 0305263/CLOSED	PROSPECT DRIVE YONKERS NY	NON GC	N/A
	SPILLS	POLE 5 0408417/CLOSED	HAWTHORNE AVE YONKERS NY	NON GC	N/A
	SPILLS	POLE 231 9914700/CLOSED 03/28/2000	NEPPERHAN AVE & HARDSLEY YONKERS NY 10701	NON GC	N/A
	<b>SPILLS</b>	<b>ON THE ROADWAY 0508615/ACTIVE</b>	<b>OLD NEPPERHAN AVE YONKERS NY</b>	<b>NON GC</b>	<b>39</b>
	SPILLS	HUDSON RIVER 9608841/CLOSED 10/23/1996	ALEXANDER ST YONKERS NY	NON GC	N/A
	SPILLS80	UNK. 8705158/CLOSED	WARBURTON AVE. YONKERS NY	NON GC	N/A

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**STATE SPILLS SITE**

**SEARCH ID:** 7                      **DIST/DIR:** 0.01 NE                      **MAP ID:** 22

<b>NAME:</b> BUENA VISTA GARAGE	<b>REV:</b> 10/15/05
<b>ADDRESS:</b> 53 BUENA VISTA AVE.	<b>ID1:</b> 9212573
YONKERS NY	<b>ID2:</b>
WESTCHESTER	<b>STATUS:</b> CLOSED 04/05/1993
<b>CONTACT:</b>	<b>PHONE:</b>

<b>SPILL DATE:</b> 02/04/93	<b>DATE REPORTED:</b> 02/05/93
<b>SPILL TIME:</b> 12:00	<b>TIME REPORTED:</b> 15:10

<b>MATERIAL SPILLED:</b> GASOLINE	<b>AMOUNT SPILLED:</b> 100 G
<b>MATERIAL CLASS:</b> PETROLEUM	<b>AMOUNT RECOVERED:</b> 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

<b>SPILL INVESTIGATOR:</b> GHIOSAY	<b>TELEPHONE:</b>
<b>SPILL CONTACT:</b>	

**SPILLER:** ALAN SCHILLER  
**ADDRESS:**

<b>SPILLER CONTACT:</b>	<b>TELEPHONE:</b>
-------------------------	-------------------

<b>CALLER:</b>	<b>NOTIFIER:</b>
<b>AGENCY:</b>	<b>AGENCY:</b>
<b>TELEPHONE:</b>	<b>TELEPHONE:</b>

<b>LAST DEC UPDATE:</b> 04/05/93	<b>CLOSE DATE:</b> 04/05/93
<b>DOES CLEAN UP MEET STANDARDS?</b> FALSE	<b>PENALTY RECOMMENDED?</b> FALSE

**DEC REMARKS:**  
04/05/93: FACILITY IS NOT REGISTERED. MUST BE IMMEDIATE REGISTRATION OF FACILITY. TANKS MUST ALSO BE TESTED FOR TIGHTNESS.

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 54

**DIST/DIR:** 0.01 NE

**MAP ID:** 22

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

**REV:** 11/12/04  
**ID1:** W3-600383  
**ID2:**  
**STATUS:** UNREGULATED  
**PHONE:** 914-968-4900

**SITE INFORMATION**

**SWIS CODE:** 5518  
**OPERATOR:** AVET COACH CORP  
**OPERATOR PHONE:** 914-968-4900  
**INESERVICE CAPACITY:** 0  
**CERT DATE:** 5/24/2001  
**EXPIRE DATE:** 2/25/2003  
**CBS NUM:**  
**SPDES NUM:**  
**ACTIVE TANKS:** 0  
**OLD PBS NUM:**  
**LAST INSPECTED:**  
**EMERGENCY NAME:** HARVEY N. GOLDBERG  
**EMERGENCY PHONE:** 914-963-6456  
**SITE STATUS:** UNREGULATED; <1101 GAL. PBS & NO SUBPART 360-14

**OWNER INFORMATION**

**OWNER TYPE:** HNG MANAGEMENT CO., LLC  
53 BUENA VISTA AVE  
YONKERS NY 10701  
914-968-4900  
CORPORATE/COMMERCIAL

**MAILING INFORMATION**

**ATTENTION:** AVET COACH CORP  
53 BUENA VISTA AVE  
YONKERS NY 10701  
914-968-4900  
HARVEY N. GOLDBERG



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 53

**DIST/DIR:** 0.01 NE

**MAP ID:** 22

**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:**  
**ADDITIONAL ADDRESS INFO:**

**SPDES NUMBER:**

**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:**  
**DATE TESTED:** 02/93  
**NEXT TEST:** NO TEST REQUIRED

- Continued on next page -

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 53

**DIST/DIR:** 0.01 NE

**MAP ID:** 22

**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

**TEST METHOD:** PETRO-TITE

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

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

<b>PIPE TYPE:</b>	NONE
<b>PIPE LOCATION:</b>	UNDERGROUND
<b>INTERNAL PROTECTION:</b>	NONE
<b>EXTERNAL PROTECTION:</b>	NONE

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

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

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

<b>PIPE TYPE:</b>	NONE
<b>PIPE LOCATION:</b>	UNDERGROUND
<b>INTERNAL PROTECTION:</b>	NONE
<b>EXTERNAL PROTECTION:</b>	NONE

<b>SECONDARY CONTAINMENT:</b>	00
<b>LEAK DETECTION:</b>	00
<b>OVERFILL PROTECTION:</b>	NONE
<b>DISPENSER:</b>	
<b>DATE TESTED:</b>	
<b>NEXT TEST:</b>	NO TEST REQUIRED
<b>TEST METHOD:</b>	

***Environmental FirstSearch***  
***Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 56

**DIST/DIR:** 0.03 NE

**MAP ID:** 51

**NAME:** JV REALTY CORP  
**ADDRESS:** 45-47 BUENA VISTA AVE  
YONKERS NY 10701  
WESTCHESTER

**REV:** 11/12/04  
**ID1:** W3-185531  
**ID2:**  
**STATUS:** ADMIN CLOSED  
**PHONE:** 914-937-4996

**CONTACT:**

**SITE INFORMATION**

**SWIS CODE:** 5518  
**OPERATOR:** CAROL BENNETT  
**OPERATOR PHONE:** 914-421-5608  
**INESERVICE CAPACITY:** 3000  
**CERT DATE:** 10/26/1992  
**EXPIRE DATE:** 11/16/1997  
**CBS NUM:**  
**SPDES NUM:**  
**ACTIVE TANKS:** 1  
**OLD PBS NUM:**  
**LAST INSPECTED:**  
**EMERGENCY NAME:** CAROL BENNETT  
**EMERGENCY PHONE:** 914-937-4996  
**SITE STATUS:** ADMINISTRATIVELY CLOSED

**OWNER INFORMATION**

**OWNER TYPE:** JV REALTY CORP  
12 LAWRIDGE DRIVE  
RYE BROOK NY 10573  
914-937-4996  
CORPORATE/COMMERCIAL

**MAILING INFORMATION**

**ATTENTION:** JV REALTY CORP  
12 LAWRIDGE DRIVE  
RYE BROOK NY 10573  
914-937-4996

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 55

**DIST/DIR:** 0.03 NE

**MAP ID:** 51

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

- Continued on next page -

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 55

**DIST/DIR:** 0.03 NE

**MAP ID:** 51

**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

**TEST METHOD:**

***Environmental FirstSearch***  
***Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**STATE SPILLS SITE**

**SEARCH ID:** 4 **DIST/DIR:** 0.06 NE **MAP ID:** 18

**NAME:** APT BLDG  
**ADDRESS:** 5 HAWTHORNE AVE.  
YONKERS NY  
WESTCHESTER

**REV:** 10/15/05  
**ID1:** 9200442  
**ID2:**  
**STATUS:** CLOSED 04/15/1992  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 04/11/92  
**SPILL TIME:** 10:03

**DATE REPORTED:** 04/11/92  
**TIME REPORTED:** 12:47

**MATERIAL SPILLED:** UNKNOWN MATERIAL  
**MATERIAL CLASS:** UNKNOWN

**AMOUNT SPILLED:** 0  
**AMOUNT RECOVERED:** 0

**CAUSE OF SPILL:** DELIBERATE  
**RESOURCE AFFECTED:** IN SEWER  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** FIRE DEPARTMENT

**CALLER REMARKS:**  
PAINTERS WERE WASHING BUILDING IN KOH SOLUTION AND WASHING IT OFF WITH HOSES RUNOFF WENT DOWN STREET  
AND SEWER CAUGHT IN ACT WCHD (CARLOS TORRES) ON SITE NON-RECOVERABLE PAINTERS WILL BE GIVEN CITATIO

**REGION:** 3 **UST TRUST?** F

**SPILL INVESTIGATOR:** TGHIOSAY  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:** ROBIN CONTRACTING  
**ADDRESS:**

**SPILLER CONTACT:** **TELEPHONE:** (212) 796-4402

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** //  
**DOES CLEAN UP MEET STANDARDS?** F  
**DEC REMARKS:**

**CLOSE DATE:** 04/15/92  
**PENALTY RECOMMENDED?** F

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 57

**DIST/DIR:** 0.07 NE

**MAP ID:** 23

**NAME:** CITY OF YONKERS  
**ADDRESS:** 55-57 HUDSON ST  
YONKERS NY  
WESTCHESTER  
**CONTACT:**

**REV:** 10/15/05  
**ID1:** 0107061  
**ID2:**  
**STATUS:** CLOSED 11/23/2001  
**PHONE:**

**SPILL DATE:** 10/08/01  
**SPILL TIME:** 12:35

**DATE REPORTED:** 10/08/01  
**TIME REPORTED:** 13:24

**MATERIAL SPILLED:** #2 FUEL OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 0 G  
**AMOUNT RECOVERED:** 0 G

**CAUSE OF SPILL:** TANK FAILURE  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** NON-COMMERCIAL/INSTITUTIONAL  
**REPORTED BY:** OTHER  
**CALLER REMARKS:**

DURING TANK REMOVAL AT ABOVE LOCATION SOIL CONTAMINATION HAS BEEN DISCOVERED. TANKS HAVE BEEN REMOVED AND STORED ON SITE. AREA TO BE EXCAVATED AND FURTHER REMEDIATION IS PENDING.

**REGION:** 3 **UST TRUST?** FALSE

**SPILL INVESTIGATOR:** WCDOH  
**SPILL CONTACT:** MARISOL PITTS

**TELEPHONE:** (914) 969-1006

**SPILLER:** CITY OF YONKERS  
**ADDRESS:** 86 MAIN ST  
YONKERS, NY  
**SPILLER CONTACT:** MR HANIGAN

**TELEPHONE:** (914) 377-6500

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 10/23/01  
**DOES CLEAN UP MEET STANDARDS?** FALSE  
**DEC REMARKS:**

**CLOSE DATE:** / /  
**PENALTY RECOMMENDED?** FALSE

10/08/2001 TAKE PRIDE ADVISED NEED TO NOTIFY WCDOH.

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**STATE SPILLS SITE**

**SEARCH ID:** 25

**DIST/DIR:** 0.09 NE

**MAP ID:** 34

**NAME:** POLE #4  
**ADDRESS:** 44 HUDSON STREET  
YONKERS NY  
WESTCHESTER

**REV:** 10/15/05  
**ID1:** 9805555  
**ID2:**  
**STATUS:** CLOSED 08/04/1998  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 08/04/98  
**SPILL TIME:** 14:00

**DATE REPORTED:** 08/04/98  
**TIME REPORTED:** 15:06

**MATERIAL SPILLED:** TRANSFORMER OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 3 G  
**AMOUNT RECOVERED:** 3 G

**CAUSE OF SPILL:** EQUIPMENT FAILURE  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** RESPONSIBLE PARTY  
**CALLER REMARKS:**

TRANSFORMER MALFUNCTION AT ABOVE LOCATION. CLEAN UP CREW ON SCENE AND ALL MATERIAL WILL BE RECOVERED. NO CALL BACK REQUESTED.

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** GHIOSAY  
**SPILL CONTACT:** RICHARD ROACH

**TELEPHONE:** (212) 580-6764

**SPILLER:** CON EDISON  
**ADDRESS:** 4 IRVING PLACE  
NEW YORK , NY  
**SPILLER CONTACT:** RICHARD ROACH

**TELEPHONE:** (212) 580-6764

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 09/11/98  
**DOES CLEAN UP MEET STANDARDS?** T  
**DEC REMARKS:**

**CLOSE DATE:** 08/04/98  
**PENALTY RECOMMENDED?** F



***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**STATE SPILLS SITE**

**SEARCH ID:** 33

**DIST/DIR:** 0.09 NE

**MAP ID:** 39

**NAME:** VACANT LOT  
**ADDRESS:** 45, 49 & 53 HUDSON STREET  
YONKERS NY  
WESTCHESTER  
**CONTACT:**

**REV:** 3/1/06  
**ID1:** 0512491  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**SITE INFORMATION:**

**SPILL DATE:** 01/27/2006  
**DATE REPORTED:** 01/27/2006  
**SPILL TIME:** 08:00 AM  
**TIME REPORTED:** 02:24 PM  
**SPILLED MATERIAL:** UNKNOWN PETROLEUM

**SPILLED AMOUNT:** 0.0000 GAL.  
**SPILL CAUSE:** OTHER  
**SPILL SOURCE:** INSTITUTIONAL, EDUCATIONAL, GOV., OTHER  
**RESOURCE AFFECTED:** SOIL  
**WATERBODY:**

**REGION CLOSED DATE:** NOT CLOSED



**JOB:** SY04190.31

STATE SPILLS SITE			
<b>SEARCH ID:</b> 13		<b>DIST/DIR:</b> 0.17 NE	<b>MAP ID:</b> 25
<b>NAME:</b> DOCK ST AND <b>ADDRESS:</b> RIVER ST YONKERS NY WESTCHESTER		<b>REV:</b> 3/1/06 <b>ID1:</b> 0300059 <b>ID2:</b> <b>STATUS:</b> ACTIVE <b>PHONE:</b>	
<b>CONTACT:</b>			
<b><u>SITE INFORMATION:</u></b>			
<b>SPILL DATE:</b>		03/24/2003	
<b>DATE REPORTED:</b>		04/02/2003	
<b>SPILL TIME:</b>		10:25 AM	
<b>TIME REPORTED:</b>		09:09 AM	
<b>SPILLED MATERIAL:</b>		UNKNOWN PETROLEUM	
<b>SPILLED AMOUNT:</b>		0.0000 GAL.	
<b>SPILL CAUSE:</b>		OTHER	
<b>SPILL SOURCE:</b>		COMMERCIAL/INDUSTRIAL	
<b>RESOURCE AFFECTED:</b>		SOIL	
<b>WATERBODY:</b>			
<b>REGION CLOSED DATE:</b>		NOT CLOSED	

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 81

**DIST/DIR:** 0.18 NE

**MAP ID:** 6

**NAME:** GLENWOOD POWER STATION

**REV:** 5/3/06

**ADDRESS:** NY  
WESTCHESTER

**ID1:** 69597845-1  
**ID2:** 69597845  
**STATUS:** EPA BROWNFIELD  
**PHONE:**

**CONTACT:**

**EPA ID:**

**EPA SITE NAME:**

**SITE ALIAS:**

**CONTAMINANTS:**

**TOTAL ACRES:**

**CERCLA WASTELAN:**

**RCRA FACILITY:**

**AIR AFFECTED:**

**GROUNDWATER AFFECTED:**

**SURFACE WATER AFFECTED:**

**NUMBER OF PARCELS:**

**LOCAL PARCEL NUMBER:**

**ADD DATE:** 12/23/2004 10:33:02 AM

BF

**SEARCH ID:** 80

**DIST/DIR:** 0.18 NE

**MAP ID:** 6

**NAME:** GLENWOOD POWER STATION

**REV:** 3/17/04

**ADDRESS:** 45 WATER GRANT WAY  
YONKERS NY 10701  
WESTCHESTER

**ID1:** B00200  
**ID2:**  
**STATUS:** OBP  
**PHONE:**

**CONTACT:**

**SITE INFORMATION**

**REGION:** 3  
**TYPE OF SITE:** OBP - OLD BROWNFIELD PROGRAM

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 92

**DIST/DIR:** 0.24 NE

**MAP ID:** 57

**NAME:** YONKERS DOWNTOWN WATERFRONT SITE -PHASE  
**ADDRESS:** FOOT OF WELLS AVENUE  
YONKERS NY 10701  
WESTCHESTER

**REV:** 3/17/04  
**ID1:** B00046  
**ID2:**  
**STATUS:** OBP  
**PHONE:**

**CONTACT:**

**SITE INFORMATION**

**REGION:** 3  
**TYPE OF SITE:** OBP - OLD BROWNFIELD PROGRAM

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**STATE SPILLS SITE**

**SEARCH ID:** 41

**DIST/DIR:** 0.25 NE

**MAP ID:** 12

**NAME:** YONKERS INDUSTRIAL PARK  
**ADDRESS:** 28 WELLS AVE  
YONKERS NY  
WESTCHESTER  
**CONTACT:**

**REV:** 10/15/05  
**ID1:** 9305779  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**SPILL DATE:** 08/10/93  
**SPILL TIME:** 14:00

**DATE REPORTED:** 08/10/93  
**TIME REPORTED:** 14:35

**MATERIAL SPILLED:** UNKNOWN PETROLEUM  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 0 L  
**AMOUNT RECOVERED:** 0 L

**CAUSE OF SPILL:** UNKNOWN  
**RESOURCE AFFECTED:** GROUNDWATER  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** UNKNOWN  
**REPORTED BY:** AFFECTED PERSONS  
**CALLER REMARKS:**  
WATER SAMPLES SHOW CONTAMINATION

**REGION:** 3

**UST TRUST?** FALSE

**SPILL INVESTIGATOR:** HARDY  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:**  
**ADDRESS:**

**SPILLER CONTACT:**

**TELEPHONE:**

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 03/27/01  
**DOES CLEAN UP MEET STANDARDS?** FALSE  
**DEC REMARKS:**

**CLOSE DATE:** / /  
**PENALTY RECOMMENDED?** FALSE

5/13/99 LETTER SENT BY J. HARDY; IF PRODUCT MUST RE-START ACTIVE REMEDIATION. 6/24/99 LETTER SENT RE: HUDSON VIEW ASSOCIATES ASSUMING RESPONSIBILITY FOR REMEDIATION OF THIS SPILL. 02/15/01 LETTER SENT TO BERSHTEIN, LIPPMAN, BACHMAN BY J. HARDY; PORT AUTHORITY HAS REPRESENTED TO DEC THAT HUDSON VIEW ASSOCIATES HAS ASSUMED RESPONSIBILITY FOR REMEDIATION OF THIS SPILL - RESPOND WITH A SCHEDULE FOR A REMEDIAL ACTION PLAN WITHIN 15 DAYS. 03/15/01 LETTER SENT TO HUDSON VIEW ASSOCIATES BY J. HARDY; PROPOSED SCHEDULE FOR WORK DURING WEEK OF 4/23/01 IS APPROVED AND REQUIRED.

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 59

**DIST/DIR:** 0.25 SE

**MAP ID:** 19

**NAME:** NATIONAL WEST MINISTER BK  
**ADDRESS:** 20 S. BROADWAY  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 8802655  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 06/23/88  
**SPILL TIME:** 12:00

**DATE REPORTED:** 06/23/88  
**TIME REPORTED:** 14:33

**MATERIAL SPILLED:** #2 FUEL OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 0 G  
**AMOUNT RECOVERED:** 0 G

**CAUSE OF SPILL:** TANK TEST FAILURE  
**RESOURCE AFFECTED:** GROUNDWATER  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** TANK TESTER  
**CALLER REMARKS:**  
LEAK RATE UNDETERMINABLE VISIBLE LEAK AT TOP BY MANHOLE

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** GHIOSAY  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:** SAME  
**ADDRESS:**

**SPILLER CONTACT:**

**TELEPHONE:** ( ) 963-6400

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 05/18/93  
**DOES CLEAN UP MEET STANDARDS?** F  
**DEC REMARKS:**

**CLOSE DATE:** / /  
**PENALTY RECOMMENDED?** F

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**STATE SPILLS SITE**

**SEARCH ID:** 5

**DIST/DIR:** 0.25 SE

**MAP ID:** 19

**NAME:** APT BUILDING  
**ADDRESS:** 20 SOUTH BROADWAY  
YONKERS NY  
WESTCHESTER

**REV:** 3/1/06  
**ID1:** 0512725  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**SITE INFORMATION:**

**SPILL DATE:** 02/01/2006  
**DATE REPORTED:** 02/02/2006  
**SPILL TIME:** 07:30 PM  
**TIME REPORTED:** 03:45 PM  
**SPILLED MATERIAL:** #4 FUEL OIL  
  
**SPILLED AMOUNT:** 40.0000 GAL.  
**SPILL CAUSE:** TANK OVERFILL  
**SPILL SOURCE:** NON MAJOR FACILITY > 1,100 GAL  
**RESOURCE AFFECTED:** SOIL  
**WATERBODY:**  
  
**REGION CLOSED DATE:** NOT CLOSED



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 86                      **DIST/DIR:** 0.28 NE                      **MAP ID:** 48

<b>NAME:</b> PARC BN PORTION PARC C 7 WELLS AVENUE	<b>REV:</b> 3/17/04
<b>ADDRESS:</b> 1 ALEXANDER STREET (W OF RAILROAD) AT WELLS AVENUE	<b>ID1:</b> V00680
YONKERS NY 10701	<b>ID2:</b>
WESTCHESTER	<b>STATUS:</b> VCP
<b>CONTACT:</b>	<b>PHONE:</b>

**SITE INFORMATION**

**REGION:** 3  
**TYPE OF SITE:** VCP - (VCP) OLD VOLUNTARY PROGRAM

BF

**SEARCH ID:** 72                      **DIST/DIR:** 0.28 NE                      **MAP ID:** 53

<b>NAME:</b> 4 ALEXANDER STREET	<b>REV:</b> 5/3/06
<b>ADDRESS:</b> NY	<b>ID1:</b> 37524984-6
WESTCHESTER	<b>ID2:</b> 37524984
<b>CONTACT:</b>	<b>STATUS:</b> EPA BROWNFIELD
	<b>PHONE:</b>

**EPA ID:**  
**EPA SITE NAME:**  
**SITE ALIAS:**  
**CONTAMINANTS:**  
**TOTAL ACRES:** 0.2  
**CERCLA WASTELAN:**  
**RCRA FACILITY:**  
**AIR AFFECTED:**  
**GROUNDWATER AFFECTED:**  
**SURFACE WATER AFFECTED:**  
**NUMBER OF PARCELS:**  
**LOCAL PARCEL NUMBER:**  
**ADD DATE:**

**COMMENTS:** LEVERAGED PARCEL ACCOMPLISHMENTS PRE/NON-PILOT PARCEL  
ACCOMPLISHMENTS PARCEL KEY MEASURE DESCRIPTIONS The Pilot reports a Phase I Site Assessment was started in January 2000, and completed in February 2001. The Pilot reported that cleanup and redevelopment activities have not started. (Brownfields Pilot Site Profile attached to QR 9, 10/1/00-12/31/00)

**COMMENTS:** PARCEL ACCOMPLISHMENTS

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 85

**DIST/DIR:** 0.29 NE

**MAP ID:** 41

**NAME:** NAVAL MILITIA SITE PARCEL A  
**ADDRESS:** 21 ALEXANDER STREET  
YONKERS NY 10701  
WESTCHESTER

**REV:** 3/17/04  
**ID1:** V00440  
**ID2:**  
**STATUS:** VCP  
**PHONE:**

**CONTACT:**

**SITE INFORMATION**

**REGION:** 3  
**TYPE OF SITE:** VCP - (VCP) OLD VOLUNTARY PROGRAM

# Environmental FirstSearch

## Site Detail Report

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 78

**DIST/DIR:** 0.30 NE

**MAP ID:** 46

**NAME:** BECZAK ENVIRONMENTAL CENTER  
**ADDRESS:** 35 ALEXANDER STREET, BLOCK/LOTS: 2605/57  
YONKERS NY  
WESTCHESTER  
**CONTACT:**

**REV:** 5/3/06  
**ID1:** 37524984-10  
**ID2:** 37524984  
**STATUS:** EPA BROWNFIELD  
**PHONE:**

**EPA ID:**

**EPA SITE NAME:**

**SITE ALIAS:**

**CONTAMINANTS:**

**TOTAL ACRES:** 1.3

**CERCLA WASTELAN:**

**RCRA FACILITY:**

**AIR AFFECTED:**

**GROUNDWATER AFFECTED:**

**SURFACE WATER AFFECTED:**

**NUMBER OF PARCELS:**

**LOCAL PARCEL NUMBER:**

**ADD DATE:**

**COMMENTS:** PARCEL ACCOMPLISHMENTS

**COMMENTS:** PRE/NON-PILOT PARCEL ACCOMPLISHMENTS

**COMMENTS:** PARCEL KEY MEASURE DESCRIPTIONS The Pilot reports that a Phase I Site Assessment was completed in March 1999 with local funds. The Pilot also reports that a Phase II Site Assessment was started in April 1999 and completed in May 1999 with local funds. The Pilot reported no cleanup or redevelopment activities started. (Brownfields Pilot Site Profile attached to QR 9, 10/1/00-12/31/00) The Pilot reported that interior construction of the new Beczak Environmental Education Center, located at 35 Alexander Street, is underway and will be completed by the end of the year. (QR 12, 7/1/01-9/30/01) In addition to funding from Westchester County (\$1.01 million) and the City of Yonkers (\$300,000) for the relocation and renovation of the 35 Alexander Street location, the Beczak Environmental Education Center was the recipient of a \$200,000 Governor's Grant. Interior construction is underway. Demolition of the Center's existing location (south of the new site) will occur during the Winter 2002 for conversion into a two acre park with a tidal marsh for environmental education. (QR 13, 10/1/01-12/31/01) The Beczak Environmental Education Center has moved into its new location at 35 Alexander Street. The Interior construction is in its final stages with office space, wet labs, and bathrooms having been completed. Demolition of the Center's former location (21 Alexander Street) is underway. (QR 14, 1/1/02-3/31/02) The Beczak Environmental Education Center is in its final phase of interior construction and received a donation to pay for the remaining costs. Demolition of the Center's former location at 21 Alexander Street has occurred enabling the construction of the two acre park and tidal marsh to begin. (QR 15, 4/1/02-6/30/02)

**COMMENTS:** LEVERAGED PARCEL ACCOMPLISHMENTS The Pilot reported that the Westchester County Board of Legislators has approved funding for the Beczak Environmental Education Center's relocation and expansion at 35 Alexander Street. A total of \$1.01 million will be put toward the project. The city is also providing \$300,000 in funds for the renovation of the Beczak center and will maintain the property. Scenic Hudson, a nonprofit river advocacy organization, and Westchester County spent \$850,000, including a \$167,000 state grant, to buy 1.2 acres last year from the Altman Stage and Lighting Co. Scenic Hudson holds a conservation easement on the property restricting its use to educational and environmental purposes. (QR 11, 4/1/01-6/30/01; article, Action on the Waterfront, attached to QR 11, 4/1/01-6/30/01) The Beczak Educational Center will also be the recipient of a Governor's Grant of \$200,000. (QR 12, 7/1/01-9/30/01)

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 79

**DIST/DIR:** 0.30 NE

**MAP ID:** 55

**NAME:** CITY JAIL  
**ADDRESS:** 24 ALEXANDER STREET, BLOCK/LOTS: 2608/1  
YONKERS NY  
WESTCHESTER  
**CONTACT:**

**REV:** 5/3/06  
**ID1:** 37524984-8  
**ID2:** 37524984  
**STATUS:** EPA BROWNFIELD  
**PHONE:**

**EPA ID:**  
**EPA SITE NAME:**  
**SITE ALIAS:**  
**CONTAMINANTS:**  
**TOTAL ACRES:** 0.6  
**CERCLA WASTELAND:**  
**RCRA FACILITY:**  
**AIR AFFECTED:**  
**GROUNDWATER AFFECTED:**  
**SURFACE WATER AFFECTED:**  
**NUMBER OF PARCELS:**  
**LOCAL PARCEL NUMBER:**  
**ADD DATE:**

**COMMENTS:** PARCEL ACCOMPLISHMENTS

**COMMENTS:** LEVERAGED PARCEL ACCOMPLISHMENTS PRE/NON-PILOT PARCEL  
ACCOMPLISHMENTS PARCEL KEY MEASURE DESCRIPTIONS The Pilot reports a Phase I Site Assessment was started in January 2000, and completed in February 2001. The Pilot reported that cleanup and redevelopment have not started. (Brownfields Pilot Site Profile attached to QR 9, 10/1/00-12/31/00)

**JOB:** SY04190.31

BF			
SEARCH ID: 74		DIST/DIR: 0.32 NE	
		MAP ID: 38	
NAME: 60 ALEXANDER STREET, BLOCK/LOTS: 2608/14 & 18		REV: 5/3/06	
ADDRESS: NY		ID1: 37524984-3	
WESTCHESTER		ID2: 37524984	
CONTACT:		STATUS: EPA BROWNFIELD	
		PHONE:	
EPA ID:			
EPA SITE NAME:			
SITE ALIAS:			
CONTAMINANTS:			
TOTAL ACRES:		0.4	
CERCLA WASTELAN:			
RCRA FACILITY:			
AIR AFFECTED:			
GROUNDWATER AFFECTED:			
SURFACE WATER AFFECTED:			
NUMBER OF PARCELS:			
LOCAL PARCEL NUMBER:			
ADD DATE:			
COMMENTS:		PARCEL ACCOMPLISHMENTS	
COMMENTS:		LEVERAGED PARCEL ACCOMPLISHMENTS PRE/NON-PILOT PARCEL	
ACCOMPLISHMENTS PARCEL KEY MEASURE DESCRIPTIONS The Pilot reports a Phase I Site Assessment was started in January 2000, and completed in February 2001. The Pilot reported that cleanup and redevelopment activities have not started. (Brownfields Pilot Site Profile attached to QR 9, 10/1/00-12/31/00)			

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 87

**DIST/DIR:** 0.32 NE

**MAP ID:** 49

**NAME:** PATCLIN WAREHOUSE SITE  
**ADDRESS:** 62 ALEXANDER STREET  
YONKERS NY 10710  
WESTCHESTER

**REV:** 3/17/04  
**ID1:** B00194  
**ID2:**  
**STATUS:** OBP  
**PHONE:**

**CONTACT:**

**SITE INFORMATION**

**REGION:** 3  
**TYPE OF SITE:** OBP - OLD BROWNFIELD PROGRAM

BF

**SEARCH ID:** 73

**DIST/DIR:** 0.32 NE

**MAP ID:** 54

**NAME:** 58 ALEXANDER STREET, BLOCK/LOTS: 2608/70  
**ADDRESS:** NY  
WESTCHESTER

**REV:** 5/3/06  
**ID1:** 37524984-14  
**ID2:** 37524984  
**STATUS:** EPA BROWNFIELD  
**PHONE:**

**CONTACT:**

**EPA ID:**  
**EPA SITE NAME:**  
**SITE ALIAS:**  
**CONTAMINANTS:**  
**TOTAL ACRES:** 0.1  
**CERCLA WASTELAN:**  
**RCRA FACILITY:**  
**AIR AFFECTED:**  
**GROUNDWATER AFFECTED:**  
**SURFACE WATER AFFECTED:**  
**NUMBER OF PARCELS:**  
**LOCAL PARCEL NUMBER:**  
**ADD DATE:**

**COMMENTS:** LEVERAGED PARCEL ACCOMPLISHMENTS PRE/NON-PILOT PARCEL  
ACCOMPLISHMENTS PARCEL KEY MEASURE DESCRIPTIONS The Pilot reports a Phase I Site Assessment was started in January 2000, and completed in February 2001. The Pilot reported no cleanup or redevelopment activities started. (Brownfields Pilot Site Profile attached to QR 9, 10/1/00-12/31/00)

**COMMENTS:** PARCEL ACCOMPLISHMENTS

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 75

**DIST/DIR:** 0.32 NE

**MAP ID:** 49

**NAME:** 62 & 68 ALEXANDER STREET, BLOCK/LOTS: 2680/20 & 2  
**ADDRESS:** NY  
WESTCHESTER  
**CONTACT:**

**REV:** 5/3/06  
**ID1:** 37524984-5  
**ID2:** 37524984  
**STATUS:** EPA BROWNFIELD  
**PHONE:**

**EPA ID:**

**EPA SITE NAME:**

**SITE ALIAS:**

**CONTAMINANTS:**

**TOTAL ACRES:** 0.4

**CERCLA WASTELAN:**

**RCRA FACILITY:**

**AIR AFFECTED:**

**GROUNDWATER AFFECTED:**

**SURFACE WATER AFFECTED:**

**NUMBER OF PARCELS:**

**LOCAL PARCEL NUMBER:**

**ADD DATE:**

**COMMENTS:** LEVERAGED PARCEL ACCOMPLISHMENTS PRE/NON-PILOT PARCEL  
ACCOMPLISHMENTS PARCEL KEY MEASURE DESCRIPTIONS The Pilot reports a Phase I Site Assessment was started in January 2000,  
and completed in February 2001. The Pilot reported no cleanup or redevelopment activities. (Brownfields Pilot Site Profile attached to QR 9,  
10/1/00-12/31/00)

**COMMENTS:** PARCEL ACCOMPLISHMENTS

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 76

**DIST/DIR:** 0.33 NE

**MAP ID:** 2

**NAME:** ALTMAN

**ADDRESS:** 57,65,71 ALEXANDER STREET,BLOCK/LOTS:2610/50,53,57  
YONKERS NY  
WESTCHESTER

**REV:** 5/3/06

**ID1:** 37524984-17

**ID2:** 37524984

**STATUS:** EPA BROWNFIELD

**CONTACT:**

**PHONE:**

**EPA ID:**

**EPA SITE NAME:**

**SITE ALIAS:**

**CONTAMINANTS:**

**TOTAL ACRES:** 3

**CERCLA WASTELAN:**

**RCRA FACILITY:**

**AIR AFFECTED:**

**GROUNDWATER AFFECTED:**

**SURFACE WATER AFFECTED:**

**NUMBER OF PARCELS:**

**LOCAL PARCEL NUMBER:**

**ADD DATE:**

**COMMENTS:** PARCEL ACCOMPLISHMENTS

**COMMENTS:** LEVERAGED PARCEL ACCOMPLISHMENTS PRE/NON-PILOT PARCEL

**ACCOMPLISHMENTS PARCEL KEY MEASURE DESCRIPTIONS** The Pilot reports a Phase I Site Assessment was started in January 2000, and completed in February 2001. The Pilot reported no cleanup or development activities started. (Brownfields Pilot Site Profile attached to QR 9, 10/1/00-12/31/00)



***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 77

**DIST/DIR:** 0.34 NE

**MAP ID:** 15

**NAME:** ATI  
**ADDRESS:** 79,85,91,97 ALEXANDER STREET  
YONKERS NY  
WESTCHESTER

**REV:** 5/3/06  
**ID1:** 37524984-16  
**ID2:** 37524984  
**STATUS:** EPA BROWNFIELD  
**PHONE:**

**CONTACT:**

**EPA ID:**

**EPA SITE NAME:**

**SITE ALIAS:**

**CONTAMINANTS:**

**TOTAL ACRES:** 2.4

**CERCLA WASTELAN:**

**RCRA FACILITY:**

**AIR AFFECTED:**

**GROUNDWATER AFFECTED:**

**SURFACE WATER AFFECTED:**

**NUMBER OF PARCELS:**

**LOCAL PARCEL NUMBER:**

**ADD DATE:**

**COMMENTS:** PARCEL ACCOMPLISHMENTS The Pilot reported that the city's Industrial Development Agency and representatives for the ATI Petroleum storage tank facility are in final negotiations with respect to the acquisition of the site by IDA. (QR 15, 4/1/02-6/30/02)

**COMMENTS:** LEVERAGED PARCEL ACCOMPLISHMENTS PRE/NON-PILOT PARCEL ACCOMPLISHMENTS PARCEL KEY MEASURE DESCRIPTIONS The Pilot reports a Phase I Site Assessment was started in January 2000, and completed in February 2001. The Pilot reported no cleanup or redevelopment activities started. (Brownfields Pilot Site Profile attached to QR 9, 10/1/00-12/31/00) The Pilot reported privately-funded Phase II assessments started and completed in September 2001. The Pilot also reported privately-funded Phase III Remedial Investigation/Feasibility Study work started and completed in October 2001. (QR 12, 7/1/01-9/30/01) The Brownfields Pilot Site Profile attached to QR 13 for 79 - 97 Alexander Street (ATI Petroleum) indicated that the Phase I, II, and III assessments were performed using private funds. Thus this property was moved to AP 6. (QR 13, 10/1/01 - 12/31/01)

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 89

**DIST/DIR:** 0.35 NE

**MAP ID:** 56

**NAME:** UNIVERSAL GLENWOOD PACKAGING  
**ADDRESS:** 72 ALEXANDER STREET, BLOCK/LOTS:2608/25  
YONKER NY  
WESTCHESTER

**REV:** 5/3/06  
**ID1:** 37524984-2  
**ID2:** 37524984  
**STATUS:** EPA BROWNFIELD  
**PHONE:**

**CONTACT:**

**EPA ID:**

**EPA SITE NAME:**

**SITE ALIAS:**

**CONTAMINANTS:**

**TOTAL ACRES:** 0.4

**CERCLA WASTELAN:**

**RCRA FACILITY:**

**AIR AFFECTED:**

**GROUNDWATER AFFECTED:**

**SURFACE WATER AFFECTED:**

**NUMBER OF PARCELS:**

**LOCAL PARCEL NUMBER:**

**ADD DATE:**

**COMMENTS:** PARCEL ACCOMPLISHMENTS

**COMMENTS:** LEVERAGED PARCEL ACCOMPLISHMENTS PRE/NON-PILOT PARCEL

**ACCOMPLISHMENTS PARCEL KEY MEASURE DESCRIPTIONS** The Pilot reports a Phase I Site Assessment was started in January 2000, and completed in February 2001. The Pilot reported that cleanup and redevelopment have not started. (Brownfields Pilot Site Profile attached to QR 9, 10/1/00-12/31/00)

# Environmental FirstSearch

## Site Detail Report

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

### CERCLIS SITE

**SEARCH ID:** 1                      **DIST/DIR:** 0.35 NE                      **MAP ID:** 1

<b>NAME:</b> PATCLIN CHEMICAL CO <b>ADDRESS:</b> 66 ALEXANDER STREET YONKERS NY 10701 WESTCHESTER <b>CONTACT:</b>	<b>REV:</b> 3/8/06 <b>ID1:</b> NYD986925790 <b>ID2:</b> 0203907 <b>STATUS:</b> NOT PROPOSED <b>PHONE:</b>
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**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
ARCHIVE SITE	EPA In-House		10-09-2002
ADMIN ORDER ON CONSENT	Federal Enforcement		06-30-1994
CONSENT AGREEMENT (ADMINISTRATIVE)	Federal Enforcement		09-30-2005
PRP REMOVAL Stabilized	Responsible Party Primary	09-22-1994	09-26-1996
REMOVAL Stabilized	EPA Fund-Financed Primary	01-15-2002	03-14-2002
REMOVAL Stabilized	EPA Fund-Financed Primary	03-31-1998	05-04-1998
REMOVAL ASSESSMENT	EPA Fund-Financed	03-31-1998	03-31-1998
REMOVAL NEGOTIATIONS	Federal Enforcement		02-21-2002

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 88

**DIST/DIR:** 0.40 NE

**MAP ID:** 45

**NAME:** SUN CHEMICAL  
**ADDRESS:** 80-94 ALEXANDER STREET, BLOCK/LOTS: 2608/29, 35,3  
YONKERS NY  
WESTCHESTER  
**CONTACT:**

**REV:** 5/3/06  
**ID1:** 37524984-4  
**ID2:** 37524984  
**STATUS:** EPA BROWNFIELD  
**PHONE:**

**EPA ID:**  
**EPA SITE NAME:**  
**SITE ALIAS:**  
**CONTAMINANTS:**  
**TOTAL ACRES:** 2  
**CERCLA WASTELAN:**  
**RCRA FACILITY:**  
**AIR AFFECTED:**  
**GROUNDWATER AFFECTED:**  
**SURFACE WATER AFFECTED:**  
**NUMBER OF PARCELS:**  
**LOCAL PARCEL NUMBER:**  
**ADD DATE:**

**COMMENTS:** PARCEL ACCOMPLISHMENTS

**COMMENTS:** LEVERAGED PARCEL ACCOMPLISHMENTS PRE/NON-PILOT PARCEL  
ACCOMPLISHMENTS PARCEL KEY MEASURE DESCRIPTIONS The Pilot reports a Phase I Site Assessment was started in January 2000,  
and completed in February 2001. (Brownfields Pilot Site Profile attached to QR 9, 10/1/00-12/31/00)

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 83

**DIST/DIR:** 0.43 NE

**MAP ID:** 21

**NAME:** HALSTEAD-QUINN/ATI TANK FARM  
**ADDRESS:** 91 ALEXANDER STREET  
YONKERS NY 10710  
WESTCHESTER

**REV:** 3/17/04  
**ID1:** B00193  
**ID2:**  
**STATUS:** OBP  
**PHONE:**

**CONTACT:**

**SITE INFORMATION**

**REGION:** 3  
**TYPE OF SITE:** OBP - OLD BROWNFIELD PROGRAM

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**OTHER SITE**

**SEARCH ID:** 52

**DIST/DIR:** 0.43 NE

**MAP ID:** 21

**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**

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

<b>TANK NUMBER:</b>	10	<b>TANK STATUS:</b>	IN SERVICE
<b>INSTALLED:</b>	00/00	<b>CLOSED:</b>	
<b>TANK CAPACITY:</b>	147000 GALLONS		
<b>PRODUCT:</b>	# 1, 2, OR 4 FUEL OIL		

- Continued on next page -

# Environmental FirstSearch

## Site Detail Report

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

### OTHER SITE

**SEARCH ID:** 52                      **DIST/DIR:** 0.43 NE                      **MAP ID:** 21

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

<b>TANK TYPE:</b>	STEEL/CARBON STEEL
<b>TANK LOCATION:</b>	ABOVEGROUND
<b>INTERNAL PROTECTION:</b>	NONE
<b>EXTERNAL PROTECTION:</b>	PAINTED/ASPHALT COATING
<b>PIPE TYPE:</b>	STEEL/IRON
<b>PIPE LOCATION:</b>	ABOVEGROUND/UNDERGROUND COMBINATION
<b>INTERNAL PROTECTION:</b>	NONE
<b>EXTERNAL PROTECTION:</b>	SACRIFICIAL ANODE
<b>SECONDARY CONTAINMENT:</b>	CONCRETE DIKE, SYNTHETIC LINER
<b>LEAK DETECTION:</b>	OTHER
<b>OVERFILL PROTECTION:</b>	PRODUCT LEVEL GAUGE
<b>DISPENSER:</b>	SUCTION
<b>TIGHTNESS TESTED:</b>	12/90
<b>TEST RESULTS:</b>	
<b>STATUS OF DATA:</b>	1

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

<b>TANK NUMBER:</b>	12	<b>TANK STATUS:</b>	IN SERVICE
<b>INSTALLED:</b>	00/00	<b>CLOSED:</b>	
<b>TANK CAPACITY:</b>	147000 GALLONS		
<b>PRODUCT:</b>	DIESEL		
<b>TANK TYPE:</b>	STEEL/CARBON STEEL		
<b>TANK LOCATION:</b>	ABOVEGROUND		
<b>INTERNAL PROTECTION:</b>	NONE		
<b>EXTERNAL PROTECTION:</b>	PAINTED/ASPHALT COATING		
<b>PIPE TYPE:</b>	STEEL/IRON		
<b>PIPE LOCATION:</b>	ABOVEGROUND/UNDERGROUND COMBINATION		
<b>INTERNAL PROTECTION:</b>	NONE		
<b>EXTERNAL PROTECTION:</b>	SACRIFICIAL ANODE		
<b>SECONDARY CONTAINMENT:</b>	CONCRETE DIKE, SYNTHETIC LINER		
<b>LEAK DETECTION:</b>	OTHER		
<b>OVERFILL PROTECTION:</b>	PRODUCT LEVEL GAUGE		

- Continued on next page -

# Environmental FirstSearch

## Site Detail Report

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

### OTHER SITE

**SEARCH ID:** 52

**DIST/DIR:** 0.43 NE

**MAP ID:** 21

**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

**DISPENSER:** SUCTION  
**TIGHTNESS TESTED:** 12/90  
**TEST RESULTS:**  
**STATUS OF DATA:** 1

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

<b>TANK NUMBER:</b>	14	<b>TANK STATUS:</b>	IN SERVICE
<b>INSTALLED:</b>	08/91	<b>CLOSED:</b>	
<b>TANK CAPACITY:</b>	3000 GALLONS		
<b>PRODUCT:</b>	DIESEL		
<b>TANK TYPE:</b>	STEEL/CARBON STEEL		
<b>TANK LOCATION:</b>	ABOVEGROUND		
<b>INTERNAL PROTECTION:</b>	NONE		
<b>EXTERNAL PROTECTION:</b>	NONE		
<b>PIPE TYPE:</b>	STEEL/IRON		
<b>PIPE LOCATION:</b>	ABOVE GROUND		
<b>INTERNAL PROTECTION:</b>	NONE		
<b>EXTERNAL PROTECTION:</b>	NONE		
<b>SECONDARY CONTAINMENT:</b>	CONCRETE DIKE, SYNTHETIC LINER		
<b>LEAK DETECTION:</b>	OTHER		
<b>OVERFILL PROTECTION:</b>	VENT WHISTLE		
<b>DISPENSER:</b>	SUCTION		
<b>TIGHTNESS TESTED:</b>	09/91		
<b>TEST RESULTS:</b>			
<b>STATUS OF DATA:</b>	1		

<b>TANK NUMBER:</b>	15	<b>TANK STATUS:</b>	IN SERVICE
<b>INSTALLED:</b>	01/92	<b>CLOSED:</b>	
<b>TANK CAPACITY:</b>	2000 GALLONS		
<b>PRODUCT:</b>	# 1, 2, OR 4 FUEL OIL		
<b>TANK TYPE:</b>	STEEL/CARBON STEEL		
<b>TANK LOCATION:</b>	ABOVEGROUND		

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



***Environmental FirstSearch***  
***Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

BF

**SEARCH ID:** 71                      **DIST/DIR:** 0.49 NE                      **MAP ID:** 52

**NAME:** 110 ALEXANDER STREET, BLOCK/LOTS: 2618/2  
**ADDRESS:** 110 ALEXANDER STREET  
YONKERS NY  
WESTCHESTER

**REV:** 5/3/06  
**ID1:** 37524984-15  
**ID2:** 37524984  
**STATUS:** EPA BROWNFIELD  
**PHONE:**

**CONTACT:**

**EPA ID:**

**EPA SITE NAME:**

**SITE ALIAS:**

**CONTAMINANTS:**

**TOTAL ACRES:** 0.2

**CERCLA WASTELAN:**

**RCRA FACILITY:**

**AIR AFFECTED:**

**GROUNDWATER AFFECTED:**

**SURFACE WATER AFFECTED:**

**NUMBER OF PARCELS:**

**LOCAL PARCEL NUMBER:**

**ADD DATE:**

**COMMENTS:**

LEVERAGED PARCEL ACCOMPLISHMENTS PRE/NON-PILOT PARCEL

ACCOMPLISHMENTS PARCEL KEY MEASURE DESCRIPTIONS The Pilot reports a Phase I Site Assessment was started in January 2000, and completed in February 2001. (Brownfields Pilot Site Profile attached to QR 9, 10/1/00-12/31/00)

**COMMENTS:**

PARCEL ACCOMPLISHMENTS

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**STATE SITE**

**SEARCH ID:** 2                      **DIST/DIR:** 0.98 NE                      **MAP ID:** 16

<b>NAME:</b> BICC CABLES <b>ADDRESS:</b> 1 POINT STREET YONKERS NY 10702 WESTCHESTER <b>CONTACT:</b>	<b>REV:</b> 02/09/06 <b>ID1:</b> 360051 <b>ID2:</b> <b>STATUS:</b> <b>PHONE:</b>
--	--

**SITE INFORMATION**

<b>CLASS CODE:</b> 2	<b>REGION:</b> 3	
<b>SIZE (ACRES):</b> 14		
<b><u>SITE TYPE:</u></b>		
<b>OPEN DUMP:</b>	<b>STRUCTURE:</b> X	
<b>LAGOON:</b>	<b>LANDFILL:</b>	
<b>POND:</b>	<b>NPL STATUS:</b>	

**SITE OWNER/OPERATOR INFORMATION:**

<b>CURRENT OWNER(S) NAME:</b>	BICC CABLES CORPORATION
<b>CURRENT OWNER(S) ADDRESS:</b>	1 CROSFIELD AVENUE WEST NYACK NY 10994
<b>OPERATOR(S) DURING DISPOSAL:</b>	BICC CABLES CORPORATION
<b>OPERATOR(S) ADDRESS:</b>	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 photos 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.

<b>CONFIRMED HAZARDOUS WASTE DISPOSAL:</b>	<b>QUANTITY:</b>
PCBs	unknown
lead	unknown
Copper	unknown

- Continued on next page -

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**STATE SITE**

**SEARCH ID:** 2

**DIST/DIR:** 0.98 NE

**MAP ID:** 16

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

**REV:** 02/09/06  
**ID1:** 360051  
**ID2:**  
**STATUS:**  
**PHONE:**

**ANALYTICAL DATA AVAILABLE FOR**

**GROUNDWATER:** X  
**AIR:**  
**SOIL:** X

**SURFACE WATER:**  
**SEDIMENT:**

**APPLICABLE STANDARDS EXCEEDED FOR**

**GROUNDWATER:**  
**AIR:**

**SURFACE WATER:**  
**DRINKING WATER:**

**GEOTECHNICAL INFORMATION**

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

**LEGAL ACTION**

**TYPE:** CONSENT ORDER  
**STATUS:** NE

**REMEDATION**

**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. Exposure to these soils is not expected since the PRAP calls for capping of the site with clean soil and concrete as well as an environmental easement and soil management plan. The area is served by public water therefore, exposure to contaminated groundwater is not expected. Inhalation of contaminated indoor air as a result of vapor intrusion or volatilization from contaminated building materials is a potential exposure pathway at this site. However, historic indoor air sampling has not identified any impacts. In addition, as part of the PRAP, the on-site buildings will be demolished and any future buildings constructed on the site will be equipped with vapor intrusion mitigation (i.e., a sub-slab depressurization system). Therefore, inhalation will not be a potential exposure pathway in the future.

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 102

**DIST/DIR:** NON GC

**MAP ID:**

**NAME:** NYS DOT SPRINGBROOK  
**ADDRESS:** SPRINGBROOK PKWY  
YONKERS NY  
WESTCHESTER

**REV:** 3/1/06  
**ID1:** 0308914  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**SITE INFORMATION:**

**SPILL DATE:** 11/21/2003  
**DATE REPORTED:** 11/21/2003  
**SPILL TIME:** 10:00 AM  
**TIME REPORTED:** 10:41 AM  
**SPILLED MATERIAL:** DIESEL

**SPILLED AMOUNT:** 0.0000 GAL.  
**SPILL CAUSE:** TANK TEST FAILURE  
**SPILL SOURCE:** INSTITUTIONAL, EDUCATIONAL, GOV., OTHER  
**RESOURCE AFFECTED:** SOIL  
**WATERBODY:**

**REGION CLOSED DATE:** NOT CLOSED

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

**STATE SPILLS SITE**

**SEARCH ID:** 94

**DIST/DIR:** NON GC

**MAP ID:**

**NAME:** ON THE ROADWAY  
**ADDRESS:** OLD NEPPERHAN AVE  
YONKERS NY  
WESTCHESTER

**REV:** 3/1/06  
**ID1:** 0508615  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**SITE INFORMATION:**

**SPILL DATE:** 10/18/2005  
**DATE REPORTED:** 10/18/2005  
**SPILL TIME:** 11:20 AM  
**TIME REPORTED:** 03:25 PM  
**SPILLED MATERIAL:** MOTOR OIL

**SPILLED AMOUNT:** GAL.  
**SPILL CAUSE:** TRAFFIC ACCIDENT  
**SPILL SOURCE:** COMMERCIAL VEHICLE  
**RESOURCE AFFECTED:** SOIL  
**WATERBODY:**

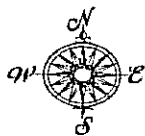
**REGION CLOSED DATE:** NOT CLOSED

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**TARGET SITE:** 53-59 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** SY04190.31

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Alexander St	0.24 NE		
Atherton St	0.19 NE		
Bashford St	0.20 NE		
Buena Vista Ave	0.01 SE		
Clinton Ave	0.12 SE		
Dock St	0.17 NE		
Hawthorne Ave	0.06 SE		
Hudson St	0.05 NE		
Main St	0.11 NE		
Market Pl	0.13 NE		
Mill St	0.24 NE		
Nepperhan St	0.14 NE		
Prospect St	0.05 SE		
River St	0.17 NE		
Riverdale Ave	0.16 NE		
St Mary St	0.22 S-		
United States Highwa	0.23 SE		
Warburton Ave	0.19 NE		
Water Grant St	0.17 NE		
Wells Ave	0.24 NE		
Woodworth Ave	0.22 NE		



# Environmental FirstSearch

1 Mile Radius  
ASTM Map: NPL, RCRACOR, STATE Sites

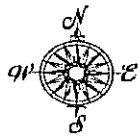


53-59 BUENA VISTA AVE, YONKERS NY 10701



Source: 2002 U.S. Census TIGER Files

- |  |  |  |  |
|--|--|--|--|
| Target Site (Latitude: 40.933221 Longitude: -73.903302) .....        |  |  |  |
| Identified Site, Multiple Sites, Receptor .....                      |  |  |  |
| NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste ..... |  |  |  |
| Railroads .....  |  |  |  |
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



# Environmental FirstSearch

.5 Mile Radius  
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



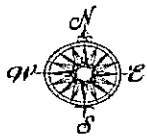
53-59 BUENA VISTA AVE, YONKERS NY 10701



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 40.933221 Longitude: -73.903302) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





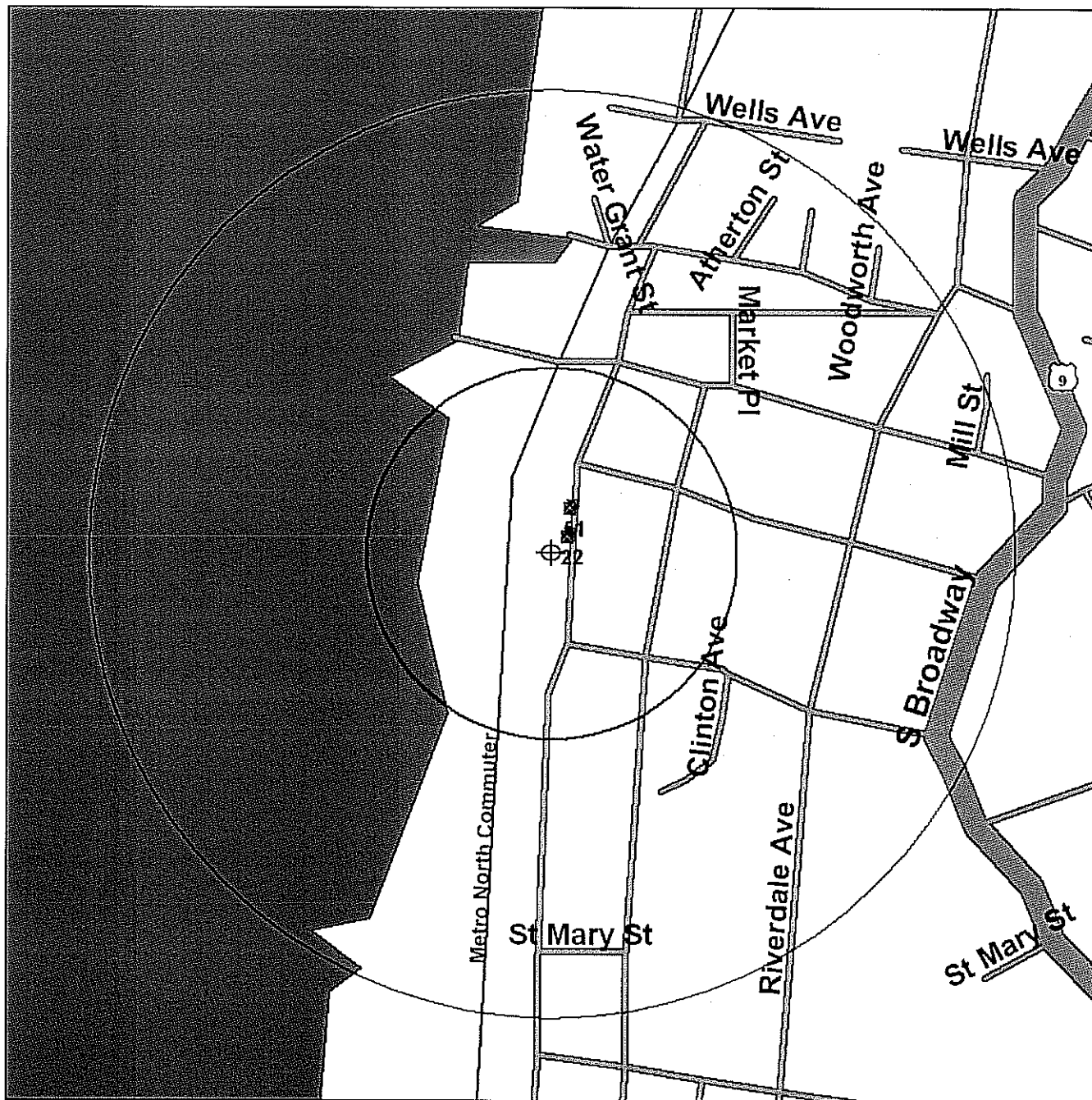
# Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST



53-59 BUENA VISTA AVE, YONKERS NY 10701



Source: 2002 U.S. Census TIGER Files.

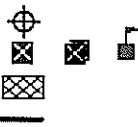
Target Site (Latitude: 40.933221 Longitude: -73.903302) .....

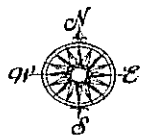
Identified Site, Multiple Sites, Receptor .....

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

Railroads .....

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





# Environmental FirstSearch

.5 Mile Radius

Non-ASTM Map: Multiple Databases



53-59 BUENA VISTA AVE, YONKERS NY 10701



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 40.933221 Longitude: -73.903302) .....

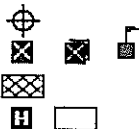
Identified Site, Multiple Sites, Receptor .....

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

National Historic Sites and Landmark Sites .....

Railroads .....

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



**APPENDIX E**

**Previous Environmental Reports**

# **UNDERGROUND STORAGE TANK CLOSURE REPORT**

**53 Buena Vista Avenue  
Yonkers, New York**



Prepared by:

**NATIONAL ENVIRONMENTAL  
MANAGEMENT ASSOCIATES CORP.**  
457 Main Street, Suite 161.  
Farmingdale, New York

# **UNDERGROUND STORAGE TANK CLOSURE REPORT**

**53 Buena Vista Avenue  
Yonkers, New York**

Prepared by:

**National Environmental Management Associates Corp.  
457 Main Street, Suite 161  
Farmingdale, New York**

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3.0 UNDERGROUND STORAGE TANK REMOVALS	3
4.0 EXCAVATION INSPECTION	4
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2. UST Locations	Following Report

<b><u>Appendices</u></b>	<b><u>Page Number</u></b>
Laboratory Analysis	Following Report
Petroleum Bulk Storage Application	Following Report

*National Environmental Management Associates Corp.*

**UNDERGROUND STORAGE TANK  
CLOSURE REPORT**

53 Buena Vista Avenue  
Yonkers, New York

**1.0 INTRODUCTION**

The Subject Site is located at 53 Buena Vista Avenue, Yonkers, New York (see Figure 1). The site consists of a 1 ½ - 2 story brick building with service bays and an office. A total of three (3) 550 gallon underground storage tanks were buried at the Site and one (1) 1,000 gallon UST was buried at an auxiliary site on the corner of Buena Vista Avenue and Main Street.

This report is prepared in compliance with USEPA regulation, Title 40 Code of Federal Regulations Part 261 {40CFR280}.

**2.0 BACKGROUND**

*2.1 General*

All UST removals were completed in March and April 1999. Three (3) 550 gallon and one (1) 1,000 gasoline tanks were removed (see Petroleum Bulk Storage Application appended to report). Gasline Installations, Inc. was the UST removal contractor.

*2.2 Project Personnel*

The following personnel, and/or companies, and area of responsibility were/are involved with this site.

**OWNER:**

*AVET Coach Corp.  
53 Buena Vista Avenue  
Yonkers, New York*

**ENVIRONMENTAL CONTRACTOR:**

*Gasoline Installations, Inc.  
3 Hoover Street  
Inwood, N.Y.*

**ENVIRONMENTAL CONSULTANT:**

*National Environmental Mgmt. Assoc. Corp.  
457 Main Street, Suite 161  
Farmingdale, N.Y.*

**LABORATORY ANALYSIS:**

*ANALab, Inc.  
1152 Route 10  
Randolph, New Jersey*

# *National Environmental Management Associates Corp.*

## **3.0 UNDERGROUND STORAGE TANK REMOVALS**

Underground Storage Tank (UST) removals were completed in March and April 1999. Both UST's were pumped, excavated, cut, cleaned and disposed of by Gasoline Installations, Inc., Inwood, N.Y. Figure 2 shows actual UST locations prior to removal.

A total of four (4) gasoline underground storage tanks were removed from the AVET Facility. All of the tanks were inspected after removal and appeared to be in excellent condition and free of any holes or pitting.

## **4.0 EXCAVATION INSPECTION**

The open excavation from UST removals were visually inspected and screened by NATIONAL representatives utilizing a HNU Systems Photoionization Detector (PID). Soil samples were collected to confirm PID results.

### **4.1 PID Screening**

Visual inspection of the excavation along all walls and flooring revealed no signs of contamination. PID screening confirmed the soils to be free of aromatic hydrocarbons, exhibiting no meter detections.

### **4.2 Soil Sampling & Analysis**

Soil samples were taken within the excavations to confirm the PID and visual inspection results. As per Westchester County Health Department representative, composite samples were collected from the walls and floor of each of the excavations (actual laboratory results are appended to report).

Two (2) composite samples from the 1,000 gallon UST excavation (UST-1 and UST-2) and one (1) composite sample from each of the 550 gallon UST excavations (UST-3, UST-4 and UST-5) were collected. Each of the samples collected was analyzed for compounds listed on Table 1 of the NYSDEC Stars Memo.

All of the samples exhibited no detections of volatile compounds.

## **5.0 SOIL CONTAMINATION**

No soil contamination was discovered within the UST excavations.



# *National Environmental Management Associates Corp.*

## **6.0 SUMMARY AND RECOMMENDATIONS**

### *6.1 Summary*

This report was based on observations by National Environmental Management Associates Corp. representatives as well as PID screening and soil sampling and analysis.

In summary:

- All UST's were pumped, excavated, removed, cleaned and legally disposed of.
- PID Screening within the excavations revealed no detections.
- Soil samples collected through borings revealed volatile organics below detection limits (none detected) as listed in NYSDEC STARS Table 1.

### *6.2 Recommendations*

With analytical results showing no contamination in excavation samples which exceed NYSDEC guidelines, National Environmental Management Associates Corp. feels no remediation is warranted. Based on the above written report, summary and knowledge of the site, National Environmental Management Associates Corp. recommends no further action at this time.

# *National Environmental Management Associates Corp.*

## 7.0 CERTIFICATION AND DISCLAIMER

National Environmental Management Associates Corp. has performed this UST Assessment of the Site in accordance with good commercial and customary practice and generally accepted protocols within the consulting industry with respect to compliance with 40 CFR 280 and general UST Closure. The assessment included a visual inspection of the Property, a review of public records, on-site oversight and sampling.

The purpose of this investigation was to identify sources of contamination, if any, at the Site, and to satisfy the standards set forth in 40 CFR 280. The conclusions set forth in this report are based upon information that was available to NATIONAL during the inspection of the Site. If new Information becomes available concerning the Site after this date, or if the Site is used in the future in a manner other than that which is identified in this report, the conclusions contained herein may have to be modified. Additionally, while this investigation was performed in accordance with good commercial and customary practice and generally accepted protocols within the consulting industry, NATIONAL cannot guarantee that the Site is completely free of hazardous substances or other materials or conditions that could subject anyone to potential liability.

National Environmental Management Associates Corp. has no interest other than professional in this Assessment and neither its performance, not compensation for same, is contingent upon the recommendations that are represented herein.

### UST CLOSURE REPORT

53 Buena Vista Avenue  
Yonkers, New York

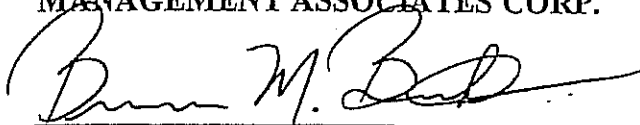
7-6-99

Date

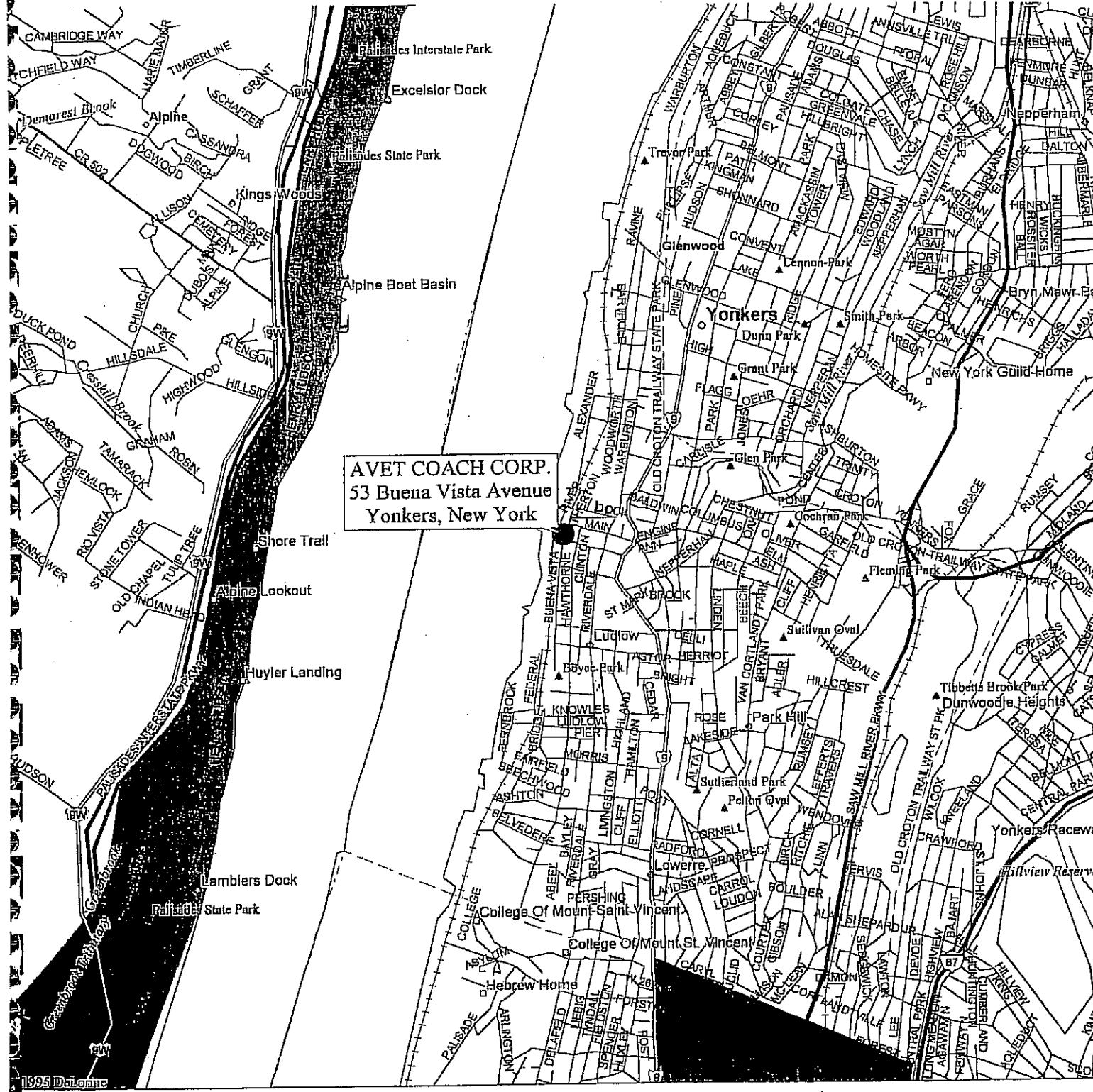
The undersigned certify this report is a true and authentic report of results obtained from our findings.

Respectfully submitted,

NATIONAL ENVIRONMENTAL  
MANAGEMENT ASSOCIATES CORP.



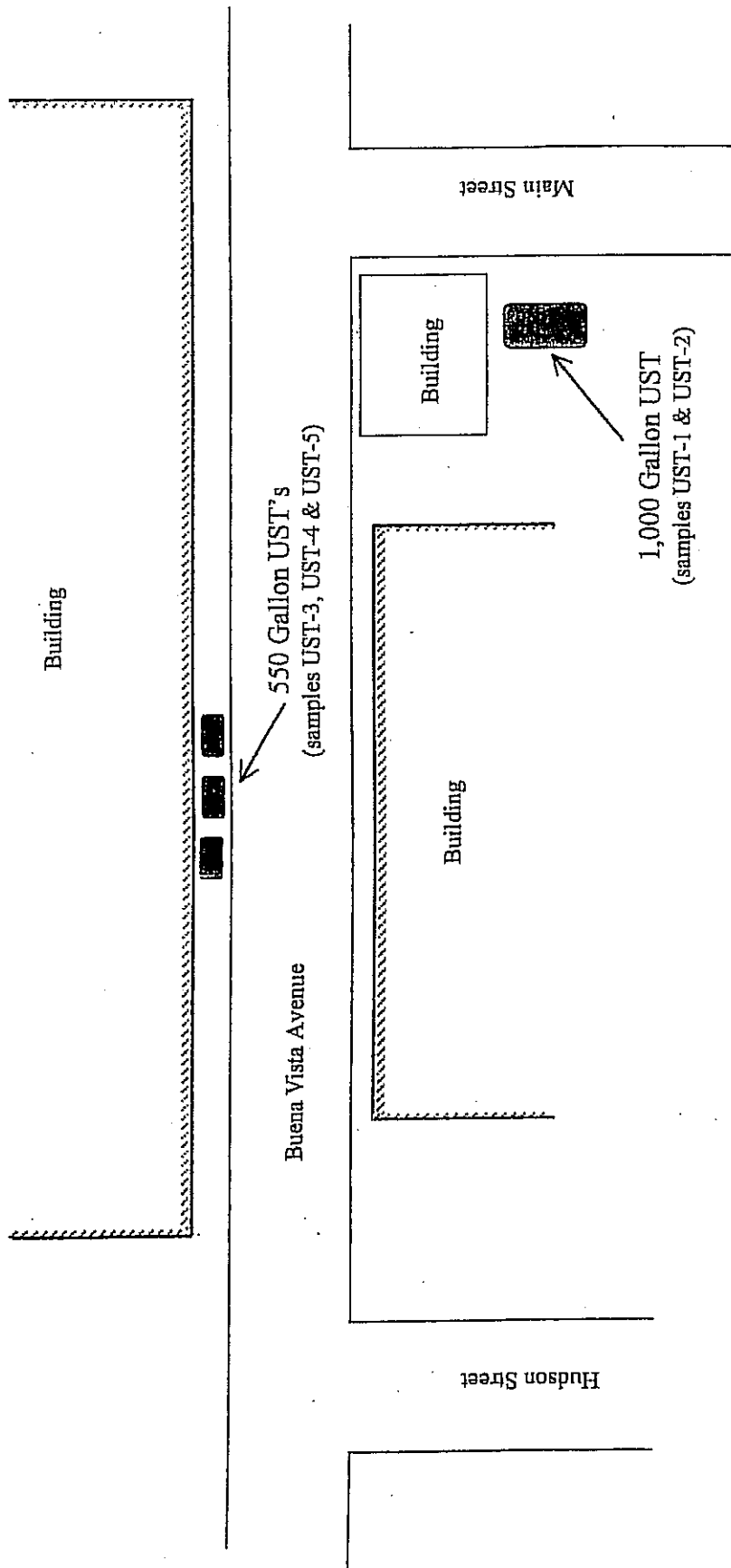
Bruce M. Beck, President  
Environmental Engineer



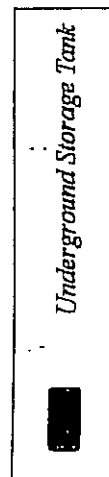
1995 Deline  
 Lag 14.00  
 Wed Jul 07 21:37 1999  
 Scale 1:31,250 (at center)  
 2000 Feet  
 1000 Meters

- |                                |                       |                       |
|--------------------------------|-----------------------|-----------------------|
| — Secondary SR, Road, Hwy Ramp | + Railroad            | - - - County Boundary |
| — Major Connector              | □ Point of Interest   | - - - State Boundary  |
| — State Route                  | ◇ Town, Small City    | Population Center     |
| - - - Trail                    | ★ Park or Reservation | □ Lake, Ocean         |
| — Interstate/Limited Access    | ◇ Locale              | ■ City Park           |
| — Toll Highway                 | ◇ City                | Woodland              |
| — US Highway                   | — Fence, gate, wall   |                       |

Figure 1



LEGEND



53 Buena Vista Avenue Yonkers, New York	
Location of Underground Storage Tanks and Samples	
Date:	FIGURE
National Environmental Management Associates Corp. 457 Main Street, # 161 Farmingdale, New York (516) 226-9080	
2	

(not necessarily to scale)



Westchester County

Please Type or Print Clearly  
and Complete All Items

## WESTCHESTER COUNTY DEPARTMENT OF HEALTH

## PETROLEUM BULK STORAGE APPLICATION

Form A

Pursuant to the Petroleum Bulk Storage Law,

Article XXV of the Westchester County Sanitary Code

(Continued on Reverse Side-Please Be Sure to Complete Section B

SECTION A - See Instructions on Cover Sheet

<b>REGISTRAR</b> B-600383 Located at Other Existing DEC-Mechure, if any. for this Facility CTS Number: SPINES Number: TRANSLATION TYPE (Check all that apply) NOTE: Transaction Types 1, 2 and 3 require a fee. 1. <input type="checkbox"/> Initial <input type="checkbox"/> New Facility 2. <input type="checkbox"/> Change of <input type="checkbox"/> Ownership 3. <input checked="" type="checkbox"/> Substantial <input type="checkbox"/> Tank Modification 4. <input type="checkbox"/> Information 5. <input checked="" type="checkbox"/> Renewal		<b>FACILITY</b> NAME: <u>AVET CORP. CORP.</u> LOCATION (But not Street): <u>53 Buena Vista Ave.</u> LOCATION (Cathedral): CITY/TOWN/VILLAGE: <u>Yonkers</u> STATE: <u>NY</u> ZIP CODE: <u>10701</u> COUNTY: <u>WESTCHESTER</u> TOWNSHIP: <u>NY</u> NAME OF OPERATOR AT FACILITY: <u>HARVEY N. GAROBEES</u> FACILITY TELEPHONE NUMBER: <u>(914) 968 4900</u> EMERGENCY CONTACT NAME: <u>HARVEY N. GAROBEES</u> EMERGENCY CONTACT PHONE NO.: <u>(914) 968 4900</u> NAME: <u>AVET CORP. CORP.</u> ADDRESS (Same as under F.O. Reg): <u>53 Buena Vista Ave.</u> CITY: <u>Yonkers</u> STATE: <u>NY</u> ZIP CODE: <u>10701</u> FEDERAL TAX ID NO.: <u>914 968 4900</u> OWNER TELEPHONE NUMBER: <u>(914) 968 4900</u> TYPE OF OWNER (Check only one) <input type="checkbox"/> Private Resident <input type="checkbox"/> Sole Owner <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Federal Government <input checked="" type="checkbox"/> Corporate/Commercial ATTENTION: <u>HARVEY N. GAROBEES</u> NAME OF COMPANY: <u>AVET CORP. CORP.</u> ADDRESS: <u>53 Buena Vista Ave.</u> ADDRESS: <u>Yonkers, N.Y. 10701</u> CITY/STATE/ZIP CODE: <u>Yonkers, N.Y. 10701</u> TELEPHONE NUMBER: <u>(914) 968 4900</u>		<b>OWNER</b> TYPE OF OWNER OR AUTHORIZED REPRESENTATIVE: <u>HARVEY N. GAROBEES</u> AMOUNT ENCLOSURE: \$ TITLE: <u>President</u> SIGNATURE: <u>[Signature]</u> DATE: <u>1/18/99</u> I hereby certify under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.		<b>CORRESPONDENCE MAILING</b> Geographical Location for this Facility: <input checked="" type="checkbox"/> Inside LATITUDE: <u>41</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> LONGITUDE: <u>88</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> DEC MIN SEC LONGITUDE: <u>88</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> <u>00</u> DEC MIN SEC	
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REG NUMBER:

3-600383

Tank Information for Petroleum Bulk Storage Facility

SECTION A - See Instructions on Cover Sheet

Tank Number	Tank ID	Location of Tank	Capacity (Gallons)	Product Name	API Gravity	Design Temp	Design Pressure	Design Location	Design Year	Design Federal Reg	Design Edition	Design Subsection	Design Section	Design Division	Design Code	Design Date
1	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
2	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
3	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
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100	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

ANALab, Inc. - Randolph Facility  
1152 Route 10  
Randolph, NJ 07869  
973-584-0330, FAX: 973-584-0515  
APRIL 13, 1999

Certified for: NJ, PA, DE, CT, NY(DOH)  
NJ #14116 NY #11376  
US EPA CLP Lab

COMPLIANCE MONITORING FOR VOLATILE ORGANICS Method 8021

Lab Number: 306944  
Client: NATIONAL ENV. MGMT. ASSOC.  
Sample source: AVET  
Sample ID: UST-1  
Sample date: 03/26/99  
Sampled by: Customer  
At lab date: 03/29/99  
Matrix: Soil  
Instrument: GC 565  
Analysis Date: 04/07/99  
Percent Moisture: 12.45%  
Init Sample wght= 5g  
Column: RTX-502.2-0.53MM  
Dilution Factor: 1  
Final volume= 5ml

Initial sample weight DWB= 4.3775g

Conc. in Sample = (Conc. on Quant Report/Initial Sample Weight DWB)\*Final Volume

Parameter	Result ug/kg	Method Blank ug/kg	Practical Quantitation Limit ug/kg	Minimum Detection Limit ug/kg
Benzene	U	U	1.1	0.46
Ethylbenzene	U	U	1.1	0.57
Toluene	U	U	1.1	0.46
o-Xylene	U	U	1.1	0.91
m+p-Xylene	U	U	1.1	1
Isopropylbenzene	U	U	1.1	0.57
n-Propylbenzene	U	U	1.1	1
p-Isopropyltoluene	U	U	1.1	0.57
1,2,4-Trimethylbenzene	U	U	1.1	0.46
1,3,5-Trimethylbenzene	U	U	1.1	0.8
n-Butylbenzene	U	U	1.1	0.57
sec-Butylbenzene	U	U	1.1	0.57
Naphthalene	U	U	1.1	0.57
MTBE	U	U	1.1	0.57
t-Butyl-benzene	U	U	1.1	0.57

ug/kg = micrograms/kilogram or ppb

U: Indicates a compound was analyzed for but not detected at the MDL.  
J: Indicates an estimated value. It is utilized when a reported value meets the identification criteria but the result is less than the specified detection limit but greater than zero.  
B: Indicates that the analyte was found in the blank as well as the sample. It indicates possible/probable blank contamination.

ND: Not Determined.

ANALab, Inc. - Randolph Facility  
Thomas Mancuso, Lab Mgr.  
Copyright ANALab Inc. 1999.  
All rights reserved.  
CHU

ANALab, Inc. - Randolph Facility  
1152 Route 10  
Randolph, NJ 07869  
973-584-0330, FAX: 973-584-0515  
APRIL 13, 1999

Certified for: NJ, PA, DE, CT, NY (DOH)  
NJ #14116 NY #11376  
US EPA CLP Lab

COMPLIANCE MONITORING FOR VOLATILE ORGANICS Method 8021

Lab Number: 306945  
Client: NATIONAL ENV. MGMT. ASSOC.  
Sample source: AVET  
Sample ID: UST-2  
Sample date: 03/26/99  
Sampled by: Customer  
At lab date: 03/29/99  
Matrix: Soil  
Instrument: GC 565

Analysis Date: 04/07/99  
Percent Moisture: 12.34%  
Init Sample wght= 5g  
Column: RTX-502.2-0.53MM  
Dilution Factor: 1  
Final volume= 5ml

Initial sample weight DWB= 4.383g

Conc. in Sample = (Conc. on Quant Report/Initial Sample Weight DWB)\*Final Volume

Parameter	Result ug/kg	Method Blank ug/kg	Practical Quantitation Limit ug/kg	Minimum Detection Limit ug/kg
Benzene	U	U	1.1	0.46
Ethylbenzene	U	U	1.1	0.57
Toluene	U	U	1.1	0.46
o-Xylene	U	U	1.1	0.91
m+p-Xylene	U	U	1.1	1
Isopropylbenzene	U	U	1.1	0.57
n-Propylbenzene	U	U	1.1	1
p-Isopropyltoluene	U	U	1.1	0.57
1,2,4-Trimethylbenzene	U	U	1.1	0.46
1,3,5-Trimethylbenzene	U	U	1.1	0.8
n-Butylbenzene	U	U	1.1	0.57
sec-Butylbenzene	U	U	1.1	0.57
Naphthalene	U	U	1.1	0.57
MTBE	U	U	1.1	0.57
t-Butyl-benzene	U	U	1.1	0.57

ug/kg = micrograms/kilogram or ppb

U: Indicates a compound was analyzed for but not detected at the MDL.  
J: Indicates an estimated value. It is utilized when a reported value meets the identification criteria but the result is less than the specified detection limit but greater than zero.  
B: Indicates that the analyte was found in the blank as well as the sample. It indicates possible/probable blank contamination.

ND: Not Determined.

ANALab, Inc. - Randolph Facility  
Thomas Mancuso, Lab Mgr.  
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CHU



ANALab, Inc. - Randolph Facility  
1152 Route 10  
Randolph, NJ 07869  
973-584-0330, FAX: 973-584-0515  
APRIL 27, 1999

Certified for: NJ, PA, DE, CT, NY(DOH)  
NJ #14116 NY #11376  
US EPA CLP Lab

COMPLIANCE MONITORING FOR VOLATILE ORGANICS Method 8021

Lab Number: 307860  
Client: NATIONAL ENV. MGMT. ASSOC.  
Sample source: AVET-Yonkers, New York  
Sample ID: UST-3  
Sample date: 04/15/99  
Sampled by: Customer  
At lab date: 04/19/99  
Matrix: Soil  
Instrument: GC 565  
Analysis Date: 04/20/99  
Percent Moisture: 7.93%  
Init Sample wght= 5g  
Column: RTX-502.2-0.53MM  
Dilution Factor: 1  
Final volume= 5ml

Initial sample weight DWB= 4.6035g

Conc. in Sample = (Conc. on Quant Report/Initial Sample Weight DWB)\*Final Volume

Parameter	Result ug/kg	Method Blank ug/kg	Practical Quantitation Limit ug/kg	Minimum Detection Limit ug/kg
Benzene	U	U	1.1	0.43
Ethylbenzene	U	U	1.1	0.54
Toluene	U	U	1.1	0.43
o-Xylene	U	U	1.1	0.87
m+p-Xylene	U	U	1.1	0.98
Isopropylbenzene	U	U	1.1	0.54
n-Propylbenzene	U	U	1.1	0.98
p-Isopropyltoluene	U	U	1.1	0.54
1,2,4-Trimethylbenzene	U	U	1.1	0.43
1,3,5-Trimethylbenzene	U	U	1.1	0.76
n-Butylbenzene	U	U	1.1	0.54
sec-Butylbenzene	U	U	1.1	0.54
Naphthalene	U	U	1.1	0.54
MTBE	U	U	1.1	0.54
t-Butyl-benzene	U	U	1.1	0.54

ug/kg = micrograms/kilogram or ppb

- U: Indicates a compound was analyzed for but not detected at the MDL.  
J: Indicates an estimated value. It is utilized when a reported value meets the identification criteria but the result is less than the specified detection limit but greater than zero.  
B: Indicates that the analyte was found in the blank as well as the sample. It indicates possible/probable blank contamination.

ND: Not Determined.

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Thomas Mancuso, Lab Mgr.  
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CHU

ANALab, Inc. - Randolph Facility  
1152 Route 10  
Randolph, NJ 07869  
973-584-0330, FAX: 973-584-0515  
APRIL 28, 1999

Certified for: NJ, PA, DE, CT, NY (DOH)  
NJ #14116 NY #11376  
US EPA CLP Lab

COMPLIANCE MONITORING FOR VOLATILE ORGANICS Method 8021

Lab Number: 307861  
Client: NATIONAL ENV. MGMT. ASSOC.  
Sample source: AVET-Yonkers, New York  
Sample ID: UST-4  
Sample date: 04/15/99  
Sampled by: Customer  
At lab date: 04/19/99 4/14/99 Analysis Date: 04/20/99 Column: RTX-502.2-0.53MM  
Matrix: Soil 5/17/99 Percent Moisture: 7.14% Dilution Factor: 1  
Instrument: GC 565 Init Sample wght= 5g Final volume= 5ml

Initial sample weight DWB= 4.643g

Conc. in Sample = (Conc. on Quant Report/Initial Sample Weight DWB)\*Final Volume

Parameter	Result ug/kg	Method Blank ug/kg	Practical Quantitation Limit ug/kg	Minimum Detection Limit ug/kg
Benzene	U	U	1.1	0.43
Ethylbenzene	U	U	1.1	0.54
Toluene	U	U	1.1	0.43
o-Xylene	U	U	1.1	0.86
m+p-Xylene	U	U	1.1	0.97
Isopropylbenzene	U	U	1.1	0.54
n-Propylbenzene	U	U	1.1	0.97
p-Isopropyltoluene	U	U	1.1	0.54
1,2,4-Trimethylbenzene	U	U	1.1	0.43
1,3,5-Trimethylbenzene	U	U	1.1	0.75
n-Butylbenzene	U	U	1.1	0.54
sec-Butylbenzene	U	U	1.1	0.54
Naphthalene	U	U	1.1	0.54
MTBE	U	U	1.1	0.54
t-Butyl-benzene	U	U	1.1	0.54

ug/kg = micrograms/kilogram or ppb

U: Indicates a compound was analyzed for but not detected at the MDL.  
J: Indicates an estimated value. It is utilized when a reported value meets the identification criteria but the result is less than the specified detection limit but greater than zero.  
B: Indicates that the analyte was found in the blank as well as the sample. It indicates possible/probable blank contamination.

ND: Not Determined.

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Certified for: NJ, PA, DE, CT, NY(DOH)  
NJ #14116 NY #11376  
US EPA CLP Lab

COMPLIANCE MONITORING FOR VOLATILE ORGANICS Method 8021

Lab Number: 307862  
Client: NATIONAL ENV. MGMT. ASSOC.  
Sample source: AVET-Yonkers, New York  
Sample ID: UST-5  
Sample date: 04/15/99  
Sampled by: CUSTOMER  
At lab date: 04/19/99 4/16/99 Analysis Date: 04/20/99  
Matrix: Soil KS 5/17/99 Percent Moisture: 7.5%  
Instrument: GC 565 Init Sample wght= 5g  
Column: RTX-502.2-0.53MM  
Dilution Factor: 1  
Final volume= 5ml

Initial sample weight DWB= 4.625g

Conc. in Sample = (Conc. on Quant Report/Initial Sample Weight DWB)\*Final Volume

Parameter	Result ug/kg	Method Blank ug/kg	Practical Quantitation Limit ug/kg	Minimum Detection Limit ug/kg
Benzene	U	U	1.1	0.43
Ethylbenzene	U	U	1.1	0.54
Toluene	U	U	1.1	0.43
o-Xylene	U	U	1.1	0.86
m+p-Xylene	U	U	1.1	0.97
Isopropylbenzene	U	U	1.1	0.54
n-Propylbenzene	U	U	1.1	0.97
p-Isopropyltoluene	U	U	1.1	0.54
1,2,4-Trimethylbenzene	U	U	1.1	0.43
1,3,5-Trimethylbenzene	U	U	1.1	0.76
n-Butylbenzene	U	U	1.1	0.54
sec-Butylbenzene	U	U	1.1	0.54
Naphthalene	U	U	1.1	0.54
MTBE	U	U	1.1	0.54
t-Butyl-benzene	U	U	1.1	0.54

ug/kg = micrograms/kilogram or ppb

- U: Indicates a compound was analyzed for but not detected at the MDL.  
J: Indicates an estimated value. It is utilized when a reported value meets the identification criteria but the result is less than the specified detection limit but greater than zero.  
B: Indicates that the analyte was found in the blank as well as the sample. It indicates possible/probable blank contamination.

ND: Not Determined.

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**APPENDIX F**

**Table 4: VOCs in Soil Gas**

Table 4: VOCs in Soil Gas

Results provided in  $\mu\text{g}/\text{m}^3$  Results in bold exceed background levels.

Compound	Background Levels <sup>1</sup>	Sample ID					
		4SG-1	4SG-2	4SG-3	4SG-4	4SG-5	4SG-6
1,1,1-Trichloroethane	<0.25 - 1.4	ND	77.7	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	<0.25	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	<0.25	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	<0.25	ND	ND	ND	ND	ND	ND
1,1-Dichloroethylene	NA	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	NA	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	0.78 - 4.4	ND	21.5	17.5	17.5	145	18.5
1,2-Dibromoethane	<0.25	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	<0.25	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	<0.25	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	<0.25	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	<0.25 - 1.7	ND	12.5	ND	ND	ND	ND
1,3-Dichlorobenzene	<0.25	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	NA	ND	ND	ND	ND	ND	ND
3-Chloropropene	NA	ND	ND	ND	ND	ND	ND
4-Ethyltoluene	NA	ND	ND	ND	ND	ND	ND
Benzene	1.2-5.7	ND	ND	ND	ND	ND	ND
Benzyl Chloride	NA	ND	ND	ND	ND	ND	ND
Bromomethane	<0.25	ND	ND	ND	ND	ND	ND
Carbon Tetrachloride	<0.25 - 0.68	ND	ND	ND	ND	ND	ND
Chlorobenzene	<0.25	ND	ND	ND	ND	ND	ND
Chloroethane	NA	ND	ND	ND	ND	ND	ND
Chloroform	<0.25	ND	ND	ND	ND	ND	ND
Chloromethane	<0.25 - 2.0	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethylene	<0.25	766	ND	ND	ND	80.7	ND
cis-1,3-Dichloropropylene	NA	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	NA	ND	ND	ND	ND	ND	ND
Ethylbenzene	NA	ND	12.4	10.6	9.3	20.8	21.2
Freon-113	NA	ND	ND	ND	ND	ND	ND
Hexachloro-1,3-Butadiene	NA	ND	ND	ND	ND	ND	ND
Methylene Chloride	0.38-6.3	ND	ND	ND	ND	ND	ND
o-Xylene	0.39-3.1	ND	21.2	14.1	12.8	19.9	23.9
p- & m-Xylenes	0.52-4.7	ND	27.4	20.8	17.7	ND	ND
Styrene	<0.25-0.68	ND	ND	ND	ND	ND	ND
Tetrachloroethylene	<0.25 - 1.2	5380	1030	1100	586	290	2970
Toluene	4.2-25	172	49.8	42.2	42.2	149	149
trans-1,3-Dichloropropylene	NA	ND	ND	ND	ND	ND	ND
Trichloroethylene	<0.25	2460	92.9	32.8	24.6	17.5	656
Trichlorofluoromethane	NA	ND	ND	ND	ND	ND	ND
Vinyl Chloride	<0.25	ND	ND	ND	ND	ND	ND

1. Background Levels based on NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York and subsequent memoranda.

NA=Not Available ND=Not Detected

**APPENDIX G**  
**Laboratory Data**

# Technical Report

prepared for

**Ecosystems Strategies, Inc.**  
24 Davis Avenue  
Poughkeepsie, NY 12603  
Attention: Richard Hooker

Report Date: 7/5/2006  
***Re: Client Project ID: UY06105.20***  
York Project No.: 06060965

CT License No. PH-0723

New York License No. 10854



**Ecosystems Strategies, Inc.**  
24 Davis Avenue  
Poughkeepsie, NY 12603  
Attention: Richard Hooker

## 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 06/29/06. The project was identified as your project "UY06105.20".

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			4SG-1		4SG-2	
York Sample ID			06060965-01		06060965-02	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles(TO-14 list)	EPA TO-14A	ppbv	---	---	---	---
1,1,1-Trichloroethane			Not detected	10	14	2.0
1,1,2,2-tetrachloroethane			Not detected	10	Not detected	2.0
1,1,2-Trichloroethane			Not detected	10	Not detected	2.0
1,1-Dichloroethane			Not detected	10	Not detected	2.0
1,1-Dichloroethylene			Not detected	10	Not detected	2.0
1,2,4-Trichlorobenzene			Not detected	10	Not detected	2.0
1,2,4-Trimethylbenzene			Not detected	10	4.3	2.0
1,2-Dibromoethane			Not detected	10	Not detected	2.0
1,2-Dichlorobenzene			Not detected	10	Not detected	2.0
1,2-Dichloroethane			Not detected	10	Not detected	2.0
1,2-Dichloropropane			Not detected	10	Not detected	2.0
1,2-Dichlorotetrafluoroethane			Not detected	10	Not detected	2.0
1,3,5-Trimethylbenzene			Not detected	10	2.5	2.0
1,3-Dichlorobenzene			Not detected	10	Not detected	2.0
1,4-Dichlorobenzene			Not detected	10	Not detected	2.0
3-Chloropropene			Not detected	10	Not detected	2.0



Client Sample ID			4SG-1		4SG-2	
York Sample ID			06060965-01		06060965-02	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
4-Ethyltoluene			Not detected	10	Not detected	2.0
Benzene			Not detected	10	Not detected	2.0
Benzyl Chloride			Not detected	10	Not detected	2.0
Bromomethane			Not detected	10	Not detected	2.0
Carbon Tetrachloride			Not detected	10	Not detected	2.0
Chlorobenzene			Not detected	10	Not detected	2.0
Chloroethane			Not detected	10	Not detected	2.0
Chloroform			Not detected	10	Not detected	2.0
Chloromethane			Not detected	10	Not detected	2.0
cis-1,2-Dichloroethylene			190	10	Not detected	2.0
cis-1,3-Dichloropropylene			Not detected	10	Not detected	2.0
Dichlorodifluoromethane			Not detected	10	Not detected	2.0
Ethylbenzene			Not detected	10	2.8	2.0
Freon-113			Not detected	10	Not detected	2.0
Hexachloro-1,3-Butadiene			Not detected	10	Not detected	2.0
Methylene Chloride			Not detected	10	Not detected	2.0
o-Xylene			Not detected	10	4.8	2.0
p- & m-Xylenes			Not detected	10	6.2	2.0
Styrene			Not detected	10	Not detected	2.0
Tetrachloroethylene			780	10	150	2.0
Toluene			45	10	13	2.0
trans-1,3-Dichloropropylene			Not detected	10	Not detected	2.0
Trichloroethylene			450	10	17	2.0
Trichlorofluoromethane			Not detected	10	Not detected	2.0
Vinyl Chloride			Not detected	10	Not detected	2.0
<b>Volatile Organics, TO14 List</b>	EPA TO14A	ug/cu.m.	---	---	---	---
1,1,1-Trichloroethane			Not detected	55.5	77.7	11.1
1,1,2,2-tetrachloroethane			Not detected	70.0	Not detected	14.0
1,1,2-Trichloroethane			Not detected	55.5	Not detected	11.1
1,1-Dichloroethane			Not detected	41.0	Not detected	8.20
1,1-Dichloroethylene			Not detected	40.5	Not detected	8.10
1,2,4-Trichlorobenzene			Not detected	83.0	Not detected	16.6
1,2,4-Trimethylbenzene			Not detected	50.0	21.5	10.0
1,2-Dibromoethane			Not detected	78.0	Not detected	15.6
1,2-Dichlorobenzene			Not detected	60.0	Not detected	12.0
1,2-Dichloroethane			Not detected	41.0	Not detected	8.20
1,2-Dichloropropane			Not detected	47.0	Not detected	9.40
1,2-Dichlorotetrafluoroethane			Not detected	50.0	Not detected	10.0
1,3,5-Trimethylbenzene			Not detected	50.0	12.5	10.0
1,3-Dichlorobenzene			Not detected	61.0	Not detected	12.2
1,4-Dichlorobenzene			Not detected	60.5	Not detected	12.1
3-Chloropropene			Not detected	75.0	Not detected	15.0
4-Ethyltoluene			Not detected	50.5	Not detected	10.1
Benzene			Not detected	32.5	Not detected	6.50
Benzyl Chloride			Not detected	57.5	Not detected	11.5
Bromomethane			Not detected	39.5	Not detected	7.90
Carbon Tetrachloride			Not detected	64.0	Not detected	12.8
Chlorobenzene			Not detected	47.0	Not detected	9.40
Chloroethane			Not detected	27.0	Not detected	5.40
Chloroform			Not detected	49.5	Not detected	9.90
Chloromethane			Not detected	21.0	Not detected	4.20

**YORK**

Client Sample ID			4SG-1		4SG-2	
York Sample ID			06060965-01		06060965-02	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
cis-1,2-Dichloroethylene			766	40.5	Not detected	8.10
cis-1,3-Dichloropropylene			Not detected	49.5	Not detected	9.90
Dichlorodifluoromethane			Not detected	50.5	Not detected	10.1
Ethylbenzene			Not detected	44.0	12.4	8.80
Freon-113			Not detected	78.0	Not detected	15.6
Hexachloro-1,3-Butadiene			Not detected	71.0	Not detected	14.2
Methylene Chloride			Not detected	35.5	Not detected	7.10
o-Xylene			Not detected	44.0	21.2	8.80
p- & m-Xylenes			Not detected	44.0	27.4	8.80
Styrene			Not detected	43.5	Not detected	8.70
Tetrachloroethylene			5380	69.0	1030	13.8
Toluene			172	38.5	49.8	7.70
trans-1,3-Dichloropropylene			Not detected	50.5	Not detected	10.1
Trichloroethylene			2460	54.5	92.9	10.9
Trichlorofluoromethane			Not detected	57.0	Not detected	11.4
Vinyl Chloride			Not detected	26.0	Not detected	5.20

Client Sample ID			4SG-3		4SG-4	
York Sample ID			06060965-03		06060965-04	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles(TO-14 list)	EPA TO-14A	ppbv	---	---	---	---
1,1,1-Trichloroethane			Not detected	2.0	Not detected	2.0
1,1,2,2-tetrachloroethane			Not detected	2.0	Not detected	2.0
1,1,2-Trichloroethane			Not detected	2.0	Not detected	2.0
1,1-Dichloroethane			Not detected	2.0	Not detected	2.0
1,1-Dichloroethylene			Not detected	2.0	Not detected	2.0
1,2,4-Trichlorobenzene			Not detected	2.0	Not detected	2.0
1,2,4-Trimethylbenzene			3.5	2.0	3.5	2.0
1,2-Dibromoethane			Not detected	2.0	Not detected	2.0
1,2-Dichlorobenzene			Not detected	2.0	Not detected	2.0
1,2-Dichloroethane			Not detected	2.0	Not detected	2.0
1,2-Dichloropropane			Not detected	2.0	Not detected	2.0
1,2-Dichlorotetrafluoroethane			Not detected	2.0	Not detected	2.0
1,3,5-Trimethylbenzene			Not detected	2.0	Not detected	2.0
1,3-Dichlorobenzene			Not detected	2.0	Not detected	2.0
1,4-Dichlorobenzene			Not detected	2.0	Not detected	2.0
3-Chloropropene			Not detected	2.0	Not detected	2.0
4-Ethyltoluene			Not detected	2.0	Not detected	2.0
Benzene			Not detected	2.0	Not detected	2.0
Benzyl Chloride			Not detected	2.0	Not detected	2.0
Bromomethane			Not detected	2.0	Not detected	2.0
Carbon Tetrachloride			Not detected	2.0	Not detected	2.0
Chlorobenzene			Not detected	2.0	Not detected	2.0
Chloroethane			Not detected	2.0	Not detected	2.0
Chloroform			Not detected	2.0	Not detected	2.0
Chloromethane			Not detected	2.0	Not detected	2.0
cis-1,2-Dichloroethylene			Not detected	2.0	Not detected	2.0
cis-1,3-Dichloropropylene			Not detected	2.0	Not detected	2.0

**YORK**

Client Sample ID			4SG-3		4SG-4	
York Sample ID			06060965-03		06060965-04	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Dichlorodifluoromethane			Not detected	2.0	Not detected	2.0
Ethylbenzene			2.4	2.0	2.1	2.0
Freon-113			Not detected	2.0	Not detected	2.0
Hexachloro-1,3-Butadiene			Not detected	2.0	Not detected	2.0
Methylene Chloride			Not detected	2.0	Not detected	2.0
o-Xylene			3.2	2.0	2.9	2.0
p- & m-Xylenes			4.7	2.0	4.0	2.0
Styrene			Not detected	2.0	Not detected	2.0
Tetrachloroethylene			160	2.0	85	2.0
Toluene			11	2.0	11	2.0
trans-1,3-Dichloropropylene			Not detected	2.0	Not detected	2.0
Trichloroethylene			6.0	2.0	4.5	2.0
Trichlorofluoromethane			Not detected	2.0	Not detected	2.0
Vinyl Chloride			Not detected	2.0	Not detected	2.0
<b>Volatile Organics, TO14 List</b>	EPA TO14A	ug/cu.m.	---	---	---	---
1,1,1-Trichloroethane			Not detected	11.1	Not detected	11.1
1,1,2,2-tetrachloroethane			Not detected	14.0	Not detected	14.0
1,1,2-Trichloroethane			Not detected	11.1	Not detected	11.1
1,1-Dichloroethane			Not detected	8.20	Not detected	8.20
1,1-Dichloroethylene			Not detected	8.10	Not detected	8.10
1,2,4-Trichlorobenzene			Not detected	16.6	Not detected	16.6
1,2,4-Trimethylbenzene			17.5	10.0	17.5	10.0
1,2-Dibromoethane			Not detected	15.6	Not detected	15.6
1,2-Dichlorobenzene			Not detected	12.0	Not detected	12.0
1,2-Dichloroethane			Not detected	8.20	Not detected	8.20
1,2-Dichloropropane			Not detected	9.40	Not detected	9.40
1,2-Dichlorotetrafluoroethane			Not detected	10.0	Not detected	10.0
1,3,5-Trimethylbenzene			Not detected	10.0	Not detected	10.0
1,3-Dichlorobenzene			Not detected	12.2	Not detected	12.2
1,4-Dichlorobenzene			Not detected	12.1	Not detected	12.1
3-Chloropropene			Not detected	15.0	Not detected	15.0
4-Ethyltoluene			Not detected	10.1	Not detected	10.1
Benzene			Not detected	6.50	Not detected	6.50
Benzyl Chloride			Not detected	11.5	Not detected	11.5
Bromomethane			Not detected	7.90	Not detected	7.90
Carbon Tetrachloride			Not detected	12.8	Not detected	12.8
Chlorobenzene			Not detected	9.40	Not detected	9.40
Chloroethane			Not detected	5.40	Not detected	5.40
Chloroform			Not detected	9.90	Not detected	9.90
Chloromethane			Not detected	4.20	Not detected	4.20
cis-1,2-Dichloroethylene			Not detected	8.10	Not detected	8.10
cis-1,3-Dichloropropylene			Not detected	9.90	Not detected	9.90
Dichlorodifluoromethane			Not detected	10.1	Not detected	10.1
Ethylbenzene			10.6	8.80	9.27	8.80
Freon-113			Not detected	15.6	Not detected	15.6
Hexachloro-1,3-Butadiene			Not detected	14.2	Not detected	14.2
Methylene Chloride			Not detected	7.10	Not detected	7.10
o-Xylene			14.1	8.80	12.8	8.80
p- & m-Xylenes			20.8	8.80	17.7	8.80
Styrene			Not detected	8.70	Not detected	8.70
Tetrachloroethylene			1100	13.8	586	13.8

**YORK**

Client Sample ID			4SG-3		4SG-4	
York Sample ID			06060965-03		06060965-04	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Toluene			42.2	7.70	42.2	7.70
trans-1,3-Dichloropropylene			Not detected	10.1	Not detected	10.1
Trichloroethylene			32.8	10.9	24.6	10.9
Trichlorofluoromethane			Not detected	11.4	Not detected	11.4
Vinyl Chloride			Not detected	5.20	Not detected	5.20

Client Sample ID			4SG-5		4SG-6	
York Sample ID			06060965-05		06060965-06	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles(TO-14 list)	EPA TO-14A	ppbv	---	---	---	---
1,1,1-Trichloroethane			Not detected	2.0	Not detected	2.0
1,1,2,2-tetrachloroethane			Not detected	2.0	Not detected	2.0
1,1,2-Trichloroethane			Not detected	2.0	Not detected	2.0
1,1-Dichloroethane			Not detected	2.0	Not detected	2.0
1,1-Dichloroethylene			Not detected	2.0	Not detected	2.0
1,2,4-Trichlorobenzene			Not detected	2.0	Not detected	2.0
1,2,4-Trimethylbenzene			2.9	2.0	3.7	2.0
1,2-Dibromoethane			Not detected	2.0	Not detected	2.0
1,2-Dichlorobenzene			Not detected	2.0	Not detected	2.0
1,2-Dichloroethane			Not detected	2.0	Not detected	2.0
1,2-Dichloropropane			Not detected	2.0	Not detected	2.0
1,2-Dichlorotetrafluoroethane			Not detected	2.0	Not detected	2.0
1,3,5-Trimethylbenzene			Not detected	2.0	Not detected	2.0
1,3-Dichlorobenzene			Not detected	2.0	Not detected	2.0
1,4-Dichlorobenzene			Not detected	2.0	Not detected	2.0
3-Chloropropene			Not detected	2.0	Not detected	2.0
4-Ethyltoluene			Not detected	2.0	Not detected	2.0
Benzene			Not detected	2.0	Not detected	2.0
Benzyl Chloride			Not detected	2.0	Not detected	2.0
Bromomethane			Not detected	2.0	Not detected	2.0
Carbon Tetrachloride			Not detected	2.0	Not detected	2.0
Chlorobenzene			Not detected	2.0	Not detected	2.0
Chloroethane			Not detected	2.0	Not detected	2.0
Chloroform			Not detected	2.0	Not detected	2.0
Chloromethane			Not detected	2.0	Not detected	2.0
cis-1,2-Dichloroethylene			Not detected	2.0	20	2.0
cis-1,3-Dichloropropylene			Not detected	2.0	Not detected	2.0
Dichlorodifluoromethane			Not detected	2.0	Not detected	2.0
Ethylbenzene			4.7	2.0	4.8	2.0
Freon-113			Not detected	2.0	Not detected	2.0
Hexachloro-1,3-Butadiene			Not detected	2.0	Not detected	2.0
Methylene Chloride			Not detected	2.0	Not detected	2.0
o-Xylene			4.5	2.0	5.4	2.0
p- & m-Xylenes			8.2	2.0	8.6	2.0
Styrene			Not detected	2.0	Not detected	2.0
Tetrachloroethylene			42	2.0	430	2.0
Toluene			39	2.0	39	2.0
trans-1,3-Dichloropropylene			Not detected	2.0	Not detected	2.0

**YORK**

Client Sample ID			4SG-5		4SG-6	
York Sample ID			06060965-05		06060965-06	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Trichloroethylene			3.2	2.0	120	2.0
Trichlorofluoromethane			Not detected	2.0	Not detected	2.0
Vinyl Chloride			Not detected	2.0	Not detected	2.0
<b>Volatile Organics, TO14 List</b>	EPA TO14A	ug/cu.m.	---	---	---	---
1,1,1-Trichloroethane			Not detected	11.1	Not detected	11.1
1,1,2,2-tetrachloroethane			Not detected	14.0	Not detected	14.0
1,1,2-Trichloroethane			Not detected	11.1	Not detected	11.1
1,1-Dichloroethane			Not detected	8.20	Not detected	8.20
1,1-Dichloroethylene			Not detected	8.10	Not detected	8.10
1,2,4-Trichlorobenzene			Not detected	16.6	Not detected	16.6
1,2,4-Trimethylbenzene			145	10.0	18.5	10.0
1,2-Dibromoethane			Not detected	15.6	Not detected	15.6
1,2-Dichlorobenzene			Not detected	12.0	Not detected	12.0
1,2-Dichloroethane			Not detected	8.20	Not detected	8.20
1,2-Dichloropropane			Not detected	9.40	Not detected	9.40
1,2-Dichlorotetrafluoroethane			Not detected	10.0	Not detected	10.0
1,3,5-Trimethylbenzene			Not detected	10.0	Not detected	10.0
1,3-Dichlorobenzene			Not detected	12.2	Not detected	12.2
1,4-Dichlorobenzene			Not detected	12.1	Not detected	12.1
3-Chloropropene			Not detected	15.0	Not detected	15.0
4-Ethyltoluene			Not detected	10.1	Not detected	10.1
Benzene			Not detected	6.50	Not detected	6.50
Benzyl Chloride			Not detected	11.5	Not detected	11.5
Bromomethane			Not detected	7.90	Not detected	7.90
Carbon Tetrachloride			Not detected	12.8	Not detected	12.8
Chlorobenzene			Not detected	9.40	Not detected	9.40
Chloroethane			Not detected	5.40	Not detected	5.40
Chloroform			Not detected	9.90	Not detected	9.90
Chloromethane			Not detected	4.20	Not detected	4.20
cis-1,2-Dichloroethylene			Not detected	8.10	80.7	8.10
cis-1,3-Dichloropropylene			Not detected	9.90	Not detected	9.90
Dichlorodifluoromethane			Not detected	10.1	Not detected	10.1
Ethylbenzene			20.8	8.80	21.2	8.80
Freon-113			Not detected	15.6	Not detected	15.6
Hexachloro-1,3-Butadiene			Not detected	14.2	Not detected	14.2
Methylene Chloride			Not detected	7.10	Not detected	7.10
o-Xylene			19.9	8.80	23.9	8.80
p- & m-Xylenes			36.2	8.80	38.0	8.80
Styrene			Not detected	8.70	Not detected	8.70
Tetrachloroethylene			290	13.8	2970	13.8
Toluene			149	7.70	149	7.70
trans-1,3-Dichloropropylene			Not detected	10.1	Not detected	10.1
Trichloroethylene			17.5	10.9	656	10.9
Trichlorofluoromethane			Not detected	11.4	Not detected	11.4
Vinyl Chloride			Not detected	5.20	Not detected	5.20

Units Key:

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

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

**YORK**

**Notes for York Project No. 06060965**

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. This MDL is the REPORTING LIMIT and is based upon the lowest standard utilized for calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All samples were received in proper condition for analysis with proper documentation.
6. All analyses conducted met method or Laboratory SOP requirements.
7. It is noted that no analyses reported herein were subcontracted to another laboratory.

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

Robert Q. Bradley  
Managing Director

Date: 7/5/2006

203.325.1371 FAX 203.357-0166

## Field Chain-of-Custody Record

Page 1 of 1

060965

[illegible]

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT REPORT**

**AVET COACH CORP. PROPERTY  
42 & 53 BUENA VISTA AVENUE  
YONKERS, NEW YORK**

**TEAM ENVIRONMENTAL  
CONSULTANTS, INC.  
30 INDUSTRIAL DRIVE  
MIDDLETOWN, NEW YORK  
(845) 692-8124**

**NOVEMBER 25, 2003**



## **1.0 EXECUTIVE SUMMARY**

Team Environmental Consultants, Inc. (TEAM) was authorized by Provident Bank to conduct a Phase I Environmental Assessment (Due Diligence Survey) of commercial properties located at 42 and 53 Buena Vista Avenue in Yonkers, New York. The objective of the Phase I Environmental Site Assessment (ESA) was to identify significant environmental impairments and liabilities associated with the subject properties. The requested scope of work included the following tasks: 1) Review of available historical and regulatory file information; 2) Performance of site/regulatory interviews and walk-through property inspections; 3) Review of a federal and state environmental database report; and 4) Documentation of findings in a Phase I ESA Report.

Based on the commercial site setting, availability of a municipal potable water supply, review of available information, and performance of site/regulatory interviews and the property walk-through inspection, no significant and immediate environmental liability issues associated with either of the subject properties were identified. A recommendations is, however, presented in Section 6.0 to address the following issue of potential environmental concern:

- Westchester County Health Department (WCHD) Office of Environmental Health Risk Control requirements for the registration and tightness testing of an active 1,000-gallon capacity underground waste oil storage tank.

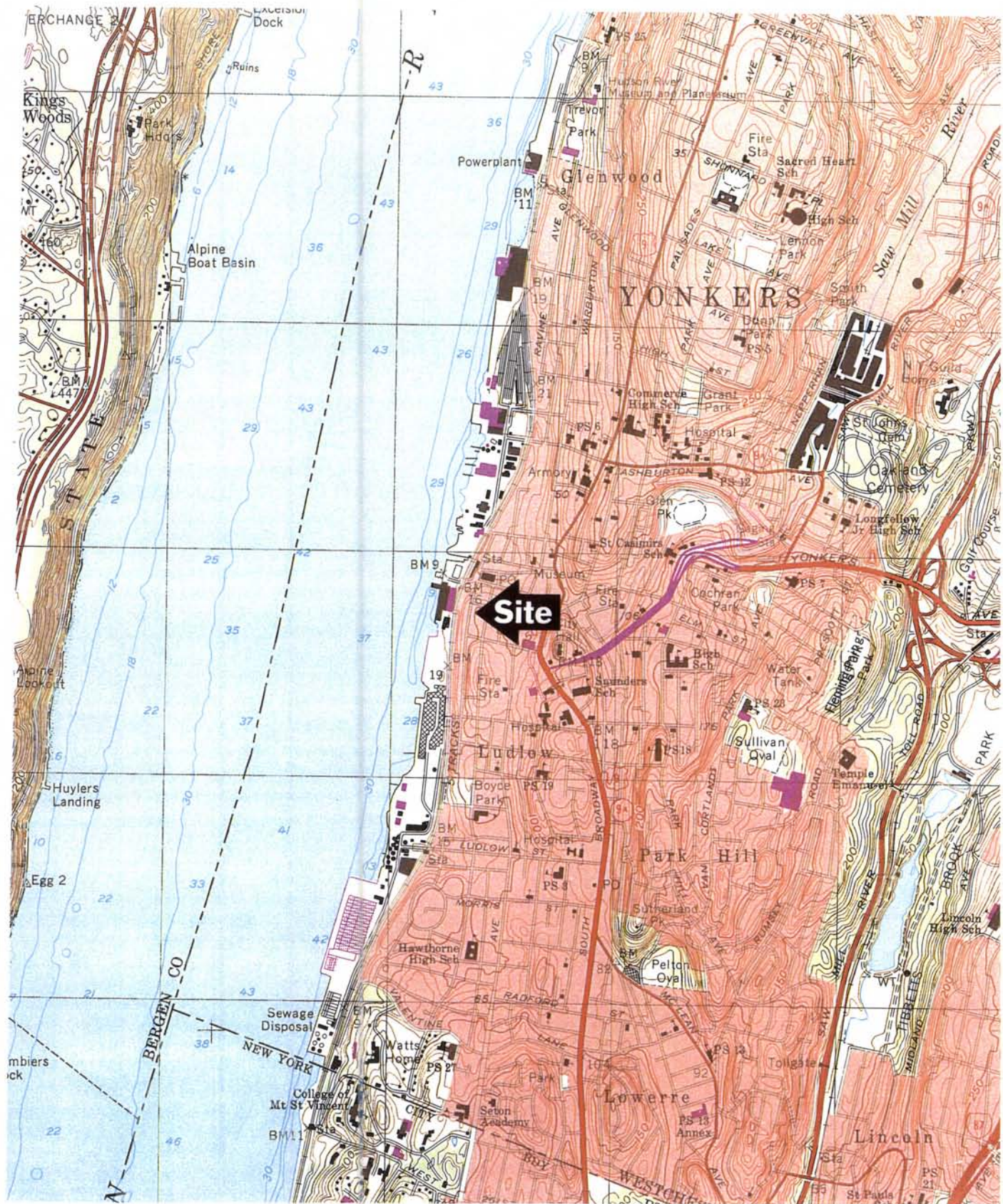
## **2.0 PROPERTY DESCRIPTION**

### **2.1 Site Description**

The subject properties are located along Buena Vista Avenue, approximately 6,000-feet west of the Saw Mill River Parkway in the City of Yonkers, Westchester County, New York (Figures 1 and 2). The 42 Buena Vista Avenue property is bordered to the north by Hudson Street and a recently constructed municipal parking garage, to the east by a multi-story apartment building, to the south by a mixed-use (residential/commercial structure - 46 Buena Vista Avenue), and to the west by Buena Vista Avenue and commercial properties. The rectangular shaped 0.09-acre site is improved with a one-story (on slab) masonry block building which houses the dispatching offices of Avet Coach Corporation. According to City of Yonkers Tax Assessor records, the building has an area of 493-ft<sup>2</sup> (~17' x 29') and was constructed in 1961 as a Hertz car rental agency. Onsite "fenced-in" parking areas are accessed from Buena Vista Avenue.



FIGURE 1 - SITE LOCATION MAP



USGS TOPOGRAPHIC MAP  
7.5 MINUTE SERIES - 1998  
YONKERS, NY-NJ QUADRANGLE  
SCALE = 1 : 24000



FIGURE 2 - PROPERTY LOCATOR MAP





The 53 Buena Vista Avenue property is bordered to the north by an unoccupied commercial structure (49-51 Buena Vista Avenue) to the east by Buena Vista Avenue and two properties used for the parking of commercial vehicles, to the south by a private residence (61 Buena Vista Avenue), and to the west by commercial and passenger railway lines (Amtrak, Conrail, and Metro North). The rectangular shaped 0.29-acre parcel contains a one-story (with partial unfinished basement) wood framed masonry block and brick sided building which houses Avet Coach Corporation administrative offices and vehicle servicing facility. The structure has an area of 10,500-ft<sup>2</sup> (~100' x 105') and was reportedly erected in 1922. The partial basement contains a natural gas fired furnace and hot water heater, utility connections/meters, and storage area. No onsite (exterior) vehicle parking areas are provided. Both properties are generally level and at grade with Buena Vista Avenue. No documentation detailing historic site development or the performance of building renovation efforts was available for TEAM review. Photographs obtained during performance of the site inspection are presented in Attachment A.

The subject parcels are located within a City of Yonkers Zoning Class BR (Restricted Business - 42 Buena Vista Avenue) and CM (Commercial Storage & Light Manufacturing - 53 Buena Vista Avenue) districts. The properties are provided with a municipal water supply and sanitary waste treatment service (City of Yonkers Public Works Department). Electrical service and natural gas are supplied by Consolidated Edison Utilities (ConEd). Non-hazardous solid waste is removed for offsite disposal by a private hauler. Utility connections are located both aboveground and underground.

## 2.2 Site History

Information obtained from the City of Yonkers Tax Assessors Office indicates the 42 Buena Vista Avenue property (Section 1, Block 511, Lot 38) to have been acquired by Harvey N. Goldberg in September of 1994 (Liber 10985, Page 83). Former property owners have reportedly included EJT Realty Corp. (1994), and Edward, Eugene, and John Tostanoski (?-1994). The 53 Buena Vista Avenue parcel (Section 1, Block 512, Lot 17) was obtained by HNG Management, LLC in June of 1995 (Liber 12008, Page 74). This property was formerly owned by Annette Goldberg (1985-1995) and W.T. Morris (1981-1985). No previously conducted title searches or file documentation detailing historic property ownership information was available for TEAM review.

According to reviewed Building Department records and historic Sanborn Fire Insurance Maps (see Section 2.3) the 42 Buena Vista Avenue property had formerly housed a private residence. The current structure was constructed circa 1961 as a Hertz car rental office facility. Avet Coach



Corp. has used this building for office and vehicle dispatching purposes since property purchase in 1994. The 53 Buena Vista Avenue structure was reportedly constructed in 1922 as a parking garage structure. No listing of former onsite businesses or information concerning historic site operations was available. As discussed in Section 3.3, three 550-gallon capacity gasoline storage tanks were removed from this property in April of 1999. No information as to historic use of the subject parcel for industrial or manufacturing purposes (i.e., activities that would be expected to have routinely produced regulated hazardous waste products) was available during performance of the Phase I Environmental Site Assessment.

### 2.3 Sanborn Fire Insurance Map Review

Sanborn Fire Insurance Maps were obtained for the Yonkers property location for the years 1886, 1898, 1917, 1951, 1956, 1957, 1971, 1973, 1978, 1989, and 1991. Review of these historical maps (difficult due to poor clarity) are summarized in the following table. None of the reviewed fire insurance maps identify historic property use for manufacturing or industrial purposes (i.e., facilities that would be expected to routinely produce regulated hazardous waste products). Copies of referenced Sanborn Maps are presented within Attachment B.

<b>SANBORN MAP DATE</b>	<b>53 BUENA VISTA AVENUE PROPERTY USE</b>	<b>42 BUENA VISTA AVENUE PROPERTY USE</b>
1886	The property is shown to contain a private residence.	The property is shown to contain a private residence.
1898	The property is shown to contain a private residence.	The property is shown to contain a private residence.
1917	The property is shown to contain a private residence.	The property is shown to contain a private residence.
1951	The property contains a one-story structure noted to be operated as a "garage." A gasoline tank ("G.T." symbol) is located along the Buena Vista Avenue sidewalk area.	The property is shown to be an undeveloped parcel.
1956	The property contains a one-story structure noted to be operated as a "garage." A gasoline tank ("G.T." symbol) is located along the Buena Vista Avenue sidewalk area.	The property is shown to be an undeveloped parcel.
1957	The property contains a one-story structure noted to be operated as a "garage."	The property is shown to be an undeveloped parcel.



<b>SANBORN MAP DATE</b>	<b>53 BUENA VISTA AVENUE PROPERTY USE</b>	<b>42 BUENA VISTA AVENUE PROPERTY USE</b>
1971	The property contains a one-story structure noted to be operated as a "garage."	The property is shown to house a small one-story commercial office structure.
1973	The property contains a one-story structure noted to be operated as a "garage."	The property is shown to house a small one-story commercial office structure.
1978	The property contains a one-story structure noted to be operated as an "auto repair" facility.	The property is shown to house a small one-story commercial office structure.
1989	The property contains a one-story structure noted to be operated as an "auto repair" facility.	The property is shown to house a small one-story commercial office structure.
1991	The property contains a one-story structure noted to be operated as an "auto repair" facility.	The property is shown to house a small one-story commercial office structure.

### **3.0 SITE INSPECTION**

On November 18, 2003, TEAM together with property owner/operator, Harvey Goldberg (Avet Coach Corp.), conducted an inspection of accessible sections of the site buildings and surrounding property. The requested scope of work did not include performance of a subsurface sampling investigation (i.e., soil or groundwater) or completion of a formal regulatory compliance audit, as it would relate to the use, handling, storage, permitting, or disposal of regulated materials and waste products. A listing of Phase I ESA interview and information sources is presented as Attachment C.

#### **3.1 Property Inspection - 42 Buena Vista Avenue**

Inspection of accessible property surrounding the building (difficult due to the presence of vegetation and parked vehicles) revealed no unusual odors or visual evidence of significant pavement staining that could be indicative of leaking petroleum storage tanks, chemical spills, or industrial waste disposal. No PCB-labeled electrical equipment, unmarked waste storage drums, suspected underground petroleum storage tank fill ports, groundwater monitoring or water supply wells, or industrial waste storage or disposal facilities within the exterior property confines were observed. No surface water bodies or significant wetland habitat areas were observed within or proximate to the subject property. The requested scope of work did not include formal delineation of wetland or flood plain areas.



Inspection of accessible interior building areas revealed no unusual odors or visual evidence of PCB-labeled electrical equipment, unmarked waste storage drums, underground or aboveground petroleum storage tanks, chemical spillage/stains, exposed suspected friable asbestos containing materials, or industrial waste storage areas. No regulated or hazardous waste products requiring RCRA manifesting and tracking procedures are generated as a result of current site use or building maintenance operations.

A 1,000-gallon capacity underground gasoline storage tank (UST) and associated fuel dispensing pump were formerly located off the southeastern corner of the building. This UST was removed from the site in March of 1999 by Gasoline Installations, Inc., of Inwood, New York. Said tank was reportedly found to be in good condition following removal. Additional information pertaining to the performance of tank closure operations is presented in Section 3.3.

### 3.2 Property Inspection - 53 Buena Vista Avenue

Inspection of property surrounding the building (only the eastern section of the structure could be accessed for inspection) revealed no unusual odors or visual evidence of significant pavement staining that could be indicative of leaking petroleum storage tanks, chemical spills, or industrial waste disposal. No PCB-labeled electrical equipment, unmarked waste storage drums, suspected underground petroleum storage tank fill ports, groundwater monitoring or water supply wells, or industrial waste storage or disposal facilities within the exterior property confines were observed. No surface water bodies or significant wetland habitat areas were observed within or proximate to the subject property.

Three 550-gallon capacity gasoline USTs and associated fuel dispensing pumps were formerly located along the eastern (Buena Vista Avenue sidewalk) side of the building. These USTs were removed from the site in April of 1999 by Gasoline Installations, Inc. The tanks were reportedly found to be in good condition following excavation and inspection. Information concerning the performance of UST closure activities is presented in Section 3.3.

As previously indicated the building houses Avet Coach Corp. administrative offices, parts department, sprinkler system pump room, shop foreman's office, restroom facilities, and vehicle repair center. Inspection of accessible interior building sections (difficult due to the presence of vehicles, stored materials, and automotive repair equipment) revealed no unusual odors or visual evidence of aboveground petroleum/chemical storage tanks, sump pump systems, PCB-labeled electrical equipment, or exposed suspected friable asbestos containing materials. Scattered



surface stains were noted on the concrete floor within the service bay areas. No visual evidence of gross product spillage was observed. Identified floor drain systems reportedly discharge to the municipal sewer system.

Found within the facility were various containerized and drummed automotive fluids (e.g., oils, lubricants, degreasers, antifreeze, transmission fluid, windshield washer, etc.), servicing equipment, and assorted tools and supplies associated with vehicle servicing and repair operations. Dispensing ports were located on a number of 55-gallon drums. No visual evidence of gross product leakage or spillage in the vicinity of inspected containers were observed. The building walkthrough inspection found generally good housekeeping practices to be employed within the facility.

A fill port for a 1,000-gallon capacity underground storage tank is situated within the southeastern section of the building. This UST was formerly used for the storage of heating oil. Since installation of a natural gas fired (basement level) furnace unit several years ago, the UST has been utilized for the storage of waste oil. Waste oil is removed from the UST on a routine basis by a local company. No associated vent pipe could be identified during the building inspection. No information concerning the age of the tank or the performance of tightness testing was available.

No exposed suspected friable asbestos containing materials (e.g., pipe wrap, electrical or boiler insulation) were observed during the facility walkthrough inspection. Due to the age of the building, asbestos containing materials (ACM) may be found within the structure. No historic asbestos abatement documentation was available for TEAM review. A formal asbestos inspection and sampling survey was not incorporated within the requested Phase I ESA Scope of Work.

### 3.3 Underground Storage Tank Removal Operations

Under the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) Program, facilities with a combined petroleum storage capacity of greater than eleven hundred gallons are required to comply with registration, handling, and storage requirements established in 6 NYCRR Parts 612-613. The PBS Program in Westchester County is administered by the Westchester County Health Department (WCHD) Office of Environmental Health Risk Control. According to a reviewed EFSN federal and state environmental database report (see Section 4.3), the Avet Coach Corp. facility is registered with the NYSDEC/WCHD as PBS No. 3-600383. A follow-up telephone interview with WCHD representative, Barbara McDonald, revealed that all four USTs (three 550 and one 1,000-gallon tanks) registered with the



PBS Program are listed as "closed-removed." Ms. McDonald informed TEAM that the active 1,000-gallon capacity waste oil UST will need to be registered with the PBS Program and tightness tested. She recommended that the registration process be completed before the tank is tested.

One 1,000-gallon capacity gasoline UST located within the 42 Buena Vista Avenue property and three 550-gallon capacity gasoline USTs associated with the 53 Buena Vista Avenue property (located along the sidewalk area) were removed from the site in March and April of 1999 by Gasoline Installations, Inc. TEAM was provided with a July 6, 1999 Underground Storage Tank Closure Report prepared by National Environmental Management Associates Corp. of Farmingdale, New York. The following information is presented within this report:

- "All of the tanks were inspected after removal and appeared to be in excellent condition and free of any holes or pitting...Visual inspection of the excavation along all the walls and flooring revealed no signs of contamination. PID screening confirmed the soils to be free of aromatic hydrocarbons, exhibiting no meter detections...Soil samples were taken within the excavations to confirm the PID and visual inspection results. As per Westchester County Health Department representative, composite samples were collected from the walls and floor of each of the excavations...All of the samples exhibited no detections of volatile compounds...With analytical results showing no contamination in excavation samples which exceed NYSDEC guidelines, National Environmental Management Associates Corp. feels no remediation is warranted. Based on the above written report, summary and knowledge of the site, National Environmental Management Associates Corp. recommends no further action at this time."

Included within the National Environmental Management Associates Corp. report were a WCHD PBS tank registration application (identifying the one 1,000 and three 550-gallon USTs to have been "closed/removed") and laboratory data summaries for the five analyzed soil samples. A copy of this document is presented in Attachment D.

TEAM's review of City of Yonkers Bureau of Housing and Buildings files revealed the following documentation associated with the performance of tank closure operations. Copies of these referenced documents are found in Attachment E.

- December 14, 1998 - Westchester County Health Department Petroleum Bulk Storage Work Permit Application to "Remove/Close" four tanks;



- January 25, 1999 - Westchester County Health Department Petroleum Bulk Storage Work Permit issued to Avet Coach Corp. to "Remove/Close 4 Tanks;"
- April 23, 1999 - Yonkers Fire Department Combustible Division Inspection Report. The work description is listed as "Remove, cut & clean, and dispose of 4-underground storage tanks (gasoline)." The time of inspection is noted as 10:00 AM;
- April 23, 1999 - Receipt from Bronx Metals recycling for "2.2142 gross tons" of No. 2 steel;
- April 26, 1999 - Yonkers Fire Department Tank & Pump Inspection Certificate No. 0778. The listed "Inspection Date" is noted as April 23, 1999;
- April 30, 1999 - Non-hazardous waste manifests for the disposal of four 55-gallon capacity drums of "Tank bottoms - sludge; and
- January 8, 2001 - City of Yonkers "Application for Certificate or Completion" for the removal of four underground storage tanks. The Application Number is listed as 82050. This document is indicated to have been approved on January 9, 2001.

#### **4.0 RECORD REVIEW AND DOCUMENTATION**

##### **4.1 Regulatory Review - City of Yonkers**

To obtain information concerning issues of potential environmental concern, TEAM conducted a review of City of Yonkers Bureau of Housing and Buildings file records pertaining to the 42 and 53 Buena Vista Avenue properties. Review of regulatory records revealed no reference to issues of current environmental concern. Documentation pertaining to the performance of 1999 UST removal operations was presented in Section 3.3. City of Yonkers Building Inspector, Alex Feroso, informed TEAM during performance of a follow-up telephone interview that he was unaware of any adverse environmental issues associated with the subject or neighboring properties. TEAM was informed by the City of Yonkers Fire Prevention Bureau that an "official" response to a written information request would be expected to take two to three weeks. Based on the requested project completion time frame, no written inquiry was submitted.

##### **4.2 Regulatory Review - Westchester County Health Department**

The requested Phase I ESA time frame precluded submittal of a Freedom of Information Legislation (FOIL) request to Region 3 of the New York State Department of Environmental

Conservation (NYSDEC) or Westchester County Health Department Office of Environmental Health Risk Control, which administers the NYSDEC Petroleum Bulk Storage Program in Westchester County (estimated four to six week time period to review files).

#### 4.3 Federal and State Database Report

TEAM has obtained an Environmental FirstSearch Network (EFSN) Site Assessment Report which provides information concerning the target property and those sites located within an ASTM established radius and listed in any of the following Federal and State databases:

- National Priority List (NPL);
- Resource Conservation and Recovery Information System (RCRIS),  
    Large Quantity Generators and TSD Facilities,  
    Small Quantity Generators and Transporters;
- Hazardous Substance Waste Disposal Site Inventory (HSWDS);
- New York State Spills Database (SPILLS);
- Comprehensive Environmental Response, Compensation, and Liability System (CERCLIS);
- New York State Registry of Inactive Hazardous Waste Disposal Sites (STATE);
- Emergency Response Notification System (ERNS);
- New York Leaking Storage Tanks (LUST);
- New York Active Solid Waste Facility Register (SWL); and
- New York Registered Bulk Storage Tanks (UST/AST).

The EFSN Database Report presented in Attachment F, identifies no NPL, NFRAP, or SWL sites within the ASTM established survey radius. One CERCLIS, thirteen SPILLS, and four LUST sites are found within a one-quarter to one-half mile distance. The subject 53 Buena Vista Avenue property is listed in the UST and SPILLS Database. The UST Database listing identifies the facility to have three 550-gallon capacity unleaded gasoline USTs. As previously noted in Section 3.3, these tanks were removed from the site in April of 1999. The SPILLS Database references a Spill Date of February 4, 1993 (100-gallon gasoline release). Harvey Goldberg informed TEAM that this spill event was attributed to a tank overfill event. The remedial status is indicated to have been "closed" on April 5, 1993. The identified CERCLIS site (Patclin Chemical Company) is situated approximately one-quarter mile to the northeast at 66 Alexander Street.



As the subject property is serviced with a municipal water supply, the proximity of EFSN identified sites would not appear to impact or pose significant environmental liabilities with respect to current commercial site use or water quality issues.

## **5.0 CONCLUSIONS**

Based on the commercial site setting, availability of a municipal potable water supply, review of available information, and performance of site/regulatory interviews and the property walk-through inspections, no significant and immediate environmental liability issues associated with either of the subject properties were identified. A recommendations is, however, presented in Section 6.0 to address the following issue of potential environmental concern:

- Westchester County Health Department (WCHD) Office of Environmental Health Risk Control requirements for the registration and tightness testing of an active 1,000-gallon capacity underground waste oil storage tank.

## **6.0 RECOMMENDATIONS**

Based upon the findings of the Phase I Environmental Site Assessment, TEAM provides the following recommendation to address an identified environmental issue associated with the 53 Buena Vista Avenue property:

- The 1,000-gallon waste oil UST associated with the 53 Buena Vista Avenue should be registered with the Westchester County Health Department (WCHD) Office of Environmental Health Risk Control Petroleum Bulk Storage (PBS) Program (914-813-5163). Following submittal of a PBS registration application, the tank should be tightness tested utilizing a WCHD approved methodology.



## 7.0 LIMITATIONS

The conclusions stated are based on the limits of the investigation described herein. TEAM can offer no assurances and assumes no responsibility for site conditions or activities which were outside the scope of the inquiry requested. In performing its investigations, TEAM has used reasonable care and has performed its work in keeping with industry standards and standard engineering practice, as appropriate. It should be understood that TEAM has relied on the accuracy of documents, oral information, and other material and information provided by sources documented in this report. There can be no assurance, and TEAM offers no assurance, that site conditions do not exist or could not exist in the future which were undetected and which could lead to liability in connection with the site. Similarly, past and present activities on the site indicating potential environmental concerns may not have been discovered by TEAM's inquiries.

The Phase I Environmental Site Assessment was prepared for reliance by Provident Bank in accordance with all regulatory and good management standards, and to the best of our knowledge, is complete and accurate.

Martin C. Wodka

Martin C. Wodka  
President

# **ATTACHMENT A**

**SITE PHOTOLOG - NOVEMBER 18, 2003**



**ATTACHMENT A - SITE PHOTOLOG**  
**AVET COACH CORPORATION PROPERTY**  
**42 & 53 BUENA VISTA AVENUE, YONKERS, NEW YORK**

<u>Photo No.</u>	<u>Description</u>
1	Southwestern view towards 53 Buena Vista Avenue structure.
2	Northwestern view towards 53 Buena Vista Avenue structure.
3	Eastern side of view towards 53 Buena Vista Avenue building.
4	Southern view along 53 Buena Vista Avenue sidewalk. Three 550-gallon capacity underground gasoline tanks were formerly located within this area.
5	Cut fuel oil pipe found in unfinished basement level of 53 Buena Vista Avenue building.
6	Interior view within 53 Buena Vista Avenue building.
7	Fill port for 1,000-gallon waste oil UST (former heating oil tank) found within 53 Buena Vista Avenue structure.
8	Basement level natural gas fired furnace unit.
9	Automotive fluid drum storage area (southern section of 53 Buena Vista Avenue building).
10	Southeastern view towards 42 Buena Vista Avenue property. Hudson Street seen in left section of photograph.
11	Eastern view towards 42 Buena Vista Avenue property.
12	Former location of 1,000-gallon gasoline UST (patched area in foreground) and dispensing pump (concrete platform seen along corner of building).





1



2



3





4

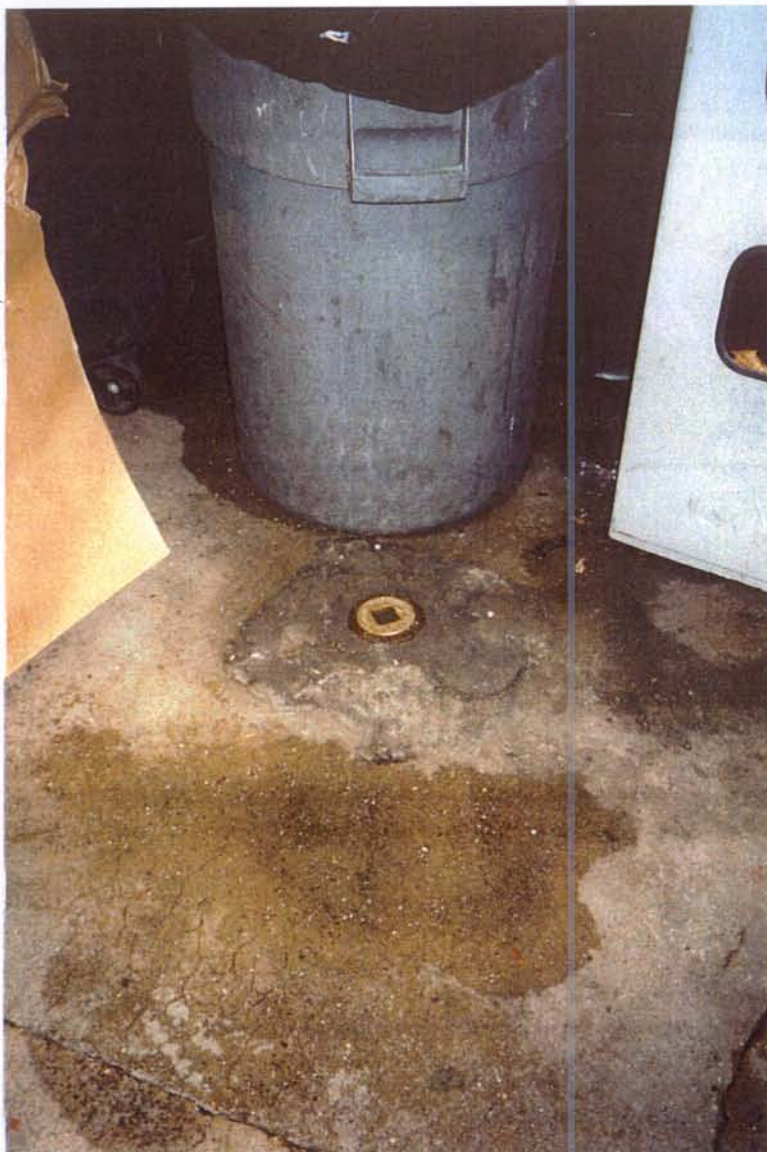


5



6





7



8

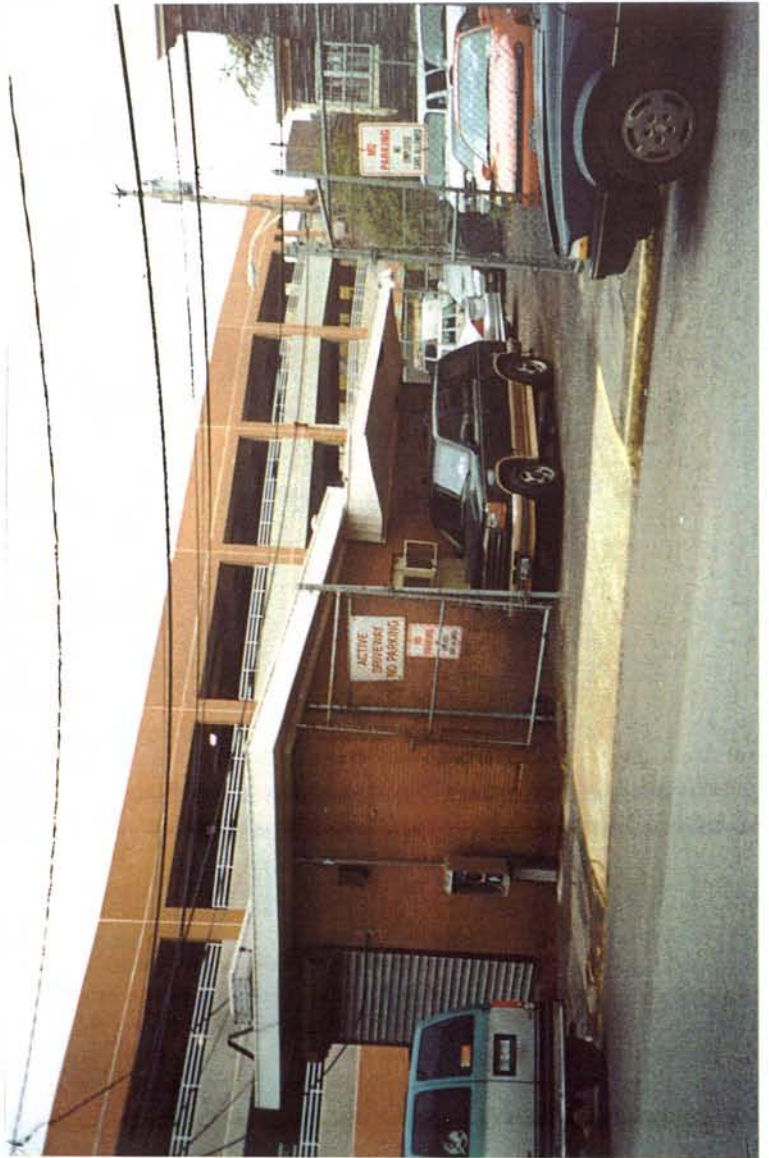


9





10



11



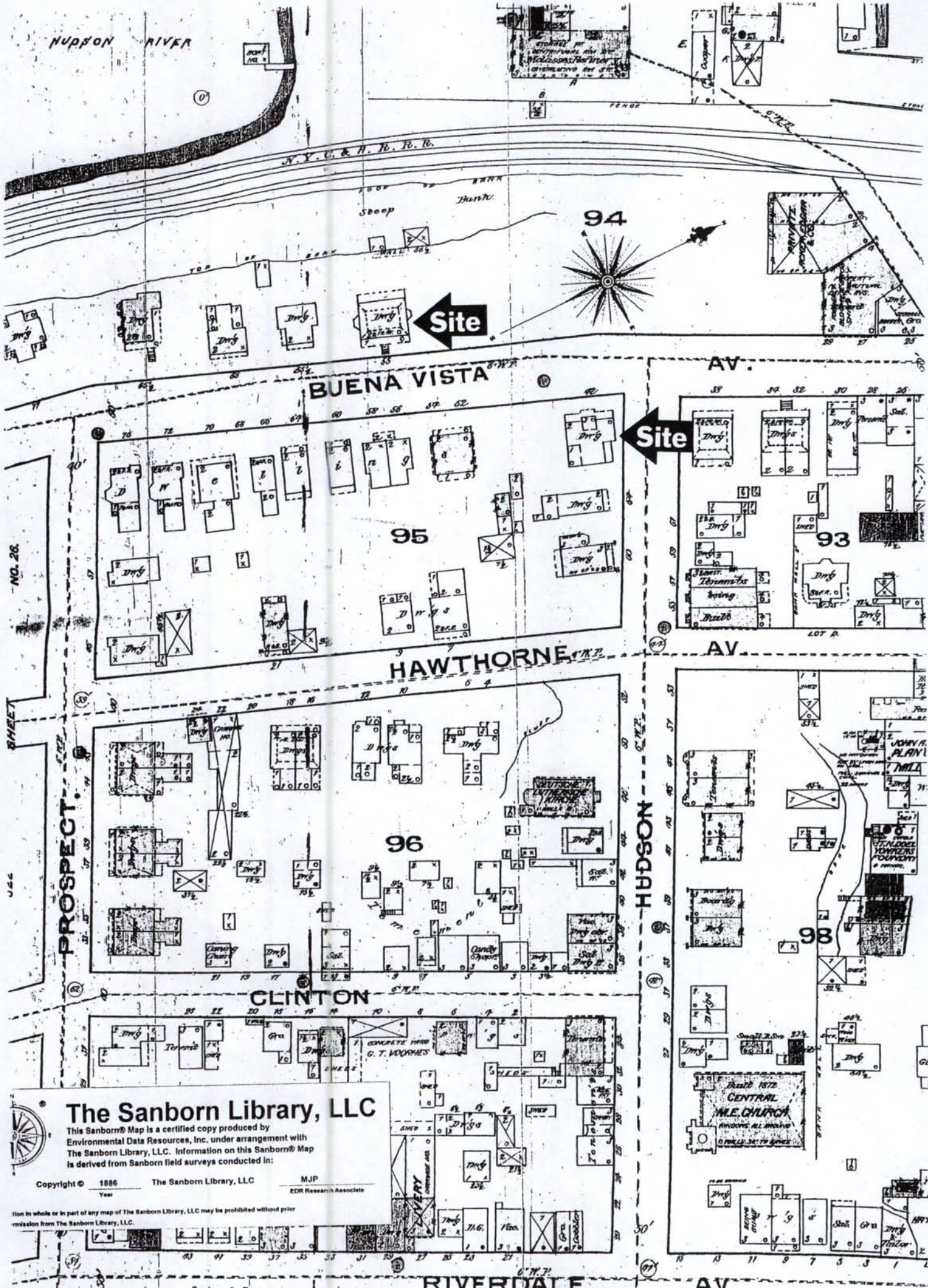
12

# **ATTACHMENT B**

**SANBORN FIRE INSURANCE MAPS**

**1886-1991**





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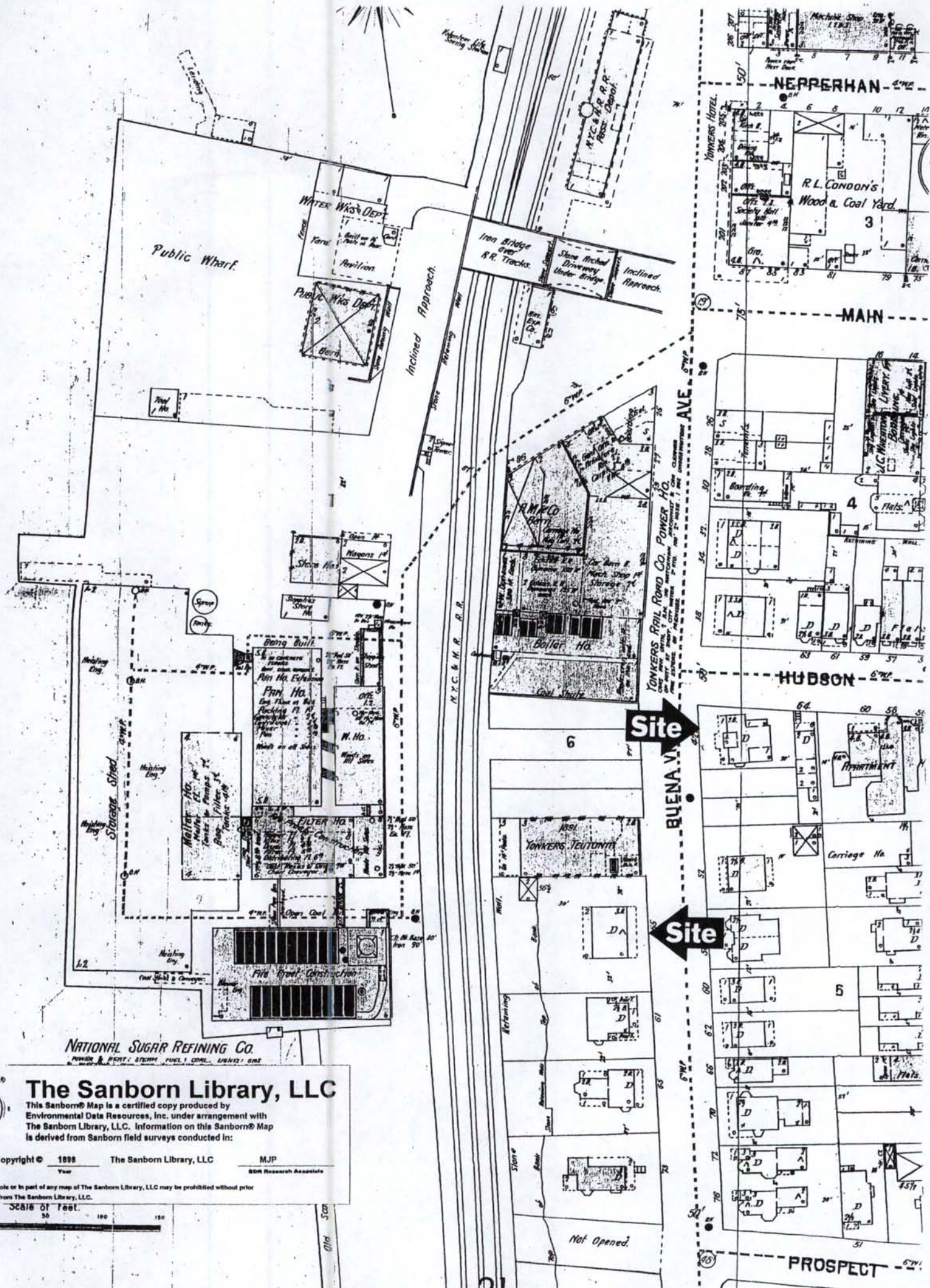
The Sanborn Library, LLC

MJP

EDR Research Associate

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NATIONAL SUGAR REFINING CO.  
 POWER & LIGHT; STEAM; FUEL; OIL; LUBRICANTS; ETC.

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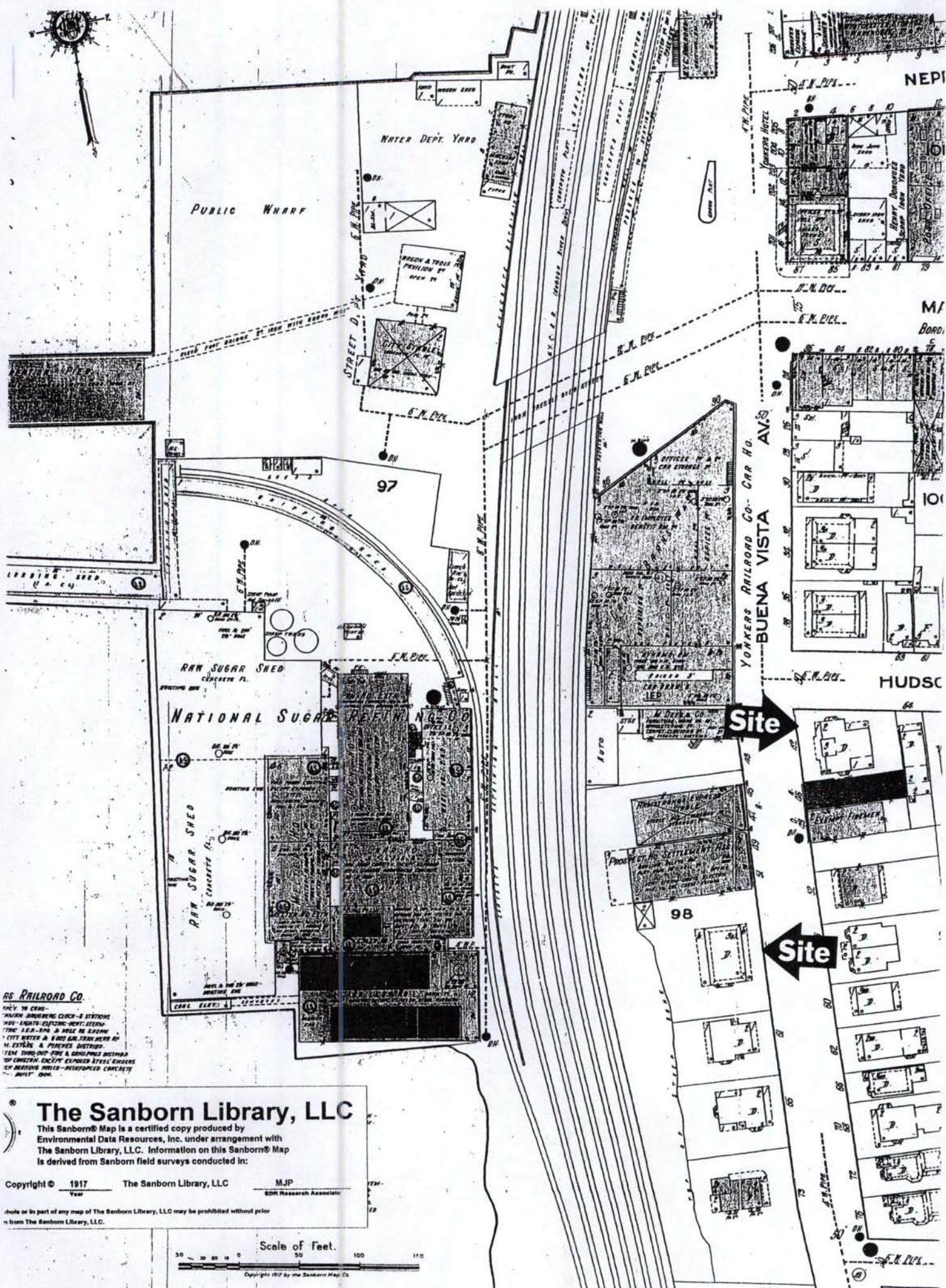
SDR Research Associates

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Scale of Feet



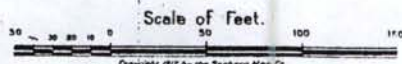




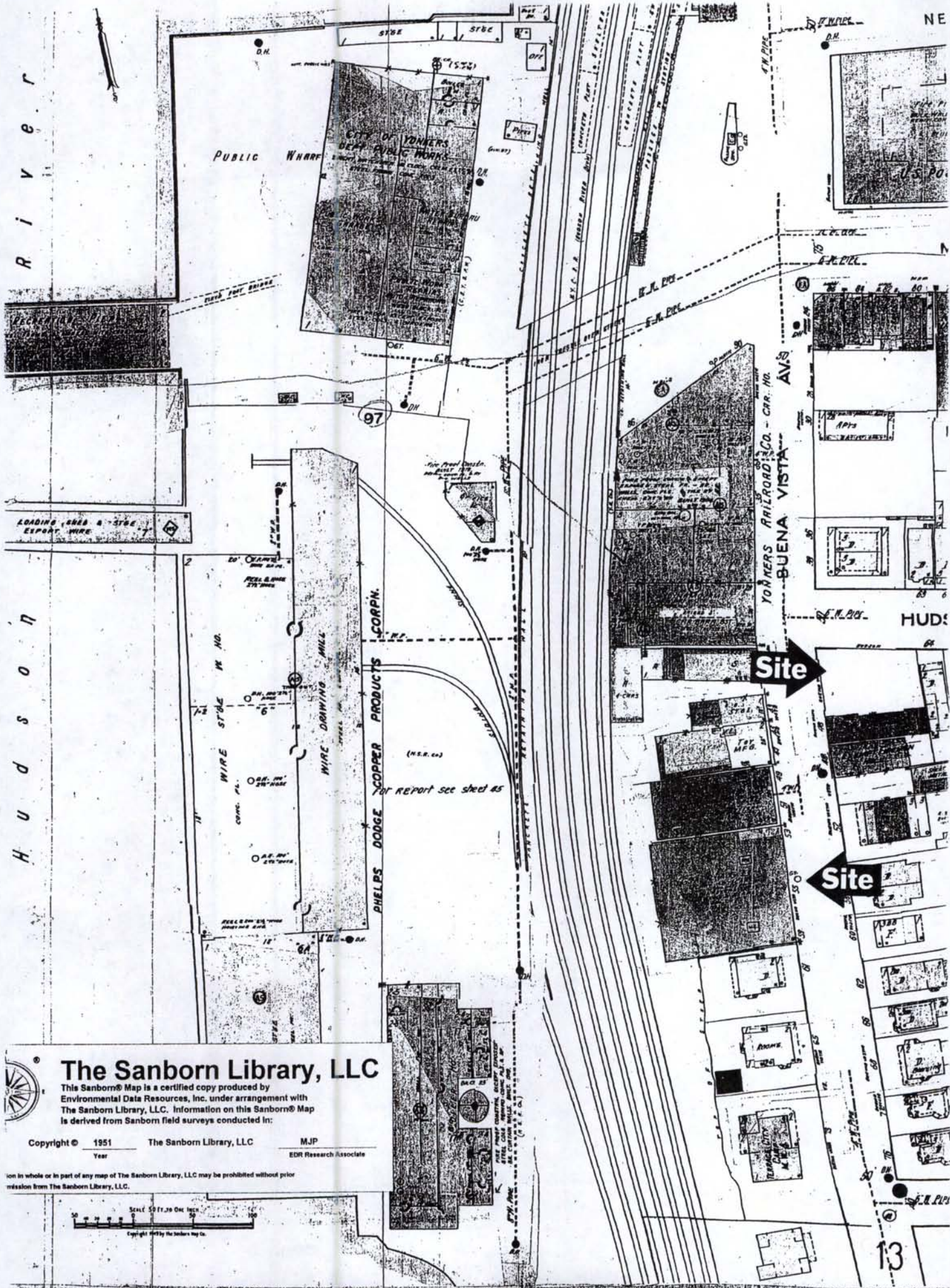
**AS RAILROAD CO.**  
FIVE 10 CRANES  
EIGHT SHEDS  
THREE LIGHTS  
CITY WATER  
THREE THRU-OUT-FIRE  
TOP CONCRETE  
STEEL BRIDGES  
CONCRETE

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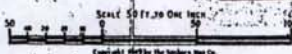
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Year

EDR Research Associate

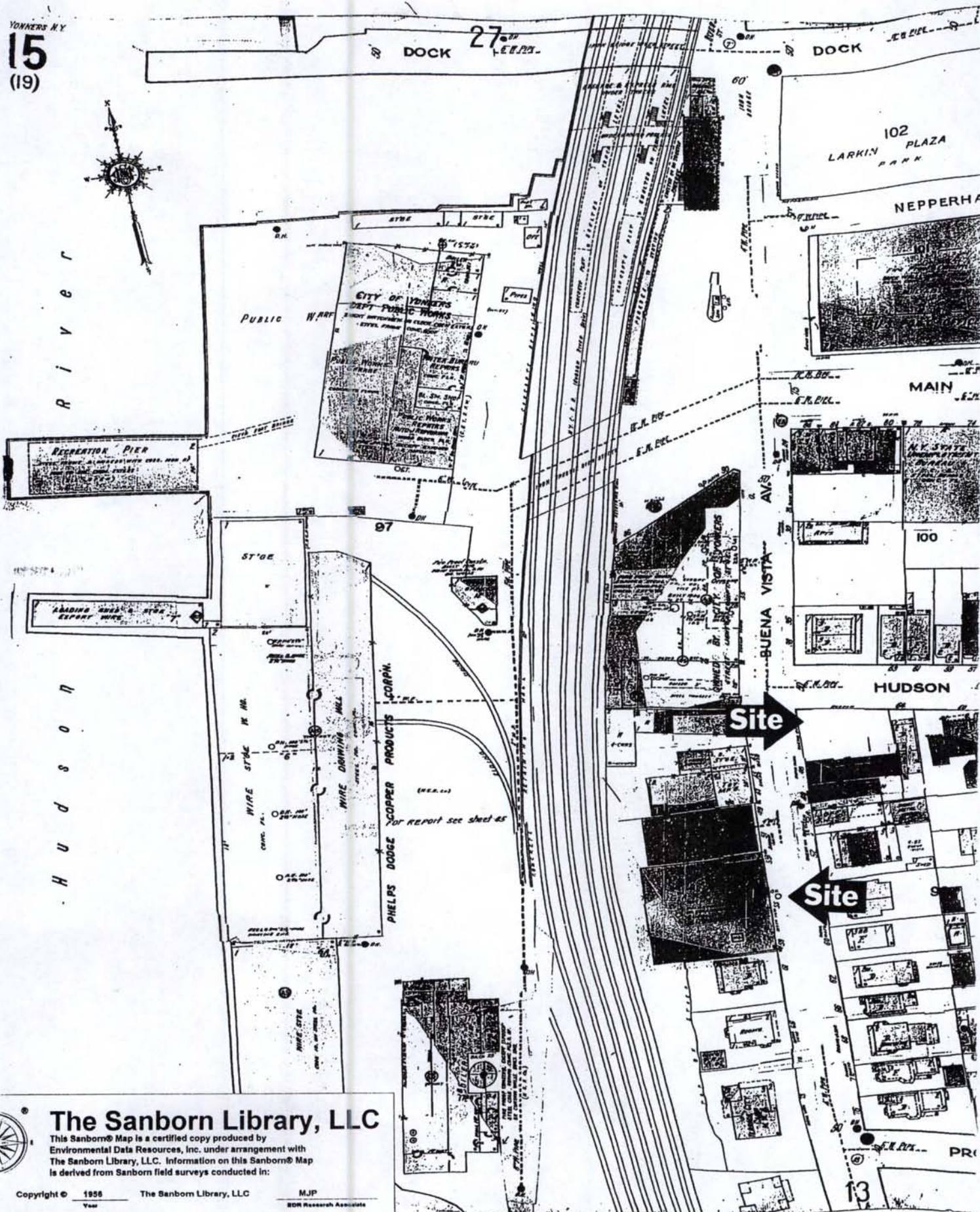
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R I V E R



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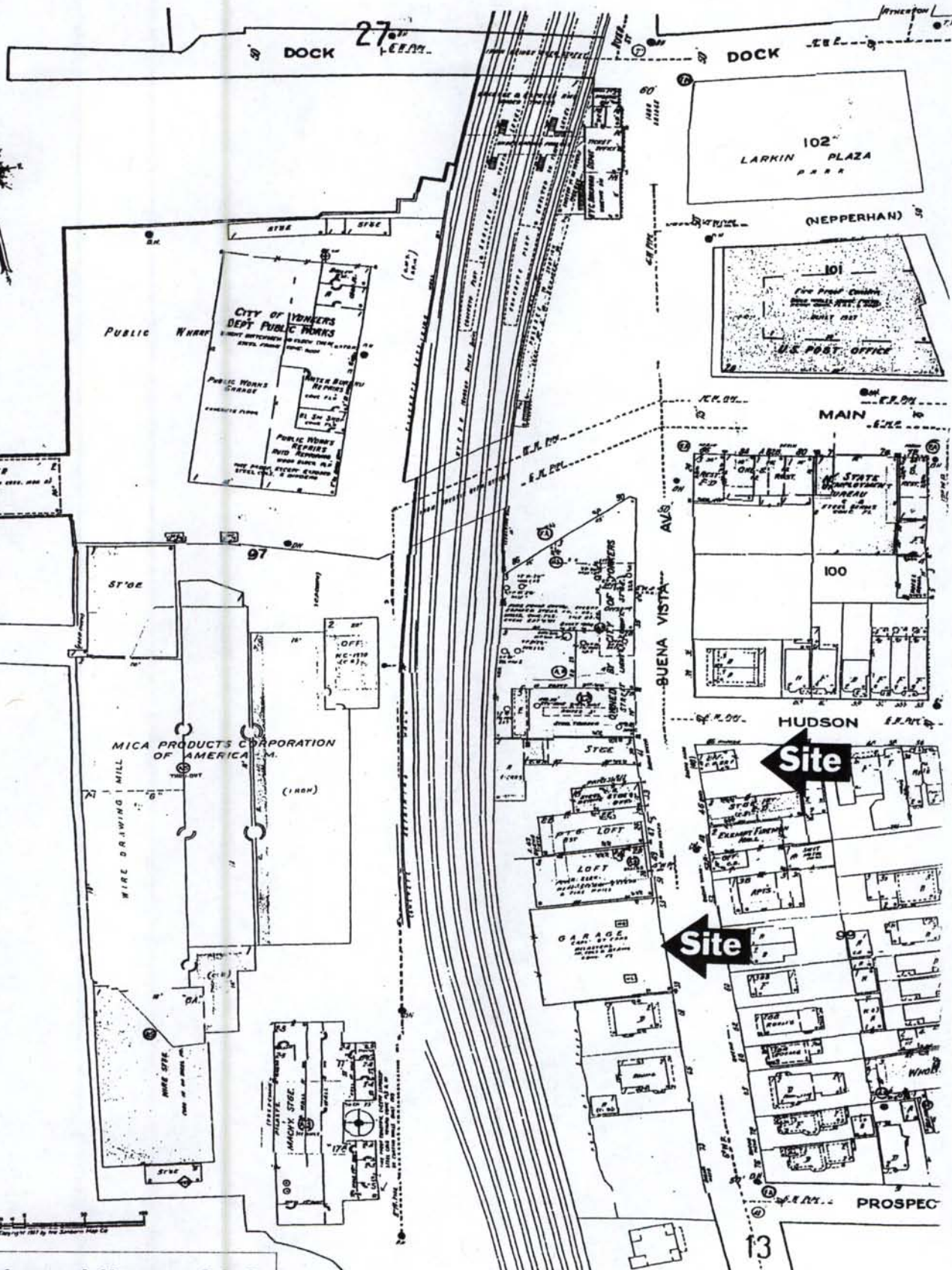


YONKERS NY  
15



R I V E R

H U D S O N



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Year

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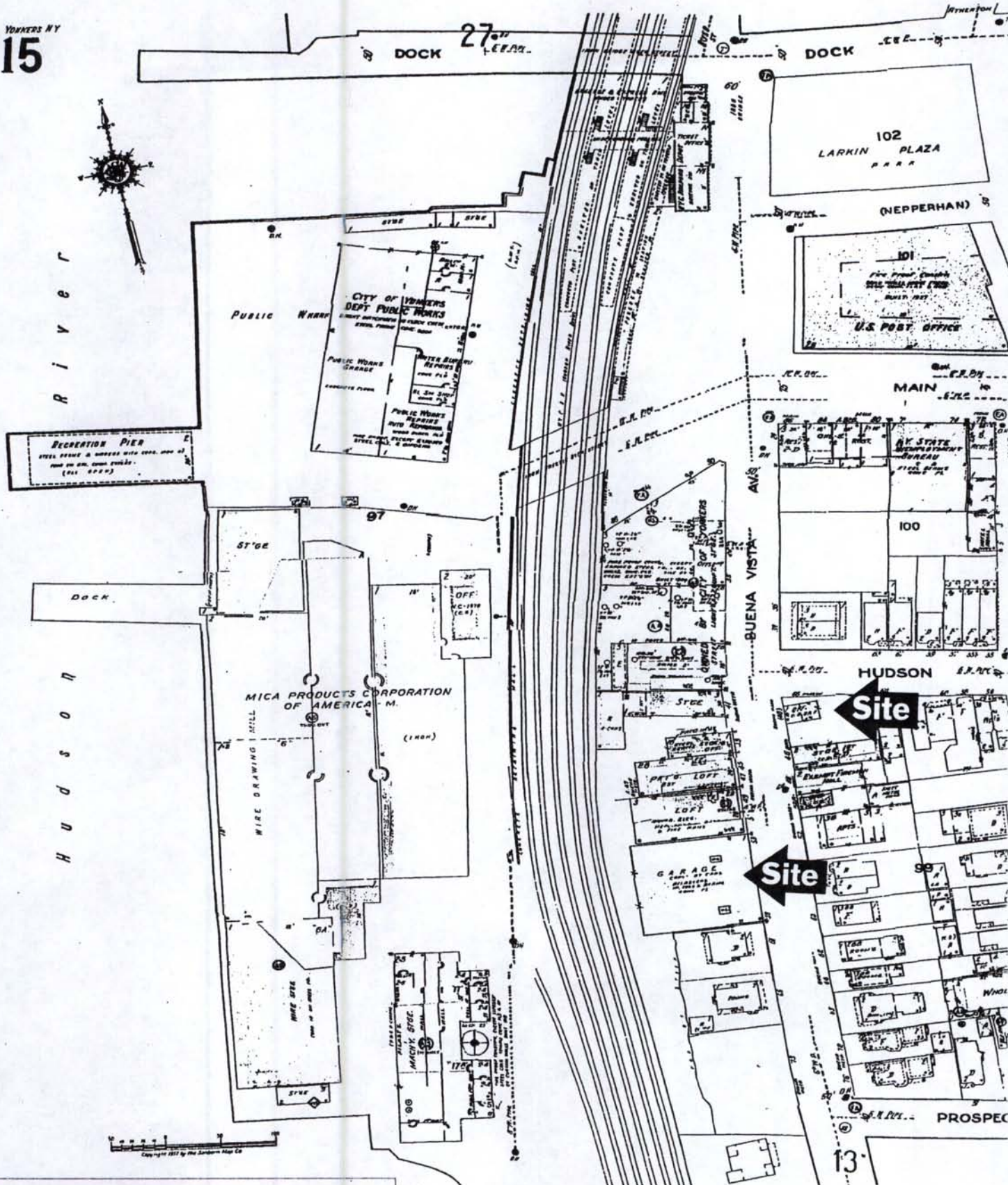


YONKERS NY  
15



Р и в е р

u d s o n



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YONKERS NY  
15



R I V E R

H U D S O N

RECREATION PIER  
PIER 27 AND 28 WITH 2000 YDS. OF  
PIER TO BE CON. 1972-73.  
(SEE 1972)

PUBLIC WHARF

POST OFFICE  
GARAGE

DOCK

27<sup>th</sup>  
LEHIGH

DOCK

102  
LARKIN PLAZA  
P.R.R.

(NEPPERHAN)

MAIN

POST OFFICE  
ANNEX

100

HUDSON

Site

Site

PROSPECT

13

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permission from The Sanborn Library, LLC.



YONKERS NY  
15



R I V E R

PUBLIC WHARF

H U D S O N

M A R I N A

97

100 MAIN ST  
PIERPOINT ON THE HUDSON  
CONDO.  
125-R  
RENT NO. ON NY  
HC 100-0007-00  
24 1 TO 2  
S. S. N. P. A. B. C.

DOCK

27<sup>th</sup> ST

102  
LARKIN PLAZA  
PARA

(NEPPERHAN)

101  
U.S. POST OFFICE  
MAIN

MAIN

POST OFFICE  
ANNEX  
(20)

100

HUDSON

Site

Site

PROSPECT

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R i v e r

PUBLIC WHARF

RECREATION PIER

SWELL, STORM & WAVEY INTO CRUISE, AND AT  
FOOT OF BR. FROM CRUISE:  
(SEE 1975)

DOCK

H U D S O N

97

100 MAIN ST

PIERPONT ON THE HUDSON

CONDO.

100

RENTING ON R.F.

NC 124401-01

(SEE 1975)

(SEE 1975)

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LLC.

# **ATTACHMENT C**

**PHASE I ESA INTERVIEW AND INFORMATION SOURCES**



## ATTACHMENT C

### PHASE I ESA INTERVIEW & INFORMATION SOURCES

#### AVET COACH CORPORATION PROPERTY

42 & 53 BUENA VISTA AVENUE, YONKERS, NEW YORK 10701

Person(s) Interviewed	Affiliation	Phone Number	Date of Contact
Jeff Golda	Provident Bank	845-369-8268	11-14-03
Harvey Goldberg	Property Owner - Avet Coach Corporation	914-768-6829	11-18-03
Jeff Felenchak	City of Yonkers Tax Assessors Office	914-377-6200	11-18-03
Simone Streker	City of Yonkers Building Department	914-377-6523	11-08-03
Alex Feroso	City of Yonkers Building Inspector	914-377-6528	11-19-03
Barbara McDonald	Westchester County Health Department	914-813-5163	11-24-03
Michael Costello	Environmental FirstSearch Technology, Corp.	781-320-3270	11-18-03

# **ATTACHMENT D**

**JULY 6, 1999 - NATIONAL ENVIRONMENTAL  
MANAGEMENT ASSOCIATES CORP.**

**UNDERGROUND STORAGE TANK CLOSURE REPORT**

# **UNDERGROUND STORAGE TANK CLOSURE REPORT**

**53 Buena Vista Avenue  
Yonkers, New York**



Prepared by:

**NATIONAL ENVIRONMENTAL  
MANAGEMENT ASSOCIATES CORP.  
457 Main Street, Suite 161  
Farmingdale, New York**



# **UNDERGROUND STORAGE TANK CLOSURE REPORT**

**53 Buena Vista Avenue  
Yonkers, New York**

Prepared by:

**National Environmental Management Associates Corp.  
457 Main Street, Suite 161  
Farmingdale, New York**

# *National Environmental Management Associates Corp.*

## **TABLE OF CONTENTS**

<b><u>Section and Title</u></b>	<b><u>Page Number</u></b>
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2.0 BACKGROUND	3
2.1 General	3
2.2 Project Personnel	3
3.0 UNDERGROUND STORAGE TANK REMOVALS	3
4.0 EXCAVATION INSPECTION	4
4.1 PID Screening	4
4.2 Sampling & Analysis	4
5.0 SOIL CONTAMINATION	4
6.0 SUMMARY AND RECOMMENDATIONS	5
6.1 Summary	5
6.2 Recommendations	5
7.0 CERTIFICATION & DISCLAIMER	6

<b><u>Figures</u></b>	<b><u>Page Number</u></b>
1. Site Location Map	Following Report
2. UST Locations	Following Report

<b><u>Appendices</u></b>	<b><u>Page Number</u></b>
Laboratory Analysis	Following Report
Petroleum Bulk Storage Application	Following Report

# *National Environmental Management Associates Corp.*

## **UNDERGROUND STORAGE TANK CLOSURE REPORT**

**53 Buena Vista Avenue  
Yonkers, New York**

### **1.0 INTRODUCTION**

The Subject Site is located at 53 Buena Vista Avenue, Yonkers, New York (see Figure 1). The site consists of a 1 ½ - 2 story brick building with service bays and an office. A total of three (3) 550 gallon underground storage tanks were buried at the Site and one (1) 1,000 gallon UST was buried at an auxiliary site on the corner of Buena Vista Avenue and Main Street.

This report is prepared in compliance with USEPA regulation, Title 40 Code of Federal Regulations Part 280 {40CFR280}.

### **2.0 BACKGROUND**

#### *2.1 General*

All UST removals were completed in March and April 1999. Three (3) 550 gallon and one (1) 1,000 gasoline tanks were removed (see Petroleum Bulk Storage Application appended to report). Gasoline Installations, Inc. was the UST removal contractor.

#### *2.2 Project Personnel*

The following personnel, and/or companies, and area of responsibility were/are involved with this site.

#### **OWNER:**

*AVET Coach Corp.  
53 Buena Vista Avenue  
Yonkers, New York*

#### **ENVIRONMENTAL CONTRACTOR:**

*Gasoline Installations, Inc.  
3 Hoover Street  
Inwood, N.Y.*

#### **ENVIRONMENTAL CONSULTANT:**

*National Environmental Mgmt. Assoc. Corp.  
457 Main Street, Suite 161  
Farmingdale, N.Y.*

#### **LABORATORY ANALYSIS:**

*ANALab, Inc.  
1152 Route 10  
Randolph, New Jersey*



# *National Environmental Management Associates Corp.*

## **3.0 UNDERGROUND STORAGE TANK REMOVALS**

Underground Storage Tank (UST) removals were completed in March and April 1999. Both UST's were pumped, excavated, cut, cleaned and disposed of by Gasline Installations, Inc., Inwood, N.Y. Figure 2 shows actual UST locations prior to removal.

A total of four (4) gasoline underground storage tanks were removed from the AVET Facility. All of the tanks were inspected after removal and appeared to be in excellent condition and free of any holes or pitting.

## **4.0 EXCAVATION INSPECTION**

The open excavation from UST removals were visually inspected and screened by NATIONAL representatives utilizing a HNU Systems Photoionization Detector (PID). Soil samples were collected to confirm PID results.

### **4.1 PID Screening**

Visual inspection of the excavation along all walls and flooring revealed no signs of contamination. PID screening confirmed the soils to be free of aromatic hydrocarbons, exhibiting no meter detections.

### **4.2 Soil Sampling & Analysis**

Soil samples were taken within the excavations to confirm the PID and visual inspection results. As per Westchester County Health Department representative, composite samples were collected from the walls and floor of each of the excavations (actual laboratory results are appended to report).

Two (2) composite samples from the 1,000 gallon UST excavation (UST-1 and UST-2) and one (1) composite sample from each of the 550 gallon UST excavations (UST-3, UST-4 and UST-5) were collected. Each of the samples collected was analyzed for compounds listed on Table 1 of the NYSDEC Stars Memo.

All of the samples exhibited no detections of volatile compounds.

## **5.0 SOIL CONTAMINATION**

No soil contamination was discovered within the UST excavations.

# *National Environmental Management Associates Corp.*

## **6.0 SUMMARY AND RECOMMENDATIONS**

### *6.1 Summary*

This report was based on observations by National Environmental Management Associates Corp. representatives as well as PID screening and soil sampling and analysis.

In summary:

- All UST's were pumped, excavated, removed, cleaned and legally disposed of.
- PID Screening within the excavations revealed no detections.
- Soil samples collected through borings revealed volatile organics below detection limits (none detected) as listed in NYSDEC STARS Table 1.

### *6.2 Recommendations*

With analytical results showing no contamination in excavation samples which exceed NYSDEC guidelines, National Environmental Management Associates Corp. feels no remediation is warranted. Based on the above written report, summary and knowledge of the site, National Environmental Management Associates Corp. recommends no further action at this time.



# *National Environmental Management Associates Corp.*

## **7.0 CERTIFICATION AND DISCLAIMER**

National Environmental Management Associates Corp. has performed this UST Assessment of the Site in accordance with good commercial and customary practice and generally accepted protocols within the consulting industry with respect to compliance with 40 CFR 280 and general UST Closure. The assessment included a visual inspection of the Property, a review of public records, on-site oversight and sampling.

The purpose of this investigation was to identify sources of contamination, if any, at the Site, and to satisfy the standards set forth in 40 CFR 280. The conclusions set forth in this report are based upon information that was available to NATIONAL during the inspection of the Site. If new Information becomes available concerning the Site after this date, or if the Site is used in the future in a manner other than that which is identified in this report, the conclusions contained herein may have to be modified. Additionally, while this investigation was performed in accordance with good commercial and customary practice and generally accepted protocols within the consulting industry. NATIONAL cannot guarantee that the Site is completely free of hazardous substances or other materials or conditions that could subject anyone to potential liability.

National Environmental Management Associates Corp. has no interest other than professional in this Assessment and neither its performance, not compensation for same, is contingent upon the recommendations that are represented herein.

### **UST CLOSURE REPORT**

**53 Buena Vista Avenue  
Yonkers, New York**

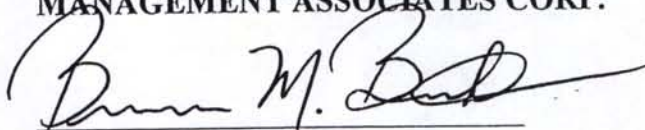
7-6-99

Date

The undersigned certify this report is a true and authentic report of results obtained from our findings.

Respectfully submitted,

**NATIONAL ENVIRONMENTAL  
MANAGEMENT ASSOCIATES CORP.**



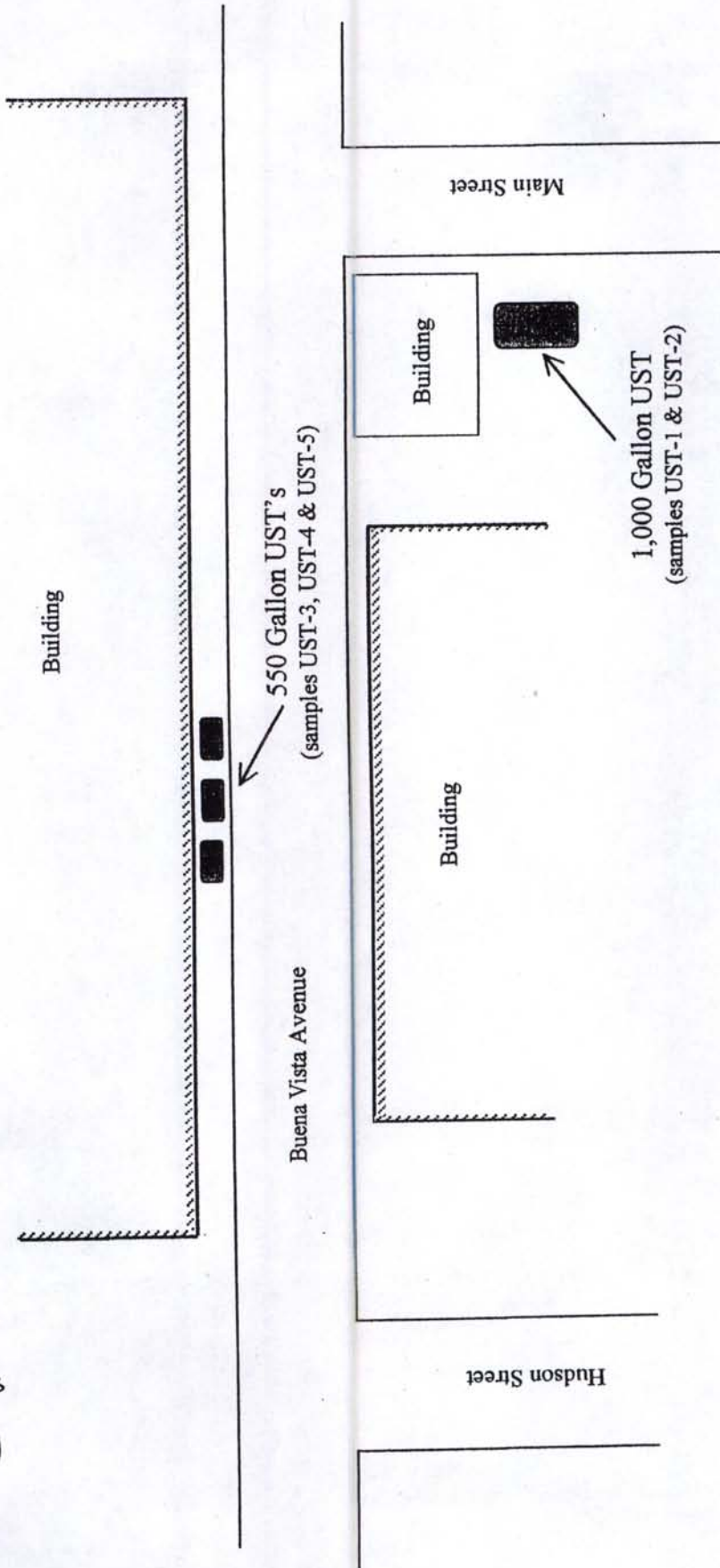
Bruce M. Beck, President  
Environmental Engineer





Figure 1





LEGEND



Underground Storage Tank

53 Buena Vista Avenue Yonkers, New York	
Location of Underground Storage Tanks and Samples	
Date:	FIGURE
National Environmental Management Associates Corp. 457 Main Street, # 161 Farmingdale, New York (516) 226-9080	
2	

(not necessarily to scale)



FORM A

# WESTCHESTER COUNTY DEPARTMENT OF HEALTH PETROLEUM BULK STORAGE APPLICATION

Pursuant to the Petroleum Bulk Storage Law,  
Article XXV of the Westchester County Sanitary Code  
(Continued on Reverse Side-Please Be Sure to Complete Section B)

SECTION A - See Instructions on Cover Sheet

Westchester County

Please Type or Print Clearly  
and Complete All Items

<b>PERMIT NUMBER</b> <b>3-600883</b>		<b>FACILITY</b>		<b>OWNER</b>		<b>CORRESPONDENCE MAILING</b>	
Indicates Other Existing DEC Numbers, if any, for this Facility: CRS Number: OTHER NUMBER:		<b>NAME</b> <b>AVET CORP.</b>		<b>NAME</b> <b>AVET CORP.</b>		<b>NAME OF COMPANY</b> <b>AVET CORP.</b>	
<b>LOCATION (See P.O. Box)</b> <b>53 BUENA VISTA AVE.</b>		<b>LOCATION (Continued)</b> <b>YONKERS</b>		<b>ADDRESS (See P.O. Box)</b> <b>53 BUENA VISTA AVE.</b>		<b>ADDRESS</b> <b>53 BUENA VISTA AVE.</b>	
<b>CITY/TOWNSHIP/VILLAGE</b> <b>YONKERS</b>		<b>STATE</b> <b>NY</b>		<b>CITY</b> <b>YONKERS</b>		<b>ATTENTION</b> <b>HARVEY N. GARBELS</b>	
<b>COUNTY</b> <b>WESTCHESTER</b>		<b>ZIP CODE</b> <b>10701</b>		<b>FEDERAL TAX ID NO.</b> <b>YONKERS</b>		<b>NAME OF COMPANY</b> <b>AVET CORP.</b>	
<b>NAME OF OPERATOR AT FACILITY</b> <b>HARVEY N. GARBELS</b>		<b>TELEPHONE NUMBER</b> <b>(914) 968 4900</b>		<b>OTHER TELEPHONE NUMBER</b> <b>(914) 968 4900</b>		<b>ADDRESS</b> <b>53 BUENA VISTA AVE.</b>	
<b>EMERGENCY CONTACT NAME</b> <b>HARVEY N. GARBELS</b>		<b>EMERGENCY CONTACT PHONE NO.</b> <b>(914) 968 4900</b>		<b>TYPE OF OWNER (Check only one)</b> <input type="checkbox"/> Private Resident <input type="checkbox"/> Public Resident <input type="checkbox"/> Federal Government <input type="checkbox"/> State Government <input checked="" type="checkbox"/> Local Government <input type="checkbox"/> Other (Specify)		<b>DATE</b> <b>1/18/99</b>	
<b>TRANSACTION TYPE</b> (Check all that apply) NOTE: Transaction Types 1, 2 and 5 require a fee. 1. <input type="checkbox"/> Initial New Facility 2. <input type="checkbox"/> Change of Ownership 3. <input checked="" type="checkbox"/> Substantial Tank Modification 4. <input type="checkbox"/> Information 5. <input checked="" type="checkbox"/> Renewal		<b>TYPE OF PETROLEUM FACILITY:</b> (Check all that apply) A. <input type="checkbox"/> Storage Terminal/Petroleum Distributor B. <input type="checkbox"/> Retail Gasoline Sales C. <input type="checkbox"/> Other Retail Sales D. <input type="checkbox"/> Manufacturing E. <input type="checkbox"/> Utility F. <input checked="" type="checkbox"/> Tracking/Transportation G. <input type="checkbox"/> Apartment Building H. <input type="checkbox"/> School I. <input type="checkbox"/> Farm J. <input type="checkbox"/> Private Residence K. <input type="checkbox"/> Airfield (Air Taxi) L. <input type="checkbox"/> Other (Specify)		<b>I hereby certify under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.</b>		<b>NAME OF OWNER OR AUTHORIZED REPRESENTATIVE</b> <b>HARVEY N. GARBELS</b>	
<b>AMOUNT ENCLOSURE</b>		<b>TITLE</b> <b>PRESIDENT</b>		<b>DATE</b> <b>1/18/99</b>		<b>Page</b> of	
<b>Geographical Location for this Facility (if known)</b> LATITUDE DEG MIN SEC LONGITUDE DEG MIN SEC		<b>DATE RECEIVED</b>		<b>DATE PROCESSED</b>		<b>AMOUNT RECEIVED \$</b>	
<b>REVIEWED BY</b>		<b>REVIEWED BY</b>		<b>REVIEWED BY</b>		<b>REVIEWED BY</b>	



SENT



ANALab, Inc. - Randolph Facility  
1152 Route 10  
Randolph, NJ 07869  
973-584-0330, FAX: 973-584-0515  
APRIL 13, 1999

Certified for: NJ, PA, DE, CT, NY(DOH)  
NJ #14116 NY #11376  
US EPA CLP Lab

COMPLIANCE MONITORING FOR VOLATILE ORGANICS Method 8021

Lab Number: 306944  
Client: NATIONAL ENV. MGMT. ASSOC.  
Sample source: AVET  
Sample ID: UST-1  
Sample date: 03/26/99  
Sampled by: Customer  
At lab date: 03/29/99  
Matrix: Soil  
Instrument: GC 565  
Analysis Date: 04/07/99  
Percent Moisture: 12.45%  
Init Sample wght= 5g  
Column: RTX-502.2-0.53MM  
Dilution Factor: 1  
Final volume= 5ml

Initial sample weight DWB= 4.3775g

Conc. in Sample = (Conc. on Quant Report/Initial Sample Weight DWB)\*Final Volume

Parameter	Result ug/kg	Method Blank ug/kg	Practical Quantitation Limit ug/kg	Minimum Detection Limit ug/kg
Benzene	U	U	1.1	0.46
Ethylbenzene	U	U	1.1	0.57
Toluene	U	U	1.1	0.46
o-Xylene	U	U	1.1	0.91
m+p-Xylene	U	U	1.1	1
Isopropylbenzene	U	U	1.1	0.57
n-Propylbenzene	U	U	1.1	1
p-Isopropyltoluene	U	U	1.1	0.57
1,2,4-Trimethylbenzene	U	U	1.1	0.46
1,3,5-Trimethylbenzene	U	U	1.1	0.8
n-Butylbenzene	U	U	1.1	0.57
sec-Butylbenzene	U	U	1.1	0.57
Naphthalene	U	U	1.1	0.57
MTBE	U	U	1.1	0.57
t-Butyl-benzene	U	U	1.1	0.57

ug/kg = micrograms/kilogram or ppb

U: Indicates a compound was analyzed for but not detected at the MDL.  
J: Indicates an estimated value. It is utilized when a reported value meets the identification criteria but the result is less than the specified detection limit but greater than zero.  
B: Indicates that the analyte was found in the blank as well as the sample. It indicates possible/probable blank contamination.

ND: Not Determined.

ANALab, Inc. - Randolph Facility  
Thomas Mancuso, Lab Mgr.  
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CHU

ANALab, Inc. - Randolph Facility  
1152 Route 10  
Randolph, NJ 07869  
973-584-0330, FAX: 973-584-0515  
APRIL 13, 1999

Certified for: NJ, PA, DE, CT, NY(DOH)  
NJ #14116 NY #11376  
US EPA CLP Lab

COMPLIANCE MONITORING FOR VOLATILE ORGANICS Method 8021

Lab Number: 306945  
Client: NATIONAL ENV. MGMT. ASSOC.  
Sample source: AVET  
Sample ID: UST-2  
Sample date: 03/26/99  
Sampled by: Customer  
At lab date: 03/29/99  
Matrix: Soil  
Instrument: GC 565

Analysis Date: 04/07/99  
Percent Moisture: 12.34%  
Init Sample wght= 5g  
Column: RTX-502.2-0.53MM  
Dilution Factor: 1  
Final volume= 5ml

Initial sample weight DWB= 4.383g

Conc. in Sample = (Conc. on Quant Report/Initial Sample Weight DWB)\*Final Volume

Parameter	Result ug/kg	Method Blank ug/kg	Practical Quantitation Limit ug/kg	Minimum Detection Limit ug/kg
Benzene	U	U	1.1	0.46
Ethylbenzene	U	U	1.1	0.57
Toluene	U	U	1.1	0.46
o-Xylene	U	U	1.1	0.91
m+p-Xylene	U	U	1.1	1
Isopropylbenzene	U	U	1.1	0.57
n-Propylbenzene	U	U	1.1	1
p-Isopropyltoluene	U	U	1.1	0.57
1,2,4-Trimethylbenzene	U	U	1.1	0.46
1,3,5-Trimethylbenzene	U	U	1.1	0.8
n-Butylbenzene	U	U	1.1	0.57
sec-Butylbenzene	U	U	1.1	0.57
Naphthalene	U	U	1.1	0.57
MTBE	U	U	1.1	0.57
t-Butyl-benzene	U	U	1.1	0.57

ug/kg = micrograms/kilogram or ppb

U: Indicates a compound was analyzed for but not detected at the MDL.  
J: Indicates an estimated value. It is utilized when a reported value meets the identification criteria but the result is less than the specified detection limit but greater than zero.  
B: Indicates that the analyte was found in the blank as well as the sample. It indicates possible/probable blank contamination.

ND: Not Determined.

ANALab, Inc. - Randolph Facility  
Thomas Mancuso, Lab Mgr.  
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CHU



ANALab, Inc. - Randolph Facility  
1152 Route 10  
Randolph, NJ 07869  
973-584-0330, FAX: 973-584-0515  
APRIL 27, 1999

Certified for: NJ, PA, DE, CT, NY (DOH)  
NJ #14116 NY #11376  
US EPA CLP Lab

COMPLIANCE MONITORING FOR VOLATILE ORGANICS Method 8021

Lab Number: 307860  
Client: NATIONAL ENV. MGMT. ASSOC.  
Sample source: AVET-Yonkers, New York  
Sample ID: UST-3  
Sample date: 04/15/99  
Sampled by: Customer  
At lab date: 04/19/99 4116/99 Analysis Date: 04/20/99  
Matrix: Soil KS 5(n)/99 Percent Moisture: 7.93%  
Instrument: GC 565 Init Sample wght= 5g  
Column: RTX-502.2-0.53MM  
Dilution Factor: 1  
Final volume= 5ml

Initial sample weight DWB= 4.6035g

Conc. in Sample = (Conc. on Quant Report/Initial Sample Weight DWB)\*Final Volume

Parameter	Result ug/kg	Method Blank ug/kg	Practical Quantitation Limit ug/kg	Minimum Detection Limit ug/kg
Benzene	U	U	1.1	0.43
Ethylbenzene	U	U	1.1	0.54
Toluene	U	U	1.1	0.43
o-Xylene	U	U	1.1	0.87
m+p-Xylene	U	U	1.1	0.98
Isopropylbenzene	U	U	1.1	0.54
n-Propylbenzene	U	U	1.1	0.98
p-Isopropyltoluene	U	U	1.1	0.54
1,2,4-Trimethylbenzene	U	U	1.1	0.43
1,3,5-Trimethylbenzene	U	U	1.1	0.76
n-Butylbenzene	U	U	1.1	0.54
sec-Butylbenzene	U	U	1.1	0.54
Naphthalene	U	U	1.1	0.54
MTBE	U	U	1.1	0.54
t-Butyl-benzene	U	U	1.1	0.54

ug/kg = micrograms/kilogram or ppb

U: Indicates a compound was analyzed for but not detected at the MDL.  
J: Indicates an estimated value. It is utilized when a reported value meets the identification criteria but the result is less than the specified detection limit but greater than zero.  
B: Indicates that the analyte was found in the blank as well as the sample. It indicates possible/probable blank contamination.

ND: Not Determined.

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ANALab, Inc. - Randolph Facility  
1152 Route 10  
Randolph, NJ 07869  
973-584-0330, FAX: 973-584-0515  
APRIL 28, 1999

Certified for: NJ, PA, DE, CT, NY(DOH)  
NJ #14116 NY #11376  
US EPA CLP Lab

COMPLIANCE MONITORING FOR VOLATILE ORGANICS Method 8021

Lab Number: 307861  
Client: NATIONAL ENV. MGMT. ASSOC.  
Sample source: AVET-Yonkers, New York  
Sample ID: UST-4  
Sample date: 04/15/99  
Sampled by: Customer  
At lab date: 04/19/99 4/16/99 Analysis Date: 04/20/99  
Matrix: Soil rs 5/17/99 Percent Moisture: 7.14%  
Instrument: GC 565 Init Sample wght= 5g  
Column: RTX-502.2-0.53MM  
Dilution Factor: 1  
Final volume= 5ml

Initial sample weight DWB= 4.643g

Conc. in Sample = (Conc. on Quant Report/Initial Sample Weight DWB)\*Final Volume

Parameter	Result ug/kg	Method Blank ug/kg	Practical Quantitation Limit ug/kg	Minimum Detection Limit ug/kg
Benzene	U	U	1.1	0.43
Ethylbenzene	U	U	1.1	0.54
Toluene	U	U	1.1	0.43
o-Xylene	U	U	1.1	0.86
m+p-Xylene	U	U	1.1	0.97
Isopropylbenzene	U	U	1.1	0.54
n-Propylbenzene	U	U	1.1	0.97
p-Isopropyltoluene	U	U	1.1	0.54
1,2,4-Trimethylbenzene	U	U	1.1	0.43
1,3,5-Trimethylbenzene	U	U	1.1	0.75
n-Butylbenzene	U	U	1.1	0.54
sec-Butylbenzene	U	U	1.1	0.54
Naphthalene	U	U	1.1	0.54
MTBE	U	U	1.1	0.54
t-Butyl-benzene	U	U	1.1	0.54

ug/kg = micrograms/kilogram or ppb

- U: Indicates a compound was analyzed for but not detected at the MDL.  
J: Indicates an estimated value. It is utilized when a reported value meets the identification criteria but the result is less than the specified detection limit but greater than zero.  
B: Indicates that the analyte was found in the blank as well as the sample. It indicates possible/probable blank contamination.

ND: Not Determined.

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Randolph, NJ 07869  
973-584-0330, FAX: 973-584-0515  
APRIL 28, 1999

Certified for: NJ, PA, DE, CT, NY (DOH)  
NJ #14116 NY #11376  
US EPA CLP Lab

COMPLIANCE MONITORING FOR VOLATILE ORGANICS Method 8021

Lab Number: 307862  
Client: NATIONAL ENV. MGMT. ASSOC.  
Sample source: AVET-Yonkers, New York  
Sample ID: UST-5  
Sample date: 04/15/99  
Sampled by: CUSTOMER  
At lab date: 04/19/99 4/16/99 Analysis Date: 04/20/99 Column: RTX-502.2-0.53MM  
Matrix: Soil AS 5/17/99 Percent Moisture: 7.5% Dilution Factor: 1  
Instrument: GC 565 Init Sample wght= 5g Final volume= 5ml

Initial sample weight DWB= 4.625g

Conc. in Sample = (Conc. on Quant Report/Initial Sample Weight DWB)\*Final Volume

Parameter	Result ug/kg	Method Blank ug/kg	Practical Quantitation Limit ug/kg	Minimum Detection Limit ug/kg
Benzene	U	U	1.1	0.43
Ethylbenzene	U	U	1.1	0.54
Toluene	U	U	1.1	0.43
o-Xylene	U	U	1.1	0.86
m+p-Xylene	U	U	1.1	0.97
Isopropylbenzene	U	U	1.1	0.54
n-Propylbenzene	U	U	1.1	0.97
p-Isopropyltoluene	U	U	1.1	0.54
1,2,4-Trimethylbenzene	U	U	1.1	0.43
1,3,5-Trimethylbenzene	U	U	1.1	0.76
n-Butylbenzene	U	U	1.1	0.54
sec-Butylbenzene	U	U	1.1	0.54
Naphthalene	U	U	1.1	0.54
MTBE	U	U	1.1	0.54
t-Butyl-benzene	U	U	1.1	0.54

ug/kg = micrograms/kilogram or ppb

U: Indicates a compound was analyzed for but not detected at the MDL.  
J: Indicates an estimated value. It is utilized when a reported value meets the identification criteria but the result is less than the specified detection limit but greater than zero.  
B: Indicates that the analyte was found in the blank as well as the sample. It indicates possible/probable blank contamination.

ND: Not Determined.

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# **ATTACHMENT E**

**CITY OF YONKERS BUREAU OF HOUSING AND BUILDINGS  
TANK CLOSURE DOCUMENTATION**



Westchester County

Westchester County Department of Health

## PETROLEUM BULK STORAGE WORK PERMIT

This work permit is good for sixty (60) days from date of issue and must be posted on the tank at all times. Removal of this work permit prior to completion of work constitutes a violation of Article XXV of the Westchester County Sanitary Code.

In accordance with Article XXV of the Westchester County Sanitary Code, the bearer of this permit has completed an application for a work permit to perform work on the petroleum bulk storage tank located at:

Name of Establishment: Avet Coach Corp.

Street Address: 53 Buena Vista Ave

City/Town/Village: Yonkers, NY 10701

Applicant's Name: Gasoline Installations Inc.

Issue Date: 1/25/99 Expiration Date: 3/25/99

Municipal Tax ID Number: 13-2754967

PBS Number: 3-600383

Work To Be Performed: Remove/Close 4 Tanks

*Harold N. Adel*

Harold N. Adel, M.D., M.P.H.  
Commissioner of Health

1/25/99

Date







Westchester County

# WESTCHESTER COUNTY DEPARTMENT OF HEALTH PETROLEUM BULK STORAGE

## Work Permit Application

FACILITY OPERATOR INFORMATION		PBS No.	Date
Facility Name	AVET COACH CORP.		12/14/98
Location	S3 BUENA VISTA AVE.		
City/Town/Village	YONKERS, N.Y. 10701		
Operator Name	Title	Telephone	
ALAN SCHILLER	GENERAL MANAGER	914 968 4900	
Emergency Contact	Title	Telephone	
ALAN SCHILLER	GEN. MGR.	914 968 4900	
Type of Facility		(check all that apply)	
<input type="checkbox"/> Storage Terminal <input type="checkbox"/> Retail Gasoline Sales <input type="checkbox"/> Manufacturing <input type="checkbox"/> Apartment Building		<input checked="" type="checkbox"/> Trucking/Transport <input type="checkbox"/> Office Building <input type="checkbox"/> Private Residence <input type="checkbox"/> Airline (Air Taxi)	
		<input type="checkbox"/> School <input type="checkbox"/> Farm <input type="checkbox"/> Utility <input type="checkbox"/> Other	

CONTRACTOR INFORMATION		Work to be performed	Fee Ea.	Quantity	Total Fee
Company Name	Federal Tax ID No.	Install New Facility			
GASOLINE INSTALLATIONS INC.	11-189-0168	Install/Modify Tank			
Location		Install/Modify Piping			
3 HOOVER ST.		Install/Modify Containment	\$150.00	4	\$600.00
Mailing Address		Remove/Close Tank			
SAME		Approximate Start Date:	2/1/99	TOTAL	\$600.00
City/Town/Village	State	Zip			
INWOOD	N.Y.	11096			
Contact Name	Title	Telephone			
PAT McDERMOTT	SUPERVISOR	516 371 2743			
Emergency Contact	Title	Telephone			
ENZO VACCIO	SUPERVISOR	516 371 2743			
Notify the Health Dept. for inspection one working day prior to starting work. Call 637-4890 or leave message at 637-4863.					

FACILITY OWNER INFORMATION		OFFICE USE ONLY	
Owner Name	AVET COACH CORP.		
Location	S3 BUENA VISTA AVE.		
Mailing Address	SAME		
City/Town/Village	State	Zip	
YONKERS	N.Y.	10701	
Contact	Telephone	Federal Tax ID No.	
ALAN SCHILLER	914 968 4900	13-275-4967	
Amount Received		Comments	Date
		Approved by	

Submit application and fee within fifteen days prior to starting work. Send to the Westchester County Department of Health, Petroleum Bulk Storage Section, 145 Huguenot Street, New Rochelle, NY 10801. Make checks payable to Westchester County Department of Health.



Bronx Metals Recycling

A Division of Hugo New Schenker East

BRONX METALS RECYCLING

850 EDGEWATER ROAD

BRONX, NY 10474

(718) 542-2300 FAX (718) 542-1231

N.Y.S. D.M.V. 7083296SCP

TICKET # TMBO47

BRONX METALS RECYCLING

850 EDGEWATER RD

BRONX

718-542-2300

NY 10474

Purchased From: CP000X

# G.I.I. ID # O.I.I.

COMMODITY  
NO. 2 STEELGROSS TARE NET ADJ REASON  
18640A 13680A 4960PD WT  
4960

TOTALS

18640 13680 4960

4960

WEIGHMASTER SIGNATURE

CUSTOMER SIGNATURE

Date In 04/23/99 | GROSS TONS  
Time In 13:52 | 2.2142  
Date Out 04/23/99 |  
Time Out 13:51 |

SCALE 1 B=SCALE 2 C=SCALE 3 D=SCALE 4 MANUAL WEIGHT

THIS IS TO CERTIFY THAT I DELIVERED THE ABOVE MATERIAL FOR THE NAMED SUPPLIER. This will also certify that I, on behalf of the above named supplier, am familiar with HMBE's list of unacceptable/prohibited materials, and that the above load does not contain any unacceptable/prohibited materials, including any Class I (chlorofluorocarbons) or Class II (hydrochlorofluorocarbons) refrigerants (FREON), which under the federal Clean Air Act must be reclaimed, not vented. HMBE-1C (Rev. 1/98)

SHIERS SYSTEM

RECEIPT # 000647

RECEIPT DATE: 04/23/99

Purchased From:

Bronx Metals Recycling

A Division of Hugo New Schenker East

BRONX METALS RECYCLING

850 EDGEWATER RD

BRONX

718-542-2300

\*\*\* CASH RECEIPT \*\*\*  
BRONX METALS RECYCLING  
850 EDGEWATER ROAD  
BRONX, NY 10474  
(718) 542-2300 FAX (718) 542-1231  
N.Y.S. D.M.V. 7083296SCP

NY 10474

# G.I.I. I.D. #

KETH SHP DATE COMMODITY  
R047 04/23/99 IMP. NO. 2 STEELGROSS TARE NET ADJ REASON  
18640 13680 4960 0PRICE UM FRT EXT TOTAL AMT  
\$3.0000 GT .00 73.07

OR CP000X TOTALS (POUNDS):

18640 13680 4960

TOTAL AMOUNT DUE SUPPLIER:

73.07

WEIGHMASTER SIGNATURE

CUSTOMER SIGNATURE

GROSS TONS  
2.2142

THIS IS TO CERTIFY THAT I DELIVERED THE ABOVE MATERIAL FOR THE NAMED SUPPLIER. This will also certify that I, on behalf of the above named supplier, am familiar with HMBE's list of unacceptable/prohibited materials, and that the above load does not contain any unacceptable/prohibited materials, including any Class I (chlorofluorocarbons) or Class II (hydrochlorofluorocarbons) refrigerants (FREON), which under the federal Clean Air Act must be reclaimed, not vented. HMBE-1C (Rev. 1/98)



**YONKERS FIRE DEPARTMENT**  
**Tank & Pump Inspection Certificate**

0778

Yonkers, N.Y. \_\_\_\_\_ April 26 19 99

Issued to \_\_\_\_\_ Patrick McDermott of Gasoline Installations, Inc.

Address \_\_\_\_\_ 3 Hoover Street, Inwood, NY 11096

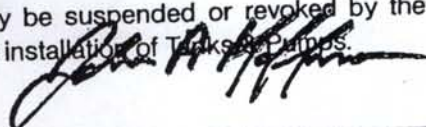
covering \_\_\_\_\_ removal of 3-550 gallon and 1-750 gallon tanks

located at \_\_\_\_\_ 53 Buena Vista Avenue

in the City of Yonkers, NY. This Certificate is not transferable and may be suspended or revoked by the Fire Commissioner for any violation of the rules and regulations governing the installation of Tanks & Pumps.

Date inspected \_\_\_\_\_ April 23 19 99

Fee \$ 100.00

  
\_\_\_\_\_  
**John A. Hoffman**  
**Deputy Commissioner**



# NON-HAZARDOUS WASTE MANIFEST

Please print or type (Form designed for use on elite (12 pitch) typewriter)

<b>NON-HAZARDOUS WASTE MANIFEST</b>		1. Generator's US EPA ID No. <b>N/A</b>	Manifest Document No. <b>28896</b>	2. Page 1 of 1
3. Generator's Name and Mailing Address <b>AVET COACH CORP 53 BUENA VISTA AVE. YONKERS, NY 10701</b>				
4. Generator's Phone ( )				
5. Transporter 1 Company Name <b>ENC ENVIRONMENTAL SERVICE CORP</b>	6. US EPA ID Number <b>NYR000059790</b>	A. State Transporter's ID <b>1A-509</b>		
7. Transporter 2 Company Name <b>Same as trans #1</b>		8. US EPA ID Number	B. Transporter 1 Phone <b>516-293-0600</b>	
9. Designated Facility Name and Site Address <b>REPUBLIC WASTE SYSTEMS 33 INDUSTRY DRIVE BEDFORD OH 44146</b>		10. US EPA ID Number <b>OH0055522429</b>	C. State Transporter's ID	
			D. Transporter 2 Phone	
			E. State Facility's ID <b>OH0000559</b>	
			F. Facility's Phone <b>440-786-7800</b>	
11. WASTE DESCRIPTION		12. Containers	13. Total Quantity	14. Unit Wt./Vol.
a. <b>SLUDGE</b>		No. <b>2</b> Type <b>DM</b>	<b>110</b>	<b>6</b>
b.				
c.				
d.				
G. Additional Descriptions for Materials Listed Above		H. Handling Codes for Wastes Listed Above <b>A/R</b>		
15. Special Handling Instructions and Additional Information <b>IN CASE OF EMERGENCY CALL 516-293-0600 24 HRS.</b>				
16. GENERATOR'S CERTIFICATION: I hereby certify that the contents of this shipment are fully and accurately described and are in all respects in proper condition for transport. The materials described on this manifest are not subject to federal hazardous waste regulations.				
Printed/Typed Name <b>Steve M'Garry</b>		Signature <i>[Signature]</i>		Date <b>4/1/87</b>
17. Transporter 1 Acknowledgement of Receipt of Materials		Date		
Printed/Typed Name <b>Steve M'Garry</b>		Signature <i>[Signature]</i>		Date <b>4/1/87</b>
18. Transporter 2 Acknowledgement of Receipt of Materials		Date		
Printed/Typed Name <b>MARK Constantine</b>		Signature <i>[Signature]</i>		Date <b>5/1/87</b>
19. Discrepancy Indication Space				
20. Facility Owner or Operator; Certification of receipt of the waste materials covered by this manifest, except as noted in item 19.				
Printed/Typed Name <b>THOMAS BROWN IN BEHALF OF R.E.S.</b>		Signature <i>[Signature]</i>		Date <b>5/1/87</b>



YONKERS FIRE DEPARTMENT  
COMBUSTIBLE DIVISION

5-7 New School Street  
Yonkers, New York 10701  
(914) 377-7525  
Fax (914) 377-7560

REQUESTED DATE OF INSPECTION

DAY:

FRIDAY

DATE: 4/28/99

TIME: 10:00 AM

INSPECTIONS MADE ONLY DURING  
WORKING HOURS

OIL BURNER/TANK (Please circle which)

REPLACEMENT

ABANDONMENT

REMOVAL

TEST

OTHER (specify):

SPECIFICS OF WORK BEING DONE REMOVE, CUT & CLEAN, AND DISPOSE  
OF 4 UNDERGROUND STORAGE TANKS. (GASOLINE)

COMPANY: GASOLINE INSTALLATIONS INC.

ADDRESS: 3 HOOVER ST.

CITY: INWOOD

STATE: N.Y.

ZIP CODE: 11096

TELEPHONE NUMBER: 516 371 2743

FAX: 516 239 6124

YONKERS LICENSE NUMBER: 0680

EXPIRES: 3/1/01

NAME: PATRICK T. McDermott

LOCATION OF JOB: 53 BUENA VISTA AVE.

OWNER OF RESIDENCE

NAME: AVET COACH CORP.

ADDRESS: 53 BUENA VISTA AVE., YONKERS, N.Y.

TELEPHONE NUMBER: 914 968 4900

PLEASE NOTIFY THIS OFFICE WHEN COMPLETING WORK. GIVE AT LEAST 24 HOURS NOTICE (IF POSSIBLE). A \$25.00 FEE (PER BURNER/TANK) IS REQUIRED PER PROCEDURE, PER INSPECTION. CHECK ONLY. MADE PAYABLE TO THE CITY OF YONKERS.

BUILDING DEPARTMENT MUST ALSO BE NOTIFIED PRIOR TO ANY  
WORK BEING DONE (914) 377-6500



# NON-HAZARDOUS WASTE MANIFEST

DOT DRUMS OF  
TANK BOTTOMS.

Please print or type (Form designed for use on elite (12 pitch) typewriter)

<b>NON-HAZARDOUS WASTE MANIFEST</b>		1. Generator's US EPA ID No. <b>N/A</b>		Manifest Document No. <b>28896</b>		2. Page 1 of 1	
3. Generator's Name and Mailing Address <b>AVET COACH CORP 53 BUENA VISTA AVE. YONKERS, NY 10701</b>							
4. Generator's Phone ( )							
5. Transporter 1 Company Name <b>ENC ENVIRONMENTAL SERVICE CORP</b>		6. US EPA ID Number <b>NYR000059790</b>		A. State Transporter's ID <b>1A-509</b>			
7. Transporter 2 Company Name <b>Same as trans. #1</b>		8. US EPA ID Number		B. Transporter 1 Phone <b>516-293-0600</b>			
9. Designated Facility Name and Site Address <b>REPUBLIC WASTE SYSTEMS 33 INDUSTRY DRIVE BEDFORD OH 44146</b>		10. US EPA ID Number <b>OHD055522429</b>		C. State Transporter's ID			
				D. Transporter 2 Phone			
				E. State Facility's ID <b>OHR000559</b>			
				F. Facility's Phone <b>440-786-7800</b>			
11. WASTE DESCRIPTION				12. Containers		13. Total Quantity	
				No. Type		Unit Wt./Vol.	
a. <b>SLUDGE</b>				2 <b>DM</b>		110 <b>5</b>	
b.							
c.							
d.							
G. Additional Descriptions for Materials Listed Above				H. Handling Codes for Wastes Listed Above <b>AIR</b>			
15. Special Handling Instructions and Additional Information  <b>IN CASE OF EMERGENCY CALL 516-293-0600 24 HRS.</b>							
16. GENERATOR'S CERTIFICATION: I hereby certify that the contents of this shipment are fully and accurately described and are in all respects in proper condition for transport. The materials described on this manifest are not subject to federal hazardous waste regulations.							
Printed/Typed Name <b>Gerard M. May</b>				Signature <i>Gerard M. May</i>		Date 4/30/79	
17. Transporter 1 Acknowledgement of Receipt of Materials				Signature <i>Gerard M. May</i>		Date 4/30/79	
Printed/Typed Name <b>MARK CONSTRUCTION</b>				Signature <i>Mark Construction</i>		Date 5/26/79	
18. Transporter 2 Acknowledgement of Receipt of Materials				Signature		Date	
Printed/Typed Name				Signature		Date	
19. Discrepancy Indication Space							
20. Facility Owner or Operator: Certification of receipt of the waste materials covered by this manifest, except as noted in item 19.							
Printed/Typed Name <b>VANIEL BACH IN BEHALF OF N.E.S.</b>				Signature <i>Vaniel Bach</i>		Date 10/11/79	



DEPARTMENT OF HOUSING AND BUILDINGS  
INSPECTION REQUEST FORM FOR CERTIFICATE OF OCCUPANCY

☒ BUILDING ☐ SIGN ☐ FIRE PREVENTION  
☐ ELECTRICAL ☐ HOUSING ☐ ENGINEERING  
☐ PLUMBING ☐ ELEVATOR ☐ TRAFFIC ENGINE  
☐ WATER BUREAU ☐ \_\_\_\_\_

YOU ARE REQUESTED TO HAVE AN INSPECTION MADE OF THE SUBJECT PREMISES  
AND TO ADVISE THIS BUREAU OF YOUR FINDINGS BY NOTING BELOW AND  
RETURN WITHIN 10 DAYS OF THE DATED REQUEST.

JAN-09-2001 09:12

DEPT. HOUSING & BUILDINGS

91437/6545

P. 01/02

CITY OF YONKERS  
Department of Housing & Buildings  
87 Nepperhan Ave, Fifth Floor  
Yonkers, New York 10701

APPLICATION FOR CERTIFICATE OF COMPLETION

X District Zone C/M  
X Location 53 BURNHAM VISTA AVE  
X Block 512 Lot 17  
X Date 1/8/01  
X Application No. 82050  
☐ Owner HARVEY N Goldberg  
☐ Lessee  
Address 53 BURNHAM VISTA AVE  
Telephone 914-206-1107  
Social Security No. \_\_\_\_\_

Description of Work Completed

Remove four underground  
3 B 532  
1000 sq ft

IF VARIANCE GRANTED, DOES IT CONSTITUTE A NON-CONFORMING USE?

☐ YES ☐ NO

CASE# \_\_\_\_\_ RESOLUTION # \_\_\_\_\_ DATE # \_\_\_\_\_ DESCRIPTION \_\_\_\_\_  
ZONING BOARD OF APPEALS \_\_\_\_\_  
CITY COUNCIL (SPEC EXC) \_\_\_\_\_

INSPECTION RESULTS: ☒ APPROVAL ☐ DISAPPROVAL ☐ TEMP APPROVAL

COMMENTS AND/OR CONDITIONS: see manifest attached  
also certificate from fire dept - attached

DATE 1/9/01

[Signature]  
AUTHORIZED SIGNATURE



JAN-09-2001 09:13

DEPT. HOUSING &amp; BUILDINGS

9143776545 P.02/02

LOCATION 53 BURNHAM VISTA BLOCK 572 LOT L7

APPROVALS (A-C) INDICATED BY RED CHECK MARK MUST BE OBTAINED BY THE APPLICANT AND SUBMITTED TO THE DEPARTMENT OF HOUSING AND BUILDINGS.

DATE REC'D

A. PROFESSIONAL ENGINEER OR ARCHITECT CERTIFICATION

B. FINAL SURVEYS

C. OTHER FIRE DEPT. INSPECTION4/23/99

DO NOT WRITE BELOW THIS LINE FOR OFFICE USE ONLY

Assigned to \_\_\_\_\_

Date Date Results  
Req. Rec'd

D. BUILDING INSPECTOR'S REPORT

1-9-0011/9/01 JCOK

E. FINAL CERTIFICATE FROM NYB FIRE UNDERWRITERS

F. FINAL PLUMBING CERTIFICATE

G. COMPACTOR APPROVAL

H. OTHER \_\_\_\_\_

I. FIRE PREVENTION APPROVAL  
(3 Copies)1-9-0011/9/01 JCOK  
see attached

J. FINAL COMMENTS FROM ENGINEERING DEPT. REGARDING CURBING, SEWER EASEMENTS, ETC.

K. OTHER \_\_\_\_\_

RECOMMENDED \_\_\_\_\_  
BUILDING INSPECTOR SUPERVISOR

DATE

APPROVED \_\_\_\_\_  
PROFESSIONAL ENGINEER

DATE

TOTAL P.02

# **ATTACHMENT F**

**EFSN FEDERAL & STATE DATABASE REPORT**

# ***FirstSearch Technology Corporation***

## **Environmental FirstSearch<sup>TM</sup> Report**

**TARGET PROPERTY:**

**42 & 53 BUENA VISTA AVE**

**YONKERS NY 10701**

**Job Number: PHASE I**

**PREPARED FOR:**

**TEAM Environmental Consultants**

**30 Industrial Drive**

**Middletown, NY 10941**

**11-17-03**



***Tel: (781) 320-3720***

***Fax: (781) 320-3715***

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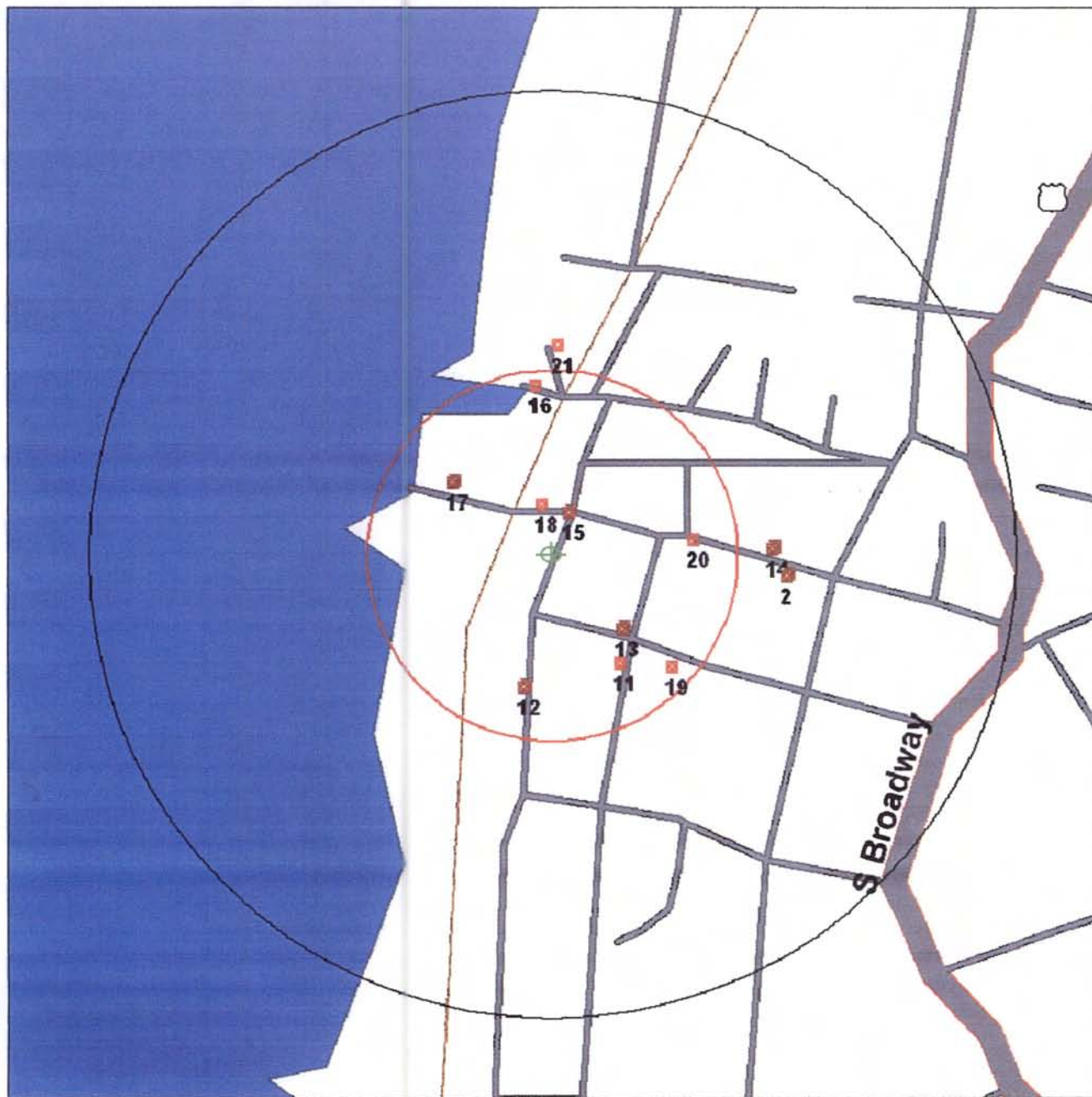
## Environmental FirstSearch

.25 Mile Radius

Non-ASTM Map:



42 & 53 BUENA VISTA AVE, YONKERS NY 10701



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 40.934379 Longitude: -73.902839) .....

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

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

National Historic Sites and Landmark Sites .....

Railroads .....

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







# Environmental FirstSearch

.25 Mile Radius  
ASTM Map: RCRAGEN, ERNS, UST



42 & 53 BUENA VISTA AVE, YONKERS NY 10701



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 40.934379 Longitude: -73.902839) .....

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

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

Railroads .....

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

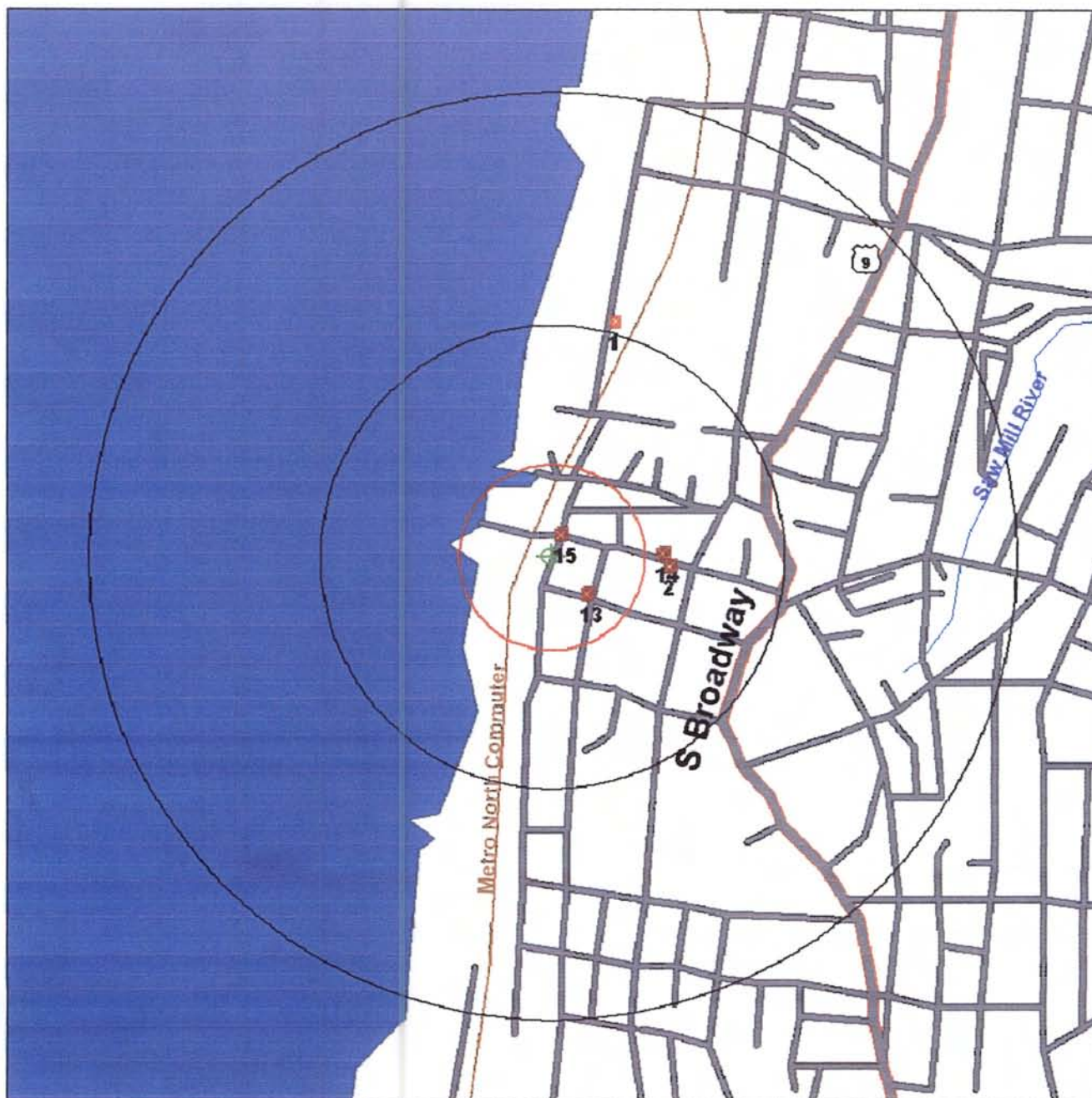




**Environmental FirstSearch**  
0.5 Mile Radius  
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



**42 & 53 BUENA VISTA AVE, YONKERS NY 10701**



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 40.934379 Longitude: -73.902839) .....

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

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

Railroads .....

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







**Environmental FirstSearch**  
1 Mile Radius  
ASTM Map: NPL, RCRACOR, STATE Sites



**42 & 53 BUENA VISTA AVE, YONKERS NY 10701**



Source: 1999 U.S. Census TIGER Files

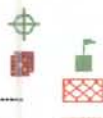
Target Site (Latitude: 40.934379 Longitude: -73.902839) .....

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

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

Railroads .....

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





# Environmental FirstSearch Search Summary Report

**Target Site: 42 & 53 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	09-09-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	09-09-03	0.50	0	0	0	1	-	0	1
NFRAP	Y	09-09-03	0.15	0	0	0	-	-	0	0
RCRA TSD	Y	09-09-03	0.50	0	0	0	0	-	0	0
RCRA COR	Y	09-09-03	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	09-09-03	0.15	0	4	1	-	-	0	5
RCRA NLR	N	09-09-03	0.25	-	-	-	-	-	-	-
ERNS	Y	12-31-02	0.15	0	1	2	-	-	0	3
NPDES	N	08-18-03	0.25	-	-	-	-	-	-	-
FINDS	N	07-16-98	0.25	-	-	-	-	-	-	-
TRIS	N	09-26-03	0.25	-	-	-	-	-	-	-
State Sites	Y	01-01-03	1.00	0	0	0	0	1	0	1
Spills-1990	Y	01-01-02	0.15	0	12	1	-	-	3	16
Spills-1980	N	10-18-00	0.25	-	-	-	-	-	-	-
SWL	Y	03-03-02	0.50	0	0	0	0	-	0	0
Permits	N	NA	0.25	-	-	-	-	-	-	-
Other	N	01-01-02	0.25	-	-	-	-	-	-	-
REG UST/AST	Y	01-01-02	0.15	1	2	2	-	-	0	5
Leaking UST	Y	01-01-02	0.15	0	3	1	-	-	0	4
State Wells	N	02-02-98	0.50	-	-	-	-	-	-	-
Aquifers	N	07-06-01	0.50	-	-	-	-	-	-	-
ACEC	N	NA	0.50	-	-	-	-	-	-	-
Wetlands	N	11-20-00	0.50	-	-	-	-	-	-	-
Floodplains	N	04-08-98	0.50	-	-	-	-	-	-	-
Nuclear Permits	N	04-30-99	0.50	-	-	-	-	-	-	-
Historic/Landmark	N	09-01-02	0.50	-	-	-	-	-	-	-
Federal Land Use	N	06-17-98	0.50	-	-	-	-	-	-	-
Federal Wells	N	05-19-03	0.50	-	-	-	-	-	-	-
Releases(Air/Water)	N	12-31-01	0.25	-	-	-	-	-	-	-
HMIRS	N	03-31-03	0.25	-	-	-	-	-	-	-
NCDB	N	03-28-02	0.25	-	-	-	-	-	-	-
PADS	N	07-23-03	0.25	-	-	-	-	-	-	-
Federal Other	N	NA	0.25	-	-	-	-	-	-	-
Misc	N	NA	0.25	-	-	-	-	-	-	-
Towers	N	08-16-01	0.25	-	-	-	-	-	-	-
Soils	N	03-18-97	0.25	-	-	-	-	-	-	-
Receptors	N	01-01-95	0.50	-	-	-	-	-	-	-
- TOTALS -				1	22	7	1	1	3	35

### 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 Sites Summary Report

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**TOTAL:** 35      **GEOCODED:** 32      **NON GEOCODED:** 3      **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
31	LUST	FOOT OF 0102525/ACTIVE	MAIN ST YONKERS NY	0.03 NE	15
15	SPILLS	FOOT OF 0102525/ACTIVE	MAIN ST YONKERS NY	0.03 NE	15
18	SPILLS	METRO NORTH 9010500/CLOSED	BUENA VISTA STREET YONKERS NY 10701	0.03 NW	18
7	ERNS	CON EDISON 597584/UNKNOWN	NO.1 HAWTHORN AVE YONKERS NY 10701	0.05 NE	7
13	SPILLS	CITY OF YONKERS 0107061/ACTIVE	55-57 HUDSON ST YONKERS NY 10701	0.05 SE	13
29	LUST	CITY OF YONKERS 0107061/ACTIVE	55-57 HUDSON ST YONKERS NY 10701	0.05 SE	13
27	UST	J V REALTY CORP PBS3-185531/ACTIVE PBS FACILITY	45-47 BUENA VISM AVE YONKERS NY 10701	0.06 SW	23
28	UST	UNITED STATES POST OFFICE PBS3-600548/ACTIVE PBS FACILITY	79-81 YONKERS NY 10701	0.07 NE	5
5	RCRAGN	US POSTAL SERVICE NY2180000232/VGN	79-81 MAIN ST YONKERS NY 10701	0.07 NE	5
17	SPILLS	MAIN ST PUMP STATION 0101572/CLOSED	MAIN STREET YONKERS NY	0.07 NW	17
19	SPILLS	NEAR MAIN ST PUMP STATION 9912250/CLOSED	MAIN ST & HUDSON YONKERS NY 10701	0.07 NW	17
11	SPILLS	APT. BLDG. 9200442/CLOSED	5 HAWTHORNE AVE. YONKERS NY 10701	0.07 SE	11
25	UST	AVET COACH CORP PBS3-600383/ACTIVE PBS FACILITY	53 BUENA VISTA AVE YONKERS NY 10701	0.07 SW	12
12	SPILLS	BUENA VISTA GARAGE 9212573/CLOSED	53 BUENA VISTA AVE. YONKERS NY 10701	0.07 SW	12
22	SPILLS	VAULT 997 9901970/ACTIVE	MARKET PL & MAIN ST YONKERS NY 10701	0.08 NE	20
16	SPILLS	HUDSON RIVER 8912068/CLOSED	#2 DOCK STREET YONKERS NY 10701	0.09 NW	16
3	RCRAGN	NYS SITE #B000045-3 PARCELS H&I NYR000088559/LGN	45 JCT WATER GRANT WAY YONKERS NY 10701	0.09 NW	3
21	SPILLS	POLE #4 9805555/CLOSED	44 HUDSON STREET YONKERS NY 10701	0.09 SE	19
4	RCRAGN	SAYEGH AUTO BODY NYR000025346/VGN	41 HUDSON ST YONKERS NY 10701	0.09 SE	4
23	SPILLS	9507586/CLOSED	23 WATER GRANT ST YONKERS NY 10701	0.11 NE	21

# Environmental FirstSearch Sites Summary Report

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**TOTAL:** 35      **GEOCODED:** 32      **NON GEOCODED:** 3      **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
30	LUST	DAN BERNSTEINE CO. 8909519/ACTIVE	47 MAIN STREET YONKERS NY 10701	0.12 NE	14
14	SPILLS	DAN BERNSTEINE CO. 8909519/ACTIVE	47 MAIN STREET YONKERS NY 10701	0.12 NE	14
6	RCRAGN	YONKERS CITY OF NYR000029223/TR	85 WATER GRANT WAY YONKERS NY 10701	0.12 NE	6
9	ERNS	UNKNOWN 216832/UNKNOWN	41 MAIN STREET OFFICE HIGH RIS YONKERS NY 10701	0.13 NE	9
26	UST	BELL ATLANTIC PBS3-184780/ACTIVE PBS FACILITY	40 MAIN ST YONKERS NY 10701	0.13 SE	2
20	SPILLS	NY TEL 9415715/CLOSED	40 MAIN STREET YONKERS NY 10701	0.13 SE	2
32	LUST	NYNEX 8805747/CLOSED	40 MAIN ST. YONKERS NY 10701	0.13 SE	2
2	RCRAGN	NYNEX NYR000036616/VGN	40 MAIN ST YONKERS NY 10701	0.13 SE	2
24	UST	1 LARKIN PLAZA A/K/A 43 DOCK S PBS3-489484/ACTIVE PBS FACILITY	1 LARKIN PLAZA YONKERS NY 10701	0.14 NE	22
8	ERNS	DPW - YONKERS 329083/FIXED FACILITY	RIVER STREET NEAR WELLS AVENUE YONKERS NY 10701	0.15 NE	8
1	CERCLIS	PATCLIN CHEMICAL CO NYD986925790/NOT PROPOSED	66 ALEXANDER STREET YONKERS NY 10701	0.26 NE	1
10	STATE	BICC CABLES 360051	1 POINT STREET YONKERS NY 10701	0.90 NE	10



***Environmental FirstSearch  
Sites Summary Report***

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**TOTAL:** 35

**GEOCODED:** 32

**NON GEOCODED:** 3

**SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
33	SPILLS	BRONCO BUS GARAGE 9508755/ACTIVE	NEPPERHAN AVE YONKERS NY 10701	NON GC	
34	SPILLS	POLE 231 9914700/CLOSED	NEPPERHAN AVE & HARDSLEY YONKERS NY 10701	NON GC	
35	SPILLS	YONKERS WATER PLANT 9612165/CLOSED	NEPPERHAN AV YONKERS NY 10701	NON GC	

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 31

**DIST/DIR:** 0.03 NE

**MAP ID:** 15

**NAME:** FOOT OF  
**ADDRESS:** MAIN ST  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 0102525  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 06/06/01  
**SPILL TIME:** 12:30

**DATE REPORTED:** 06/06/01  
**TIME REPORTED:** 14:30

**MATERIAL SPILLED:** GASOLINE  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 0 G  
**AMOUNT RECOVERED:** 0 G

**CAUSE OF SPILL:** TANK FAILURE  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** OTHER  
**CALLER REMARKS:**

CALLER WAS HIRED TO REMOVE A OLD TANK FOUND WHILE PUTTING IN A WATER MAIN

**REGION:** 3

**UST TRUST?** T

**SPILL INVESTIGATOR:**

**SPILL CONTACT:** AL CIANFLONE

**TELEPHONE:** (914) 741-5472

**SPILLER:** CITY OF YONKERS  
**ADDRESS:**

**SPILLER CONTACT:** THALLE CONSTRUCTION

**TELEPHONE:** (914) 964-9530

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 06/15/01

**DOES CLEAN UP MEET STANDARDS?** F

**DEC REMARKS:**

06/06/2001 1000 GALLON OLD GAS TANK. TANK VACCED OUT & REMOVED TODAY. NO SOIL EXCAVATION YET; SAMPLES TAKEN.  
CONTACT IS THALLE CONSTRUCTION.

**CLOSE DATE:** //  
**PENALTY RECOMMENDED?** F



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 15

**DIST/DIR:** 0.03 NE

**MAP ID:** 15

**NAME:** FOOT OF  
**ADDRESS:** MAIN ST  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 0102525  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 06/06/01  
**SPILL TIME:** 12:30

**DATE REPORTED:** 06/06/01  
**TIME REPORTED:** 14:30

**MATERIAL SPILLED:** GASOLINE  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 0 G  
**AMOUNT RECOVERED:** 0 G

**CAUSE OF SPILL:** TANK FAILURE  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** OTHER

**CALLER REMARKS:**  
CALLER WAS HIRED TO REMOVE A OLD TANK FOUND WHILE PUTTING IN A WATER MAIN

**REGION:** 3

**UST TRUST?** T

**SPILL INVESTIGATOR:**

**SPILL CONTACT:** AL CIANFLONE

**TELEPHONE:** (914) 741-5472

**SPILLER:** CITY OF YONKERS  
**ADDRESS:**

**SPILLER CONTACT:** THALLE CONSTRUCTION

**TELEPHONE:** (914) 964-9530

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 06/15/01

**CLOSE DATE:** / /

**DOES CLEAN UP MEET STANDARDS?** F

**PENALTY RECOMMENDED?** F

**DEC REMARKS:**

06/06/2001 1000 GALLON OLD GAS TANK. TANK VACCED OUT & REMOVED TODAY. NO SOIL EXCAVATION YET; SAMPLES TAKEN.  
CONTACT IS THALLE CONSTRUCTION.

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 18

**DIST/DIR:** 0.03 NW

**MAP ID:** 18

**NAME:** METRO NORTH  
**ADDRESS:** BUENA VISTA STREET  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 9010500  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 12/28/90  
**SPILL TIME:** 16:00

**DATE REPORTED:** 12/28/90  
**TIME REPORTED:** 16:25

**MATERIAL SPILLED:** #2 FUEL OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 25 G  
**AMOUNT RECOVERED:** 0 G

**CAUSE OF SPILL:** TANK OVERFILL  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** OTHER  
**CALLER REMARKS:**

TANK OVERFILL DURING FILLING PROCESS TYRE CO. WAS HIRED BY METRO NORTH TO CLEAN UP

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** GHIOSAY  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:** RAD OIL  
**ADDRESS:**

**SPILLER CONTACT:**

**TELEPHONE:** (914) 678-8098

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 01/15/91  
**DOES CLEAN UP MEET STANDARDS?** T  
**DEC REMARKS:**  
01/15/91: NO DEC INSPECTION PERFORMED.

**CLOSE DATE:** 01/15/91  
**PENALTY RECOMMENDED?** F

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**EMERGENCY RESPONSE NOTIFICATION SITE**

**SEARCH ID:** 7                      **DIST/DIR:** 0.05 NE                      **MAP ID:** 7

**NAME:** CON EDISON  
**ADDRESS:** NO.1 HAWTHORN AVE  
YONKERS NY 10023  
WESTCHESTER

**REV:**  
**ID1:** 597584  
**ID2:**  
**STATUS:** UNKNOWN  
**PHONE:**

**CONTACT:**

**CERCLIS (Y/N):**

**MAT:** NATURAL GAS                      **QUANT:** 0.00                      UNKNOWN

**LOCATION:** NO.1 HAWTHORN AVE  
**CITY:** NEW YORK NY 10023

**REPORTED:** 10/07/98

**SOURCE:** UNKNOWN                      **MEDIUM:** AIR  
BUILDING / BUILDING EXPLODED (4TH FLOOR ONLY)...MAY HAVE BEEN DUE TO NATURAL  
**CAUSE:** UNKNOWN  
GAS

**ACT:** TRYING TO INVESTIGATE  
**BY:**



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 13

**DIST/DIR:** 0.05 SE

**MAP ID:** 13

**NAME:** CITY OF YONKERS  
**ADDRESS:** 55-57 HUDSON ST  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 0107061  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 10/08/01  
**SPILL TIME:** 12:35

**DATE REPORTED:** 10/08/01  
**TIME REPORTED:** 13:24

**MATERIAL SPILLED:** #2 FUEL OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 0 G  
**AMOUNT RECOVERED:** 0 G

**CAUSE OF SPILL:** TANK FAILURE  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** NON-COMMERCIAL/INSTITUTIONAL  
**REPORTED BY:** OTHER  
**CALLER REMARKS:**

DURING TANK REMOVAL AT ABOVE LOCATION SOIL CONTAMINATION HAS BEEN DISCOVERED. TANKS HAVE BEEN REMOVED AND STORED ON SITE. AREA TO BE EXCAVATED AND FURTHER REMEDIATION IS PENDING.

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** WCDOH  
**SPILL CONTACT:** MARISOL PITTS

**TELEPHONE:** (914) 969-1006

**SPILLER:** CITY OF YONKERS  
**ADDRESS:** 86 MAIN ST  
YONKERS , NY  
**SPILLER CONTACT:** MR HANIGAN

**TELEPHONE:** (914) 377-6500

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 10/23/01

**CLOSE DATE:** / /

**DOES CLEAN UP MEET STANDARDS?** F

**PENALTY RECOMMENDED?** F

**DEC REMARKS:**

10/08/2001 TAKE PRIDE ADVISED NEED TO NOTIFY WCDOH.



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 29

**DIST/DIR:** 0.05 SE

**MAP ID:** 13

**NAME:** CITY OF YONKERS  
**ADDRESS:** 55-57 HUDSON ST  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 0107061  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 10/08/01  
**SPILL TIME:** 12:35

**DATE REPORTED:** 10/08/01  
**TIME REPORTED:** 13:24

**MATERIAL SPILLED:** #2 FUEL OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 0 G  
**AMOUNT RECOVERED:** 0 G

**CAUSE OF SPILL:** TANK FAILURE  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** NON-COMMERCIAL/INSTITUTIONAL  
**REPORTED BY:** OTHER

**CALLER REMARKS:**

DURING TANK REMOVAL AT ABOVE LOCATION SOIL CONTAMINATION HAS BEEN DISCOVERED. TANKS HAVE BEEN REMOVED AND STORED ON SITE. AREA TO BE EXCAVATED AND FURTHER REMEDIATION IS PENDING.

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** WCDOH  
**SPILL CONTACT:** MARISOL PITTS

**TELEPHONE:** (914) 969-1006

**SPILLER:** CITY OF YONKERS  
**ADDRESS:** 86 MAIN ST  
YONKERS NY

**SPILLER CONTACT:** MR HANIGAN

**TELEPHONE:** (914) 377-6500

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 10/23/01  
**DOES CLEAN UP MEET STANDARDS?** F

**CLOSE DATE:** //   
**PENALTY RECOMMENDED?** F

**DEC REMARKS:**

10/08/2001 TAKE PRIDE ADVISED NEED TO NOTIFY WCDOH.

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 27

**DIST/DIR:** 0.06 SW

**MAP ID:** 23

**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:**  
**ADDITIONAL ADDRESS INFO:**

**CBS NUMBER:**

**SPDES NUMBER:**

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



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 28

**DIST/DIR:** 0.07 NE

**MAP ID:** 5

**NAME:** UNITED STATES POST OFFICE  
**ADDRESS:** 79-81  
YONKERS NY 10701  
WESTCHESTER  
**CONTACT:** GERALD RITCH

**REV:** 01/01/99  
**ID1:** PBS3-600548  
**ID2:**  
**STATUS:** ACTIVE PBS FACILITY  
**PHONE:** (914) 378-3600

**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:** MAIN ST.  
**TYPE OF OWNER:** FEDERAL GOVERNMENT  
**OWNER SUB TYPE:**  
**OWNER ADDRESS:** 230 EAST SANDFORD BLVD.  
MT. VERNON NY 10551  
**PHONE:** (914) 345-1227  
**EMERGENCY CONTACT:** GEORGE L. LOSAPIO  
**PHONE:** (914) 375-0535  
**MAILING NAME:** USPS WESTCHESTER DISTRICT  
**ADDRESS:** P.O. BOX 9991  
MT VERNON NY 10551  
**ATTENTION:** CLIFFORD LUFT  
**PHONE:** (914) 345-1227  
**CERTIFICATE DATE:** 4/12/94 **EXP. DATE:** 4/12/99  
**RENEWAL DATE:**

**TANK INFORMATION**

**TANK NUMBER:** 001 **TANK STATUS:** IN SERVICE  
**INSTALLED:** 00/71 **CLOSED:**  
**TANK CAPACITY:** 3000 GALLONS  
**PRODUCT:** # 1, 2, OR 4 FUEL OIL  
**TANK TYPE:** STEEL/CARBON STEEL  
**TANK LOCATION:** UNDERGROUND, VAULTED, WITH ACCESS  
**INTERNAL PROTECTION:**  
**EXTERNAL PROTECTION:**  
**PIPE TYPE:**  
**PIPE LOCATION:** ABOVEGROUND/UNDERGROUND COMBINATION  
**INTERNAL PROTECTION:**  
**EXTERNAL PROTECTION:**  
**SECONDARY CONTAINMENT:**  
**LEAK DETECTION:**  
**OVERFILL PROTECTION:**  
**DISPENSER:**  
**DATE TESTED:** 00/89  
**NEXT TEST:** NO TEST REQUIRED  
**TEST METHOD:** HORNER EZ CHECK

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**RCRA GENERATOR SITE**

**SEARCH ID:** 5

**DIST/DIR:** 0.07 NE

**MAP ID:** 5

**NAME:** US POSTAL SERVICE  
**ADDRESS:** 79-81 MAIN ST  
YONKERS NY 10701  
WESTCHESTER  
**CONTACT:** DAN COMAS

**REV:** 7/8/03  
**ID1:** NY2180000232  
**ID2:**  
**STATUS:** VGN  
**PHONE:** 9143783625

**SITE INFORMATION**

**CONTACT INFORMATION:** DAN COMAS  
SUPV MAINT  
79-81 MAIN ST  
YONKERS NY 107019998

**PHONE:** 9143783625

**UNIVERSE TYPE:**

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

**SIC INFORMATION:**

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 17

**DIST/DIR:** 0.07 NW

**MAP ID:** 17

**NAME:** MAIN ST PUMP STATION  
**ADDRESS:** MAIN STREET  
YONKERS NY  
WESTCHESTER  
**CONTACT:**

**REV:** 1/1/02  
**ID1:** 0101572  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**SPILL DATE:** 05/10/01  
**SPILL TIME:** 14:00

**DATE REPORTED:** 05/10/01  
**TIME REPORTED:** 15:05

**MATERIAL SPILLED:** #2 FUEL OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 600 G  
**AMOUNT RECOVERED:** 0 G

**CAUSE OF SPILL:** UNKNOWN  
**RESOURCE AFFECTED:** IN SEWER

**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** HEALTH DEPARTMENT

**CALLER REMARKS:**

MATERIAL IS COMING THRU THE SANATARY SEWER LINE - UNKNOWN WHERE IT IS COMING FROM - ATTM TO CLEAN UP AT THIS TIME

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** HARDY  
**SPILL CONTACT:** CARLOS TORRES

**TELEPHONE:** (914) 261-7149

**SPILLER:** UNKNOWN  
**ADDRESS:**

**SPILLER CONTACT:**

**TELEPHONE:** ( ) -

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 06/06/01

**CLOSE DATE:** 05/10/01

**DOES CLEAN UP MEET STANDARDS?** T

**PENALTY RECOMMENDED?** F

**DEC REMARKS:**

05/10/2001 PER C. TORRES (WCDOH) PROBABLY ONLY 100 GALLONS; NO MORE COMING IN. STP WILL TAKE CARE OF IT. SPILLS - NO FURTHER ACTION.

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 19

**DIST/DIR:** 0.07 NW

**MAP ID:** 17

**NAME:** NEAR MAIN ST PUMP STATION  
**ADDRESS:** MAIN ST & HUDSON  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 9912250  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 01/24/00  
**SPILL TIME:** 16:50

**DATE REPORTED:** 01/24/00  
**TIME REPORTED:** 17:29

**MATERIAL SPILLED:** RAW SEWAGE  
**MATERIAL CLASS:** NON PETROLEUM/NON HAZARDOUS

**AMOUNT SPILLED:** 0 G  
**AMOUNT RECOVERED:** 0 G

**CAUSE OF SPILL:** OTHER  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** RESPONSIBLE PARTY  
**CALLER REMARKS:**

MATERIAL IS LEAKING FROM A PIPE. FLOW WAS STOPPED THRU SAME PIPE AND DIVERTED TO THE HUDSON RIVER THRU THE NORTH YONKERS CSO FACILITY, AND IS CHLORINATED BEFORE DISCHARGE.

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** O MARA  
**SPILL CONTACT:** ADAM ZABINSKI

**TELEPHONE:** (914) 637-3072

**SPILLER:** WESTCHESTER COUNTY  
**ADDRESS:** 270 NORTH AVE  
NEW ROCHELLE , NY 10801-  
**SPILLER CONTACT:** ADAM ZABINSKI

**TELEPHONE:** (914) 637-3072

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 02/07/00

**CLOSE DATE:** 01/24/00

**DOES CLEAN UP MEET STANDARDS?** T

**PENALTY RECOMMENDED?** F

**DEC REMARKS:**

01/24/2000 C. MANFREDI NOTIFIED. CASE REFERRED TO DIVISION OF WATER. SPILLS-NFA



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 11

**DIST/DIR:** 0.07 SE

**MAP ID:** 11

**NAME:** APT. BLDG.  
**ADDRESS:** 5 HAWTHORNE AVE.  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 9200442  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 04/11/92  
**SPILL TIME:** 10:03

**DATE REPORTED:** 04/11/92  
**TIME REPORTED:** 12:47

**MATERIAL SPILLED:** UNKNOWN MATERIAL  
**MATERIAL CLASS:** UNKNOWN

**AMOUNT SPILLED:** 0  
**AMOUNT RECOVERED:** 0

**CAUSE OF SPILL:** DELIBERATE  
**RESOURCE AFFECTED:** IN SEWER  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** FIRE DEPARTMENT  
**CALLER REMARKS:**

PAINTERS WERE WASHING BUILDING IN KOH SOLUTION AND WASHING IT OFF WITH HOSES RUNOFF WENT DOWN STREET AND SEWER CAUGHT IN ACT WCHD (CARLOS TORRES) ON SITE NON-RECOVERABLE PAINTERS WILL BE GIVEN CITATIO

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** TGHIOSAY  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:** ROBIN CONTRACTING  
**ADDRESS:**

**SPILLER CONTACT:**

**TELEPHONE:** (212) 796-4402

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** //  
**DOES CLEAN UP MEET STANDARDS?** F  
**DEC REMARKS:**

**CLOSE DATE:** 04/15/92  
**PENALTY RECOMMENDED?** F

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 25

**DIST/DIR:** 0.07 SW

**MAP ID:** 12

**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:**  
**ADDITIONAL ADDRESS INFO:**

**SPDES NUMBER:**

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

- Continued on next page -



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 25

**DIST/DIR:** 0.07 SW

**MAP ID:** 12

**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

**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

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 12

**DIST/DIR:** 0.07 SW

**MAP ID:** 12

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

**REV:** 1/1/02  
**ID1:** 9212573  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**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 ALLEGES THREE U/G TANKS LEAKING

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** GHIOSAY  
**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?** F

**CLOSE DATE:** 04/05/93  
**PENALTY RECOMMENDED?** F

**DEC REMARKS:**

04/05/93: FACILITY IS NOT REGISTERED. MUST BE IMMEDIATE REGISTRATION OF FACILITY. TANKS MUST ALSO BE TESTED FOR TIGHTNESS.



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 22

**DIST/DIR:** 0.08 NE

**MAP ID:** 20

**NAME:** VAULT 997  
**ADDRESS:** MARKET PL & MAIN ST  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 9901970  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 05/20/99  
**SPILL TIME:** 12:15

**DATE REPORTED:** 05/20/99  
**TIME REPORTED:** 13:09

**MATERIAL SPILLED:** TRANSFORMER OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 10 G  
**AMOUNT RECOVERED:** 0 G

**CAUSE OF SPILL:** EQUIPMENT FAILURE  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** RESPONSIBLE PARTY  
**CALLER REMARKS:**

CON EDISON #124997 10 GALLONS OF OIL ON 2700 GALLONS OF WATER. CONTAINED-NO WATER WAYS AFFECTED. SAMPLES TAKEN.  
ASSUMING 50-499 PPM PCB TILL RESULTS ARE BACK. \*\*\*UPDATE \*\* 2351 HOURS - SMOKE CONDITION - FEEDER IS ALIVE ON BACK  
FEED - CON ED CREW ON SCENE - ALSO AN ENVIRONMENTALIST ON SCENE. PPM = 239 FROM SAMPLES.

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** GHIOSAY  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:** CON EDISON  
**ADDRESS:** 4 IRVING PLACE  
NEW YORK , NY 10003-

**SPILLER CONTACT:**

**TELEPHONE:** (212) 580-6763

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 05/24/99  
**DOES CLEAN UP MEET STANDARDS?** F  
**DEC REMARKS:**

**CLOSE DATE:** / /  
**PENALTY RECOMMENDED?** F

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 16

**DIST/DIR:** 0.09 NW

**MAP ID:** 16

**NAME:** HUDSON RIVER  
**ADDRESS:** #2 DOCK STREET  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 8912068  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 03/20/90  
**SPILL TIME:** 13:45

**DATE REPORTED:** 03/20/90  
**TIME REPORTED:** 15:04

**MATERIAL SPILLED:** UNKNOWN PETROLEUM  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 0  
**AMOUNT RECOVERED:** 0

**CAUSE OF SPILL:** UNKNOWN  
**RESOURCE AFFECTED:** SURFACE WATER  
**WATERBODY AFFECTED:** HUDSON RIVER  
**SOURCE OF SPILL:** UNKNOWN  
**REPORTED BY:** FEDERAL GOVERNMENT

**CALLER REMARKS:**  
COMING FROM BENEATH YONKERS RR FLOWING TO SAW MILL RIVER TO HUDSON RIVER WCHD NOTIFIED IT MAY BE FROM OTHER SPILLS IN AREA

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** GHIOSAY  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:**  
**ADDRESS:**

**SPILLER CONTACT:**

**TELEPHONE:**

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 07/22/92  
**DOES CLEAN UP MEET STANDARDS?** T

**CLOSE DATE:** 07/22/92  
**PENALTY RECOMMENDED?** F

**DEC REMARKS:**

09/27/95: THIS IS ADDITIONAL INFORMATION ABOUT MATERIAL SPILLED  
SHEEN.

FROM THE TRANSLATION OF THE OLD SPILL FILE:



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**RCRA GENERATOR SITE**

**SEARCH ID:** 3

**DIST/DIR:** 0.09 NW

**MAP ID:** 3

**NAME:** NYS SITE #B000045-3 PARCELS H&I  
**ADDRESS:** 45 JCT WATER GRANT WAY  
YONKERS NY 10701  
WESTCHESTER  
**CONTACT:** ANDREW API

**REV:** 9/9/03  
**ID1:** NYR000088559  
**ID2:**  
**STATUS:** LGN  
**PHONE:** 9143776210

**SITE INFORMATION**

**CONTACT INFORMATION:** ANDREW API  
CITY ENGR  
CITY HALL ROOM 313  
YONKERS NY 10701

**PHONE:** 9143776210

**UNIVERSE TYPE:**

LQG - LARGE QUANTITY GENERATORS: GENERATES MORE THAN 1000 KG/MONTH OF HAZARDOUS WASTE

**SIC INFORMATION:**

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 21

**DIST/DIR:** 0.09 SE

**MAP ID:** 19

**NAME:** POLE #4  
**ADDRESS:** 44 HUDSON STREET  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 9805555  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 08/04/98  
**SPILL TIME:** 14:00

**DATE REPORTED:** 08/04/98  
**TIME REPORTED:** 15:06

**MATERIAL SPILLED:** TRANSFORMER OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 3 G  
**AMOUNT RECOVERED:** 3 G

**CAUSE OF SPILL:** EQUIPMENT FAILURE  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** RESPONSIBLE PARTY  
**CALLER REMARKS:**

TRANSFORMER MALFUNCTION AT ABOVE LOCATION. CLEAN UP CREW ON SCENE AND ALL MATERIAL WILL BE RECOVERED. NO  
CALL BACK REQUESTED.

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** GHIOSAY  
**SPILL CONTACT:** RICHARD ROACH

**TELEPHONE:** (212) 580-6764

**SPILLER:** CON EDISON  
**ADDRESS:** 4 IRVING PLACE  
NEW YORK , NY  
**SPILLER CONTACT:** RICHARD ROACH

**TELEPHONE:** (212) 580-6764

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 09/11/98  
**DOES CLEAN UP MEET STANDARDS?** T  
**DEC REMARKS:**

**CLOSE DATE:** 08/04/98  
**PENALTY RECOMMENDED?** F

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**RCRA GENERATOR SITE**

**SEARCH ID:** 4

**DIST/DIR:** 0.09 SE

**MAP ID:** 4

**NAME:** SAYEGH AUTO BODY  
**ADDRESS:** 41 HUDSON ST  
YONKERS NY 10701  
WESTCHESTER  
**CONTACT:** MILAD SAYEGH

**REV:** 9/9/03  
**ID1:** NYR000025346  
**ID2:**  
**STATUS:** VGN  
**PHONE:** 9149686262

**SITE INFORMATION**

**CONTACT INFORMATION:** MILAD SAYEGH  
PRES  
41 HUDSON ST  
YONKERS NY 10701

**PHONE:** 9149686262

**UNIVERSE TYPE:**

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

**SIC INFORMATION:**

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 23

**DIST/DIR:** 0.11 NE

**MAP ID:** 21

**NAME:**  
**ADDRESS:** 23 WATER GRANT ST  
YONKERS NY  
WESTCHESTER  
**CONTACT:**

**REV:** 1/1/02  
**ID1:** 9507586  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**SPILL DATE:** 11/11/11  
**SPILL TIME:** 11:11

**DATE REPORTED:** 09/20/95  
**TIME REPORTED:**

**MATERIAL SPILLED:** UNKNOWN MATERIAL  
**MATERIAL CLASS:** UNKNOWN

**AMOUNT SPILLED:** 0 L  
**AMOUNT RECOVERED:** 0 L

**CAUSE OF SPILL:** UNKNOWN  
**RESOURCE AFFECTED:** AIR  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** UNKNOWN  
**REPORTED BY:** OTHER  
**CALLER REMARKS:**

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:**  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:**  
**ADDRESS:**

**SPILLER CONTACT:**

**TELEPHONE:**

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 12/22/00  
**DOES CLEAN UP MEET STANDARDS?** T  
**DEC REMARKS:**  
12/15/2000 - SPILL DATE IS UNKNOWN

**CLOSE DATE:** 10/11/95  
**PENALTY RECOMMENDED?** F



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 30

**DIST/DIR:** 0.12 NE

**MAP ID:** 14

**NAME:** DAN BERNSTEINE CO.  
**ADDRESS:** 47 MAIN STREET  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 8909519  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 12/27/89  
**SPILL TIME:** 12:00

**DATE REPORTED:** 01/03/90  
**TIME REPORTED:** 11:45

**MATERIAL SPILLED:** #2 FUEL OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 0  
**AMOUNT RECOVERED:** 0

**CAUSE OF SPILL:** TANK FAILURE  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:** NEPPERHEIM CREEK  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** HEALTH DEPARTMENT  
**CALLER REMARKS:**

NEIGHBOR AT 51 MAIN ST. COMPLAINED OF GAS FUMES CAUER FOUND #2 OR FUMES EMANATING FROM 47 ST. UG TANK SUSPECT  
LEAKING MR. BERNSTEINE CONTACTING TYREE TO CLEAN UP AND RELINE

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** GHIOSAY  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:** SAME  
**ADDRESS:**

**SPILLER CONTACT:**

**TELEPHONE:**

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 05/18/93  
**DOES CLEAN UP MEET STANDARDS?** F  
**DEC REMARKS:**

**CLOSE DATE:** //   
**PENALTY RECOMMENDED?** F

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 14

**DIST/DIR:** 0.12 NE

**MAP ID:** 14

**NAME:** DAN BERNSTEINE CO.  
**ADDRESS:** 47 MAIN STREET  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 8909519  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 12/27/89  
**SPILL TIME:** 12:00

**DATE REPORTED:** 01/03/90  
**TIME REPORTED:** 11:45

**MATERIAL SPILLED:** #2 FUEL OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 0  
**AMOUNT RECOVERED:** 0

**CAUSE OF SPILL:** TANK FAILURE  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:** NEPPERHEIM CREEK  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** HEALTH DEPARTMENT  
**CALLER REMARKS:**

NEIGHBOR AT 51 MAIN ST. COMPLAINED OF GAS FUMES CAUER FOUND #2 OR FUMES EMANATING FROM 47 ST. UG TANK SUSPECT  
LEAKING MR. BERNSTEINE CONTACTING TYREE TO CLEAN UP AND RELINE

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** GHIOSAY  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:** SAME  
**ADDRESS:**

**SPILLER CONTACT:**

**TELEPHONE:**

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 05/18/93  
**DOES CLEAN UP MEET STANDARDS?** F  
**DEC REMARKS:**

**CLOSE DATE:** / /  
**PENALTY RECOMMENDED?** F



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**RCRA GENERATOR SITE**

**SEARCH ID:** 6

**DIST/DIR:** 0.12 NE

**MAP ID:** 6

**NAME:** YONKERS CITY OF  
**ADDRESS:** 85 WATER GRANT WAY  
YONKERS NY 10701  
WESTCHESTER  
**CONTACT:** JAMES SURDOVAL

**REV:** 7/8/03  
**ID1:** NYR000029223  
**ID2:**  
**STATUS:** TR  
**PHONE:** 9143776080

DETAILS NOT AVAILABLE

**EMERGENCY RESPONSE NOTIFICATION SITE**

**SEARCH ID:** 9

**DIST/DIR:** 0.13 NE

**MAP ID:** 9

**NAME:** UNKNOWN  
**ADDRESS:** 41 MAIN STREET OFFICE HIGH RISE  
YONKERS NY 10701  
WESTCHESTER  
**CONTACT:**

**REV:**  
**ID1:** 216832  
**ID2:**  
**STATUS:** UNKNOWN  
**PHONE:**

**CERCLIS (Y/N):**

**MAT:** ASBESTOS

**QUANT:** 0 UNKNOWN

**LOCATION:** 41 MAIN STREET OFFICE HIGH RISE  
**CITY:**

**REPORTED:** 03/13/91

**SOURCE:** UNKNOWN

**MEDIUM:** AIR

**CAUSE:** UNKNOWN  
SBESTOS

HIGH RISE BUILDING BOILER PLANNED TO BE REMOVED 3/14/91; NO PLANS TO REMOVE A

**ACT:** REFERRED TO AIR COMPLIANCE BRANCH  
**BY:**

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 26

**DIST/DIR:** 0.13 SE

**MAP ID:** 2

**NAME:** BELL ATLANTIC  
**ADDRESS:** 40 MAIN ST  
YONKERS NY 10703  
WESTCHESTER  
**CONTACT:** BELL ATLANTIC

**REV:** 01/01/99  
**ID1:** PBS3-184780  
**ID2:**  
**STATUS:** ACTIVE PBS FACILITY  
**PHONE:** (800) 339-6144

**PETROLEUM BULK STORAGE FACILITY INFORMATION**

**TYPE OF SITE:** UTILITY  
**TOTAL ACTIVE TANKS ON SITE:** 2  
**TOTAL FACILITY CAPACITY:** 4275 GALLONS  
**OLD PBS NUMBER:**  
**ADDITIONAL ADDRESS INFO:**

**CBS NUMBER:**

**SPDES NUMBER:**

**TYPE OF OWNER:** CORPORATE/COMMERCIAL  
**OWNER SUB TYPE:** NEW YORK TELEPHONE  
**OWNER ADDRESS:** 221 EAST 37TH ST. 4TH FLOOR  
NEW YORK NY 10016  
**PHONE:** (800) 339-6144

**EMERGENCY CONTACT:** BELL ATLANTIC  
**PHONE:** (800) 386-9639

**MAILING NAME:** BELL ATLANTIC  
**ADDRESS:** 221 EAST 37TH ST.  
NEW YORK NY 10016  
**ATTENTION:** KATHLEEN TOBIN  
**PHONE:** (212) 338-6731

**CERTIFICATE DATE:** 3/3/98  
**RENEWAL DATE:** 6/25/97  
**EXP. DATE:** 8/26/02

**TANK INFORMATION**

**TANK NUMBER:** 1  
**INSTALLED:** 01/52  
**TANK CAPACITY:** 10000 GALLONS  
**PRODUCT:** # 1, 2, OR 4 FUEL OIL  
**TANK STATUS:** CLOSED - REMOVED  
**CLOSED:** 05/89

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

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

**SECONDARY CONTAINMENT:** VAULT  
**LEAK DETECTION:** NONE  
**OVERFILL PROTECTION:**  
**DISPENSER:** SUCTION  
**DATE TESTED:**  
**NEXT TEST:**  
**TEST METHOD:**

- Continued on next page -



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 26

**DIST/DIR:** 0.13 SE

**MAP ID:** 2

**NAME:** BELL ATLANTIC  
**ADDRESS:** 40 MAIN ST  
YONKERS NY 10703  
WESTCHESTER  
**CONTACT:** BELL ATLANTIC

**REV:** 01/01/99  
**ID1:** PBS3-184780  
**ID2:**  
**STATUS:** ACTIVE PBS FACILITY  
**PHONE:** (800) 339-6144

**TANK NUMBER:** 2  
**INSTALLED:** 01/84  
**TANK CAPACITY:** 4000 GALLONS  
**PRODUCT:** DIESEL  
**TANK STATUS:** CLOSED - REMOVED  
**CLOSED:** 10/97

**TANK TYPE:** STEEL/CARBON STEEL  
**TANK LOCATION:** ABOVEGROUND  
**INTERNAL PROTECTION:** NONE  
**EXTERNAL PROTECTION:** 10

**PIPE TYPE:** STEEL/IRON  
**PIPE LOCATION:** ABOVE GROUND  
**INTERNAL PROTECTION:** NONE  
**EXTERNAL PROTECTION:** NONE

**SECONDARY CONTAINMENT:** 10  
**LEAK DETECTION:** 00  
**OVERFILL PROTECTION:**  
**DISPENSER:** SUCTION  
**DATE TESTED:**  
**NEXT TEST:**  
**TEST METHOD:**

**TANK NUMBER:** 3  
**INSTALLED:** 01/52  
**TANK CAPACITY:** 2000 GALLONS  
**PRODUCT:** DIESEL  
**TANK STATUS:** CLOSED - REMOVED  
**CLOSED:** 05/89

**TANK TYPE:** STEEL/CARBON STEEL  
**TANK LOCATION:** ABOVEGROUND  
**INTERNAL PROTECTION:**  
**EXTERNAL PROTECTION:**

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

**SECONDARY CONTAINMENT:** VAULT  
**LEAK DETECTION:** NONE

- Continued on next page -

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 26

**DIST/DIR:** 0.13 SE

**MAP ID:** 2

**NAME:** BELL ATLANTIC  
**ADDRESS:** 40 MAIN ST  
YONKERS NY 10703  
WESTCHESTER  
**CONTACT:** BELL ATLANTIC

**REV:** 01/01/99  
**ID1:** PBS3-184780  
**ID2:**  
**STATUS:** ACTIVE PBS FACILITY  
**PHONE:** (800) 339-6144

**TANK CAPACITY:** 275 GALLONS  
**PRODUCT:** DIESEL  
  
**TANK TYPE:** STEEL/CARBON STEEL  
**TANK LOCATION:** ABOVEGROUND  
**INTERNAL PROTECTION:**  
**EXTERNAL PROTECTION:** PAINTED/ASPHALT COATING

**PIPE TYPE:** STEEL/IRON  
**PIPE LOCATION:** ABOVE GROUND  
**INTERNAL PROTECTION:**  
**EXTERNAL PROTECTION:**

**SECONDARY CONTAINMENT:** PREFABRICATED STEEL DIKE  
**LEAK DETECTION:** 90  
**OVERFILL PROTECTION:** 45  
**DISPENSER:** SUCTION  
**DATE TESTED:**  
**NEXT TEST:** NO TEST REQUIRED  
**TEST METHOD:**

**TANK NUMBER:** 5  
**INSTALLED:** 05/89  
**TANK CAPACITY:** 4000 GALLONS  
**PRODUCT:** DIESEL  
  
**TANK STATUS:** IN SERVICE  
**CLOSED:**

**TANK TYPE:** STEEL/CARBON STEEL  
**TANK LOCATION:** ABOVEGROUND  
**INTERNAL PROTECTION:**  
**EXTERNAL PROTECTION:** 10

**PIPE TYPE:** STEEL/IRON  
**PIPE LOCATION:** ABOVE GROUND  
**INTERNAL PROTECTION:** NONE  
**EXTERNAL PROTECTION:** NONE

**SECONDARY CONTAINMENT:** 10  
**LEAK DETECTION:** 14  
**OVERFILL PROTECTION:** 25  
**DISPENSER:** SUCTION  
**DATE TESTED:**  
**NEXT TEST:** NO TEST REQUIRED  
**TEST METHOD:**

**TANK NUMBER:** 6  
**INSTALLED:** 10/97  
**TANK CAPACITY:** 275 GALLONS  
**PRODUCT:** DIESEL  
  
**TANK STATUS:** CLOSED - REMOVED  
**CLOSED:** 00/00

**TANK TYPE:** STEEL/CARBON STEEL

- Continued on next page -



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 26

**DIST/DIR:** 0.13 SE

**MAP ID:** 2

**NAME:** BELL ATLANTIC  
**ADDRESS:** 40 MAIN ST  
YONKERS NY 10703  
WESTCHESTER  
**CONTACT:** BELL ATLANTIC

**REV:** 01/01/99  
**ID1:** PBS3-184780  
**ID2:**  
**STATUS:** ACTIVE PBS FACILITY  
**PHONE:** (800) 339-6144

<b>TANK LOCATION:</b>	ABOVEGROUND
<b>INTERNAL PROTECTION:</b>	
<b>EXTERNAL PROTECTION:</b>	PAINTED/ASPHALT COATING
<b>PIPE TYPE:</b>	STEEL/IRON
<b>PIPE LOCATION:</b>	ABOVE GROUND
<b>INTERNAL PROTECTION:</b>	
<b>EXTERNAL PROTECTION:</b>	PAINTED/ASPHALT COATING
<b>SECONDARY CONTAINMENT:</b>	DOUBLE-WALLED TANK
<b>LEAK DETECTION:</b>	14
<b>OVERFILL PROTECTION:</b>	25
<b>DISPENSER:</b>	SUCTION
<b>DATE TESTED:</b>	
<b>NEXT TEST:</b>	
<b>TEST METHOD:</b>	

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SPILLS SITE**

**SEARCH ID:** 20

**DIST/DIR:** 0.13 SE

**MAP ID:** 2

**NAME:** NY TEL  
**ADDRESS:** 40 MAIN STREET  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 9415715  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 03/04/95  
**SPILL TIME:** 08:45

**DATE REPORTED:** 03/04/95  
**TIME REPORTED:** 08:56

**MATERIAL SPILLED:** #2 FUEL OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 40 G  
**AMOUNT RECOVERED:** 0 G

**CAUSE OF SPILL:** UNKNOWN  
**RESOURCE AFFECTED:** ON LAND  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** RESPONSIBLE PARTY

**CALLER REMARKS:**  
YONKERS F.D. NOTIFIED & CLEAN UP CREW ENROUTE DRIVER PUT FUEL INTO WRONG TANK FUEL CLEANED UP

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:** GHIOSAY  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:**  
**ADDRESS:**

**SPILLER CONTACT:**

**TELEPHONE:**

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** //  
**DOES CLEAN UP MEET STANDARDS?** F  
**DEC REMARKS:**

**CLOSE DATE:** 03/13/95  
**PENALTY RECOMMENDED?** F



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 32

**DIST/DIR:** 0.13 SE

**MAP ID:** 2

**NAME:** NYNEX  
**ADDRESS:** 40 MAIN ST.  
YONKERS NY  
WESTCHESTER

**REV:** 1/1/02  
**ID1:** 8805747  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**SPILL DATE:** 09/23/88  
**SPILL TIME:** 14:00

**DATE REPORTED:** 10/06/88  
**TIME REPORTED:** 10:46

**MATERIAL SPILLED:** #2 FUEL OIL  
**MATERIAL CLASS:** PETROLEUM

**AMOUNT SPILLED:** 0  
**AMOUNT RECOVERED:** 0

**CAUSE OF SPILL:** TANK TEST FAILURE  
**RESOURCE AFFECTED:** GROUNDWATER  
**WATERBODY AFFECTED:**  
**SOURCE OF SPILL:** COMMERCIAL/INDUSTRIAL  
**REPORTED BY:** TANK TESTER  
**CALLER REMARKS:**

EXCAVATED. PIPING WILL BE REPAIRED. WILL BE RETESTED. PETRO TITE, LEAK RATE UNDETERMINABLE. 10,000 GAL TANK. PLAN TO REPAIR. WILL CONTACT J. OKESSON WITH TIGHT RETEST OR PLAN TO PULL TANK. SEE HISTORY

**REGION:** 3

**UST TRUST?** F

**SPILL INVESTIGATOR:**  
**SPILL CONTACT:**

**TELEPHONE:**

**SPILLER:** NYNEX  
**ADDRESS:** JOHN ALBARANO

**SPILLER CONTACT:**

**TELEPHONE:** (516) 747-3841

**CALLER:**  
**AGENCY:**  
**TELEPHONE:**

**NOTIFIER:**  
**AGENCY:**  
**TELEPHONE:**

**LAST DEC UPDATE:** 02/10/92  
**DOES CLEAN UP MEET STANDARDS?** T  
**DEC REMARKS:**

**CLOSE DATE:** 02/10/92  
**PENALTY RECOMMENDED?** F

11/03/88: 10000 TANK FAILED PETRO-TITE RETEST AT -.785 GPH.

TESTED BY TANK TECH CORP, AS PER TANK TEST REPORT.

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**RCRA GENERATOR SITE**

**SEARCH ID:** 2

**DIST/DIR:** 0.13 SE

**MAP ID:** 2

**NAME:** NYNEX  
**ADDRESS:** 40 MAIN ST  
YONKERS NY 10701  
WESTCHESTER  
**CONTACT:** PAUL GARGIULO

**REV:** 9/9/03  
**ID1:** NYR000036616  
**ID2:**  
**STATUS:** VGN  
**PHONE:** 2123386453

**SITE INFORMATION**

**CONTACT INFORMATION:** PAUL GARGIULO  
STAFF DIR  
221 E 37TH ST  
NEW YORK NY 10016

**PHONE:** 2123386453

**UNIVERSE TYPE:**

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

**SIC INFORMATION:**

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 24

**DIST/DIR:** 0.14 NE

**MAP ID:** 22

**NAME:** 1 LARKIN PLAZA A/K/A 43 DOCK S  
**ADDRESS:** 1 LARKIN PLAZA  
YONKERS NY 10701  
WESTCHESTER  
**CONTACT:** LARKIN ASSOCIATES

**REV:** 01/01/99  
**ID1:** PBS3-489484  
**ID2:**  
**STATUS:** ACTIVE PBS FACILITY  
**PHONE:** (914) 963-3200

**PETROLEUM BULK STORAGE FACILITY INFORMATION**

**TYPE OF SITE:**

**TOTAL ACTIVE TANKS ON SITE:** 1

**TOTAL FACILITY CAPACITY:** 2000 GALLONS

**OLD PBS NUMBER:**

**CBS NUMBER:**

**SPDES NUMBER:**

**ADDITIONAL ADDRESS INFO:**

**TYPE OF OWNER:** CORPORATE/COMMERCIAL

**OWNER SUB TYPE:**

**OWNER ADDRESS:** 1 LARKIN PLAZA  
YONKERS NY 10701  
**PHONE:** (914) 963-3200

**EMERGENCY CONTACT:** ALFRED WEISSMAN  
**PHONE:** (518) 484-5986

**MAILING NAME:** LARKIN ASSOCIATES  
**ADDRESS:** 1 LARKIN PLAZA  
YONKERS NY 10701  
**ATTENTION:** ALFRED WEISSMAN  
**PHONE:** (914) 963-3200

**CERTIFICATE DATE:** 3/24/94 **EXP. DATE:** 6/22/99  
**RENEWAL DATE:** 4/26/94

**TANK INFORMATION**

**TANK NUMBER:** 43 **TANK STATUS:** TEMPORARILY OUT OF SERVICE  
**INSTALLED:** 00/00 **CLOSED:**  
**TANK CAPACITY:** 2000 GALLONS  
**PRODUCT:** # 1, 2, OR 4 FUEL OIL

**TANK TYPE:** STEEL/CARBON STEEL  
**TANK LOCATION:** ABOVEGROUND  
**INTERNAL PROTECTION:**  
**EXTERNAL PROTECTION:**

**PIPE TYPE:** GALVANIZED STEEL  
**PIPE LOCATION:**  
**INTERNAL PROTECTION:**  
**EXTERNAL PROTECTION:**

**SECONDARY CONTAINMENT:** NONE  
**LEAK DETECTION:** NONE  
**OVERFILL PROTECTION:** PRODUCT LEVEL GAUGE  
**DISPENSER:** SUCTION  
**DATE TESTED:**  
**NEXT TEST:** NO TEST REQUIRED  
**TEST METHOD:**

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**EMERGENCY RESPONSE NOTIFICATION SITE**

**SEARCH ID:** 8

**DIST/DIR:** 0.15 NE

**MAP ID:** 8

**NAME:** DPW - YONKERS

**REV:** 6/14/93

**ADDRESS:** RIVER STREET NEAR WELLS AVENUE (OLD FERRY TERMINAL  
YONKERS NY  
WESTCHESTER

**ID1:** 329083

**ID2:**

**STATUS:** FIXED FACILITY

**CONTACT:**

**PHONE:**

**SPILL INFORMATION**

**DATE OF SPILL:** 6/14/93

**TIME OF SPILL:** 1345

**PRODUCT RELEASED (1):** SAWDUST

**QUANTITY (1):** 0

**UNITS (1):** UNK

**PRODUCT RELEASED (2):**

**QUANTITY (2):**

**UNITS (2):**

**PRODUCT RELEASED (3):**

**QUANTITY (3):**

**UNITS (3):**

**MEDIUM/MEDIA AFFECTED**

**AIR:** NO

**GROUNDWATER:** NO

**LAND:** YES

**FIXED FACILITY:** NO

**WATER:** YES

**OTHER:** NO

**WATERBODY AFFECTED BY RELEASE:**

HUDSON RIVER

**CAUSE OF RELEASE**

**DUMPING:** NO

**EQUIPMENT FAILURE:** NO

**NATURAL PHENOMENON:** NO

**OPERATOR ERROR:** NO

**OTHER CAUSE:** YES

**TRANSP. ACCIDENT:** NO

**UNKNOWN:** NO

**ACTIONS TAKEN:** NONE AT THIS TIME

**RELEASE DETECTION:** OLD FERRY TERMINAL WORK BEING DONE TO OLD PIER

**MISC. NOTES:** VINNIE PICONE / JOE PALMESE 212-264-5725,6,7,8 ASKED FOR ADVICE ON LEVEL OF ENTRY TO SHIP INSIDE

**OTHER BIOLOGICAL - TB**

**DISCHARGER INFORMATION**

**DISCHARGER ID:** 329083

**DUN & BRADSTREET #:**

**TYPE OF DISCHARGER:** PRIVATE ENTERPRISE

**NAME OF DISCHARGER:** DPW - YONKERS

**ADDRESS:**  
NY



# Environmental FirstSearch

## Site Detail Report

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

### CERCLIS SITE

**SEARCH ID:** 1

**DIST/DIR:** 0.26 NE

**MAP ID:** 1

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

**REV:** 9/09/03  
**ID1:** NYD986925790  
**ID2:** 0203907  
**STATUS:** NOT PROPOSED  
**PHONE:**

**CONTACT:**

**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
ARCHIVE SITE	EPA In-House		10-09-2002
ADMIN ORDER ON CONSENT	Federal Enforcement		06-30-1994
PRP REMOVAL Stabilized	Responsible Party Primary	09-22-1994	09-26-1996
REMOVAL Stabilized	EPA Fund-Financed Primary	01-15-2002	03-14-2002
REMOVAL Stabilized	EPA Fund-Financed Primary	03-31-1998	05-04-1998
REMOVAL ASSESSMENT	EPA Fund-Financed	03-31-1998	03-31-1998
REMOVAL NEGOTIATIONS	Federal Enforcement		02-21-2002

# **Environmental FirstSearch** **Site Detail Report**

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YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

## **STATE SITE**

**SEARCH ID:** 10                      **DIST/DIR:** 0.90 NE                      **MAP ID:** 10

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

**REV:** 1/1/03  
**ID1:** 360051  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**

**CLASS CODE:** 2                      **REGION:** 3                      **ESTIMATED SIZE:** 14 ACRES

**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 NYSDCE 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:**  
PCBs  
lead

**QUANTITY:**  
unknown  
unknown

### **ANALYTICAL DATA AVAILABLE FOR:**

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

### **APPLICABLE STANDARDS EXCEEDED FOR:**

- Continued on next page -



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

**STATE SITE**

**SEARCH ID:** 10

**DIST/DIR:** 0.90 NE

**MAP ID:** 10

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

**REV:** 1/1/03  
**ID1:** 360051  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**

**GROUNDWATER:**  
**AIR:**

**SURFACE WATER:**  
**DRINKING WATER:**

**GEOTECHNICAL INFORMATION:**

**SOIL/ROCK TYPE:** Fill  
**DEPTH TO GROUNDWATER:** Range: 15 to 20 feet.

**LEGAL ACTION:**

**TYPE:** Consent Order  
**STATUS:** NE

**REMEDATION:**

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

**ASSESSMENT OF ENVIRONMENTAL PROBLEMS:**

Site soils contaminated with levels of PCBs (4,800 ppm) and lead (14,800 ppm). Contamination threatens 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. A comprehensive investigation of this site is planned; this will provide the data to fully evaluate potential exposures to residual contamination at the site.

## **Environmental FirstSearch Federal Databases and Sources**

**NPL: National Priority List.** The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

*Updated quarterly.*

**CERCLIS: Comprehensive Environmental Response Compensation and Liability Information System.** The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

*Updated quarterly.*

**RCRIS: Resource Conservation and Recovery Information System.** The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

**RCRA TSD: Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.** The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

**RCRA COR: Resource Conservation and Recovery Information System Corrective Action Sites.** The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

**RCRA GEN: Resource Conservation and Recovery Information System Large and Small Quantity Generators.** The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

**RCRA NLR: Resource Conservation and Recovery Information System sites No Longer Regulated.** The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

*All RCRA databases are Updated quarterly.*

**ERNS: Emergency Response Notification System.** The EPA's database of emergency response actions. Source: Environmental Protection Agency.

*Updated quarterly.*

**RELEASES: Air and Surface Water Releases.** A subset of the EPA's ERNS database which have impacted only air or surface water.

*Updated semi-annually.*

**NPDES: National Pollution Discharge Elimination System.** The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.



*Updated semi-annually.*

**FINDS: The Facility Index System.** The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

*Updated semi-annually.*

**TRIS: Toxic Release Inventory System.** The EPA's database of all

**Fed Land Use:** Federal Land data includes information from the following government agencies including Bureau of Indian Affairs, Bureau of Reclamation, Bureau of Land Management, Department of Defense, Forest Service, Fish and Wildlife Service, National Park Service, and the Tennessee Valley Authority. This database also contains data regarding wild and scenic rivers. Source: USGS.

*Updated periodically.*

## **Environmental FirstSearch New York Databases and Sources**

1. **State Sites:** The New York State Department of Environmental Conservation's Registry of Inactive Hazardous Waste Disposal Sites. The database contains information on all Class 1, Class 2, Class 2a, Class 3, Class 4, and Class 5 locations maintained by the Division of Hazardous Waste Remediation.

*Updated quarterly.*

The Hazardous Substance Waste Disposal Site Study list maintained by the New York State Department of Environmental Conservation is also included within the State Sites database.

*Updated as available.*

2. **Spills:** The New York State Department of Environmental Conservation's database of emergency response actions and spill releases maintained by the Division of Spills Management.

*Updated quarterly.*

3. **Landfills:** The New York State Department of Environmental Conservation's Active Facilities Registry maintained by the Division of Solid and Hazardous Materials.

*Updated annually.*

4. **UST:** The New York State Department of Environmental Conservation's database of Petroleum Bulk Storage (PBS) facilities, Major Oil Storage Facilities (MOSF), and Chemical Bulk Storage (CBS) facilities maintained by the Division of Spills Management and delegated Counties (Nassau, Suffolk, Rockland, and Cortland Counties).

*Updated quarterly.*

5. **PWS:** The State of New York Department of Health database of Public Water Supply (PWS) wells maintained by the Bureau of Public Water Supply.

*Updated annually.*

6. **LUST:** The New York State Department of Environmental Conservation's database of Leaking Underground Storage Tanks (LUSTs) maintained by the Division of Spills Management. The database is derived from the Spills database.

*Updated quarterly.*



**Environmental FirstSearch**  
**Street Name Report for Streets within .25 Mile(s) of Target Property**

**TARGET SITE:** 42 & 53 BUENA VISTA AVE  
YONKERS NY 10701

**JOB:** PHASE I  
AVET COACH CORP.

Street Name	Dist/Dir	Street Name	Dist/Dir
Alexander St	0.16 NE		
Atherton St	0.11 NE		
Bashford St	0.13 NE		
Buena Vista Ave	0.00 --		
Clinton Ave	0.16 SE		
Dock St	0.08 NE		
Hawthorne Ave	0.06 SE		
Hudson St	0.03 SW		
Main St	0.03 NE		
Manor House Sq	0.21 NE		
Market Pl	0.08 NE		
Mill St	0.21 SE		
Nepperhan St	0.05 NE		
Palisade Ave	0.25 SE		
Prospect St	0.13 SW		
River St	0.09 NE		
Riverdale Ave	0.15 SE		
United States Highwa	0.23 SE		
Warburton Ave	0.16 SE		
Water Grant St	0.08 NE		
Wells Ave	0.16 NE		
Woodworth Ave	0.16 NE		