

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

506 Main Street Property  
New Rochelle, New York 10801

Prepared for:

**Wilder Balter Partners, Inc.**

Prepared by:

Tim Miller Associates, Inc.  
10 North Street  
Cold Spring, New York 10516  
(845)-265-4400

**Issue Date: March 6, 2017**

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

506 Main Street Property  
New Rochelle, New York 10801

### **TABLE OF CONTENTS**

	PAGE
1.0 Summary	1
2.0 Introduction	1
3.0 Site Description	3
4.0 Client-Provided Information	4
5.0 Records Review	4
6.0 Site Reconnaissance	9
7.0 Interviews	11
8.0 Findings	12
9.0 Opinions	13
10.0 Conclusion	13
11.0 Recommendations	13
12.0 Deviations and Additional Services	13

### **FIGURE – 1 Aerial Photograph**

APPENDIX – A	Environmental Database Report
APPENDIX – B	Historic Aerial Photographs
APPENDIX – C	Sanborn Search
APPENDIX – D	Site Photographs
APPENDIX – E	Tank Testing Results and Correspondence
APPENDIX – F	Professional Qualifications
APPENDIX – G	Sources Searched

## **1.0 SUMMARY**

TIM MILLER ASSOCIATES, Inc. (TMA) completed a Phase I Environmental Site Assessment (ESA) of the 506 Main Street property at the request of Mr. James Wendling of Wilder Balter Partners, Inc., during the month of February, 2017. The Property consists of one tax map parcel totaling approximately 0.11 acres and is located on Main Street in the City of New Rochelle, New York. The parcel is listed as Tax Map number: 1-215-0011. The subject property is shown in Figure 1 – Aerial Photograph.

This Phase I Environmental Assessment was prepared for Wilder Balter Partners, Inc. in accordance with the standard Phase I Environmental Assessment protocol promulgated by the American Society for Testing and Materials (ASTM E-1527-13).

The key elements of this Phase I assessment involved an investigation into the history and physical setting of the Property and adjacent areas including: current and past land uses and activities, disposal practices, available utilities, and a review of available historic and contemporary mapping to determine past or current land uses which may impact the Property. In addition, regulatory agency documents are reviewed to determine spills, petroleum bulk storage, hazardous waste generators, and hazardous waste remediation sites in the vicinity of the Property.

Review of potential subsurface contamination focused primarily upon past and present residential and commercial activities associated with the storage and handling of bulk quantities of chemicals, petroleum products, and waste products. Specifically, the presence of underground or aboveground tanks is investigated, as well as Property and area disposal practices.

*The investigation has found no recognized environmental conditions on or near the subject property that have the potential to affect the subject property.*

## **2.0 INTRODUCTION**

### **2.1 PURPOSE**

The purpose of this investigation was to provide a preliminary evaluation of the potential environmental risks associated with the Property. The investigation was performed in general accordance with ASTM E 1527-13 “Environmental Site Assessments”, in order to provide “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice.”

### **2.2 SCOPE**

TMA performed the following tasks within the scope of this investigation:

1. Reviewed available maps, aerial photographs, and property records to establish the land use history of the Property as well as the environmental and hydrogeological setting of the property.
2. Reviewed information regarding the environmental condition and history of the Property and abutting properties from federal, state, and local sources.

3. Performed a site reconnaissance for observable evidence, indicating the possible use, storage or dumping of hazardous materials or wastes on the Property or adjacent properties.
4. Interviewed the current property owner representative, Mr. William Cuddy, of CBRE regarding any environment issues that he may be aware of regarding the property.
5. Prepared a Phase I Environmental Site Assessment Report summarizing the findings and conclusions of this investigation.

### **2.3 SIGNIFICANT ASSUMPTIONS**

The conclusions found in this report are based, in part, on studies, data, and background information provided by others. Tim Miller Associates makes no guarantees as to the accuracy or completeness of this information.

In order to determine whether certain environmental conditions may impact the subject Property, TMA makes reasonable assumptions regarding the probable (inferred) groundwater flow direction. These assumptions are based on information provided by standard United States Geologic Survey Topographic maps, other topographic surveys and on-site drainage conditions. These sources do not include groundwater elevations or gradients. In order to determine actual groundwater elevations and flow directions, site specific hydrogeologic testing is required, such as the installation of monitoring wells and groundwater gradient mapping. Such activities are beyond the scope of a Phase 1 ESA performed in accordance with ASTM E 1527-13. Groundwater conditions may also vary due to seasonal changes, precipitation, well influences, and variations in soil and bedrock geology.

### **2.4 LIMITATIONS & EXCEPTIONS**

This report has been prepared for the exclusive use of Wilder Balter Partners, Inc. for specific application to the listed Property with the sole purpose of providing a preliminary evaluation of the potential environmental risks associated with the property. No other warranty, expressed or implied, is made as to the professional advice included in this report. This investigation is intended to provide the user with a preliminary evaluation of the Property's environmental conditions.

The scope of services associated with this Phase I Environmental Site Assessment did not include items such as the performance of environmental soil and water sampling and testing, asbestos sampling or testing, wetland delineation, or the investigation of environmental issues regarding radon. A visual inspection for asbestos containing material (ACM) and for lead based paint was performed. These issues are discussed in Section 6.1.

### **2.5 SPECIAL TERMS & CONDITIONS**

Our professional services have been performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental scientists practicing in this or similar situations.

### **2.6 USER RELIANCE**

Reasonable care has been taken by TMA in checking information arrived at through interviews and any other secondary sources of data. However, TMA disclaims any and all liability for errors, omissions, or inaccuracies in such information and for any consequences

arising therefrom or from errors, omissions, or inaccuracies arising from circumstances connected with the subject project that cannot be ascertained through standard visual reconnaissance techniques.

Any and all liability on the part of TMA shall be limited solely to the cost of this survey report. TMA shall have no liability for any other damages, whether consequential, compensatory, punitive, or special, arising out of, incidental to, or as a result of, this survey and report. Tim Miller Associates assumes no liability for the use of this survey or report by any person or entity other than the individual or institution for whom it has been prepared.

We represent that observations made in this report are accurate to the best of our knowledge, and that no findings or observations concerning the potential presence of hazardous substances have been withheld or amended. The research and inspections have been carried to a level that meets accepted industry and professional standards. Nevertheless, TMA shall have no liability or obligation to any party other than to Wilder Balter Partners, Inc. and TMA's obligations and liabilities are limited to fraudulent statements made, or negligent or willful acts or omissions.

### **3.0 SITE DESCRIPTION**

#### **3.1 LOCATION & LEGAL DESCRIPTION**

The Property consists of one tax parcel located in the City of New Rochelle, Westchester County, New York and is designated as Tax Map number: 1-215-0011. The Property is located on the south side of Main Street and directly east of the Main Street/ Church Street intersection. The property is approximately 0.11 acres in size (see Figure 1).

#### **3.2 PROPERTY & VICINITY GENERAL CHARACTERISTICS**

The current topographic map [White Plains, NY, 1994 (Scale: 1:24,000)] shows the Property as located in an urban setting. The property is located in an area of primarily commercial and mixed uses.

The property and nearby properties are generally level. An aerial photo of the property and site boundaries is provided as Figure 1.

#### **3.3 CURRENT USE OF PROPERTY**

The Property currently contains a two-story brick building with a basement, currently occupied by a discount store on the first floor, while the second floor is vacant. A small rear yard is located at the south side of the building forming an alley to Church Street. The Property was not identified as a hazardous materials generator or storage site in the environmental regulatory database review.

#### **3.4 CURRENT USES OF ADJOINING PROPERTIES**

The properties adjoining the Property are commercial, properties and institutional land. During the site reconnaissance, TMA noted the following adjacent property uses:

- **North:** The Property is bordered to the north by Main Street and across Main Street by three story buildings with a wig store, nail salon and beauty supply store on the first floor with apartments on the upper floors.

- **South:** The Property is bordered to the south by a three-story masonry building occupied by a church.
- **East:** The Property is bordered to the east by a two-story masonry building containing a church.
- **West:** The Property is bordered to the west by a three-story brick building with a clothing store on the ground floor and apartments on the upper floors.

The surrounding developments appear consistent with existing zoning.

#### **4.0 CLIENT PROVIDED INFORMATION**

##### **4.1 ENVIRONMENTAL LIENS OR ACTIVITY & USE LIMITATIONS**

The client did not provide any deed information to assist in the evaluation of possible environmental liens or restrictions on the Property. In addition, no documentation was found during this investigation that any such conditions exist.

##### **4.2 SPECIALIZED KNOWLEDGE**

The client did not provide any specialized knowledge about the Property. At this time, there is no reason to believe any relevant information exists.

##### **4.3 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

The client did not provide any information regarding any valuation reduction of the Property for environmental reasons.

##### **4.4 REASON FOR PERFORMING PHASE 1 ESA**

The investigation was performed in accordance with ASTM E 1527-13“ Environmental Site Assessments”, in order to provide “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice.”

#### **5.0 RECORDS REVIEW**

##### **5.1 TITLE RECORDS**

A title search was not requested or performed for this Environmental Assessment. The information listed here was obtained from the City of New Rochelle Assessor's Office and Building Department. The Property is designated as a single tax parcel identified as: 1-215-0011. The current owner is listed as Raymond Lerner.

##### **5.2 ENVIRONMENTAL DATABASE REPORT**

Environmental Data Resources, Inc. (EDR) conducted a search of available environmental records for the Property and ASTM specified areas surrounding the property. The search met the specific requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13. The report containing the findings of this search is attached to this report (see Appendix A).

The following types of databases were plotted within the ASTM E 1257-13 search radii:

#### National Priorities List (NPL) and Proposed NPL Sites

The NPL List, also known as the Superfund List, is a USEPA listing of uncontrolled or abandoned hazardous waste sites. The list is primarily based on a score that the Property receives from the EPA's Hazardous Ranking System. These sites are targeted for possible long-term remedial action under the Superfund Act. *According to the ASTM standard, the minimum search distance is one-mile from the subject property.*

No NPL sites were identified within the 1.0-mile search radius from the Property.

#### Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The CERCLIS list is a compilation of known and suspected uncontrolled or abandoned hazardous waste sites. These sites have been investigated, or are currently under investigation by the EPA, for the release, or threatened release of hazardous substances. Once a site is placed on the CERCLIS report, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List. *According to the ASTM standard, the minimum search distance is 0.5-mile from the subject property.*

No CERCLIS sites were identified within the 0.5-mile search radius from the Property.

#### NYS Hazardous Waste Disposal Site Registry (SHWS)

State hazardous waste lists are the state's equivalent to CERCLIS described above. This is a state listing of sites that can pose environmental or public health hazards requiring investigation or cleanup. *According to the ASTM standard, the minimum search distance is one-mile from the subject property.*

Three SHWS sites was identified within the 1.0-mile search radius from the Property. All of them were greater than one-quarter mile from the site. The Consolidated Edison site on Echo Avenue has been remediated. The Two other sites: Industrial Overalls, 10 Bartels Place and Bakers Pride Oven Company, 30 Pine Street, involve groundwater contamination from cleaning solvents. The database indicates that the area of potential impact is less than 1000 feet, which indicates the subject property is not impacted.

#### Emergency Response Notification System (ERNS)

ERNS is a national computer database system that is used to store information on the release of hazardous substances into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. *According to the ASTM standard, the minimum search distance is the subject property.*

The subject Property is not listed on the ERNS reporting system.

#### NYS Solid Waste Facility/Landfill Sites Register (SWF/LF)

The NYS Solid Waste Facility Register is a comprehensive listing of all permitted solid waste landfills and processing facilities currently operating within New York State.

*According to the ASTM standard, the minimum search distance is 0.5-mile from the subject property.*

One SWF/LF site was identified within the 1.0-mile search radius from the Property: the Teledyne Hydra-Power site, 310 Main Street, located 0.45 miles from the property. This site generated hazardous waste, but has no violations or on-going clean-up.

*Resource Conservation and Recovery Information System (RCRIS)*  
*RCRA Hazardous Waste Data Management System*

The USEPA's Resource Conservation and Recovery Information System (RCRIS) report of large, small quantity generators and conditionally exempt small quantity generators (LQG, SQG and CESQG); treatment, storage, and disposal (TSD) facilities; and transporters contains information pertaining to those facilities that are required to register their hazardous waste activity under the Resource Conservation and Recovery Act. Such facilities are of concern when they are not RCRA-compliant. *According to the ASTM standard, the minimum search distance for transporters, storers and disposal of hazardous wastes is one-mile from the subject property. For generators, the minimum search distance is the property and adjoining properties (within 0.25-miles of the target Property).*

Six RCRA large quantity generators (LQG) were identified within the ASTM search radius from the Property. The generators listed were: Consolidated Edison for four locations related to clean-up, CVS Pharmacy, 222 North Avenue and Flamingo Cleaners, 149 North Avenue. No violations are listed for the RCRA Large Quantity Generators.

The Flamingos Cleaners site is located approximately 550 feet east of the site. The former cleaners is no longer in operation and is now a Brownfields site. According to the database the on-site contamination related to former uses is limited to the site and has "little to no off-site impacts".

Four conditionally exempt small quantity generators were identified within the search radius and no violations were listed for these locations.

*NYS Registered Storage Tanks*

Underground storage tanks (USTs) are regulated under RCRA and must be registered with the state department responsible for administering the UST program. *According to the ASTM standard, the minimum search distance for registered USTs is the subject property and adjoining properties.*

Thirty-five (35) New York State Department of Environmental Conservation (NYSDEC) registered underground storage tank (USTs) sites were identified within a 0.25-mile radius from the Property. No registered tank sites are directly adjacent to the subject property.

*New York Chemical Bulk Storage Tanks/New York Major Oil Storage Facilities Database (MOSF)*

The New York Chemical Bulk Storage Report contains information pertaining to facilities that store regulated substances in aboveground storage tanks (ASTs) with capacities of 185 gallons or greater, and/or underground storage tanks of any size. The New York Major Oil Storage Facilities Database contains information on facilities that may be onshore or



vessels with petroleum storage capacities of 400,000 gallons or greater. *According to the ASTM standard, the minimum search distance for bulk storage tanks is 0.25-mile from the subject property.*

No Major Oil Storage Facilities (MOSF) are located within the 0.25-mile radius from the subject Property.

#### NY Brownfields Sites

The New York Brownfields list is a list of sites that under the Environmental Restoration Program the State provides grants to reimburse costs for site investigation and remediation activities. Once a Brownfields site is remediated it can be reused for commercial, industrial, residential, or public uses. *The search distance available within the historic environmental report is 0.5-miles from the subject Property.*

The Flamingos Cleaners, 149 North Avenue property is located approximately 650 feet southwest of the site. The former cleaners is no longer in operation and is now a Brownfields site. According to the database the on-site contamination related to former uses is limited to the site and has "little to no off-site impacts". A Brownfields clean-up has been completed at the property.

#### New York Leaking Storage Tanks /New York Spills List

The New York State Leaking Storage Report is a comprehensive listing of all leaking storage tanks reported to the NYSDEC. In New York State, spills are also listed on Leaking Underground Storage Tank list. *According to the ASTM standard, the minimum search distance for leaking underground tanks is 0.5-mile and the minimum search distance for New York State Spills is 0.125-miles.*

Thirty-nine (39) NYSDEC leaking tanks were reported within a 0.25-mile radius from the Property. According to the database, the subject property had a leaking underground fuel oil tank removed in July through September, 2013. The tank and impacted soil was excavated and removed by Northeast Environmental. The NYSDEC reviewed the tank closure report and issued a "no further action" notice in October, 2013. A further description of the tank removal and response is provided in Section 6.0 Site Reconnaissance.

Two spill incidents near the subject property have been responded to and closed by the NYSDEC:

Attack Pesticides, 498 Main Street: The spill involved unknown pesticides in 4-55 gallon drums that were removed by the NYSDEC. The spill incident was closed in February, 2005.

Commercial building, 507 Main Street (Across Main Street from the subject site): The spill involved fuel oil leaking in a brick vault from a 1,000-gallon fuel oil tank. The spill was responded to and closed in February, 1992.

All of the listed NYSDEC spill case numbers within the 0.25-mile radius have been closed, indicating that the spill cases no longer have clean-up requirements or regulatory involvement with the NYSDEC.

Tim Miller Associates has reviewed the location and circumstances of the leaking tanks and spill cases, as reported in the database. Given the closed status and locations of the listed leaking tanks and spill incidents, these spills are not expected to have impacted the subject Property.

#### Unplottable Sites

The regulatory agency database review includes a listing of sites, which cannot be plotted on a map due to limited information on their geographic location. As part of this review, TMA has reviewed this list to determine whether any of these sites represent a potential hazard to the subject Property. Following the review, the listed unplottable sites are not expected to have impacted the subject Property.

### **5.3 PHYSICAL SETTING SOURCES**

#### Historic Aerial Photographs

Historic aerial photographs were available for the property from EDR and copies are provided in Appendix B. Historic aerial photographs were available for 1946, 1951, 1954, 1962, 1966, 1974, 1980, 1985, 1994, 2006, 2009, and 2011. The photographs show that the site has been occupied with the existing building since 1946.

The earliest photos between 1946 and 1954 show the existing building in its current urban setting. Development in and around the project site has not changed substantially since the earliest photos. A parking lot is shown on the west side of Church Street in the photos after 1954, where previously there had been development.

#### Sanborn Maps

Sanborn Maps from 1887, 1892, 1896, 1903, 1911, 1931, 1942, 1951, 1990, 1991, 1992, 1993, 1994, 1995, 1996 and 2003 were available for the subject Property. Copies of the maps are provided in Appendix C.

The earliest Sanborn maps available from 1887 until 1896 show the property on a mostly developed block and a smaller building in the location of the existing building. The building is identified as a "Chinese laundry". In the 1903 map the building is identified as a "market". The 1903 map shows the existing fire department building (now a church) directly south of the subject site. The 1931 map does not show uses but indicates that the building is a store.

The 1941 map shows a store in its present building configuration and "fur storage" is indicated. The building is noted as vacant from 1991 through 1994. Adjacent and nearby development has generally remained consistent since the 1940's.

### Historic Report Summary

In summary, historical sources indicate that the property has been occupied by the existing building since at least 1931, consistent with Building Department records. Twelve aerial photographs and 16 Sanborn maps provide documentation for prior uses on the property. Data gaps (information at greater than 5 year intervals) for the historical information are, as follows:

1896 to 1903  
1903 to 1911  
1911 to 1931  
1931 to 1942  
1954 to 1962  
1966 to 1974  
1974 to 1980  
1985 to 1994

These data gaps are the result of data failure, since all standard historical sources that are reasonably attainable and likely to be useful, have been reviewed. According to ASTM E 1527-05, Section 8.3.2.1, *"Review of standard historical sources at less than approximately five year intervals is not required by this practice. If the specific use of the property appears unchanged over a period of longer than 5 years, then it is not required by this practice to research the use during that period"*. As described above, all standard historical sources indicate that the property has been occupied with the existing carriage house building since at least 1929 and the masonry building since at least 1965.

### Local Setting

The Property is developed with a two-story masonry building with a small rear yard. The property is located in an urban setting with primarily commercial, residential and office uses. The site is relatively level, with no noticeable slopes on or near the property.

The subject property is situated within the Manhattan Prong geologic province, a region characterized by undifferentiated gneiss and granitic gneiss that dates from the Pre-Cambrian and Ordovician ages, as shown on the Geologic Map of New York, Lower Hudson Sheet, Fisher, 1970.

Regional surficial geology on the Property is identified on the State Surficial Geology map as lacustrine delta material including stratified sand and fine gravel deposits (Surficial Geologic Map of New York, Lower Hudson Sheet, Cadwell, 1989).

## **6.0 SITE RECONNAISSANCE**

The subject Property and environs were inspected on February 13, 2017, by Jon Dahlgren of TMA. The purpose of the site visit was to review the physical use and appearance of the Property and neighboring properties as well as activities on the adjacent to the Property. Photos taken during the site visit are provided in Appendix D.

The property contains a single two-story masonry building with a basement, currently used as a discount general merchandise store. The building's second story is vacant. The building was constructed in 1915 and renovated in 1935 according to Building Department records. A small rear yard is at the back (south side) of the building and this forms an alley to Church Street. The building fronts directly onto Main Street and is approximately 8,600 square feet in size.

A stairway on the rear-west side of the building provides access to the second floor, and the basement. The first floor of the building contains retail space in a single open space divided by retail shelves and isles. The second floor contains an open room at the front (north) and a storage room at the rear (south). According to Sanborn Maps the building was formerly used for the sale of furs and the storage room appears to be insulated for the cold storage of furs. Two small lavatories are located on the second floor. The basement is divided by several walls and is generally empty. A fuel oil supplied furnace is located on the western basement wall and a 275-gallon aboveground fuel oil tank is located on the northern basement wall. A stairway and metal door provide access to the basement from the street.

A small rear yard is located at the rear (south side) of the building and is accessed by a rear door. The yard contained an air conditioning unit. The rear yard forms an alley to Church Street to the west.

No dumping, refuse or release of petroleum or hazardous materials was observed during the site visit.

#### Utilities

Public utilities are available to the subject Property include water, sewer and natural gas along Main Street. Private electric, telephone and cable are also available.

#### Petroleum/Chemical Bulk Storage

A 275-gallon aboveground fuel oil tank is located on the northern basement wall. The tank appeared in good condition. According to a tank closure report by Northeast Environmental Inc., a 1,000-gallon underground fuel oil tank was removed in July, 2013. The tank was located in the rear yard of the building. A copy of the tank closure letter is provided in Appendix E. Upon removal, it was observed that fuel oil had leaked from the tank and impacted the surrounding soils. Impacted soils were screened and excavated for disposal by Northeast Environmental. Confirmatory soil samples were collected at the sides and base of the excavation.

Post excavation soil sampling results showed levels of petroleum related compounds in two locations "marginally exceeding" the NYSDEC CP-51 soil clean-up guidance values. Based upon the results, Northeast Environmental requested that no further remedial work be considered necessary. The NYSDEC agreed with the assessment and closed the spill incident on October 10, 2013. A NYSDEC Spill Incident report is provided in Appendix E.

#### Septic Systems, Leach Beds, or Other Subsurface Structures

No septic systems, leach beds or other subsurface structures were observed on the Property.

### Drums or Containers

No drums or containers of petroleum or hazardous materials were observed during the site visit.

### Waste Disposal Practices

Commercial waste is collected by a commercial waste contractor.

### Polychlorinated Biphenyl (PCB) Survey

The inspector conducted a visual survey for the presence of PCB's or PCB-containing equipment, e.g., transformers, capacitors, and hydraulic equipment. PCBs were widely used in such equipment until 1979 when U.S. EPA banned such use. Many utilities have since acted to replace PCB containing transformers and capacitors with other substances.

No suspect PCBs or PCB-containing equipment was observed during the site walk-through.

### Surface Water, Impoundments, and Other Land Uses

No streams, ponds or other areas of standing water were observed.

### Dumping

There was no indication of dumping on the property.

## **6.1 ASBESTOS AND LEAD BASED PAINT**

During the site inspection, the building was visually inspected for the presence of Asbestos Containing Material (ACM) and lead based paint. Physical sampling of materials and laboratory testing was not performed.

Insulation was observed on pipes in the basement, and the insulation potentially contained ACM, given the age of the building. The basement also contained a pressed board ceiling in places, that may contain ACM. Floor tile on the second floor may also contain ACM. Given that the building was constructed in approximately 1915 and renovated in 1938, ACM may be present in roofing shingles, caulking, wallboard or other materials added during renovations over the history of the structure. Only testing by a qualified asbestos consultant could provide definitive information regarding the presence of ACM.

Painted surfaces in the building appeared to be in fair condition. Lead-based paint may be present in the building, given the age of the structure. Only testing by a qualified lead consultant could provide definitive information regarding the presence of lead based paint.

## **7.0 INTERVIEWS**

### **7.1 PROPERTY OWNER**

The current property owner listed in the City Assessors office is Raymond Lerner. Since the property is in an estate, the property realtor, Mr. William Cuddy was interviewed regarding the property and specifically to obtain information indicating recognized environmental conditions in connection with the property. A questionnaire is provided in Appendix E.

## **7.2     GOVERNMENT OFFICIALS**

The records review was conducted at the City of New Rochelle Assessor and Building Department. These records provided no indication of environmental concerns associated with the Property. The New York State Department of Environmental Conservation (NYSDEC) and the Westchester County Department of Health (WCDOH) were also sent information request (FOIL) letters (see Appendix E). These agencies have not responded to our FOIL request as of the submission of the report. Any response from the agencies will be forwarded to Wilder Balter Partners, Inc.

## **8.0     FINDINGS**

This Environmental Site Assessment (ESA) involved a multi-task investigation to establish current and historic environmental conditions on the Property. The specific findings of this Environmental Site Assessment are, as follows:

1.     The subject Property reviewed for this assessment consists of one tax map parcel listed as Tax Map number: 1-215-0011. The property is approximately 0.11 acres in size and is located on the south side of Main Street in the City of New Rochelle, New York.
2.     The property contains a two-story masonry building with a basement, currently used as a discount general merchandise store. The building's second story is vacant. The building was constructed in 1915 and renovated in 1935 according to Building Department records. A small rear yard is at the back (south side) of the building and this forms an alley to Church Street. The building fronts directly onto Main Street and is approximately 8,600 square feet in size.
3.     According to the City Assessor's records, the current owner is listed as Raymond Lerner.
4.     The subject Property and environs were inspected on February 13, 2017, by Jon Dahlgren of TMA. The purpose of the site visit was to review the physical use and appearance of the Property and neighboring properties as well as activities on and adjacent to the Property. The Property was observed to contain a two-story masonry building used as discount general merchandises store on the ground floor.
5.     The property is mostly level, and the building occupies the majority of the lot. A small rear yard is at the back (south side) of the building. The property is bordered to the north by Main Street and across Main Street by three story buildings with retail stores on the ground floor and apartments on the upper floors. The property is bordered to the west by a brick building with a clothing store on the ground floor and apartments on the upper floors. The site is bordered to the east by a two-story masonry church building and to the south by a three-story masonry church building.
6.     The building is currently heated by a fuel oil supplied furnace located in the basement and a 275-gallon aboveground fuel oil tank is located on the northern basement wall. The tank appeared in good condition. The NYSDEC tank registry indicates that no registered petroleum or chemical bulk storage tanks are located on the Property or adjoining the Property (see Section 5.0 Environmental Records Review). Tanks 1,100 gallons in size or less are not required to be registered.

7. According to a tank closure report by Northeast Environmental Inc., a 1,000-gallon underground fuel oil tank was removed from the property in July, 2013. Upon removal, it was observed that fuel oil had leaked from the tank and impacted the surrounding soils. Impacted soils were screened and excavated for disposal by Northeast Environmental. Based upon sampling results, Northeast Environmental requested that no further remedial work be considered necessary. The NYSDEC agreed with the assessment and closed the spill incident on October 10, 2013. A NYSDEC Spill Incident report is provided in Appendix E.
8. A search of regulatory agency databases was performed as part of this environmental review. The subject Property is not listed on the National Priorities List or the Emergency Response Notification System. The Property does not appear to be subject to any current regulatory enforcement actions by Federal, State, or local regulatory agency.
9. No sites that store, transport or dispose of hazardous waste materials were identified on the subject Property or adjoining properties.
10. Thirty-nine (39) NYSDEC leaking tanks were reported within a 0.25-mile radius from the Property. None of the leaking tanks or spills were adjacent to the subject property. All of the listed NYSDEC spill case numbers within the 0.25-mile radius have been closed, indicating that the spill cases no longer have clean-up requirements or regulatory involvement with the NYSDEC.
11. Tim Miller Associates has reviewed the location and circumstances of the leaking tanks and spill cases, as reported in the database. Given the closed status and locations of the listed leaking tanks and spill incidents, these spills are not expected to have impacted the subject Property.

## **9.0 OPINIONS**

No recognized environmental conditions were identified on the subject property during this Phase I assessment, that have the potential to affect the subject property. This opinion is based on the information collected and reviewed for this report.

## **10.0 CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 for the Property identified as Tax Map number 1-215-0011, in the City of New Rochelle, New York. Any exceptions to, or deletions from, this practice are described in Section 12.0 of this report. This assessment has revealed that there are no recognized environmental conditions on the Property

## **11.0 RECOMMENDATIONS**

No further environmental investigations of the property are recommended.

## **12.0 DEVIATIONS & ADDITIONAL SERVICES**

There were no deviations from ASTM E 1527-13 included in this report, and no additional services were provided for this Phase I Assessment, with the exception of a visual inspection for Asbestos Containing Material (ACM) and lead based paint (see Section 6.1).

**Professional Declaration**

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and;

We have specific qualifications based upon education, training, and experience to assess a property of the nature, history and setting of the property (see Appendix F – Professional Qualifications). We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

PREPARED BY:

A handwritten signature in black ink, appearing to read 'Jon P. Dahlgren', is written over a horizontal line.

Jon P. Dahlgren  
Senior Geologist



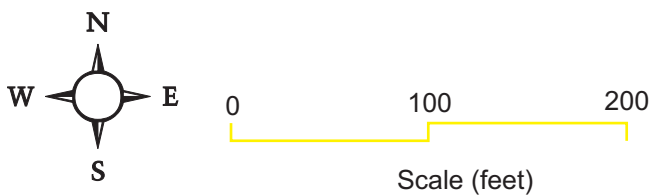
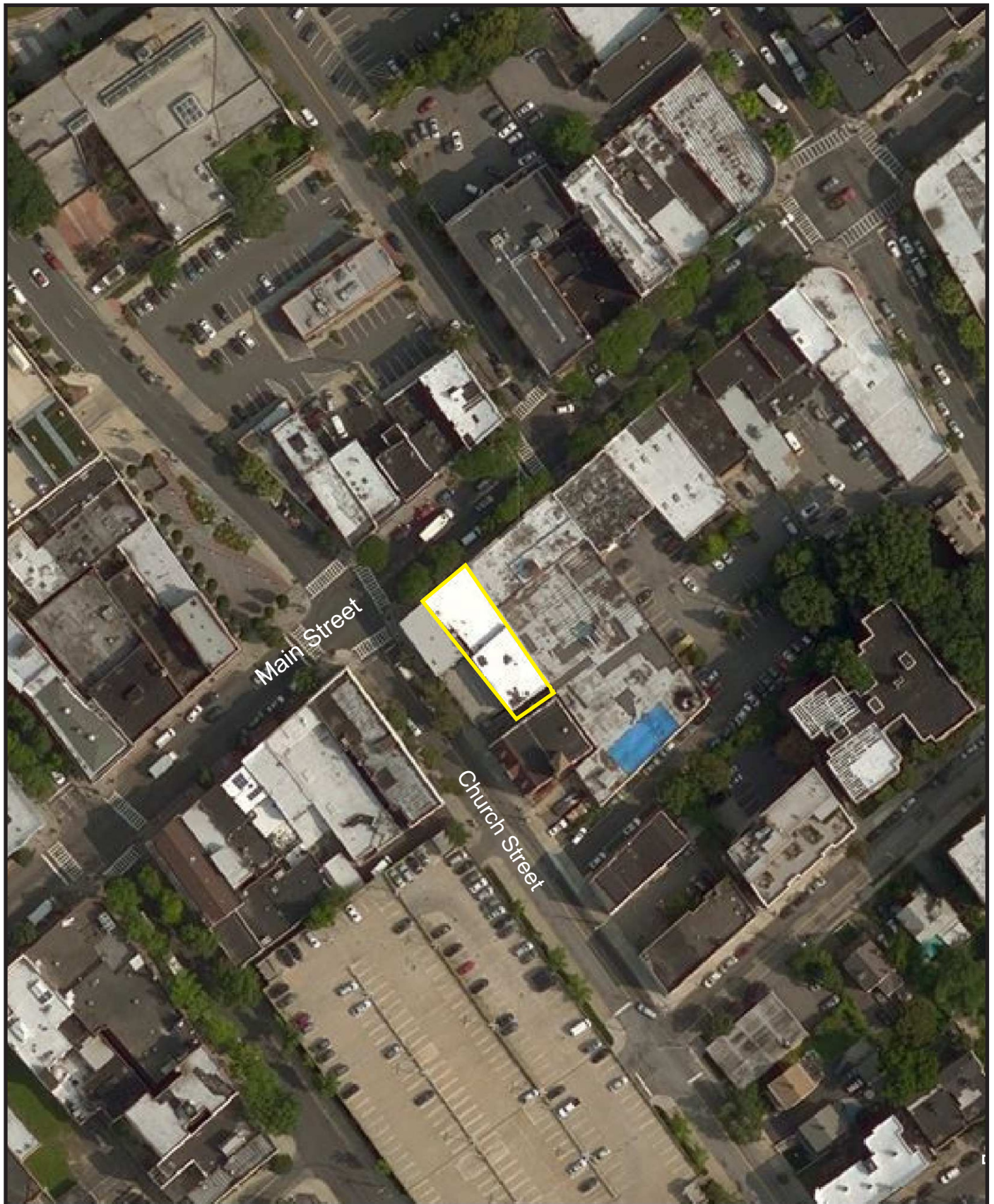


Figure 1: Location Map  
506 Main Street Property  
New Rochelle, New York  
Source: Bing Maps  
Scale: As shown