



Geotechnical  
Foundations  
Land Planning  
Geo-Structural  
Environmental  
Water Resources

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January 9, 2019

David Sands  
Toll Brothers Apartment Living  
42 Old Ridgebury Road, 2nd Floor  
Danbury, CT 06810

**RE: Environmental Review  
The Collection  
80-88 and 90-106 Westchester Avenue and 50-62 Franklin Avenue  
White Plains, New York  
SESI Project No. 10552**

Dear Mr. Sands:

We have completed an environmental review the above referenced project in White Plains New York (the "Site"). The Site consists of eight (8) contiguous parcels located at 80, 84-88, 90-96 and 98-106 Westchester Avenue, and 0, 50, 58-60 and 62 Franklin Avenue, White Plains, New York (the "Site"). The Site is further identified as parcel IDs 126.61-3-14, 126.61-3-13, 126.61-3-12, 126.61-3-11, 126.61-3-29, 126.61-3-28, 126.61-3-27, and 126.61-3-26, on the Westchester County Tax Map.

Specifically, we have reviewed the following environmental documents:

1. Phase I Environmental Site Assessment (no appendices), 80 Westchester Avenue, White Plains, New York, prepared by Conrad Geosciences Corp., May 12, 2011.
2. Pre-Demolition Asbestos Survey and Environmental Inspection, Parts and Service Building, 80 Westchester Avenue, White Plains, New York, prepared by D.V.D Environmental, Inc., July 16, 2012.
3. Pre-Demolition Asbestos Survey and Environmental Inspection, Service Area and Parking Garage, 80 Westchester Avenue, White Plains, New York, prepared by D.V.D Environmental, Inc., July 16, 2012.
4. Pre-Demolition Asbestos Survey and Environmental Inspection, Auto Showroom, 80 Westchester Avenue, White Plains, New York, prepared by D.V.D Environmental, Inc., July 16, 2012.

5. Subsurface Environmental Investigation Services and inspection for Recognized Environmental Conditions at the Former Ford Dealership, 80 Westchester Avenue, White Plains, New York, prepared by D.V.D Environmental, Inc., August 7, 2012.
6. Pre-Demolition Asbestos Survey and Environmental Inspection, Retail Spaces, 90-96 Westchester Avenue, White Plains, New York, October 31, 2012.
7. Phase I Environmental Audit, 80 Westchester Avenue, prepared by D.V.D Environmental, Inc., December 4, 2012.
8. Phase I Environmental Audit, 90-96 Westchester Avenue, prepared by D.V.D Environmental, Inc., December 4, 2012.
9. Tank Closure Report, 80 Westchester Avenue, White Plains, New York, prepared by Woodard & Curran, June 13, 2014.
10. Tank Closure Report, 90-96 Westchester Avenue, White Plains, New York, prepared by Woodard & Curran, June 13, 2014.
11. PBS 3-801931 and 3-801932: Closure Report letter (No Further Action Letter), 80, 90-96 Westchester Ave, White Plains, New York, Westchester County Department of Health Department, August 22, 2014.
12. Phase II Environmental Site Assessment, 70-96 Westchester Avenue & 50 Franklin Avenue, prepared by Woodard & Curran, March 2015.
13. Phase I Environmental Site Assessment Report, 50 Franklin Avenue, White Plains, New York, prepared by Woodard & Curran, January 2016.
14. Phase II Environmental Site Assessment, 70-96 Westchester Avenue & 50 Franklin Avenue, prepared by Woodard & Curran, October 2015.
15. Cover C0.10 site plan, 80 – 100 Westchester Avenue, prepared by Catizone Engineering, P.C., dated October 17, 2017.
16. Existing Conditions C1.11 site plan, 80 – 100 Westchester Avenue, prepared by Catizone Engineering, P.C., dated October 17, 2017.

## **Review of Prior Environmental Reports**

### **80-88 Westchester Avenue (Parcel ID 126.61-3-13 and 14):**

According to a Phase I Environmental Audit report prepared by D.V.D. Environmental, dated December 4, 2012, 80 Westchester Avenue consists of a 1.4-acre parcel improved with 3 concrete auto dealer buildings including a parking and storage building, a mechanics building, and a showroom. The 2 rear buildings share a basement which continues from the parking and storage building into the mechanic shop building. Exterior portions of the property are improved

with asphalt parking, driveways, and landscaping. The Westchester County tax records identify parcel 126.16-3-13 as a 1.08-acre lot with an address of 80 Westchester Avenue, and parcel 126.16-3-14 as an 0.35-acre lot with an address of 84-88 Westchester Avenue.

Pre-Demolition Asbestos Survey reports of the 3 buildings conducted in July 2012 by D.V.D identified the presence of asbestos containing material (ACM) in samples collected from the old vinyl tile on the shop floor of the Parts and Service Building. There was no confirmed ACM in samples collected from the Service Area Parking Garage. D.V.D assumed that ACM would be present in the waterproof roofing under the driveway.

Historical research conducted by D.V.D identified that the property has been occupied by an auto dealership since the 1930s. Several gasoline underground storage tanks (USTs) were identified in historical research conducted by D.V.D. In addition, D.V.D. observed several aboveground storage tanks (ASTs) and USTs, oil staining on concrete, inground hydraulic lifts, and 2 waste pits in the basement of the parking garage and storage building (waste oil and filters were observed in the pits). Finally, D.V.D. opined that lead based paint is potentially present based upon the age of the buildings.

In July 2012, D.V.D collected sixteen soil samples labeled as GB-1 through GB-16. D.V.D's report did not provided a summary of the sampling that would explain the rational for sample locations or a discussion of analytical results. In addition, the report did not include a sample location plan. However, SESI was provided with an untitled and undated boring location plan that would appear to depict the 16 boring locations. Soil analytical results reported by Phoenix identify trace concentrations of VOCs in boring GB-3 (8-12'), GB-8 (8-9'), GB-10 (6-8'), and GB-14 (6.6 – 8.5') at concentrations below their Residential Soil Cleanup Objectives (SCOs). No polynuclear aromatic hydrocarbons (PAHs) were detected. Sample GB-8 is noted as having been collected near the oil pits in the subgrade level.

In June 2014, Woodard & Curran prepared a Tank Closure Report for 80 Westchester Avenue to address the ASTs and USTs identified in DVD's December 2012 Phase I ESA. The Tank Closure Report documented the registration, removal, and closure of 19 Petroleum Bulk Storage (PBS) tanks at the property. In total, there were 16 ASTs and 3 USTs composed of steel/carbon steel/iron and ranging in size from 100 to 1,000 gallons. As part of the tank closure process, Woodard & Curran collected post-excavation endpoint samples from the three UST excavations. Laboratory analytical results from post-excavation samples collected from the three USTs did not contain constituents of concern exceeding the New York State Department of Environmental

Conservation (NYSDEC) Cleanup Policy-51 (CP-51) Soil Cleanup Objectives (SCOs). The Tank Closure Report for 80 Westchester Avenue was approved by Westchester County Department of Health (WCDOH) on August 22, 2014 and no further action was required.

Woodard and Curran prepared a Phase II Environmental Site Assessment report in March 2015 and a revised report in October 2015. The Woodard Phase II report summarizes data collected by Soil Testing Inc. in March 2014, SESI in October 2014, and Woodard and Curran in January 2015 and June 2015. Analytical results of soil sampling identified lead in soil boring B-17 on the northern portion of 80 Westchester Avenue (parcel 126.16-3-13) exceeding its soil cleanup objectives (SCOs) for unrestricted use. Lead was detected below its NYSDEC Ambient Water Quality Standards (AWQS) in nearby well PW-1.

#### 90-106 Westchester Avenue (Parcel ID 126.61-3-11 and 12)

According to a Phase I Environmental Audit report prepared by D.V.D., dated December 4, 2012, 90-96 Westchester Avenue consists of a 0.15-acre parcel improved with a brick and wood retail building with five (5) retail units. The five (5) retail spaces share three (3) basements. Exterior portions of the property are improved with concrete and asphalt. The Westchester County tax records identify parcel 126.16-3-11 as a 0.41-acre lot with an address of 106 Westchester Avenue, and parcel 126.16-3-12 as an 0.15-acre lot with an address of 92-98 Westchester Avenue.

According to Pre-Demolition Asbestos Survey reports of the building conducted in July 2012, all suspect materials inside the retail spaces were negative for asbestos. The flashing tar on the roof, the aircell pipe insulation and the rear pipe tar covering was found to contain asbestos.

The property was most recently occupied by a window store, a restaurant, a bead store and a tailor. There was one unoccupied space at the time of D.V.D's site visit. Historical research conducted by D.V.D identified that the site was developed since 1905. In addition, D.V.D observed one 550-gallon UST heating oil tank in the rear yard.

In June 2014, Woodard & Curran prepared a Tank Closure Report for 90-96 Westchester Avenue. The Tank Closure Report documented the registration, removal and closure of one 2,000-gallon UST from the property. As part of the tank closure process, Woodard & Curran collected post-excavation endpoint samples from the UST excavation. Laboratory analytical results from post-excavation samples collected from the UST excavation contained constituents of concern at concentrations exceeding the NYSDEC CP-51 SCOs. However, background soil samples

collected in the vicinity of the excavation contained the same semi-volatile organic compounds (SVOCs) with similar concentrations to the post-excavation endpoint samples. In addition, the lack of field observations of petroleum contamination in the tank excavation and the relatively low concentrations of SVOCs detected in post-excavation endpoint samples did not indicate a release from the UST. As a result, the exceedances found in the post-excavation endpoint samples were attributed to local background conditions and the composition of the previously imported fill material. The Tank Closure Report for 90-96 Westchester Avenue was approved by WCDOH August 22, 2014 and no further action was required.

The Woodard and Curran's Phase II Environmental Site Investigations did not include sampling on these parcels.

50-62 Franklin Avenue (Parcel ID 126.61-3-26, 27, 28, and 29)

According to a Phase I Environmental Site Assessment conducted by Woodard & Curran dated January 2016, 50 Franklin Avenue consists of a 1-acre parcel improved with an asphalt municipal parking lot and associated lighting fixtures. The Westchester County tax records identify parcel 126.16-3-26 as a 0.64-acre parcel with an address of 50 Franklin Avenue, and parcel 126.16-3-27 as an 0.13-acre parcel with an address of 58-60 Franklin Avenue, parcel 126.16-3-28 as an 0.11-acre parcel with an address of 62 Franklin Avenue, and parcel 126.16-3-29 as an 0.09-acre parcel with an address of Franklin Avenue.

The property was identified as a historical auto station; and was listed as R&T Auto Center Inc. in 2004. Based on aerial photographs and Sanborn maps, it appears that the subject property was a parking lot in 2004. However, it's possible that the property was previously used for automobile storage.

In March 2015, Woodard and Curran conducted a Phase II Environmental Site Assessment that included soil and groundwater sampling. The Woodard Phase II report summarizes data collected by Soil Testing Inc. in March 2014, SESI in October 2014 and Woodard and Curran in November 2014 and January 2015. Iron was detected in numerous samples across this area at concentrations exceeding its residential SCO. Lead was detected in soil boring SB-9 on the central portion of the Franklin Avenue parking lot (parcel 126.16-3-29) exceeding its SCOs for unrestricted use. In addition, Mercury was detected in boring SB-4 on the northeastern portion of 50 Franklin Avenue (parcel 126.16-3-26) exceeding its SCOs for unrestricted use. Finally, 2-methylnaphthalene was detected in soil boring SB-8B on the southern portion of 62 Franklin

Avenue (parcel 126.61-3-28) exceeding its SCOs for unrestricted use. Woodard and Curran opined that based on the relatively low concentrations and the lack of detections in any other soil or ground water sample, there are no indications of a release or ongoing source of contamination related to 2-Methylnaphthalene at the Site. In addition, detected concentrations of mercury are likely a result of the natural content of the soil and/or fill and are not indicative of a release or ongoing source of contamination at the Site.

### **SESI Site Observations**

SESI visited the Site on January 3, 2019 to observe the current conditions and was escorted through the Site by Mr. Rick DeCola. 80 Westchester Avenue is an irregularly shaped parcel that is occupied by three (3) separate buildings that share a common subgrade level: a showroom, an auto service building, and a garage and storage building that share the same address. All three buildings are currently unoccupied, and the auto service building has been partial demolished near its center. SESI observed two (2) above ground storage tanks (ASTs) in the southeastern corner on the ground level of the garage and storage building. According to Mr. DeCola, these ASTs are empty and out-of-service. SESI also observed several disturbed areas in the subgrade level of the storage and garage building, some of which were characterized by Mr. DeCola as geotechnical test pits and some of which were characterized as former underground storage tank pits and former oil pits.

90 – 106 Westchester Avenue is an irregularly shaped parcel improved with a brick and wood retail building with five (5) retail units. The five (5) retail spaces share three (3) basements. All five (5) tenant spaces are currently unoccupied. SESI observed various restaurant supply materials and debris in the basements. In addition, two (2) unlabeled drums, one of which is uncapped and contained an unknown liquid was observed in the basement.

### **Conclusions and Recommendations**

Based upon our review of prior report and Site observations, SESI has the following conclusions and recommendations:

#### **80-88 Westchester Avenue (Parcel ID 126.61-3-13 and 14):**

- D.V.D identified the presence of ACM in samples collected from the old vinyl tile on the shop floor of the Parts and Service Building. D.V.D assumed that ACM would be present

in the waterproof roofing under the driveway. SESI recommends that all ACM be removed and disposed by a licensed contractor.

- SESI observed two (2) ASTs in the southeastern corner on the ground level of the garage and storage building at 80 Westchester Avenue which are reportedly empty and out-of-service. These tanks appear to be in the same location as tank numbers 02 and 03 which were reported to have been removed by Woodard and Curran in 2014. SESI recommends that these tanks be registered, if they have not been registered already, and that they be removed in accordance with WCDOH regulations.
- SESI observed several disturbed areas in the subgrade level of the storage and garage building, some of which were characterized as geotechnical test pits and some of which were characterized as former underground storage tank, and oil pits. SESI has not been provided with documentation regarding the removal of oil pits or post removal sampling data. However, the 2012 subsurface investigation conducted by D.V.D. does document one soil sample GB-8 collected at the oil pits which identified only trace VOC impacts, therefore significant soil impacts are not anticipated. SESI recommends that if any oil pits are encountered during the Site redevelopment, they should be removed from the Site and disposed in accordance with regulatory guidance.

90-106 Westchester Avenue (Parcel ID 126.61-3-11 and 12)

- DVD determined that all suspect materials inside the retail spaces were negative for asbestos. The flashing tar on the roof, the aircell pipe insulation and the rear pipe tar covering was found to contain asbestos. All ACM should be removed and disposed by a licensed contractor.
- The Woodard Tank Closure report identified SVOCs in the area of the removed UST at concentrations exceeding their SCOs. Woodard opined that based upon results of background soil samples and the lack of field observations of petroleum contamination in the tank excavation and the relatively low concentrations of SVOCs detected in post-excavation endpoint samples that these exceedances do not indicate a release from the UST and are attributed to local background conditions and the composition of the previously imported fill material. SESI recommends that if any contaminated fill material

is removed from the Site that it be transported and disposed in accordance with regulatory guidance.

- SESI observed two (2) unlabeled drums in the subgrade level of 90 – 106 Westchester Avenue, one of which is uncapped and contained an unknown liquid. SESI recommends the contents of these drums be confirmed and the drums be disposed of properly.

50-62 Franklin Avenue (Parcel ID 126.61-3-26, 27, 28, and 29)

- The Woodard Phase II report summarized various impacts to soil including the metals iron, lead, and mercury, and the SVOC 2-methylnaphthalene. Woodard and Curran opined that based on the relatively low concentrations and the lack of detections in any other soil or ground water sample, there are no indications of a release or ongoing source of contamination related to 2-methylnaphthalene at the Site. In addition, detected concentrations of mercury are likely a result of the natural content of the soil and/or fill and are not indicative of a release or ongoing source of contamination at the Site. SESI recommends that if any contaminated fill material is removed from the Site that it be transported and disposed in accordance with regulatory guidance.

If you have any questions, please call.

Sincerely,

**SESI CONSULTING ENGINEERS D.P.C.**



Steven Gustems, PG  
Project Manager

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