

**PHASE I**

**ENVIRONMENTAL**

**SITE ASSESSMENT**

**September 16, 2005**

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**Site Identification:** 318 South Street  
City of Peekskill  
Westchester County, New York

**Tax Lot Identification:** Section 32.12, Block 8, Lot 4

**Property Description:** Approximately 6,000 square foot property  
containing a 2½-story multi-family dwelling

**ESI File: GP04197B**  
**GDC Property ID: 168**

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**Prepared By:**

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

**PHASE I**

**ENVIRONMENTAL**

**SITE ASSESSMENT**

**September 16, 2005**

**ESI File: GP04197B.10**

**Prepared By:**

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

**Prepared For:**

**Ginsburg Development Corporation  
100 Summit Lake Drive  
Valhalla, NY 10595**

Services performed by Ecosystems Strategies, Inc. and summarized in this Phase I Environmental Site Assessment have been conducted in accordance with Method E 1527-00 as developed by the American Society for Testing and Materials (ASTM).

The undersigned has reviewed this Phase I Environmental Site Assessment and certifies to Ginsburg Development Corporation that the information provided in this document is accurate as of the date of issuance by this office.



Paul H. Ciminello  
President

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## **1.0 INTRODUCTION**

### **1.1 Purpose of the Investigation**

This Phase I Environmental Site Assessment (Phase I 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 on the property located at 318 South Street, City of Peekskill, Westchester County, New York (property descriptions are presented in Sections 2.1 and 3.4.2).

### **1.2 Methodology**

This Phase I ESA has been prepared in conformance with guidelines set forth by the American Society for Testing and Materials (ASTM) Method E1527-00. The specific components of this Phase I 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 Phase I 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 September 1, 2005 by Scott Spitzer of Ecosystems Strategies, Inc. (ESI). Mr. Spitzer was accompanied by Eva Bober, owner of the property, for portions of the site inspection.

### **1.3 Limitations**

This Phase I 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 Phase I ESA cannot be held accountable for activities or events resulting in environmental liability after the respective dates of the site inspection or historic and regulatory research.

This Phase I 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 Phase I ESA consists of the property located at 318 South Street, City of Peekskill, Westchester County, New York. A map depicting the location of the subject property is provided on Page 4 of this Phase I ESA. The subject property comprises one tax lot (City of Peekskill Tax ID: Section 32.12, Block 8, Lot 4).

The subject property is an irregular-shaped parcel with frontage on the western side of South Street. Occupying almost half the property is a 2½-story multi-family building with attached garage. The remainder of the property is composed of a concrete parking area and rear yard.

Photographs of the subject property are provided in Appendix A. A map illustrating the layout of the subject property is provided on Page 5.

#### **2.1.1 Site Topography**

Information on the subject property's topography was obtained from the review of the United States Geological Survey Topographic Map of the Peekskill, New York Quadrangle (a copy of the relevant portion of the 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 a moderate to steep downward slope to the west, towards the Hudson River, and the subject property has surface elevations ranging from approximately 40 to 20 feet above mean sea level. Observations made during the site inspection indicate that the subject property slopes moderately downward to the west.

The topographic map did not indicate the presence of any soil/gravel mining operations or unusual topographic patterns indicative of landfilling activities on the subject property. A structure depicted on the topographic map appears to correspond to currently existing on-site building.

#### **2.1.2 Site Geology**

No information regarding site-specific investigations of the subsurface (e.g., test pits or borings) was readily available; therefore, no documented determinations are provided in this Phase I ESA. The presence of on-site structures suggests that soils located on the subject property may have been altered by cutting, regrading and/or filling activities.

According to a review of the United States Department of Agriculture Soil Conservation Service's Soil Survey of Putnam and Westchester Counties, New York (Soil Survey), the subject property is located in an area composed of Chatfield-Charlton complex, hilly, very rocky soils. This soil unit consists of well-drained, shallow Chatfield loam (depth to bedrock 20 to 40 inches) and deep Charlton loam (depth to bedrock greater than 60 inches), with areas of other soils and rock outcrop. Bedrock outcrops were observed on and near the property.

#### **2.1.3 Site Hydrogeology**

No site-specific investigation of groundwater depth or direction of flow is known to have been performed on the subject property; therefore, no documented determinations are provided in this Phase I ESA. The Soil Survey notes that shallow groundwater is likely to be present at depths of greater than six feet. Groundwater flow in the vicinity of the subject property is likely to follow surficial topography and be to the west, toward the Hudson River.

#### **2.1.4 Surface Hydrology and Wetlands**

Information regarding on-site surface hydrology was obtained from the review of available maps and from observations made by this office during the September 1, 2005 site inspection. According to these sources, there are no surface water bodies located on the subject property.

#### **Wetlands**

This office reviewed the New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetlands Map and the United States Department of the Interior National Wetlands Inventory Map of the quadrangle in which the subject property is located. These maps show that there are no designated state or federal wetlands on or in the immediate vicinity of the subject property.

### **2.2 Description of Surrounding Properties**

#### **2.2.1 Surrounding Land Uses**

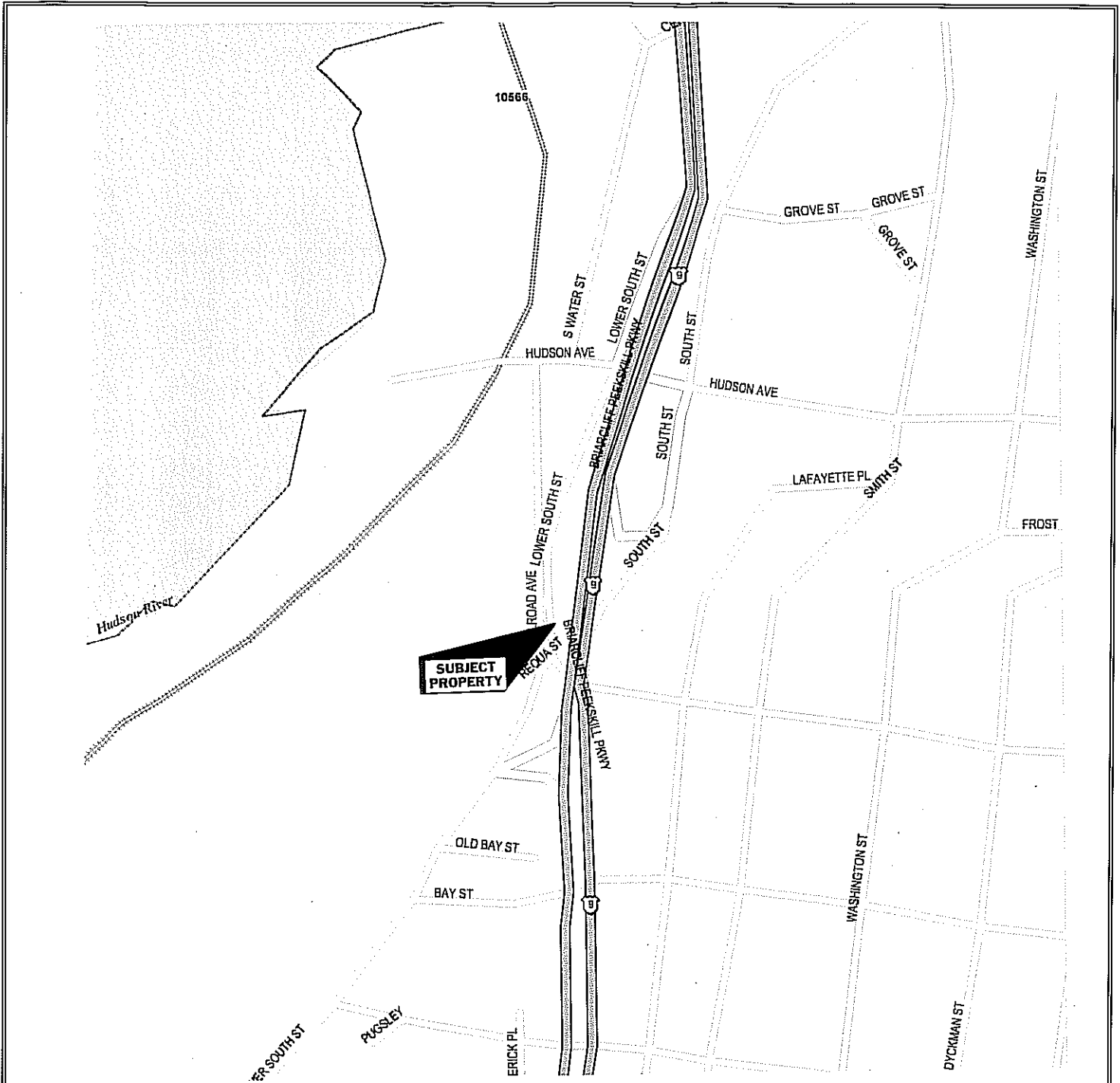
The subject property is located in an urban area comprised primarily of multi-family residential properties. A description of the adjoining and nearby properties is provided in Table 1, below.

**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>• Multi-family residential</li></ul>	<ul style="list-style-type: none"><li>• Residential</li><li>• Small commercial</li></ul>
East	<ul style="list-style-type: none"><li>• Vacant</li></ul>	<ul style="list-style-type: none"><li>• Residential</li></ul>
South	<ul style="list-style-type: none"><li>• Vacant</li></ul>	<ul style="list-style-type: none"><li>• Residential</li></ul>
West	<ul style="list-style-type: none"><li>• Single family residential</li></ul>	<ul style="list-style-type: none"><li>• Municipal parking lot</li><li>• Small commercial</li></ul>

#### **2.2.2 Sensitive Environmental Receptors**

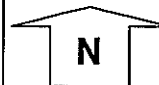
The review of maps and observations made during the site inspection indicate that no sensitive environmental receptors are located on or near the subject property.



Source: DeLorme USA Atlas 2004

### Site Location Map

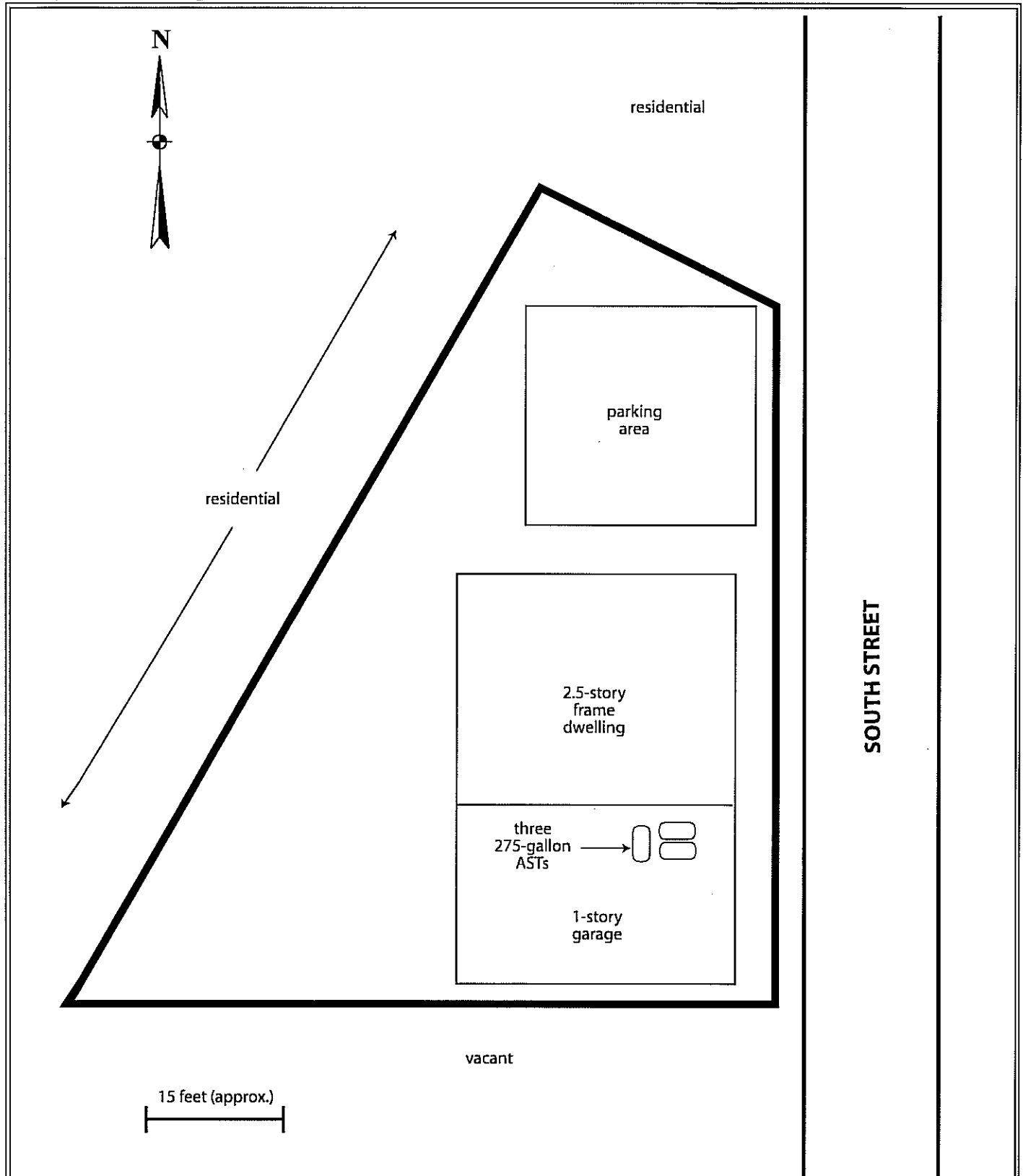
318 South Street  
City of Peekskill  
Westchester County, New York



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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

318 South Street  
City of Peekskill  
Westchester County, New York

#### Legend:

 subject property border

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Scale as shown

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### 3.0 INVESTIGATION

#### 3.1 Ownership Records

Property ownership information is gathered from available sources, including City of Peekskill Assessor's Office and Building Department records (this ownership summary does not constitute a title search).

**Table 2: Ownership Information**

Parcel ID	Owner	Date of Ownership*
Section 32.12, Block 8, Lot 4	Eva Bober (current)	unknown
	Ludwig Bober	1987
	G. Settembre	1969 and 1976
* Not necessarily a date of purchase, but a date during which the subject property was owned by the specified entity, according to Assessor's Office and/or Building Department records.		

#### 3.2 Site History

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

##### 3.2.1 Sanborn Fire Insurance Maps

A summary of the information obtained from the review of historic Sanborn Fire Insurance Company Maps dated 1900, 1905, 1911, 1923, 1950, 1958, 1964, and 1972 is provided below. Copies of relevant Sanborn maps (with the subject property outlined) are provided in Appendix C.

1900: A 2½-story dwelling is located on the central portion of the subject property. Municipal water is depicted as being available to area properties. Residential properties adjoin to the north and south, and adjoining properties to the east and west are vacant portions of large residential parcels. The surrounding area is moderately developed with residential uses and industrial/commercial uses are noted to the west near the Hudson River and to the north near Hudson Avenue.

No petroleum or chemical bulk storage tanks are noted on the subject property, adjoining properties, or in the immediate surrounding area.

1905: No changes are noted on the subject property for this map year and all subsequent map years. The adjoining property to the south now contains several small, joined dwellings, possibly tenements. No other significant changes are noted at adjoining properties. The surrounding area shows changes in commercial property uses.

1911: No significant changes are noted at adjoining properties. The surrounding area shows minimal changes in commercial property uses.

- 1923: One structure on the adjoining property to the south is now labeled as a store. No other significant changes are noted on adjoining properties (no coverage is provided for the adjoining property to the east for this map year and all subsequent map years). Changes in the surrounding area include new commercial development along Railroad Avenue.
- 1950: The store on the adjoining property to the south is once again labeled as a residence. No other significant changes are noted on adjoining properties. The surrounding area now shows more modern uses of commercial properties, including an automotive repair facility with gasoline tanks at Railroad Avenue (the tanks are at least 300 feet downgradient from the subject property).
- 1958-  
1964: No significant changes are noted at adjoining properties. A new filling station and other commercial buildings are located along Railroad Avenue.
- 1972: The adjoining property to the south is now vacant. No other significant changes are noted at adjoining properties or in the surrounding area.

### **3.2.2 Local Records**

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

City of Peekskill Assessor's Office property card records for the subject property were reviewed by this office on September 1, 2005. According to notations made on the property card, the subject property contains a two-story, two-family house heated by oil. The property is noted to have access to public water and sewer. 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 Peekskill Building Department records for the subject property were reviewed by this office on September 1, 2005. These records indicate that the property is used for residential purposes and that the structure was altered in the 1980s. No other information pertinent to the environmental integrity of the subject property was present in Building Department records provided for review.

### **3.2.3 Subject Property Representative Information**

Pertinent information regarding the subject property was provided to this office by Eva Bober, owner of the subject property. According to Ms. Bober, no past, threatened, or pending environmental liens, violations, governmental notifications, lawsuits, administrative proceedings, or documents relevant to the environmental condition of the property are known to exist. Ms. Bober had no specific knowledge or experience, regarding previous ownership or uses, that was relevant to identifying recognized environmental conditions.

When queried about the potential presence and/or usage of petroleum products or hazardous substances on the subject property, Ms. Bober stated that fuel oil for on-site heating is stored on the property (see Section 3.4.3, Specific On-site Environmental Conditions).

Pertinent information provided by Ms. Bober is also provided in relevant sections of this Phase I ESA, where appropriate.

### **3.3 Review of Federal and State Agency Records**

#### **3.3.1 Methodology**

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

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

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

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

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

USEPA RCRIS Hazardous Waste Transporters List (subject/adjoining properties)  
NYSDEC Major Oil Storage Facilities (0.5 mile)  
NYSDEC Petroleum and Chemical Spill Records (0.25 mile)  
NYSDOH Basement Radon Readings (by County and Municipality)  
USEPA and 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 Phase I 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 no sites within 0.5 mile of the subject property.

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

#### **State Hazardous Waste Sites**

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

#### **Federal Hazardous Waste Handlers**

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

#### ***CORRACTS AND/OR TSD FACILITIES***

The subject property is not registered with the USEPA as a CORRACTS and/or TSD facility for hazardous waste or materials. These records identify three TSD facilities within 1.0 mile of the subject property: Ednalite Corp. (ID NYD001392273) at 200 North Water Street, N.D.L. Organization (ID NYD045662921) at 1000 Lower South Street, and Englehard Corp. (ID NYD982719122) at 1057 Lower South Street. All three facilities are on the CORRACTS list. Based on reported information, local topography and expected groundwater flow, and the intervening distances between these sites and the subject property, no environmental impacts to the subject property from these sites are likely.

#### ***GENERATORS OR TRANSPORTERS (NON-CORRACTS)***

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

#### **Landfills and Solid Waste Disposal Facilities**

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

#### **Chemical Bulk Storage**

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

**Petroleum Bulk Storage (PBS)****SUBJECT PROPERTY**

According to a review of available Westchester County Department of Health (WCDOH) and NYSDEC PBS database records, the subject property is not registered as a PBS facility. Observations made during the site inspection indicated the presence of three, mainfolded 275-gallon fuel oil aboveground storage tanks (ASTs) in the garage.

***Local and Federal PBS Regulations***

The WCDOH is the administrator of New York State PBS regulations in Westchester County. WCDOH regulations, effective June 23, 1998, apply to facilities with a combined storage capacity greater than 1,100 gallons, and Federal Regulations specified in 40 CFR, Part 112 apply to all facilities storing greater than 42,000 gallons of petroleum product underground or 1,320 gallons aboveground. Based on the known active storage capacity of the subject property (825 gallons aboveground), the subject property is not subject to either local or Federal PBS regulations.

**ADJOINING PROPERTIES**

A review of the NYSDEC petroleum bulk storage (PBS) database indicates that no adjoining properties are registered as PBS facilities. No overt evidence of PBS tanks was noted on adjoining properties during the site inspection.

**Major Oil Storage Facilities (MOSFs)**

The subject property is not listed with the NYSDEC as a major oil storage facility (MOSF). According to a review of NYSDEC records, there are no MOSFs located within 0.5 mile of the subject property.

**Federal Chemical and Petroleum Spills**

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

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

A review of the NYSDEC spill database (maintained since 1986) indicates that no spill events are known to have occurred on the subject property. Available information indicates that seventeen spill events are known to have occurred within 0.25 mile of the subject property. Six of these surrounding events are classified as leaking underground storage tank (LUST) events.

Information in these spill file records was reviewed to determine the possible impact from these 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 ESI's review of this information, no reported spills were identified which might impact the subject property.

**Air Discharges**

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

**Groundwater Usage**

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

**Wastewater Discharges**

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

**Radon**

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

**Table 3: Basement Radon Levels in Vicinity of Subject Property**

All radon levels provided in picoCuries/liter (pCi/l)

NYSDOH Radon Information	Westchester County	City of Peekskill
Median Radon Level	1.9	2.3
Percent of Homes >4.0 pCi/l	17.4	18.9
Number of Homes Tested	2141	37

These median radon levels are below the USEPA's guidance value of 4.0 pCi/l and less than 20% 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 likely to be present on the subject property. No radon testing is known to have been conducted on the subject property.

**3.4 Site Inspection****3.4.1 Protocol**

The site inspection was conducted on September 1, 2005 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 Phase I 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 is an irregular-shaped approximately 6,000 square foot parcel, with approximately 75 feet of frontage on the western side of South Street. Occupying almost half the property is a 2½-story multi-family building with attached garage. A raised concrete platform, serving as a small parking lot, is located at the northern end of the property. The remainder of the property is composed of a sloping rear yard.

#### **3.4.2.2 Structures**

The on-site building has a wood frame and a concrete and masonry basement. The garage appears to have been added to the building in the 1970s or 1980s. Exterior siding is brick and vinyl, and roofing is asphalt shingles. The interior is divided into several living spaces and is finished with vinyl floor tile, gypsum wallboard, and dropped ceiling tiles.

#### **Potable Water Supply**

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

#### **Sewage Disposal System**

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

#### **Heating/Cooling**

The on-site structure is heated with hot water generated by an oil-fired furnace located in the basement. Individual window air conditioning units are used to cool the structure in the warmer months. Hot water is provided via a natural-gas water heater also present in the basement.

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

#### **Debris Areas**

No significant areas of debris were noted on the subject property during site inspection.

#### **Petroleum Storage**

Three, mainfolded 275-gallon fuel oil ASTs are located inside the garage. The tanks appeared to be sound and were noted to be free of significant signs of corrosion, staining or leakage. The fill ports and vent pipes servicing the ASTs are located on the top of the tanks. No significant

staining was noted on or near the fill ports and vent pipes. Several small containers of petroleum products (lubricants, etc.) are located in the garage. No staining or other evidence of a release from these containers was noted during the site inspection. No other small quantities of petroleum products, aboveground storage tanks, or indications of underground petroleum bulk storage tanks (e.g., fill ports or vent pipes) were noted on the subject property.

#### **Chemical Storage**

No small quantities of chemicals (other than typical household cleaners) or aboveground chemical bulk storage tanks were noted on the subject property during the site inspection. No indications of underground chemical bulk storage tanks (e.g., fill ports or vent pipes) were noted on the subject property during the site inspection.

#### **Asbestos-Containing Materials**

Asbestos-containing materials (ACMs) are those materials that are known to contain over 1% of any type of asbestos. The presence or absence of asbestos within a material can only be determined through the physical analysis of material samples. According to Ms. Bober, no asbestos survey of the subject property has been conducted; however, the date of construction of the on-site building (prior to 1900) suggests that asbestos-containing materials could potentially be present on the subject property. Suspect ACMs noted during the site inspection included 12" by 12" vinyl floor tiles, dropped acoustic ceiling tiles, and asphalt roofing. Other building construction materials not readily observable during the site inspection (e.g., mastics) 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, as the manufacture of lead-based paint (LBP) is known to have been regulated since 1978, a building's date of construction is often used to help assess the likelihood that LBP was used during initial tenant space construction and/or subsequent maintenance work. The presence of deteriorated paint is indicative of a potential health risk in that paint dust and chips could be inhaled and/or ingested.

According to Eva Bober, a lead-based paint survey of the subject property's structures has not been conducted. The date of construction of the on-site building (prior to 1900) indicates that LBP is likely to have been used; however, in the absence of a LBP survey, no definitive statement can be made by this office regarding the presence or absence of LBP on the subject property. All painted surfaces were in good condition at the time of the site visit.

#### **Floor Drains/Sumps/Conduits**

No floor drains, sumps, or conduits to the subsurface were noted on the subject property.

#### **Wastewater Discharges**

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

#### **Staining/Corrosion/Leaks**

No evidence of corrosion, leaks, or staining indicative of an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products onto the subject property (including on-site structures and paved areas) was observed during the site inspection.



**Topographic Irregularities**

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

**Vegetative Features**

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

**Pits, Ponds, or Lagoons**

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

**Surface Waters**

No surface water bodies are located on the subject property.

**Odors**

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

**PCBs (Polychlorinated Biphenyls)**

No equipment likely to contain PCBs was noted on the subject property during the site inspection.

**3.4.4 Observed Environmental Conditions on Adjoining Properties**

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

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

This Phase I ESA has been performed in conformance with the scope and limitations of ASTM Practice E 1527-00 on the property and structure located at 318 South Street, City of Peekskill, Westchester County, New York, as described in Section 2.0. This Phase I ESA has revealed no evidence of potential recognized environmental conditions in connection with the property with the exception of the items detailed below. With respect to these conditions, the following recommendations (in **bold**) are made. Cost estimates for proposed investigations and/or remedial actions are provided in *italics* where appropriate.

1. Information obtained during a review of historic maps and municipal records indicates that the on-site structure has been present on the subject property since the late 1800s. The building is likely to have been continuously used as a residence. The subject property is not likely to have been historically used for commercial or industrial purposes.

**No further investigation of historic records is recommended.**

2. The subject property was not identified during the review of regulatory agency records conducted by this office. No adjoining or nearby properties were identified that are likely to impact the environmental integrity of the subject property.

**No further investigation of regulatory records is recommended.**

3. Three, mainfolded 275-gallon fuel oil aboveground storage tanks are located in the garage. No evidence of a release was noted at or near these tanks; future releases, however, could impact the environmental integrity of the subject property.

**It is recommended that all PBS tanks be managed in accordance with applicable state and local regulations.**

4. According to Eva Bober, no asbestos or lead-based paint surveys have been conducted; however, given the age of on-site structures, asbestos-containing materials and lead-based paint could potentially be present on the subject property. Suspect ACMs noted during the site inspection included floor tiles, dropped acoustic ceiling tiles, and roofing. Other construction materials not readily observable during the site inspection (e.g., mastics) could also potentially contain asbestos.

**No further investigation is recommended. It is recommended that any suspect material encountered during maintenance, renovation, or demolition activities 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, August 31, 2005.

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

Sanborn Fire Insurance Company Maps dated 1900, 1905, 1911, 1923, 1950, 1958, 1964, and 1972.

United States Department of Agriculture Soil Conservation Service's Soil Survey for Putnam and Westchester Counties, dated September 1994.

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

United States Geological Survey Topographic Map of the Peekskill, New York Quadrangle dated 1957, (photorevised 1981).

### **5.2 Local Agency Records**

City of Peekskill Assessor's Office records, reviewed September 1, 2005.

City of Peekskill Building Department records, reviewed September 1, 2005.

### **5.3 Communications**

Eva Bober, property owner, September 1, 2005.

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

**PHOTOGRAPHS**



**1. Subject property, looking southwest from South Street**

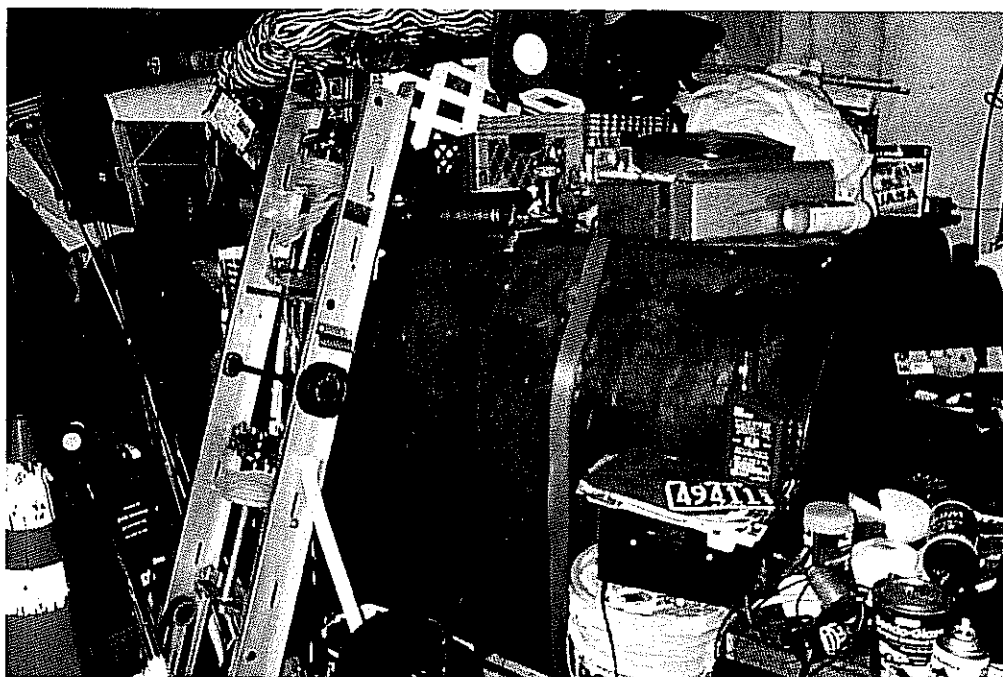


**2. Central portion of rear yard**

**PHOTOGRAPHS**



**3. Northwest portion of rear yard**



**4. Manifolded fuel oil tanks in garage**