

**PHASE I**  
**ENVIRONMENTAL**  
**SITE ASSESSMENT**

**November 15, 2005**

---

**Site Identification:** 322 and 330 South Street  
City of Peekskill  
Westchester County, New York

**Tax Lot Identification:** Section 32.12, Block 8, Lots 5 and 6

**Property Description:** Approximately half-acre property containing  
two, multi-family houses

**ESI File: GP04197C**  
**GDC Property IDs: 5 & 8**

---

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

**PHASE I**

**ENVIRONMENTAL**

**SITE ASSESSMENT**

**November 15, 2005**

**ESI File: GP04197C.10**

**Prepared By:**

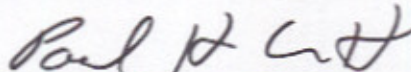
**Ecosystems Strategies, Inc.  
24 Davis Avenue  
Poughkeepsie, New York 12603**

**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**

## TABLE OF CONTENTS

1.0	INTRODUCTION .....	1
1.1	Purpose of the Investigation	
1.2	Methodology	
1.3	Limitations	
2.0	SITE LOCATION AND DESCRIPTION .....	2
2.1	Description of the Subject Property	
2.1.1	Site Topography	
2.1.2	Site Geology	
2.1.3	Site Hydrogeology	
2.1.4	Surface Hydrology and Wetlands	
2.2	Description of Surrounding Properties	
2.2.1	Surrounding Land Uses	
2.2.2	Sensitive Environmental Receptors	
3.0	INVESTIGATION .....	6
3.1	Ownership Records	
3.2	Site History	
3.2.1	Sanborn Fire Insurance Maps	
3.2.2	Local Records	
3.2.3	Subject Property Representative Information	
3.3	Review of Federal and State Agency Records	
3.3.1	Methodology	
3.3.2	Findings of Regulatory Records Review	
3.4	Site Inspection	
3.4.1	Protocol	
3.4.2	Physical Characteristics of Subject Property	
3.4.3	Specific On-Site Environmental Conditions	
3.4.4	Observed Environmental Conditions on Adjoining Properties	
4.0	CONCLUSIONS AND RECOMMENDATIONS .....	15
5.0	SOURCES OF INFORMATION .....	16
5.1	Map and Documents	
5.2	Local Agency Records	
5.3	Communications	

## FIGURES AND TABLES

Page 3	Table 1: Land Uses in the Vicinity of the Subject Property
Page 4	Site Location Map
Page 5	Selected Site Features Map
Page 6	Table 2: Ownership Information
Page 11	Table 3: Basement Radon Levels in Vicinity of Subject Property

## APPENDICES

A	Site Photographs
B	Topographic Map
C	Sanborn Fire Insurance Maps
D	Regulatory Review



## 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 322 and 330 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 November 10, 2005 by Scott Spitzer of Ecosystems Strategies, Inc. (ESI).

### 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 322 and 330 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 two tax lots (City of Peekskill Tax IDs: Section 32.12, Block 8, Lots 5 and 6).

The subject property is an irregular-shaped parcel with frontage on the western side of South Street. Occupying the southern and central-northern portions of the property are two multi-family buildings. The remainder of the property is composed of a small 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 20 to 40 feet above mean sea level. Observations made during the site inspection indicate that the subject property slopes to the west; areas along South Street are relatively level or gently sloping, and remaining portions of the property have moderate to steep slopes.

The topographic map did not indicate the presence of any soil/gravel mining operations or unusual topographic patterns indicative of landfilling activities on the subject property.

#### **2.1.2 Site Geology**

No information regarding site-specific investigations of the subsurface (e.g., test pits or borings) was readily available; 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. No exposed bedrock was observed on the subject property (bedrock outcrops were, however, observed on the adjoining property to the east).

#### **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 November 10, 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. A description of the adjoining and nearby properties is provided in Table 1, below.

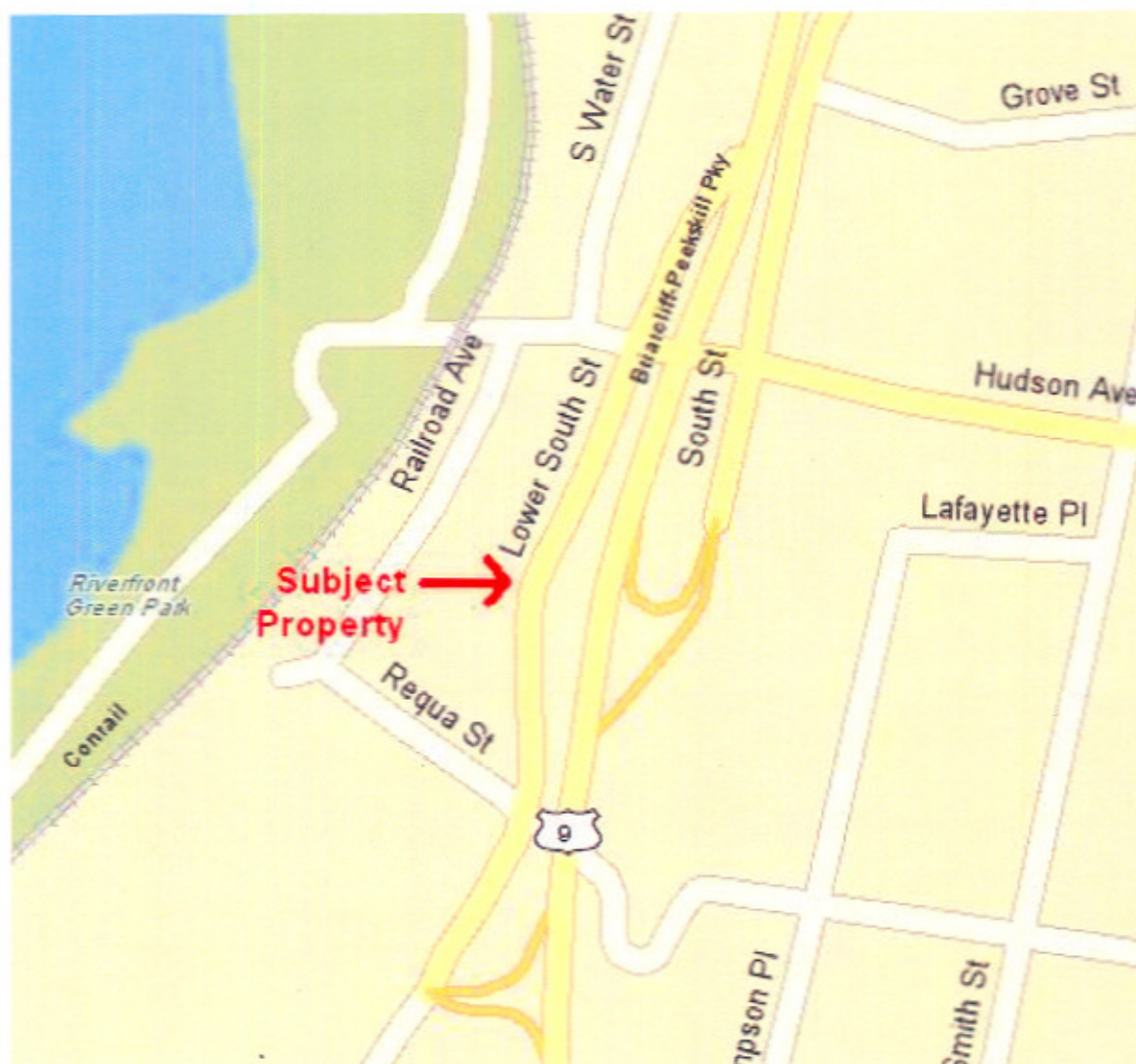
**Table 1: Land Uses in the Vicinity of Subject Property**

Direction	Adjoining Use(s)	Vicinity Use(s)
North	<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>• Multi-family residential</li></ul>	<ul style="list-style-type: none"><li>• Residential</li></ul>
West	<ul style="list-style-type: none"><li>• Small commercial</li><li>• Parking lot</li></ul>	<ul style="list-style-type: none"><li>• Small commercial</li><li>• Railroad station &amp; parking lots</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: ©2005 MapQuest, Inc.

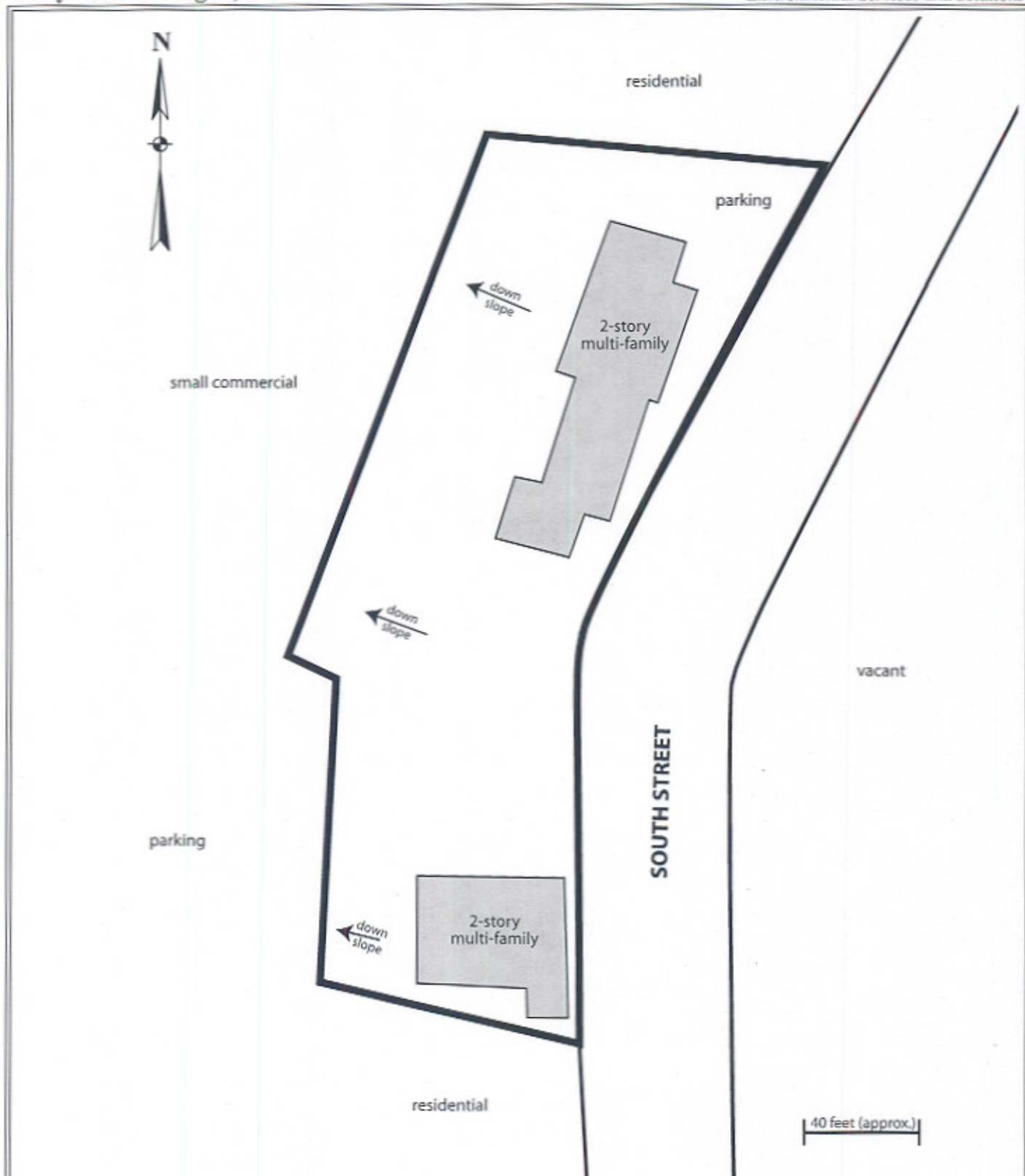
**Site Location Map**  
322 and 330 South Street  
City of Peekskill  
Westchester County, New York



ESI File: GP04197C.10

Date: November 2005

Page: 4



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

### Selected Site Features Map

322 and 330 South Street  
City of Peekskill  
Westchester County, New York

#### Legend:

— subject property border

ESI File: GP04197C.10

November 2005

Scale as shown

Page 5



### 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*
322 South Street (Section 32.12, Block 8, Lot 5)	M. Lagano	5/1957
	M. Smith	11/1961
	V. McKnight	2/1969
	P. Wessley	10/1979
	G. Hewett	12/1986
	Ledge-n-Derry properties (George Cleantis)	10/2001
322 South Street (Section 32.12, Block 8, Lot 6)	Rinaldi	1951
	R. Dixon	10/1964
	S. Wessley	2/1970
	George Cleantis	3/2001
* 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 1895, 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.

1895 to

1900: A three-story dwelling is located on the southern portion of the subject property (322 South Street) and a two-story dwelling, with one-story wings, is located on the central-northern portion of the property (330 South Street). A small one-story building is shown between the on-site structures on the 1900 map. 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 larger parcels (residential

to the east and commercial to the west). The surrounding area is moderately developed, with industrial/commercial uses 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: The structure at 330 South Street has been enlarged. No other changes are noted on the subject property. Minor changes in commercial usage are noted at adjoining properties to the west and in the surrounding area.
- 1911: No significant changes are noted at the subject property or adjoining properties. The surrounding area shows minimal changes in commercial property uses.
- 1923: The small structure at the central portion of the property is now gone and the property has access to municipal water, which has been extended onto South Street. A new store, private garage, and a commercial garage are now present on adjoining properties to the west along Railroad Avenue. (Note: no map coverage is provided for adjoining properties to the east for this map year and all subsequent map years).
- 1950: A small structure is once again depicted at the central portion of the property (this may be a new structure or a remapping of the existing structure). The store on the adjoining property to the west is now a restaurant and a new, small restaurant building is located near the commercial garage. 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 located downgradient from the subject property).
- 1958-  
1972: The small structure at the central portion of the property is no longer shown. A new filling station is located on an adjoining property to the west and the commercial garage is noted to be associated with an automobile sales and repair facility to the northwest. No other significant changes are noted on the maps.
- 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**

A review of City of Peekskill Assessor's Office property card records indicates that both subject property parcels contain multi-family, three-story residential structures, which were altered in the 1960s. The house at 322 South Street is also noted to have been altered in the 1980s. The house at 330 South Street is heated with oil. No other information pertinent to the environmental integrity of the property was present in these records. A summary of readily available property ownership information is provided in Table 2.

#### **Building Department Records**

A review of City of Peekskill Building Department records for the subject property indicates that both tax lot parcels have been used as multi-family dwellings since at least the 1950s. New gas heating equipment was installed at 322 South Street in 1981. No other information pertinent to the environmental integrity of the subject property was present in Building Department records provided for review.



### Local Agency Interviews

According to Mary Landrigan of the Westchester County Department of Health (WCDOH), that agency maintains no records regarding petroleum or chemical bulk storage, hazardous materials, releases, or other events likely to have impacted the environmental integrity of the subject property.

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

Pertinent information regarding the subject property was provided to this office by George Cleantis, owner of the subject property. According to Mr. Cleantis, 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. Mr. Cleantis 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, Mr. Cleantis stated that fuel oil for on-site heating is stored on the property (see Section 3.4.3, Specific On-site Environmental Conditions).

## **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 and WCDOH Petroleum Bulk Storage Tank Records (subject/adjoining)
- NYSDEC Chemical Bulk Storage Tank Records (subject/adjoining properties)
- NYSDEC Registry of Active and Inactive Landfills (0.5 mile)

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

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

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



A copy of relevant portions of a database search conducted by Environmental FirstSearch Corporation for ESI is provided in Appendix D. Not all of the sites contained in the 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 (IHWD) site. According to a review of NYSDEC records, there are no NYSDEC IHWD 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 a 275-gallon fuel oil aboveground storage tank (AST) in the basement of 330 South Street.

**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 (275 gallons aboveground), the subject property is not subject to either local or Federal PBS regulations.

**ADJOINING PROPERTIES**

A review of the NYSDEC and WCDOH petroleum bulk storage (PBS) databases 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 twenty 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. 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 November 10, 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 half-acre parcel, with approximately 300 feet of frontage on the western side of South Street. The southern and central-northern portions of the property are occupied by two, multi-family buildings (see below). The remainder of the property is composed of a small parking area, relatively level outdoor areas near the structures, and steeply sloping vacant land to the west.

##### **3.4.2.2 Structures**

Both on-site dwellings were constructed prior to 1900 and are two-story, wood-frame structures with walk-out basements (portions of the building at 330 South Street are one-story). Basements are constructed of concrete and masonry, and roofs are covered by asphalt shingles. Exterior siding is vinyl at 322 South Street and wood at 330 South Street. Each building is divided into multiple apartments, which are finished with vinyl and wood floors, and gypsum wallboard/plaster walls and ceilings.

##### **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 structures are connected to the City of Peekskill municipal sewer system.



### Heating/Cooling

Both structures are heated with hot water provided by heating equipment located in basement areas. 322 South Street utilizes natural gas and 330 South Street utilizes fuel oil. No central cooling systems are present. Hot water is provided via natural-gas water heaters.

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

#### Debris Areas

Household trash was noted at exterior portions of both on-site structures. Fill materials used to create terraced outdoor areas at the rear of 330 South Street contain broken masonry and some trash (e.g., carpet and metal).

#### Petroleum Storage

A 275-gallon fuel oil AST is located in the basement of 330 South Street. The tank appeared to be sound and was noted to be free of significant signs of corrosion, staining or leakage. The fill port and vent pipe servicing the AST are located on northern side of the building; no significant staining was noted on or near the fill port and vent pipe. No small quantities of petroleum products, other 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 Mr. Cleantis, no asbestos survey of the subject property has been conducted; however, the dates of construction of the on-site buildings (prior to 1900) suggest 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, plaster, asphalt roofing, and pipe insulation (at 330 South Street only). 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 George Cleantis, a lead-based paint survey of the subject property's structures has not been conducted. The dates of construction of the on-site buildings (prior to 1900) indicate that LBP is likely to have been used; however, in the absence of a LBP survey, no definitive statement



can be made by this office regarding the presence or absence of LBP on the subject property. Paint in poor condition was noted at exterior portions of 330 South Street.

#### **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**

Minor surface staining (contained by the concrete floor) was noted near the boiler at 330 South Street. No other evidence of corrosion, leaks, or staining indicative of an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products onto the subject property (including on-site structures and paved areas) was observed during the site inspection.

#### **Topographic Irregularities**

Terraced areas at the rear of 330 South Street contain fill materials. No other 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 322 and 330 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 structures have been present on the subject property since prior to 1900. The subject property is likely to have been used only for residential 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. One 275-gallon fuel oil aboveground storage tank is located in the basement of 330 South Street. No evidence of a release was noted at or near the tank; 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.**

Minor staining is present near the boiler at 330 South Street. This staining is not likely to represent a significant environmental threat.

**It is recommended that stained areas be cleaned and that the furnace be inspected for proper operation.**

4. According to the property owner, 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, plaster, roofing, and pipe insulation (330 South Street only). Other construction materials not readily observable during the site inspection (e.g., mastics) could also potentially contain asbestos. Paint in poor condition was noted at exterior portions of 330 South Street.

**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 1895, 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

City of Peekskill Building Department records

Westchester County Department of Health

### **5.3 Communications**

George Cleantis, property owner, November 3, 2005

Mary Landrigan, Westchester County Department of Health, February 28, 2005

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



**PHOTOGRAPHS**



**1. Southern portion of subject property (322 South Street), looking southwest from South Street**



**2. Northern portion of subject property (330 South Street), looking southwest from South Street**



**PHOTOGRAPHS**



**3. 275-gallon fuel oil AST at 330 South Street**



**4. Minor surface staining near boiler at 330 South Street**



**PHOTOGRAPHS**



**5. Suspect ACM pipe insulation at 330 South Street**



**6. Exposed subsurface debris in rear yard of 330 South Street**