



PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT
FOR

SBL #: SEC 142.22 BLOCK 1 LOT 30
204 IRVING AVENUE
PORT CHESTER, NEW YORK 10573
(0.12 ACRE)

PREPARED FOR:
TRANSOM BUILDERS GROUP
CONOR MORAN

INSPECTION DATE: APRIL 15TH, 2022

REPORT DATE: APRIL 25TH, 2022

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C2G Environmental Consultants, LLC

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1. SUMMARY

C2G Environmental Consultants, LLC (C2G) performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of American Society for Testing Materials Standard (ASTM) Practice E1527-13 of one (1) occupied lot located at 204 Irving Avenue in Port Chester, NY totaling 0.12 acre, identified in the Westchester County land records as SBL# Section 142.22 Block 1 Lot 30; hereafter referred to as the “Site” or “subject property”.

There were the following exceptions or deletions from the ASTM Practice E 1527-13:

- None

There were the following data gaps preventing identification of Recognized Environmental Conditions (RECs):

- The roof of the structure was not inspected.
- The questionnaires were not returned by the completion of this report.
- FOIL responses have not been received by the NYSDEC or NYSDOH.

This assessment **has** revealed evidence of the following *recognized environmental conditions* (RECs) in connection with the subject property:

- The Site was historically described as a fuel oil company in the 1962 and 1972 City Directory for Irving Avenue with the structure occupying the property boundaries. This use of the Site may have imposed a low environmental risk to the Site as any materials that could have spilled may have impacted the soils beneath the structure.

C2G recommends performing an assessment of the concrete below the plywood flooring for significant surface stains and/or impacts. If these are found, C2G recommends performing subsurface investigation within these target areas via the collection of soil samples. These samples will be sent for laboratory analysis of VOCs, SVOCs, and Heavy Metals, per NYSDEC Guidance Values, to determine if the past use of the Site has impacted the soils beneath the structure.

- During the Site inspection, spray-booths were identified on-Site. Air emissions fall under state and/or federal guidance, dependent on material type used and their quantities.

C2G recommends determining if the spray-booths will continue being used. Upon determining if this use will continue, C2G recommends confirming the air emissions are within state and/or federal guidelines.

2. INTRODUCTION

2.1 PURPOSE

C2G Environmental Consultants, LLC (C2G) was retained by Conor Moran of Transom Builders Group to conduct a Phase I Environmental Site Assessment (ESA) of one (1) occupied lot located at 204 Irving Avenue located in Port Chester, New York, identified in the Town of Smithtown land records as SBL# Section 142.22 Block 1 Lot 30 (0.12 acres), in accordance with the American Society for Testing Materials Standard Practice E1527-13¹.

This report presents the results of the Phase I ESA. A Phase I ESA is conducted to permit formulation of an opinion as to the existence of Recognized Environmental Conditions (RECs) at the Site. A REC is the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

2.2 DETAILED SCOPE OF SERVICES

The scope of the assessment for this project included the following:

- Interviews with individuals believed to be knowledgeable regarding past and present Site activities;
- A Site reconnaissance to attempt to visually identify areas of existing and/or potential sources of contamination on the Site;
- Review of historical aerial photographs, fire insurance maps, topographic maps and city directories to assess historical activity at the Site and its surroundings;
- Review of Standard Environmental Record Sources of the Site and nearby properties to determine if environmental problems have been associated with the Site or its surroundings;
- Review of publically available State and local government land use, tax, health, zoning, and fire marshal files of the Site;
- Review of geologic, hydrogeologic, and natural resource information regarding the Site and its surroundings; and
- Preparation of this report of the findings.

2.3 SIGNIFICANT ASSUMPTIONS

The topography of the area surrounding the Site is increasing in elevation north and west of the Site, and decreases in elevation south and east of the Site toward the Long Island Sound. The presumed groundwater flow direction in the vicinity of the Site is presumed to be to the east south-east given the Site's close proximity to a large body of water. Properties located to the west north-west of the Site are presumed to be hydrologically up-gradient of the subject property and are considered to have higher potential to impact the Site. Properties to the north and south are presumed to be hydrologically cross-gradient of the Site and considered to have potential to impact the Site. Properties located to the east south-east of the subject property are presumed to be hydrologically down-gradient of the subject property and are considered to have the least potential to impact the subject property.

The groundwater flow path is best determined by conducting a hydrogeological survey of the Site and surrounding area.

2.4 LIMITATIONS AND EXCEPTIONS

C2G has endeavored to meet what it believes is the applicable standard of care and in so doing is obliged to advise the Client of the limitations of this Phase I ESA: The ESA did not include any inquiry with respect to the items listed at the end of this section. The findings and opinions conveyed via this ESA report are based on information obtained from a variety of sources enumerated herein, and which C2G believe are reliable. Nonetheless, C2G cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

This report is not a comprehensive site characterization and should not be construed as such. The opinions presented in this report are based on findings derived from a site reconnaissance, a review of specified regulatory records and historical sources, and representations made by interviewees. The conditions observed by C2G are subject to change, and certain indicators of the presence of hazardous materials may have been latent at the time of the most recent site reconnaissance and may subsequently have become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited. Accordingly, it is possible that C2G's research, while fully appropriate for a Phase I ESA, failed to indicate the existence of important information sources. Assuming such sources actually exist, their information could not have been considered in the formulation of C2G's findings and opinions.

Problems have arisen in the past because people and organizations have improperly assumed that they could rely on a Phase I ESA report developed for another party. To be sure there is no confusion in this respect, recognize that C2G's Client is the only intended beneficiary of this report and is the only party to which C2G has explained the risks involved and which has been involved in the shaping of the scope of services needed to satisfactorily manage those risks. C2G's findings and opinions related in this report may not be relied upon by any party except the Client.

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C₂G was not contracted to and did not make inquiry regarding the following ASTM Standard E 1527-13 non-scope items:

- Asbestos-Containing Building Materials;
- Radon;
- Lead-Based Paint;
- Lead in Drinking Water;
- Wetlands;
- Regulatory Compliance;
- Cultural and Historic Resources;
- Industrial Hygiene;
- Health and Safety;
- Ecological Resources;
- Endangered Species;
- Indoor Air Quality;
- Biological Agents; and
- Mold.

No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive.

2.5 SPECIAL TERMS AND CONDITIONS

None

2.6 USER RELIANCE

This report was prepared for our Client for a specific application and not for general use; therefore, it may not be re-used without the written approval of C₂G. Unapproved and unauthorized use is the sole responsibility of the unauthorized user.

2.7 SITE DESCRIPTION

2.7.1 Location and Legal Description

The subject property is comprised of one (1) approximately 0.12 acre parcel located in the Village of Port Chester in Port Chester, NY. The Site is classified under Westchester County tax parcel as a commercial property. Refer to Figure 1 in Appendix A for a diagram showing the location of the Site.

2.7.2 Site and Vicinity General Characteristics

The site is mostly developed with one (1) structure on site. There are two (2) paved alleys occupying the space, with one (1) each on the east and west sides of the building. The Site is a commercial property. Refer to Section 2.7.4 for descriptions of structures on the Site.

2.7.3 Current and Historic use of the Property

The Site is currently used as a woodworking shop and retail facility. According to the Aerial Photos section of the EDR First Search Report, the building currently in use was constructed by as early as 1934. The building has primarily been used as a commercial property.

2.7.4 Descriptions of Structures, Roads, Other Improvements

There is one (1) structure located on-Site. The majority of the Site is occupied by this two (2) story building with the remainder of the Site being comprised of two (2) paved alleys. The Site is located on the south side of Irving Avenue near the intersection of Irving Avenue and Poningo Street. The structure on-Site is approximately 5,000 square feet in size. The building is connected to a public water supply and municipal sewer system. Electrical lines are connected to the building aboveground and enter the Site from Irving Avenue. The building is connected to natural gas.

2.8 CURRENT USES OF THE ADJOINING PROPERTIES

North: Restaurant;

East: Barber Shop and Residences;

South: Fire Station;

West: Automotive Parts Retailer.

3. USER PROVIDED INFORMATION

The Phase I User questionnaire was e-mailed to Conor Moran, the User. The questionnaire was not completed by the completion of this report.

3.1 TITLE RECORDS

No information or documents provided by User.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

C2G was not retained by the User to conduct an Environmental Lien and Activity use Limitation (AUL) search for the subject property.

3.3 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

No information or documents provided by User.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

No information or documents provided by User.

3.5 SPECIALIZED KNOWLEDGE

No information or documents provided by User.

4. RECORDS REVIEW

4.1 PHYSICAL SETTING SOURCE(S)

C2G commissioned a First Search Report of available Physical Settings records by Environmental Data Resources (EDR). A copy of the NEPA Addendum and Physical Setting Source Addendum reviewed for this report are included in Appendix F and Appendix G. Additional publically available online documents were also consulted and are cited below.

Topography: The center of the subject property is located at approximately 47 feet above mean sea level. The topography of the Site is relatively flat. The current USGS 7.5 minute topographic map of the vicinity of the subject property can be found as Figure 3 in Appendix A.

Surficial Materials: According to the New York State Department of Education, *Surficial Geologic Map of New York: Lower Hudson Sheet*, (1991), the surficial material underlying the subject property is till.

Geology: According to the New York State Department of Education, *Bedrock Geologic Map New York: Lower Hudson Sheet* (1970), the geology is the Late Cambrian to Middle Ordovician aged Hartland Formation. This formation consists of basal amphibolite overlain by pelitic schists.

Surface Water: No ponds, streams or other surface water sources were observed on the Site. Twenty (20) wetlands are present within one (1) mile of the Site, according to the NEPA Addendum for floodplains and wetlands. The closest major body of water is Byram River, located approximately one-third (1/3) of a mile to the east of the Site.

Groundwater: A total of seven (7) federal USGS wells were identified within a 1 mile radius of the subject property. According to the *United States Geological Survey's National Water Information System*, the approximate depth to water below land surface at well ID "USGS 410003073394701 WE 191", located approximately one-third (1/3) of a mile to the east of the Site, is sixteen (16) feet.

Presumed Groundwater Flow Patterns: The topography of the area surrounding the Site is increasing in elevation north and west of the Site, and decreases in elevation south and east of the Site toward the Long Island Sound. The presumed groundwater flow direction in the vicinity of the Site is presumed to be to the east south-east given the Site's close proximity to a large body of water. Properties located to the west north-west of the Site are presumed to be hydrologically up-gradient of the subject property and are considered to have higher potential to impact the Site. Properties to the north and south are presumed to be hydrologically cross-gradient of the Site and considered to have potential to impact the Site. Properties located to the east south-east of the subject property are presumed to be hydrologically down-gradient of the subject property and are considered to have the least potential to impact the subject property.

The groundwater flow path is best determined by conducting a hydrogeological survey of the Site and surrounding area.

4.2 STANDARD ENVIRONMENTAL RECORD SOURCES

C2G commissioned a First Search Report of available environmental records by Environmental Data Resources (EDR). The table below is a summarization of the full EDR report with data points of interest discussed in more detail below based on records available, prescribed search radii, and pertinence to the subject property. The full report including all records identified and database descriptions can be found in Appendix D. Any records found in the First Search Report not discussed in this section are not considered to be an environmental hazard to the Site.

<u>Category</u>	<u>Search Radius</u>	<u>Subject Property</u>	<u>Adjoining Properties</u>	<u>Total Records Identified</u>	<u>Environmental Concern</u>
State Spill Databases	0.125 Mile	No	Yes (1)	33	No
RCRA VSQG	0.250 Mile	No	No	4	No
RCRA SQG	0.250 Mile	No	No	2	No
RCRA LQG	0.250 Mile	No	No	3	No
BROWNFIELDS	0.500 Mile	No	No	4	No
SEMS-ARCHIVE	0.500 Mile	No	No	2	No

4.2.1 Subject Property

The subject property was not identified on any databases within the EDR First Search Report.

4.2.2 Adjoining Properties

- One (1) adjoining property to the east of the Site, 200 Irving Street, was reported on the **New York Spills (NY SPILLS)** database. This spill, listed under spill number 0314125, was reported in March of 2004. The spill was reported after excavation activities at the site revealed contaminated soil with remedial efforts being described as “satisfactory”. The spill number was closed in May of 2004. Given the spill number is closed, this site is not considered to be an environmental hazard.

4.2.3 Other Properties within Proscribed Search Radii

- Thirty-three (33) properties within the proscribed search radii of 0.125 mile of the Site were reported on the **New York Spills (NY SPILLS)** database, each issued an individual spill number. One (1) of these reports, located at the eastern adjoining property, is previously detailed in section 4.2.2 of this Phase I ESA report.

Eight (8) of these reports have their associated spills open. These spills are either located cross-gradient from the Site and/or are not considered to be an environmental hazard to the subject property given their descriptions. The remaining twenty-four (24) spills have had their respective spill numbers closed are also not considered to be an environmental hazard to the subject property.

- Nine (9) total properties within the proscribed search radii of 0.250 mile of the Site were reported on **Resource Conservation and Recovery Act (RCRA)** databases. These databases includes certain information on sites that generate, transport, store, treat, and/or dispose of hazardous waste that is described under the Resource Conservation and Recovery Act. Specific databases within the RCRA databases are categorized by the quantity of material generated. Of the properties reported, four (4) of these are listed under “very small quantity generator” (**RCRA VSQG**), two (2) of these are listed under “small quantity generator” (**RCRA SQG**), and three (3) of these are listed under “large quantity generator” (**RCRA LQG**). All of these sites are located either down-gradient or cross-gradient and are not considered to be an environmental hazard to the subject property given their descriptions.
- Four (4) properties within the proscribed search radii of 0.500 mile of the Site were reported on a State **Brownfield (BROWNFIELDS)** database. This database is described as containing sites which, due to the presence or potential presence of a hazardous material, may have complications in terms of site functionality. These four (4) sites are located either down-gradient or cross-gradient and are not considered to be an environmental hazard to the subject property given their descriptions.
- Two (2) properties within the proscribed search radii of 0.500 mile of the Site were reported on the **Superfund Enterprise Management System Archive (SEMS-ARCHIVE)** database. This database is described as listing sites that were tracked due to their association with hazardous or potentially hazardous wastes, but sites that are no longer of interest to the Federal Superfund Program based on available information. Given the descriptions of the sites and their location in relation to the subject property, they are not considered to be an environmental hazard to the subject property.

4.3 HISTORICAL USE INFORMATION ON THE PROPERTY

The historical documents discussed in Sections 4.3 and 4.4 are provided in Appendix E.

4.3.1 Aerial Photographs

Historic aerial photographs of the subject property from the years 1934, 1941, 1949, 1954, 1960, 1966, 1971, 1974, 1985, 1989, 1991, 1994, 1996, 2005, 2008, 2011, 2017 were reviewed. The Site's features showed little change over time. The photographs are reviewed as follows:

1934, 1941, 1949, 1954, 1960, 1966, 1971, 1974, 1985	One (1) structure present comprising almost the entirety of the Site
1989	<i>Image too pixilated</i>
1991, 1994, 1996, 2005, 2008, 2011, 2017	One (1) structure present comprising almost the entirety of the Site

4.3.2 Topographic Maps

Historical Topographic maps for the years 1892, 1893, 1897, 1900, 1944, 1947, 1951, 1955, 1960, 1967, 1971, 1975, 2012, 2013, 2015, 2016, 2018, and 2019 reviewed for the Site were as follows:

1892, 1893, 1897	No structures present
1900	<i>Site not mapped</i>
1944, 1947	Site comprised of structure(s)
1951, 1955, 1960, 1967, 1971	No structures present
1975	<i>Site not mapped</i>
2012, 2013, 2015, 2016, 2018, 2019	<i>No structures mapped</i>

4.3.3 Fire Insurance Maps

Sanborn maps for the years 1885, 1890, 1895, 1902, 1908, 1915, 1919, 1934, 1942, 1950, 1990, 1993, 1994, 1995, 1996, and 2006 reviewed for the Site were as follows:

1885	<i>Site not mapped</i>
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1890, 1895, 1902, 1908, 1915, 1919	No structures present
1934, 1942, 1950, 1990	Site labeled as “garage” with steel and concrete structuring
1993	<i>Site not mapped</i>
1994, 1995, 1996, 2006	Structure comprised of steel and concrete

4.3.4 City Directories

City Directories reports of Irving Avenue and Westchester Avenue were reported for the years 1962, 1972, 1977, 1982, 1987, 1992, 1995, 2000, 2005, 2010, 2014, and 2017 as follows:

1962, 1972	“Empire Fuel Oil Service”
1977	James A Phillips
1982, 1992	<i>Not listed</i>
1995	“Los Andes Imports Inc,” “Mica Medic”
2000	“Los Andes Imports Inc,” “Suburban Outdoor Advertising Co. Inc.”
2005	“Misma Productions”
2010	<i>Not listed</i>
2014	“Me You Improvement Incorporated,” “Suburban Outdoor Advertising Co. Inc.”
2017	“Me You Improvement Incorporated”

4.3.5 Summary

According to the Aerial Photos, Topographic Maps, and City Directories, the Site has had one (1) building constructed on-Site as early as 1934 and is currently present on-Site. The Site has not experienced any major change beyond that. The use of the property has changed from a fuel service company to an import corporation to a carpentry business, among others.

4.4 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

4.4.1 Aerial Photographs

Historic aerial photographs of the adjoining properties from the years 1934, 1941, 1949, 1954, 1960, 1966, 1971, 1974, 1985, 1989, 1991, 1994, 1996, 2005, 2008, 2011, 2017 were reviewed. The photographs are reviewed as follows:

1934, 1941	North: Cleared Land East: One (1) structure South: One (1) structure
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	West: One (1) structure
1934, 1941, 1949, 1954, 1960, 1966, 1971, 1974, 1985	North: One (1) small structure among open lot East: One (1) structure South: One (1) structure West: One (1) structure
1989	<i>Image too pixilated</i>
1991, 1994, 1996, 2005, 2008, 2011, 2017	North: One (1) small structure among open lot East: One (1) structure South: One (1) structure West: One (1) structure

4.4.2 Topographic Maps

Historical Topographic maps for the years 1892, 1893, 1897, 1900, 1944, 1947, 1951, 1955, 1960, 1967, 1971, 1975, 2012, 2013, 2015, 2016, 2018, and 2019 reviewed for the adjoining properties were as follows:

1892, 1893, 1897	No structures present
1900	<i>Adjoining properties not mapped</i>
1944, 1947	All adjoining properties contain a structure(s)
1951, 1955, 1960, 1967, 1971	No structures present
1975	<i>Properties not mapped</i>
2012, 2013, 2015, 2016, 2018, 2019	<i>No structures mapped</i>

4.4.3 Fire Insurance Maps

Sanborn maps for the years 1885, 1890, 1895, 1902, 1908, 1915, 1919, 1934, 1942, 1950, 1990, 1993, 1994, 1995, 1996, and 2006 reviewed for the subject properties were as follows:

1885	<i>Properties not mapped</i>
1890, 1895,	No structures present
1902	North: B. Woods Sale & Exchange East: No structures present South: No structures present West: Dwelling
1908	North: Carriage Repair East: Grocery/Food Sales South: Fire Eng. House West: Dwelling
1915, 1919,	North: No structures present

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1934	East: Grocery/Food Sales South: Fire Eng. House West: Dwelling
1942	North: No structures present East: Structure not described South: <i>Labelling not legible</i> West: Structure not described
1950	North: No structures present East: Store South: Fire Dept. Headquarters West: Cleaning & Pressing, Plumbing
1990	North: No structures present East: Store South: Fire Dept. Headquarters West: <i>Labelling not legible</i>
1993	<i>Properties not mapped</i>
1994, 1995, 1996, 2006	North: No structures present East: Store South: Fire Dept. Headquarters West: <i>Labelling not legible</i>

4.4.4 City Directories

City Directories reports of Irving Avenue and Westchester Avenue were reported for the years 1962, 1972, 1977, 1982, 1987, 1992, 1995, 2000, 2005, 2010, 2014, and 2017 as follows:

1962	North: County Trust Company East: Code Electric Supply Co, Residences South: Harry Howard Hook & Ladder Co. No. 1 West: Sunbeam Bakery & Grocery
1972	North: County Trust Company East: Code Electric Supply Co, Residences South: <i>Not Listed</i> West: Sunbeam Bakery & Grocery
1977	North: Bank of New York East: Renaissance Project, Residences South: <i>Not Listed</i> West: Sunbeam Bakery & Grocery
1982, 1987	North: Bank of New York East: Residences South: <i>Not Listed</i> West: Sunbeam Bakery & Grocery

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1992	North: <i>Not Listed</i> East: Residences South: Rye Brook Fire Department West: Sunbeam Market
1995	North: <i>Not Listed</i> East: <i>Not Listed</i> South: Rye Brook Fire Department and Port Chester Fire Department West: <i>Not Listed</i>
2000	North: M Ravikoff Associates Inc. East: Marcs Barber Shop, Residences South: Port Chester Fire Department West: A P Z Motor Post, Residences
2005	North: <i>Not Listed</i> East: Residences South: Port Chester Fire Department West: A P Z Auto Parts, Residences
2010	North: Bagel Emporium East: Marcs Barber Shop, Residences South: Port Chester Fire Department West: A P Z Auto Parts, Crate Things Inc, Residences
2014	North: Bagel Emporium East: Marcs Barber Shop, Residences South: Port Chester Fire Department West: A P Z Auto Parts, Residences
2017	North: Bagel Emporium, Red Light Studios, The New Look East: Exon Barber Shop, Residences South: Port Chester Fire Department West: Carquest Auto Parts, Residences

4.4.5 Summary

According to the Aerial Photographs, Topographic Maps, and City Directories, the adjoining properties have experienced moderate change since as early as 1934. The adjoining properties have consisted of both commercial and residential properties with notable uses being the north having multiple commercial uses at the same time, the east being a mixed residential/commercial property, the fire department to the south, and the market to the west before becoming an auto parts retailer. The historic records reviewed of the adjoining properties did not reveal any environmental concerns.

4.5 ENVIRONMENTAL LIEN AND ACTIVITY USE LIMITATION SEARCH

C₂G was not retained by the User to conduct an Environmental Lien and Activity use Limitation (AUL) search for the subject property.

4.6 ADDITIONAL SOURCES

C₂G filed Freedom of Information Law (FOIL) requests with the Environmental Protection Agency (EPA), the New York State Department of Environmental Conservation (NYSDEC); the New York State Department of Health (NYSDOH), and the Village of Port Chester Building Department.

Proper responses confirming no possession of documents related to the Site have been received from the EPA. The Village of Port Chester provided documents, those of which provided no information on potential environmental concerns to the Site. The NYSDEC and NYSDOH have acknowledged the FOIL and FOIA requests but no response has been received at the date of this report. Copies of all FOIL and FOIA requests and received to date are provided in Appendix I.

If any additional environmental records are obtained after the date of the report, relevant documentation will be reviewed. If any documentation relevant to the REC's of this report is encountered, an addendum will be produced and distributed to the User.

5. SITE INSPECTION DETAILS

5.1 METHODOLOGY AND LIMITING CONDITIONS

The Site was inspected on April 15th, 2022, by C2G Executive Director Paul Bany. The interior and exterior of the building was inspected. Roofs of all structures were not inspected.

Figure 2 in Appendix A shows the locations of the observations described below. Reference photographs are contained in Appendix B.

5.2 GENERAL CHARACTERISTICS

The subject property is comprised of one (1) parcel with an area of approximately 0.12 acre. There is one (1) structure on-Site. Irving Avenue runs east-west along the northern border of the property. Two (2) alleyways are present, one (1) each on the west and east sides of the structure. The Site is supplied with water via a public water system, electricity via aboveground connections from Irving Avenue, and utilizes natural gas.

5.3 ROADWAY OBSERVATIONS

Irving Avenue is a paved road which runs east-west along the northern border of the Site. The road is occupied by mixed residential/commercial properties within one-eighth (1/8th) of a mile from the Site. Overhead electrical lines run along this road. Pole mounted transformers were observed along this road in the vicinity of the Site. It has not been determined whether this transformer contains PCBs or not. Storm drainage grates were observed along this road in the vicinity of the Site. It has not been determined where the discharge of this drainage tunnel is.

No signs of illegal dumping were observed along any of the roadways/paths on the subject property.

5.4 BUILDING OBSERVATIONS

The interior and exterior vicinity of the building on-Site was inspected for potential environmental concerns such as signs of spills, discharge points, chemical storage, and petroleum storage tanks. The roof of the building was not inspected. The building is reviewed as follows:

The structure is an approximately 5,000 square foot commercial building. The building is supplied potable water through municipal connections and is connected to the public sewer system as well. Wooden materials are throughout the building interior. The exterior walls appeared to be in good condition.

5.5 PROPERTY OBSERVATIONS

The structure on-Site mostly comprises the Site with an additional two (2) alleyways being present on the east and west sides of the structure. The property is currently used as a woodworking facility.

6. INTERVIEWS

6.1 CURRENT OWNER

The Phase I Owner and User questionnaires were sent to Conor Moran, the User, who was to forward the Owner questionnaire to the current owner or representative of the owner for the subject property. The questionnaire was not returned by the completion of this report.

6.2 CURRENT TENANTS

None attempted

6.3 PAST SITE OWNERS

None attempted

6.4 PAST TENANTS

None attempted

6.5 STATE OFFICIALS

None attempted

6.6 LOCAL OFFICIALS

None attempted

7. EVALUATIONS

7.1 FINDINGS

This assessment **has** revealed evidence of the following *recognized environmental conditions* (RECs) in connection with the subject property:

- The Site was historically described as a fuel oil company in the 1962 and 1972 City Directory for Irving Avenue with the structure occupying the property boundaries. This use of the Site may have imposed a low environmental risk to the Site as any materials that could have spilled may have impacted the soils beneath the structure.

C₂G recommends performing an assessment of the concrete below the plywood flooring for significant surface stains and/or impacts. If these are found, C₂G recommends performing subsurface investigation within these target areas via the collection of soil samples. These samples will be sent for laboratory analysis of VOCs, SVOCs, and Heavy Metals, per NYSDEC Guidance Values, to determine if the past use of the Site has impacted the soils beneath the structure.

- During the Site inspection, spray-booths were identified on-Site. Air emissions fall under state and/or federal guidance, dependent on material type used and their quantities.

C₂G recommends determining if the spray-booths will continue being used. Upon determining if this use will continue, C₂G recommends confirming the air emissions are within state and/or federal guidelines.

7.2 OPINIONS

It is the opinion of C₂G the Sites located hydrogeologically cross-gradient and downgradient from the Site are unlikely to have an impact on the environmental conditions of the Site.

It is the opinion of C₂G the closed spills identified on the NY Spills database are unlikely to have an impact on the environmental conditions at the Site.

7.3 DEVIATIONS, DELETIONS AND DATA GAPS

- There were no deletions or deviations from ASTM Practice E 1257-13.

There were the following data gaps preventing identification of Recognized Environmental Conditions (RECs):

- The roof of the structure was not inspected.

7.4 STATEMENT, QUALIFICATIONS AND SIGNATURES OF AUTHOR AND ENVIRONMENTAL PROFESSIONAL

Dan Dannon is a geologist for C₂G Environmental Consultants, LLC and is the author of this report.



Dan Dannon
Geologist
C₂G Environmental Consultants, LLC

I, Paul M. Bany, declare that, to the best of my professional knowledge and belief, I, meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and 12.13.2 I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Paul M. Bany
C₂G Environmental Consultants, LLC
Certified Environmental Manager, QI, CEI, CES, CRS, CAQS
No. 5009

A copy of Mr. Bany's *curriculum vitae* documenting his qualifications is provided in Appendix J.

7.5 CONCLUSIONS

This assessment **has** revealed evidence of the following *recognized environmental conditions* (RECs) in connection with the subject property:

- The Site was historically described as a fuel oil company in the 1962 and 1972 City Directory for Irving Avenue with the structure occupying the property boundaries. This use of the Site may have imposed a low environmental risk to the Site as any materials that could have spilled may have impacted the soils beneath the structure.

C2G Environmental Consultants, LLC

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- During the Site inspection, spray-booths were identified on-Site. Air emissions fall under state and/or federal guidance, dependent on material type used and their quantities.

C₂G recommends determining if the spray-booths will continue being used. Upon determining if this use will continue, C₂G recommends confirming the air emissions are within state and/or federal guidelines.

8. NON-SCOPE SERVICES

C₂G recommends proper housekeeping practices throughout the Site including the removal of debris and materials that may inhibit the implementation of REC solutions.



APPENDIX A

Site Maps and Figures

C₂G Environmental Consultants, LLC
83 South Putt Corners Rd.
New Paltz, NY 12561

Tel: (845) 255 4900
Fax: (845) 843-6331
www.c2g.us



Figure 1: Site Location Image



Approx.
Property
Boundary

204 Irving Ave

Figure 2: Site Detail Image



APPENDIX B

Site Photos

C₂G Environmental Consultants, LLC
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204 Irving Avenue, Port Chester, NY



204 Irving Avenue, Port Chester, NY



Irving Avenue, looking east



Irving Avenue, west adjoining property



Irving Avenue, north adjoining property



204 Irving Avenue, rear of lot



204 Irving Avenue, rear of lot



204 Irving Avenue, rear alley



Unknown pipe protruding from structure



Aboveground storage tank in rear lot



Unknown pipe protruding from structure



Water main valve on sidewalk



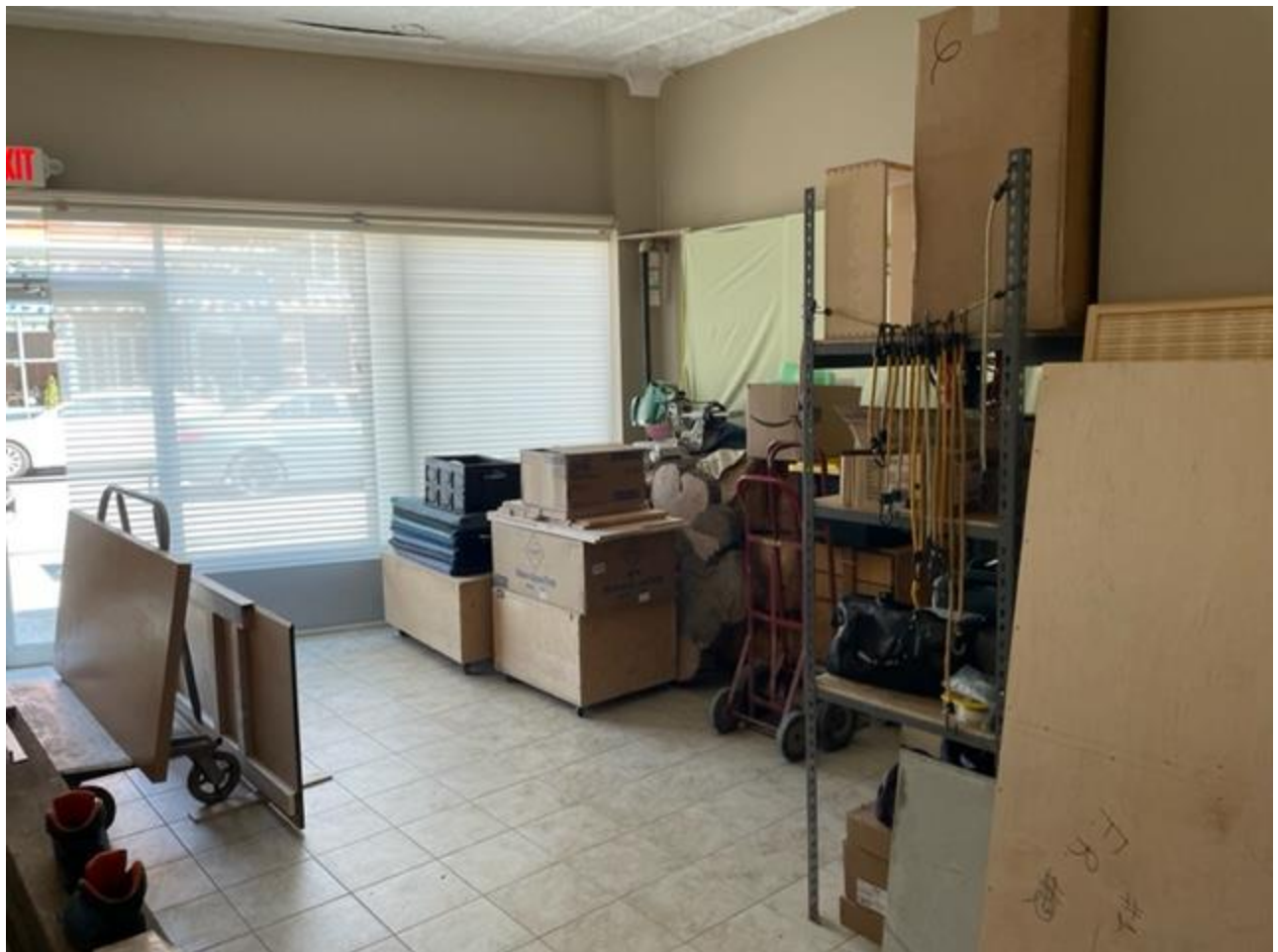
Main workshop area



Main workshop area



Main workshop area



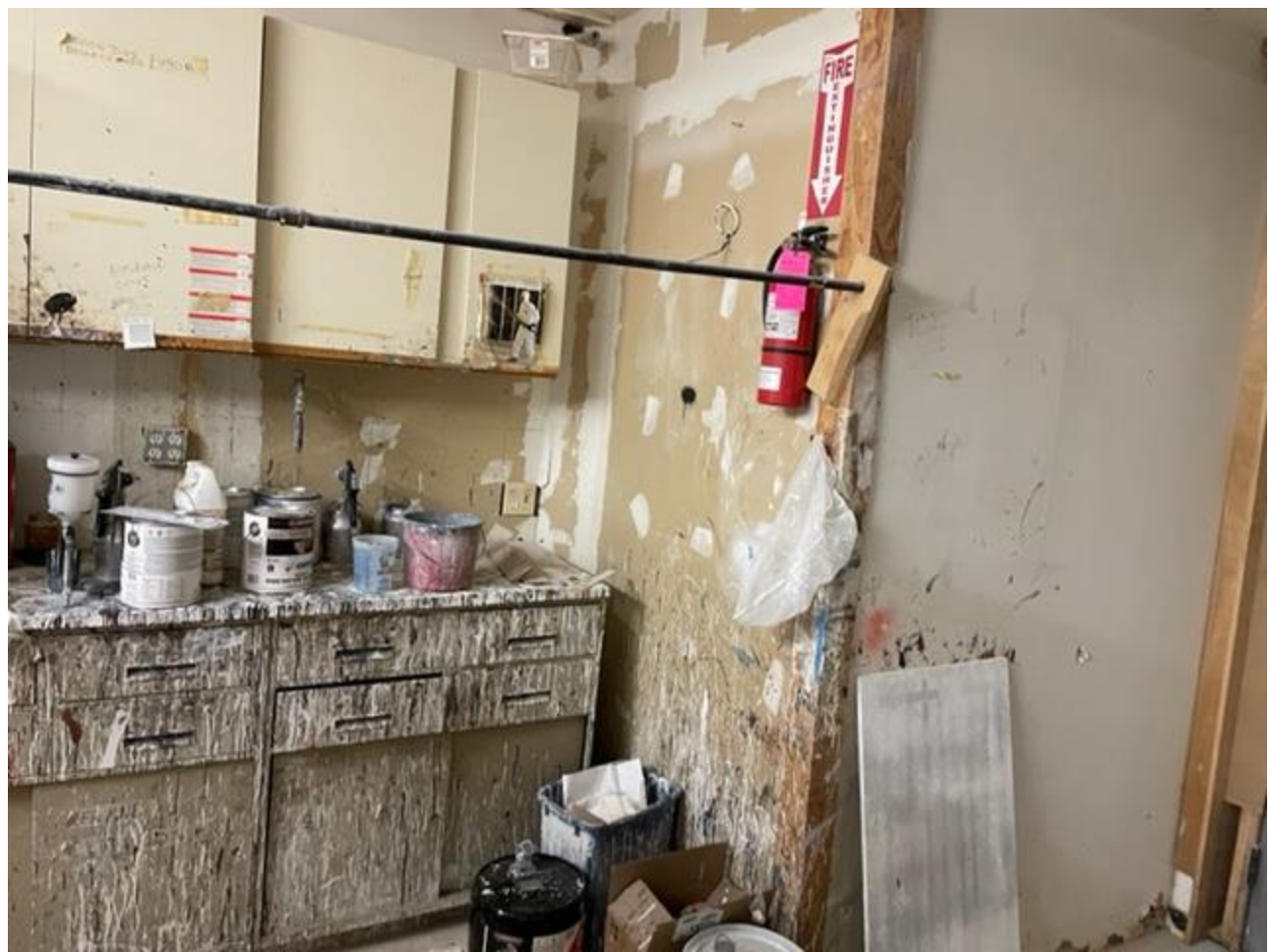
Front office space



Air vents in main workshop area



Front office space



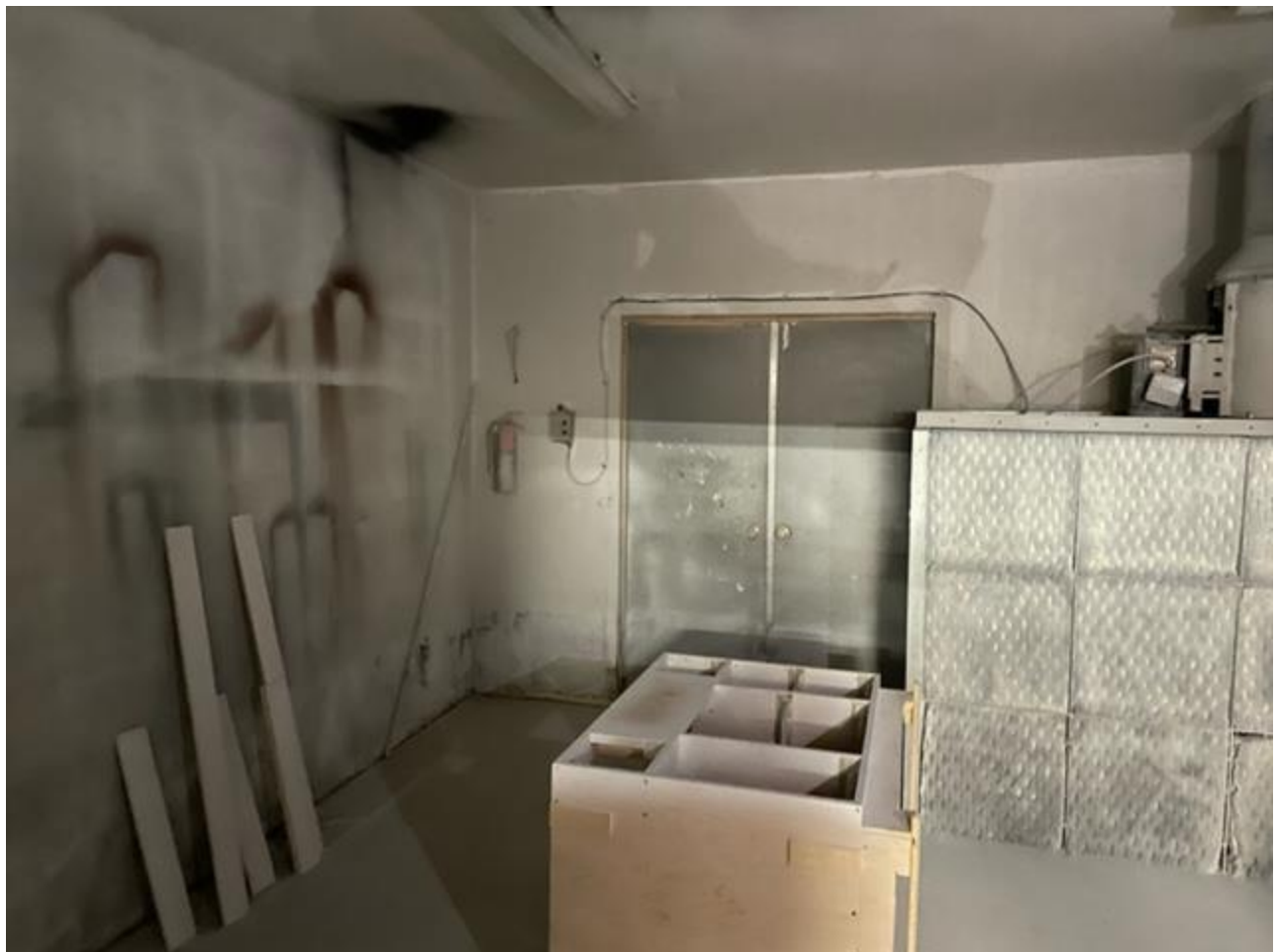
Paint shop



Paint room



Paint room and air mover



Paint room



Bathroom



Storage



Workshop



Workshop



Workshop



Workshop dust collection



Workshop ceiling



Storage, vent hoses, piping



Upstairs workshop



Break room, vent hoses



Air compressors



Air compressors