



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

FOR

**20 S West Street (156 Mt Vernon Avenue)
Mount Vernon, NY**

Prepared For:

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1.0 SUMMARY

SESI Consulting Engineers, D.P.C. (SESI), at the request of MacQuesten Station Takeover, LLC (User) has conducted a Phase I Environmental Site Assessment (Report) for the subject property located at 20 South West Street (a.k.a 156 Mt Vernon Ave), Mt. Vernon, New York (Site). Our services included a Site reconnaissance, a state and federal records search, and examination of available historic maps. The procedures used and conclusions of our investigation are outlined in this Phase I Report.

Based on our investigation of online databases, historic records, our Site reconnaissance, and research of current and historic records for the Site and properties within close proximity of the subject Site, there are conditions on the Site that warrant further investigation in order to satisfy the purpose of this report. These items are noted in the CONCLUSIONS section of this report.

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this study is to determine the recognized environmental conditions (RECs) at the Site prior to its use/reuse as a proposed residential development.

SESI has developed this Phase 1 ESA Report on behalf of the User. It has been developed in substantial conformance with the ASTM's International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13.

2.2 SCOPE OF SERVICES

The Scope of Work and contract for services are outlined in a Professional Services Agreement (Agreement) dated March 03, 2016 and authorized by User on March 29, 2016.

2.3 SIGNIFICANT ASSUMPTIONS

Information obtained by SESI and by third parties is assumed to be accurate and/or true. SESI makes no warranty, either implied or expressed, regarding the accuracy or validity of information supplied by others.

2.4 LIMITATIONS/METHODOLOGY

This report was prepared for the exclusive use of MacQuesten Station Takeover, LLC. During our investigation, we have used methodologies that conform to generally accepted practices for this type of work. The scope and character of our environmental assessment were, in our professional judgment, sufficient to justify the stated conclusions, after giving due consideration to the purpose of the investigation, the data reviewed, the background history of the Site as found in historical records, and visual observation of the Site. No other investigation was performed other than that which is expressly noted in this Report.

2.5 TERMS AND CONDITIONS

The terms and conditions governing the services provided in preparing this report are detailed in the Agreement referenced in Section 2.2.

2.6 USER RELIANCE

This investigation was conducted for MacQuesten Station Takeover, LLC. It is intended to identify RECs in connection with the Property.

2.7 DISCLAIMER

This Report was prepared by SESI for the sole and exclusive use of MacQuesten Station Takeover, LLC. Nothing under the Agreement between SESI and the User shall be construed to give any rights or benefits to anyone other than the User and SESI, and all duties and responsibilities undertaken pursuant to the Agreement will be for the sole and exclusive benefit of the User and SESI and not for the benefit of any other party. SESI does not intend, without its written consent, for this Report to be disseminated to anyone other than the User, or to be used or relied upon by anyone other than the User. Use of the Report by any other person is unauthorized and such use is at their sole risk.

3.0 SITE DESCRIPTION

3.1 LOCATION/STRUCTURES/LEGAL DESCRIPTION

The Site consists of approximately a 0.45-acre (21,000 sq. ft.) parcel located at 20 South West Street, Mount Vernon, Westchester County, New York. The Site is currently occupied by a Chase bank office in the north of the building and other small businesses including a restaurant, silversmith, office space, and karate studio. A parking lot is located to the east of the building. South West Street is located to the east and Mt Vernon West train station is located to the west of the Site. The Site is identified on the tax map as section 164.67, block 1057, lot 13, and the property address is 20 South West Street, Mount Vernon, NY 10550.

3.2 SITE & VICINITY CHARACTERISTICS

The Site is located in highly urbanized area of Mt Vernon.

3.3 CURRENT USE OF THE PROPERTY

The Site is currently occupied by Mt. Vernon West Plaza, a commercial building that includes following businesses:

Suite #	Business	Business Type
101	Vacant	NA
102	Art-craft Silversmith	Metal plating and polishing
103	Vacant	NA
104	Vacant	NA
105	Vacant	NA
202	Baxter Karate	Karate studio
204	Vacant	NA
206	Vacant	NA
208	Vacant	NA
210	Celtic Services	Demolition company office
212	Vacant	NA
North portion of the building	Chase Bank	Bank

3.4 DESCRIPTION OF STRUCTURES, ROADS, AND SITE IMPROVEMENTS

3.4.1 Utilities

The City of Mount Vernon provides the utilities to the subject Site.

3.4.2 Building Description

The building at the Site is a two-storied concrete structure with brick finish constructed in 1916. The building has been used as train station till late 1950. Per Mr. Michael Levy (General Manager at Davenis Realty, Inc.), the building was later purchased by Davins Realty, Inc. and converted into a two-story commercial plaza (Mt Vernon West Plaza) and continues to have the same use to date.

3.5 Environmental Permits

Review of the EDR Radius Map Report for the Site indicates no environmental permits attributed to the Site.

3.6 CURRENT USES OF ADJOINING PROPERTIES

Direction	Adjacent Property
North	Mt Vernon Avenue is located to the north. Commercial buildings are located across the Mt. Vernon Avenue.
South	22 S West Street is located to the south. The property was a service station that is being remediated under the NYS Brownfield Program. It is proposed for a mixed residential/commercial development.
East	Metropolitan Transportation Authority Police Department and Animal Clinic of Mt Vernon are located across S West Street.
West	Mt. Vernon West Railroad and Bronx River is located to the west of the Site.

4.0 USER PROVIDED INFORMATION

4.1 TITLE INFORMATION

The title information is not available for review.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

SESI did not find any information regarding environmental liens or activity and use limitations.

4.3 SPECIALIZED KNOWLEDGE/OTHER USER PROVIDED INFORMATION

No information relating to specialized knowledge of the Site was provided by the User.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE RECORDS

The User provided no Commonly Known or Reasonably Ascertainable Records.

4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The Report User indicated no knowledge of any valuation reduction related to environmental concerns.

4.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The Site is currently owned and managed by the Davenis Realty, Inc. and Cross County Parking, Inc. It is occupied by Mt. Vernon West Plaza, a commercial building that includes Chase Bank, Baxter Karate Dojo, Artcraft Silversmiths, and Celtic Services.

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL CITY AND STATE

5.1.1 EDR Search

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR) and reported in the EDR Radius Map Report with GeoCheck. The report meets the government records search requirements of ASTM Standard of Practice for Environmental Site Assessments, E-1527-13. Search distances are per ASTM standards. A Radius Map Check was performed by EDR. The results of all properties in the search area with environmental records are listed below:

Environmental Listing	Subject Property	<1/8 Miles	1/8-1/4 Miles	1/4-1/2 Miles	1/2-1 Miles
Federal RCRA-LQG	NA	1	1	NR	NR
Federal RCRA-SQG	NA	0	1	NR	NR
Federal RCRA-CESQG	NA	1	3	NR	NR
State and Tribal – NY SHWS	NA	0	1	3	NR
State and Tribal – NY SWF/LF	NA	0	1	1	NR
State and Tribal – NY LTANKS	NA	9	21	55	NR
State and Tribal – NY UST	NA	8	16	NR	NR
State and Tribal – NY CBS UST	NA	1	0	NR	NR
State and Tribal – NY CBS	NA	0	2	NR	NR
State and Tribal – NY AST	NA	2	9	NR	NR
State and Tribal – NY CBS AST	NA	1	2	NR	NR
State and Tribal – NY VCP	NA	1	0	1	NR
State and Tribal – NY BROWNFIELDS	NA	2	1	0	NR
RCRA NonGen /NLR	NA	11	14	NR	NR
NY DRYCLEANERS	NA	0	2	NR	NR
NY MANIFEST	NA	18	20	NR	NR
NJ MANIFEST	NA	0	3	NR	NR
RI MANIFEST	NA	1	0	NR	NR
PA MANIFEST	NA	1	0	NR	NR
EDR Hist Auto	NA	9		NR	NR

NA - Not Applicable

NR –Not Requested at this search distance

Based on the EDR Radius Map Report, the Artcraft Silversmith located on the first floor (Suite 102) was listed in NY LTANK, RCRA Non-Gen, FINDS/ECHO, and NY MANIFEST database. A spill of 10 gallons of #2 fuel oil resulting from tank overfill was reported on June 15, 1990 at Artcraft Silversmith/ Davenis Realty (Spill #900317). The spill was closed by NYSDEC on June 25, 1990 following the completion of necessary remedial activities. Artcraft Silversmith is presently listed on the RCRA Non-Generators list. SESI reviewed the EPA Enforcement and Compliant History (ECH) website and no violations were listed for the Site.

The Site has a National Pollutant Discharge Elimination System (NPDES) permit to discharge into the Yonkers Sanitary System.

NY Manifest database shows the off-site disposal of approximately 191 gallons of plating bath solution from electroplating operation in February 2002.

The 1,000 gallon AST located at the Site was not identified in the NYSDEC AST or bulk storage tank database. SESI has filed a Freedom Of Information Law (FOIL) request for additional information about the Site (FOIL request reference # W006308), no data resulted from this request.

5.1.2 Title and Prior Ownership Search

Previous deeds and title search reports were not available for SESI to review.

5.2 PHYSICAL SETTING SOURCES

Sources used to evaluate the physical setting of the property include:

- USGS Topographic Maps,
- Aerial Photographs,
- Site Reconnaissance, and,
- Sanborn Fire Insurance Maps.

5.2.1 Topography

According to the United States Geological Survey (USGS) MOUNT VERNON, NY, 2013, 7.5-minute Series topographic map, the Site's average topographic elevation is approximately 89' above mean sea level (msl). The topographic map indicates general topographic gradient at the Site is to northwest.

5.2.2 Surface Waters and Wetlands

There are no surface water bodies or streams on or directly adjacent to the Site. The closest open surface water to the Site is the Bronx River, which is located approximately 150-250 feet (ft) to the west.

5.2.3 Geology and Groundwater

The USDA NRCS Soil Survey for Westchester County indicates that the Site lies within a unit designated Urban Land (Uf). As such, no specific soil properties are defined by NRCS. A definition of Urban Soil by Bockheim (1974) is: *a soil material having a non-agricultural, man-made surface layer more than 50 cm thick that has been produced by mixing, filling, or by contamination of land surfaces in urban and suburban areas.*

The USDA NRCS Urban Land classification of the soil for the Site, does not result in any specific defined hydrogeologic properties. However, environmental investigations

conducted in the vicinity, documents that groundwater exists at depth 18-19 feet below ground surface.

5.3 HISTORICAL USE INFORMATION FOR THE PROPERTY

Sources used to determine the historical use of the property include:

- Aerial Photographs,
- EDR City Directory Abstract,
- USGS Topographic Maps,
- Sanborn Fire Insurance Maps,
- Environmental Lien and AUL Search Report,
- EDR Property Tax Map Report, and
- EDR Building Permit Report.

5.3.1 Aerial Photographs

Following is a summary of the EDR review of 13 Aerial Photographs dated 1941, 1946, 1951, 1954, 1962, 1974, 1976, 1985, 1989, 1994, 2006, 2009, and 2011:

Year	General Information	Observations
1941	Quality of the aerial photograph is poor	The Site is occupied by the Mt. Vernon Station building with the parking lot.
1946	Quality of the aerial photograph is poor	No significant changes are observed.
1951	Quality of the aerial photograph is fair	No significant changes are observed.
1954	Quality of the aerial photograph is fair	No significant changes are observed.
1962	Quality of the aerial photograph is fair	No significant changes are observed.
1974	Quality of the aerial photograph is fair	No significant changes are observed.
1976	Quality of the aerial photograph is poor	No significant changes are observed.
1985	Quality of the aerial photograph is fair	No significant changes are observed.
1989	Quality of the aerial photograph is poor	No significant changes are observed.
1994	Aerial photograph is in color and the quality is poor	No significant changes are observed.
2006	Quality of the aerial photograph is fair	No significant changes are observed.
2009	Quality of the aerial photograph is fair	No significant changes are observed.
2011	Quality of the aerial photograph is poor	No significant changes are observed.

5.3.2 EDR City Directory Abstract

SESI obtained historical city directory data from EDR for the Site. SESI review City Directory listing for the years 1973, 1978, 1983, 1988, 1992, 1995, 1999, 2003, 2008, and 2013. The Site has not been identified in the EDR City Directory listings.

Year	Occupant	Use
1973	A B C Drug Co Inc	Drug Store
	G Allen & Son Inc.	NA
	Artcraft Silversmith Inc.	Silver polishing and plating
	Bid Leasing Company	Leasing Company
	County Trust Co	NA
	Davenis Realty Inc.	Office
	Electronic Futures	Store
	F&D Enterprises	Store
	Soloff Motors	Office
	Harry N Troup, Pltg	NA
	Tynan Incinerator	Office

Year	Occupant	Use
1978	A B C Drug Co Inc	Drug Store
	Artcraft Silversmith Inc.	Silver polishing and plating
	The Bank of NY	Bank office
	Bid Leasing Company	Leasing Company
	Color by Leonard Studios	Art Studio
	Davenis Realty Inc.	Office
	Environmental Labs Inc.	Laboratory
	F&D Enterprises	Store
	Inter-City Ins Fnd	NA
	Inter-City Svc Sta	NA
	Gerard Lechieiter	NA
	R J Meiseiman Atty	Attorney office
	NY State Assn	NA
	Soloff Motors	Office
	Triangle Taxi	Taxi Service
	Harry N Troup, Pltg	NA
	Tynan Incinerator	Office
1983	A B C Drug Co Inc	Drug Store
	Artcraft Silversmith Inc.	Silver polishing and plating
	The Bank of NY	Bank office
	Bid Leasing Company	Leasing Company
	Color by Leonard Studios	Art Studio
	Davenis Realty Inc.	Office
	Environmental Labs Inc.	Laboratory
	F&D Enterprises	Office
	Inter-City Ins Fnd	NA
	Inter-City Svc Sta	NA
	Lark Associates Inc.	Office
	Gerard Lechieiter	NA
	Leonard Soloff Inc.	Photo Studio
	Miss Dorothy's Dance	Dance School
	Sigma Pharmacti Crp	Pharmacy
	Soloff Motors	Office
	Triangle Taxi	Taxi Service
	Harry N Troup, Pltg	NA
	Zelite Corp	Office
1988	A B C Drug Co Inc	Drug Store
	A B C Nursing Homes	Nursing home
	Artcraft Silversmith Inc.	Silver polishing and plating
	Bank of New York	Bank office
	Bid Leasing Company	Leasing Company
	Color by Leonard Studios	Art Studio
	Dante-Chester Pictures	Photo Studio
	Walker Dante Weddings	Photo Studio
	Davenis Realty Inc.	Office
	Environmental Labs Inc.	Laboratory
	F&D Enterprises	Office
	Lark Associates Inc.	Office
	Miss Dorothy's Creative Dance	Dance School
	Soloff Motors Inc.	Office
	Soloff Photography	Photo Studio
	Troup Harry N, Pltg	NA
	Walker Color NY	Photo Studio
	D Walker Weddings	Photo Studio

Year	Occupant	Use
1992	A B C Drug Co Inc	Drug Store
	Artcraft Silversmith Inc.	Silver polishing and plating
	Baxter Shorinryu Karate Dojo	Karate Studio
	Bid Leasing Company	Leasing Company
	Chester Color Studios incorporated	Art/ Photo Studio
	Color by Leonard Studios	Art Studio
	Dante Chester School Pictures	Photo Studio
	Dante Walker Weddings	Photo Studio
	Davenis Realty Inc.	Office
	Environmental Labs Inc.	Laboratory
	Lark Associates Inc.	Office
	Miss Dorothy's Creative Dance Center	Dance School
	Soloff Motors Inc.	Office
	Soloff Photography	Photo Studio
	Troup Harry N, Pltg	NA
	Walker Color of New York Inc.	Photo Studio
	Westchester Pharmacy Inc.	Pharmacy
1995	Artcraft Silversmith Inc.	Silver polishing and plating
	Baxter Shorinryu Karate Dojo	Karate Studio
	Bid Leasing Company	Leasing Company
	Color by Leonard Studios	Art Studio
	Dante Color Studios Incorporated	Art/Photo Studio
	Davenis Realty Inc.	Office
	Miss Dorothy's Creative Dance Center	Dance School
	Parkway Ride	Taxi Service
	Soloff Motors Inc.	Office
	Soloff Photography	Photo Studio
	Station Pharmacy	Pharmacy
	Troup Harry N, Pltg	NA
	Walker Color of New York Inc.	Photo Studio
1999	Artcraft Silversmith Inc.	Silver polishing and plating
	Bank of New York	Bank office
	Baxter Shorinryu Kart Dojo	Karate Studio
	Bid Leasing Company	Leasing Company
	Chester Color Studios incorporated	Art/Photo Studio
	Color by Leonard Studios	Art Studio
	Dante Color Studios Incorporated	Art Studio
	Miss Dorothy's Creative Dance	Dance School
	Parkway Ride	Taxi Service
	Soloff Motors Inc.	Office
	Soloff Photography	Photo Studio
	Walker Color of New York Incorporated	Art /Photo Studio
2003	Artcraft Silversmith Inc.	Silver polishing and plating
	Baxter Shorinryu Kart Dojo	Karate Studio
	Guru Transport Corp.	Transportation
	Millennium Drugs Inc.	Drug store
	Miss Dorothy's Crtv Dance Ctr	Dance School
	Soloff Motors Inc.	Office
	Soloff Photography	Photo Studio
2008	Artcraft Silversmith Inc.	Silver polishing and plating
	Bank of New York	Bank office
	Baxter Shorinryu Karate Dojo	Karate Studio
	Cross Country Parking Inc.	
	Davenis Realty Inc.	Office
	Miss Dorothy's Creative Dance	Dance School
	Onyes Mini Mart	Shop
	Sherwood Taxi	Taxi Service
	Soloff Photography	Photo Studio

Year	Occupant	Use
2013	Artcraft Silversmith Inc.	Silver polishing and plating
	Baxter Shorinryu Karate Dojo	Karate Studio
	Chase	Bank office
	Davenis Realty Inc.	Office
	Home & Away	
	Miss Dorothy's Creat	Dance School
	Onyes Mini Mart	Shop

Based on the review of the city directory records provided by EDR, the Site has been occupied by Artcraft Silversmith Inc., a polishing and plating facility since 1973 and Environmental Lab Inc. from 1973-1988. The use of the Site as industrial plating and environmental laboratory constitute a REC.

5.3.3 USGS Topographic Maps

SESI reviewed the USGS Mount Vernon, 7.5 Minute Series 24000 topographic map of the area, dated 1898, 1900, 1947, 1956, 1966, 1979, 1995, and 2013 provided by EDR. The topographic maps identify the Site as relatively flat area with approximate elevation 89 with general topographic gradient to northwest towards the Bronx River. No wetlands were observed within or adjacent to the Site.

5.3.4 Sanborn Fire Insurance Maps

Following is a summary of the EDR review of 17 Sanborn maps dated 1887, 1892, 1896, 1918, 1932, 1942, 1950, 1967, 1988, 1989, 1990, 1992, 1993, 1994, 1995, 1996, and 2006:

Year	General Information	Address	Block/Lot	Observations
1887	Quality of the map is good	20 S West Street	Block 1057/ Lot 13	The subject Site is occupied by a, two 2-story dwellings with garage.
1892	Quality of the map is good	20 S West Street	Block 1057/ Lot 13	The subject Site is occupied by a shed for carpenter shop, 2-story dwelling and a 3-story store building.
1896	Quality of the map is good	20 S West Street	Block 1057/ Lot 13	The subject Site is occupied by two 2-story dwelling and Bronx River Hotel along S West Street.
1918	Quality of the map is good	20 S West Street	Block 1057/ Lot 13	The subject Site is occupied by Mt. Vernon Station that includes express room, baggage room, store etc. New York Central Rail Road is on the west of the station building. Map indicates the building was built in 1916.
1932	Quality of the map is good	20 S West Street	Block 1057/ Lot 13	No significant changes observed.
1942	Quality of the map is fair	20 S West Street	Block 1057/ Lot 13	No significant changes observed.
1950		20 S West Street	Block 1057/ Lot 13	No significant changes observed.
1967	Quality of the map is fair	20 S West Street	Block 1057/ Lot 13	The subject Site shown as Mt. Vernon Station, bank and a parking lot. The north Side of building is 2-storied and depicted as bank office. A store is located in the south part of the building. NY Central Rail Road is located to the west of the building. South West Street is located to the east of the Site.
1988	Quality of the map is fair	20 S West Street	Block 1057/ Lot 13	No significant changes observed.
1989	Quality of the map is fair	20 S West Street	Block 1057/ Lot 13	No significant changes observed.
1990	Quality of the map is fair	20 S West Street	Block 1057/ Lot 13	No significant changes observed.
1992	Quality of the map is fair	20 S West Street	Block 1057/ Lot 13	No significant changes observed.
1993	Quality of the map is fair	20 S West Street	Block 1057/ Lot 13	No significant changes observed.
1994	Quality of the map is fair	20 S West Street	Block 1057/ Lot 13	No significant changes observed.
1995	Quality of the map is fair	20 S West Street	Block 1057/ Lot 13	No significant changes observed.
1996	Quality of the map is fair	20 S West Street	Block 1057/ Lot 13	No significant changes observed.
2006	Quality of the map is fair	20 S West Street	Block 1057/ Lot 13	No significant changes observed.

Based on review historical records, the Site has been used as a Mt. Vernon train station since 1916.

5.3.5 Land Title Deed Search

A chain of title was not provided.

5.3.6 Environmental Lien and AUL Search Report

No environmental liens or any other activity or use limitations were found.

5.4 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Sanborn maps from 1887, 1892, 1896, 1918, 1932, 1942, 1950, 1967, 1988, 1989, 1990, 1992, 1993, 1994, 1995, 1996, and 2006 were evaluated. A filling station is located to the south of the Site at 22 S West Street since 1950. The surround properties mainly include auto repair shops, stores, garages, restaurants, offices etc.

Aerial photographs from 1941, 1946, 1951, 1954, 1962, 1974, 1976, 1985, 1989, 1994, 2006, 2009, and 2011 were evaluated. As depicted in aerial photographs from 1941 to 2011, the Site is located in highly urbanized area.

Based on a review of the EDR Historical Topographic Map report, the surrounding properties have been topographically characterized as relatively flat. The number of man-made structures has increased over time. Bronx River is located approximately 150-200 feet to the west of the Site. No wetlands were observed within the general vicinity of the surrounding properties on the topographic maps.

Federal Resource Conservation and Recovery Act- Large Quantity Generators (RCRA-LQG):

Based on EDR Radius Map Report, Con Edison and Beacon Chemical Co, are identified as a RCRA-LQG that generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Con Edison facility does not have any violations and therefore do not constitutes a REC. However, Beacon Chemical Co. have few un-ceased violations regarding the generators under general category. Based on the nature of the violations, they do not constitute a REC.

Federal RCRA-Small Quantity Generators (SQG) and Conditionally Exempt (CE) SQG:

Based on EDR Radius Map Report, there is one (1) RCRA-SQG facility located approximately 0.24 miles to the south of the Site. Since there are no violations reported at the facility, it does not constitute a REC. In addition, there are four (4) RCRA-CESQG facilities located within 0.25 miles of the Site. None of these facilities have any open violations that would constitute a REC.

NY State Hazardous Waste Sites (NY SHWS):

As per the NY SHWS list, there are two (2) SHWS facilities located within approximately 1 mile of the Site. Remediation at one of the facilities has been completed, while the other facility named Red Devil Paint Inc. has been part of NYSDEC Brownfield Cleanup Program (BCP) and is currently undergoing remediation.

NY Solid Waste Facilities/Landfill Sites (NY SWF/LF)

A review of NY SWF/LF list, as provided by EDR has revealed that there are four (4) NY SWF/LF sites located approximately 0.5 mile of the Site. One of them is inactive, two are Construction & Demolition (C&D) material processing facilities, while the remaining one is waste cooking oil processing facility. Since there are no violations reported, the presence of these facilities does not constitutes a REC.

NY Leaking Storage Tanks (NY LTANKS)

A review of NY LTANKS list, as provided by EDR has revealed that there are 85 NY LTANKS sites within approximately 0.5 miles of the subject Site. However, all the spills at these sites have been closed, and therefore do not constitute a REC.

NY Underground Storage Tanks (USTs)

A review of NY UST list, as provided by EDR has revealed that there are twenty-four (24) NY UST sites within approximately 0.25 miles of the subject Site. Five (5) of these site currently have active USTs, while the USTs at 19 of the sites are closed and removed. Presence of these USTs does constitute a REC since no violations are associated with any of these USTs.

NY Aboveground Storage Tanks (ASTs)

A review of NY AST list, as provided by EDR has revealed that there are eleven (11) NY AST sites within approximately 0.25 miles of the subject Site. ASTs at four (4) of these sites have closed, while the seven (7) AST sites are currently active. Presence of these ASTs does constitute a REC since no violations are associated with any of these ASTs.

NY Chemical Bulk Storage (CBS) USTs and ASTs

As per the EDR report, 1 NY BCS UST and 3 NY BCS AST site are located approximately 0.25 miles of the subject Site. These CBS UST and ASTs are noted as either out of service or closed. Based on the status of these facilities, they do not constitute a REC.

NY Voluntary Cleanup Program (VCP)

A review of NY VCP list, as provided by EDR has revealed that there are two (2) VCP sites within approximately 0.5 miles of the Subject Site. One of these sites Red Devil Paint Inc., located 0.11 miles to the northeast of the subject Site is being addressed under Brownfield Cleanup Program (BCP) (Site No. C360031). Environmental problems that are being addressed are LNAPL, soil and groundwater, and Bronx River surface water and sediment contamination. Since the site is located at lower elevation compared to the subject Site, it does not constitute a REC.

Metal contaminated soil were identified at Ward Leonard Electric Company located 0.35 miles to the south of the subject Site. Based on the EDR report, the contaminated soil has been removed and no current or potential exposure pathways present and therefore it does not constitute a REC.

NY BROWNFIELDS

A review of NY BROWNFIELDS list, as provided by EDR has revealed that there are three (3) VCP sites within approximately 0.5 miles of the Subject Site. The Repetti's Service Station is the adjacent property to the southwest. The Red Devil Paint Inc. is at lower elevation compared to the subject Site. Kimball Residences located approximately 0.16 miles to north-northwest of the subject Site

NY Spills

A review of NY Spills list, as provided by EDR, has revealed that there are sixteen (16) spill sites within approximately 0.125 miles of the subject Site. Based on the EDR report review, all the spills are closed by NYSDEC and therefore do not constitute a REC.

RCRA Non-Generator (RCRA-NonGen):

According to the federal RCRA database provided by EDR, revealed that there are twenty-five (25) RCRA-NonGen sites located approximately 0.25 miles of the subject Site. Non-Generators do not presently generate hazardous waste and therefore do not constitute a REC.

NY DRYCLEANERS

Review of NY DRYCLEANERS, revealed that there are two (2) NYDRYCLEANERS sites located approximately 0.25 miles to the north/northeast of the subject Site. A-1 Drycleaners and Tivey's Cleaners both the facilities are located at higher elevations as compare to the subject Site. Presence of these facilities warrant a REC.

Manifests

A review of state Manifest databases for NY, New Jersey (NJ), and Rhode Island (RI), revealed that there are thirty-eight (38) NY MINFEST, three (3) NJ MANIFEST, and one (1) RI MANIFEST sites located within 0.25 miles of the subject Site. Manifest records indicate off-site shipment of waste, and the activity does not constitute a REC.

EDR City Directory:

The EDR City Directory review for properties in the area surrounding the subject Site included mainly commercial and residential listings. Adjacent property at 22 S West Street was occupied by Repetti's Service station between 1982 -2013. The property was previously occupied by Traci Auto Care prior to Repetti Service Station. Other surrounding properties include garage, offices, restaurants, furniture store, dental office, auto body, and residences.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

A professional from SESI visited the Site on April 18, 2016 in an effort to obtain information indicating any recognized environmental conditions (RECs). The Site was observed to the extent that it was accessible and not obstructed.

6.2 BUILDING OBSERVATIONS

The Site is currently occupied by 2-story concrete building with brick exterior. A parking lot is located to the east of the building. Based on the review of Sanborn maps the building was constructed in late 1910s. The building was converted into the commercial plaza in early 1960s. Concrete, carpet, and vinyl tiles were observed in various locations in the building. Concrete floor in the Artcraft Silversmith (Suite 102) was observed with some minor cracks. The building has a partial basement that has an Air Conditioning (AC) unit that serves Chase Bank and a 1,000 gallon AST for fuel oil that serves for heating the rest of the building. A fill port for the oil tank was observed along the west wall of the building.

6.3 CHEMICAL STORAGE AND USAGE

At the time of the Site reconnaissance visit, SESI did not observed any chemical containers. However, the industrial sinks were filled with various chemicals at the Artcraft Silversmith's workshop (Suite 102). The type of chemicals used for plating and polishing include copper sulphate, nickel sulphate, sodium hydroxide, potassium cyanide and sodium cyanide.

6.4 BULK STORAGE TANKS

A 1,000 gallon heating oil AST was observed in the basement of the building.

6.5 SITE WASTE AND WASTEWATER

Artcraft Silversmith (Suite 102) conducts plating and polishing of the silver artifacts and discharges wastewater from an outfall into Yonkers sanitary sewers. A wastewater

discharge permit issued by the Westchester County (permit no. 1953) is attached as Appendix D.

6.6 STAINED SOIL, STAINED PAVEMENT, OR STRESSED VEGETATION

No stained soil or stressed vegetation was observed during the SESI Site visit.

6.7 PITS, PONDS, OR LAGOONS

No pits, ponds or lagoons were identified at the Site.

6.8 WELLS

SESI did not identify on-site dry wells, irrigation wells, injection wells, observation wells, monitoring wells, potable water wells, recovery wells or abandoned wells.

6.9 FLOOR DRAINS AND SUMPS

A floor drain was observed in the basement.

6.10 PCB

At the time of our Site reconnaissance, SESI did not observed any potential sources for PCBs.

6.11 ASBESTOS-CONTAINING MATERIAL (ACM)

SESI did not observed any ACM in the areas available for inspection at the time of Site visit. Since the current building at the Site has constructed in 1916, presence of ACM cannot be ruled out.

6.12 RADON

U.S Environmental Protection Agency (EPA) has assigned Radon Zone of 1 for Westchester County. A radon zone of 3 predicts an average indoor radon screening level less than 2 picocuries per liter (pCi/L). Westchester County is located in a minimum risk area of the country.

6.13 LEAD-BASED PAINT (LBP)

Based on the construction date of the build at the Site, possibility of the lead base paint cannot be over ruled.

7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER

SESI conducted historic investigation and field investigation in addition to meetings with the current owner. Dipanjal Chavan, from SESI visited the Site on April 18, 2016 to conduct the Site reconnaissance and to take updated photos. Mr. Michael Levy, a General Manager from Davenis Realty, Inc. (the current owner) and Mr. Robert Vitulli from Ardtcraft Silversmith (tenant at Suite 201) were interviewed during the visit.

8.0 FINDINGS

Based on our investigation, we conclude that there is evidence to indicate areas of potential environmental concern on the Site due to the historical operations conducted at the Site and that additional investigation of these areas is warranted. See Section 10.0 *CONCLUSIONS* of this report.

9.0 OPINION

In our professional judgment, the scope and character of our environmental assessment were sufficient to justify the stated conclusions, after giving due consideration to the purpose of the investigation, the data reviewed, the background history of the Site as found in historical records, and visual observation of the Site.

10.0 CONCLUSIONS AND RECOMMENDATIONS

Based on our investigation, we conclude that there is evidence to indicate areas of recognized environmental concern on the Site and that additional investigation of these areas is warranted. Our conclusions and recommendations in this regard are as follows:

- **REC 1 - Current Use of the Site:** Suite 102 in the building is occupied by Artcraft Silversmith since the 1960s. It has on-Site workshop for plating and polishing of silver artifacts. The workshop stores various chemicals including copper sulphate, nickel sulphate, sodium hydroxide, potassium cyanide, and sodium cyanide and has multiple industrial sinks for chemical processing. Presence of chemical processing industry at the Site constitutes a REC. The area around suite 201 needs further investigation to assess the subsurface conditions. However, no spills were reported in any databases from this REC and this business has the proper discharge permit as shown in Appendix D.
- **REC 2 - Historical Use of the Site - Environmental Laboratory:** One of the historic tenants on the Site included an environmental laboratory, whose operations involve the use of different solvents. In addition, the environmental samples may contain different hazardous material. The details of the laboratory operation are unknown. However, no spills or any discharges reported from this REC.

Historic REC (HREC) – 1,000 gallon AST: A 1,000 gallon AST for heating oil is present in the basement of the building. As mentioned in section 5.1.1 of this report, a 9- gallon spill was reported and closed by the NYSDEC.

11.0 DEVIATIONS

This report was prepared with no significant deviation from ASTM Standard Practice E1527-13.

12.0 REFERENCES

Environmental Data Resources, Inc. – “Certified Sanborn Map Report”, Inquiry No. 4578529.3, dated March 30, 2016

Environmental Data Resources, Inc. – “EDR – Historical Topographic Map Report”, 4578529.4, dated March 30, 2016

Environmental Data Resources, Inc. – “The EDR Aerial Photo Decade Package”, Inquiry No. 4578529.12, dated March 31, 2016

Environmental Data Resources, Inc. – “The EDR Radius Map Report”, Inquiry No. 4578529.2s, dated March 30, 2016

Environmental Data Resources, Inc. – “The EDR – City Directory Abstract”, Inquiry No. 4578529.5, dated March 31, 2016

Environmental Data Resources, Inc. – “The EDR Property Tax Map Report”, Inquiry No. 4578529.6, dated March 30, 2016

Environmental Data Resources, Inc. – “The EDR Building Permit Report”, Inquiry No. 4578529.8, dated March 30, 2016

13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

As required in 40 CFR 312.21(d), this section includes statements made by the environmental professional conducting this assessment.

"I 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 Part 312."

"I declare that 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 inquiry' in conformance with the standards, limitations, and practices set forth in 40 CFR Part 312."

This report incorporates the consultant's best professional judgment in conductance of this Phase One Environmental Site Assessment.

SESI CONSULTING ENGINEERS, PC

Fuad Dahan, P.E.
Environmental Professional
April 2016

14.0 APPENDICES

APPENDIX A SITE LOCATION MAP

APPENDIX B SITE PHOTOS

APPENDIX C ENVIRONMENTAL DATA RESOURCES, INC. REPORT

APPENDIX A
SITE LOCATION MAP

APPENDIX B
PHOTO LOCATION PLAN AND SITE PHOTOS



Photo 1: General view of the Site.



Photo 2: View of the surrounding properties across South West Street to the east of the Site.



Photo 3: View of the surrounding properties across Mt. Vernon Avenue to the north of the Site.



Photo 4: View of the adjacent property to the south of the Site.



Photo 5: View of Mount Vernon West station located to the west of the Site.



Photo 6: Interior view of the Building



Photo 7: Interior view of the Artcraft Silversmith workshop located on the first floor.



Photo 8: Additional view of the Artcraft Silversmith workshop.



Photo 9: Additional view of the Artcraft Silversmith workshop.



Photo 10: One of the equipments located inside the Artcraft Silversmith workshop.



Photo 9: Karate studio located on the second floor.



Photo 10: Interior view of the karate studio.



Photo 9: One of the vacant suites on in the building.



Photo 10: Additional vacant suite in the building.



Photo 10: office of Celtic Services located on the second floor.



Photo 10: View of the basement – oil staining on the floors.



Photo 10: Floor drain located in the basement.



Photo 10: Heating and air conditioning equipment serving CHASE bank suite.



Photo 10: A 1,000 gallon Above-ground Storage Tank (AST) located in the basement.



Photo 10: Fill port for the AST located in the east of the building.

APPENDIX C
ENVIRONMENTAL DATA RESOURCES, INC. REPORT

APPENDIX D
DISCHARGE PERMITS



Robert P. Astorino
County Executive

Department of Environmental Facilities

Thomas J. Lauro, P.E.
Commissioner

February 12, 2016

ARTCRAFT SILVERSMITHS, INC.
156 MOUNT VERNON AVENUE
MOUNT VERNON, NY 10550

Attn: Mr. Robert Vitulli

RE: Pretreatment Sampling Bill for the year 2015

In accordance with the Westchester County's Industrial Pretreatment Program, all Significant Industrial Users (SIUs) are to be billed for Pretreatment samplings performed by the County for a calendar year. Our records indicate that your facility, located at the above-mentioned address was sampled for the parameters and amounts indicated on the "Billing Summary".

The total for the year 2015 is \$ **5858.00** Please submit a check payable to the County of Westchester to the following address:

The County of Westchester-DEF
270 North Avenue – 6th Floor
New Rochelle, NY 10801

Attn: Mr. James Arnett

3-4-16 - 500⁰⁰ CK # 22696

WASTEWATER DISCHARGE PERMIT

PART I

AUTHORIZATION

Permit No. 1953

Effective Dates:

From : 1/1/2015
To : 12/31/2016

Dates are Inclusive

In accordance with the provisions of the Westchester County Sewer Act:

ARTCRAFT SILVERSMITHS, INC.
156 MOUNT VERNON AVENUE
MOUNT VERNON, NY 10550

is hereby authorized to discharge industrial wastewater from the outfall(s) identified herein into the Yonkers sanitary sewer system in accordance with the conditions set forth in this permit. Compliance with this permit does not relieve the permittee of its obligations to comply with all applicable pretreatment regulations, standards, or requirements under County, State, and Federal laws that are, or may become, effective during the term of this permit.

Noncompliance with any term or condition of this permit shall constitute a violation of the Westchester County Sewer Act.

If the permittee wishes to continue to discharge after the expiration date of this permit, renewal request must be filed for a renewal permit a minimum of ninety (90) days prior to the expiration date.

This discharge permit supersedes any previously issued discharge permit.

By: Thomas J. Lauro
Thomas J. Lauro, P.E.
Commissioner

Date of issue: 1/8/15