



TECHNICAL
SERVICES

PHASE I

ENVIRONMENTAL

SITE ASSESSMENT

312, 316 and 322 Warburton Avenue
City of Yonkers, Westchester County, New York
Tax ID: Section 2., Block 2151, Lots 29, 31 and 34

April 3, 2020

GBTS File: 20-0264.01

22 IBM Road – Suite 101
Poughkeepsie, NY 12601
Q: 845-452-1658
F: 845-485-7083
www.gallagherbassett.com

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT**

April 3, 2020

GBTS File: 20-0264.01

Prepared By

**Gallagher Bassett Technical Services
22 IBM Road – Suite 101
Poughkeepsie, New York 12601**

Prepared For

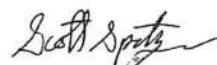
**Rocklands Consulting
316 Warburton Avenue
Yonkers, New York 10701**

Gallagher Bassett Technical Services, conducted a Phase I Environmental Site Assessment in accordance with ASTM Method E 1527-13.

The undersigned have prepared and reviewed this Phase I Environmental Site Assessment and certify to Rocklands Consulting that the information provided in this document is to the best of our abilities considered accurate as of the date of issuance by this office. [The statements required by 40 CFR 312.21(d) of the environmental professional(s) responsible for conducting and preparing the report are provided in Section 6.0.]



Victoria Panico
Gallagher Bassett Technical Services
Environmental Field Scientist



Scott Spitzer
Gallagher Bassett Technical Services
Technical Director – Environmental Consulting

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	3
1.1 Purpose	
1.2 Methodology	
1.3 Limitations	
1.4 Definitions	
2.0 SITE LOCATION AND PHYSICAL SETTING.....	5
2.1 Description of Subject Property	
2.2 Description of Adjoining and Surrounding Area Properties	
2.3 Physical Setting	
2.3.1 Topography	
2.3.2 Local Geology and Hydrogeology	
2.3.3 Surface Hydrology and Wetlands	
2.3.4 Sensitive Environmental Receptors	
3.0 INVESTIGATION	9
3.1 Site History	
3.1.1 User-Reported Information	
3.1.2 Interviews	
3.1.3 Ownership Records	
3.1.4 Standard ASTM Historical Sources	
3.1.5 Municipal and Regulatory Agency Records	
3.1.6 Previous Environmental Reports	
3.2 Review of Federal and State Agency Records	
3.2.1 Methodology	
3.2.2 Findings of Regulatory Records Review	
3.3 Site Inspection	
3.3.1 Protocol	
3.3.2 Physical Characteristics of the Subject Property	
3.3.3 Specific On-Site Environmental Conditions	
3.3.4 Environmental Concerns at Adjoining and Nearby Properties	
3.4 On-Site Environmental Investigations	
4.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS.....	22
4.1 Recognized Environmental Conditions	
4.2 Site History	
4.3 Review of Regulatory Records	
4.4. Relevant Site Observations and General Concerns	
4.5 Non-scope Considerations	
5.0 SOURCES OF INFORMATION	25
5.1 Maps and Documents	
5.2 Local Agency Records	
5.3 Communications	
6.0 ENVIRONMENTAL PROFESSIONAL STATEMENT	26

MAPS IN REPORT

Site Location Map	7
Selected Site Features Map	8

APPENDICES

Appendix A	Site Photographs
Appendix B	Physical-Setting Maps
Appendix C	Sanborn Fire Insurance Maps
Appendix D	City Directories
Appendix E	Regulatory Review Database Report
Appendix F	Scope of Services
Appendix G	Qualifications of Environmental Professional(s)

EXECUTIVE SUMMARY

Gallagher Bassett Technical Services (GBTS) performed a Phase I Environmental Site Assessment (ESA) of the property located at 312, 316 and 322 Warburton Avenue, City of Yonkers, Westchester County, New York. This ESA identifies Recognized Environmental Conditions (RECs) in conformance with the scope and limitations of ASTM Practice E 1527-13, as well as conditions that do not meet the threshold to be considered a REC but represent a significant existing or likely environmental liability (de minimis conditions and items outside the ASTM Phase I ESA scope are noted as appropriate). Findings, conclusions and recommendations are summarized below and presented in Section 4.0.

Subject Property Description and History

The subject property is comprised of three, contiguous tax-lot parcels (Lot 29 to the north, Lot 31 to the center and Lot 34 to the south), totaling 1.06 acres, located in an urban setting. The subject property was developed for residential use as early as 1886 and additionally used for various commercial purposes beginning in the 1950s. Lot 29 was formerly occupied by a dry cleaning facility from as early as 1971 until at least 2011. Potential historical releases of dry cleaning solvents represents a REC (impacts from other historical small-scale commercial uses, if any, are expected to be minimal). Lot 34 has been vacant since a former on-site dwelling was demolished in 1999. Current uses of the subject property (contractor storage, apartments, and a community garden) do not represent a significant environmental threat. No further investigation of historical records is recommended.

Identified Areas of Environmental Concern

Category	Specific Environmental Concerns	Recommendations
RECs *	Potential solvent releases from former dry cleaning facility on Lot 29	Perform Phase II subsurface investigation
	Petroleum staining on and beneath containers of hydraulic oil on Lot 31	Investigate soil conditions at and near the oil containers; remove all leaking and/or heavily stained containers from the property
General Concerns	Potential demolition debris in subsurface	Properly manage any materials encountered during site development/use
	Storage of small quantity containers of petroleum products and chemicals	Properly store containers and maintain appropriate absorbent materials
	On-site debris (including materials potentially containing asbestos or lead)	Dispose off-site, in accordance with any applicable local, state and federal regulations
	Interior of Garage A on Lot 31 has not been inspected	Inspect interior to document site conditions

Category	Specific Environmental Concerns	Recommendations
Non-Scope Considerations	Asbestos-containing materials (ACM) and lead-based paint (LBP)	Test suspect materials as needed; handle materials in accordance with regulations
	Elevated radon concentrations	Test indoor air for radon

** No Historical RECs or de minimis conditions were identified in connection with the property.*

1.0 INTRODUCTION

1.1 Purpose

This Phase I Environmental Site Assessment (Report) identifies recognized environmental conditions (RECs) and/or other significant environmental liabilities resulting from or associated with the storage, use, transport or disposal of hazardous or other regulated materials on the property described in Section 2.1.

1.2 Methodology

This Report has been prepared in conformance with the attached Scope of Services and with guidelines set by the American Society for Testing and Materials (ASTM) Method E1527-13 (no exceptions to or deletions from this practice have occurred). All work was performed under the direct supervision and responsible charge of a qualified environmental professional, following the requirements for "all appropriate inquiry" as defined in 40 CFR Part 312.

Gallagher Bassett Technical Services (GBTS) performed the following work:

1. Investigation of the subject property's history and characteristics through the analysis of available physical settings maps, historical documents, local municipal records, and information provided by subject property representatives and/or other knowledgeable individuals.
2. Review of Federal, State, and/or Tribal regulatory-agency databases and printed records for documentation of potential environmental liabilities relevant to the property, consistent with (or exceeding) applicable ASTM requirements.
3. Inspection of the property by Victoria Panico of GBTS on March 17, 2020. Kenneth O'Connor, representing Rocklands Consulting, was present during the site inspection.

1.3 Limitations

This Report is a representation and evaluation of the property described in Section 2.1 below as of the dates that services were provided (activities or events after the respective dates of the site inspection or historical and regulatory research may have resulted in environmental liabilities). This Report is not valid for any other property or location.

This Report is based in part on 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 judgment. Any limitations specific to the site inspection are detailed in Section 3.3.

1.4 Definitions

Definitions of some key terms found in this ESA are provided below.

Recognized Environmental Condition (REC)

The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. A material threat is a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and might result in impact to public health or the environment. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. De minimis conditions (see below) are not RECs.

Controlled Recognized Environmental Condition (CREC)

A REC resulting from a past release that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (legal or physical restrictions or limitations on the use of, or access to, a site or facility to reduce or eliminate potential exposure to remaining contaminants, or to prevent activities that could interfere with the effectiveness of a response action).

Historical Recognized Environmental Condition (HREC)

A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

De Minimis Conditions

An environmental condition is considered "de minimis" when that condition generally does not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be de minimis are not recognized environmental conditions.

Sensitive Environmental Receptors

Sensitive Environmental Receptors (SERs) are valued physical (natural or human-made) or biological features that may be adversely impacted by environmental contamination, and where a discharge or release could pose a greater threat than a discharge or release to other less valued areas. SERs include (but are not limited to) potable supply wells, wetlands, and protected wildlife habitat.

2.0 SITE LOCATION AND PHYSICAL SETTING

This ESA was performed for the parcel of land ("subject property") located at 312, 316 and 322 Warburton Avenue, City of Yonkers, Westchester County, New York (identified as City of Yonkers: Section 2., Block 2151, Lots 29, 31 and 34). Note: For clarity of presentation, this Report references 312 Warburton Avenue as "Lot 34", 316 Warburton Avenue as "Lot 31" and 322 Warburton Avenue as "Lot 29". Maps are located on Pages 7 and 8, and photographs are provided in Appendix A. Sources of information documenting physical-setting conditions are cited in Section 5.0 and site-specific topographic, geological, hydrological, wetlands and/or other maps are provided in Appendix B.

2.1 Description of Subject Property

The subject property is comprised of three, contiguous tax-lot parcels, totaling 1.06 acres, with frontage on the eastern side of Warburton Avenue and the northern side of Wicker Street. Lot 29 (to the north) contains a single-story storage building at the western portion, and Lot 31 (to the center) contains a two-story residence at the central portion and two, single-story garages at the northwestern corner ("Garage A") and eastern portion ("Garage B"). The remainder of these lots are comprised of paved and unpaved driveways/storage areas, and landscaped areas. Lot 34 (to the south) contains the Greyston Community Garden at the central portion and wooded land. Comprehensive observations from a physical inspection of the property are provided in Section 3.3.

2.2 Description of Adjoining and Surrounding Area Properties

The property is located in an urban setting, with most properties developed for residential and commercial uses. Current uses of adjoining and surrounding area properties are summarized below:

Direction	Adjoining Use(s)	Vicinity Use(s)
North	• Multi-family residential	• Residential • Commercial
East	• Old Croton Trailway State Park	• Residential
South	• Multi-family residential	• Commercial • Residential
West	• Mixed-use (retail and residential; NW) • Mixed-use (hair salon and residential; NW) • Vacant land	• Residential

2.3 Physical Setting

2.3.1 Topography

Local area topography is hilly. Surface relief in the immediate vicinity of the subject property is relatively uniform, with moderate downward slopes to the west, towards the Hudson River.

The USGS Topographic map providing coverage for the subject property indicates approximate on-site surface elevations ranging from 130 to 90 feet above mean sea level (the property slopes downward from

east to west). No on-site structures are depicted on the map (the property is located in a developed area where only selected landmark buildings are shown). The map did not indicate the presence of any soil/gravel mining operations or unusual topographic patterns indicative of landfilling activities on the property. Observations made during the site inspection are in general agreement with conditions depicted on the map.

2.3.2 Local Geology and Hydrogeology

Soils and Bedrock

Soils in the vicinity of the subject property are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soil survey maps indicate that Urban Land and Urban land-Charlton complex (8-15% slopes) soils are likely to be located on the property. The Urban Land designation identifies areas where at least 80% of the surface is covered by buildings, parking areas or other impervious structures, and specific soil and bedrock characteristics are generally not well known. Charlton complex is a deep, well drained, moderately sloping soil formed in glacial till deposits derived from gneiss, granite and/or schist. The presence of on-site structures suggests that soils located on the property may have been altered by cutting, regrading and/or filling activities.

Depth to bedrock in Charlton soils is likely to be greater than 80 inches and depth to bedrock is not reported for Urban Land soils. Bedrock outcrops were not observed on the property.

Groundwater

Soil survey data indicate generalized groundwater depths ranging from 2 feet to greater than 6 feet in on-site soils. Shallow groundwater flow in the vicinity of the property is likely to generally follow surficial topography and be in an overall westerly direction, toward the Hudson River (located approximately 0.2-mile from the property).

Site-Specific Information

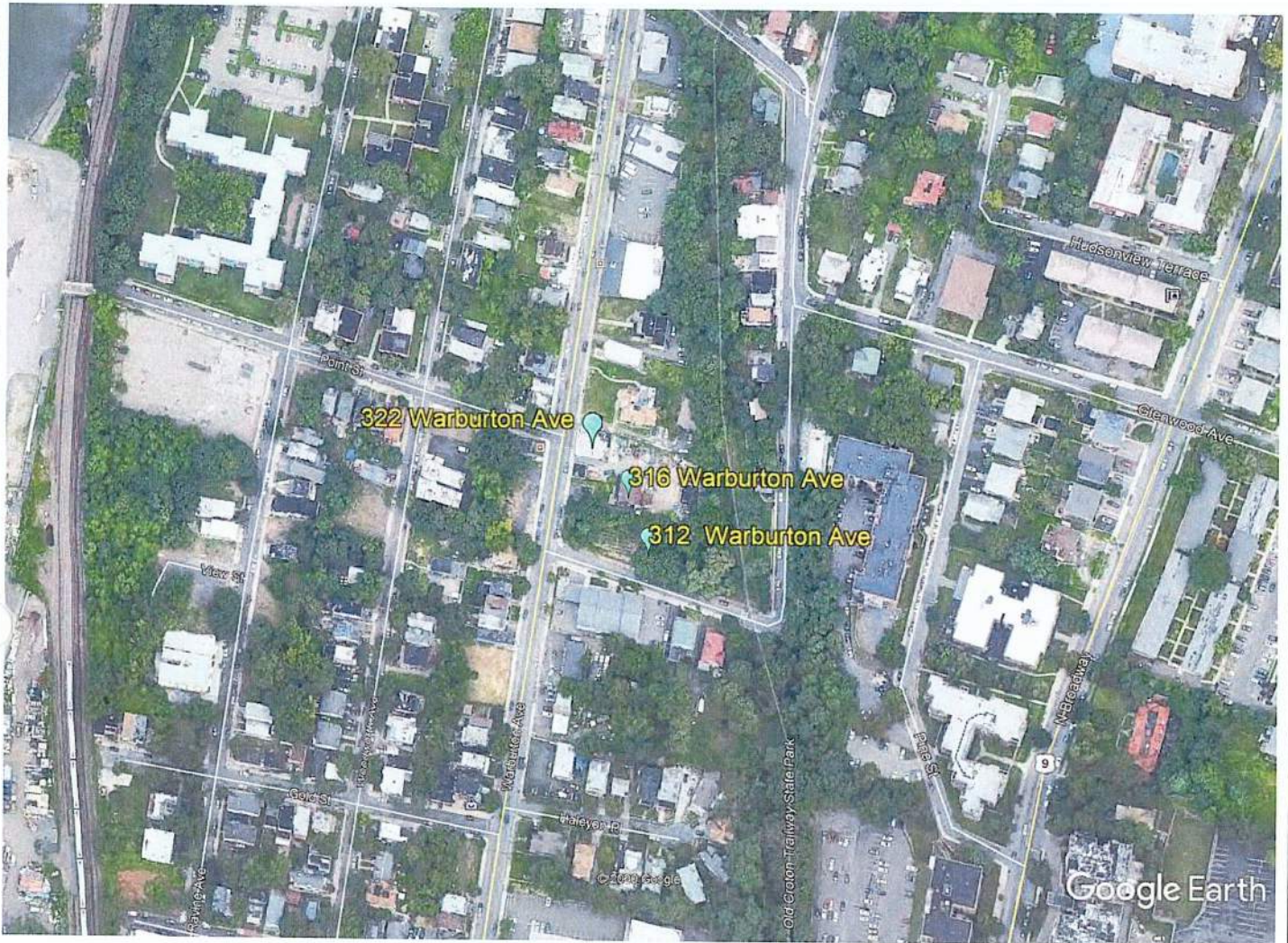
GBTS has not reviewed any reports or other information documenting site-specific subsurface conditions.

2.3.3 Surface Hydrology and Wetlands

No waterbodies or wet areas were observed on the subject property or in the immediate vicinity during the site inspection. Federal and state mapping data do not identify any classified surface waterbodies, wet areas, or regulated wetlands on or in the immediate vicinity of the property.

2.3.4 Sensitive Environmental Receptors

The review of maps and observations made during the site inspection indicate that no SERs are located on or in the immediate vicinity of the subject property. The Hudson River is located approximately 0.2 mile to the west.



Site Location Map
312, 316 & 322 Warburton Avenue
City of Yonkers
Westchester County, New York



File No: 20-0264.01

April 2020

Page 7



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

312, 316 & 322 Warburton Avenue
City of Yonkers
Westchester County, New York

Legend:

- subject property border
- lot line

File: 20-0264.01

April 2020

Scale as shown

Page 8

3.0 INVESTIGATION

3.1 Site History

The history of the subject property was researched by interviewing knowledgeable individuals and reviewing standard ASTM historical sources (local agency records, historical maps, aerial photographs or city directories) and additional sources (if reasonably ascertainable and sufficiently useful, accurate, and complete considering the objective of the records review).

3.1.1 User-Reported Information

ASTM Practice E 1527-13, Section 6, requires the User (the party seeking to complete the environmental site assessment [ESA] of the property) to provide specific information to the Environmental Professional to meet the requirements for "all appropriate inquiry". Kenneth O'Connor, representing Rocklands Consulting (the User), has responded to a questionnaire provided by GBTS, which requested information regarding the subject property as specified in Section 6. Mr. O'Connor stated that the building on Lot 29 was formerly occupied by a dry cleaning facility, and the storage building, garages and exterior areas at Lots 29 and 31 are currently used to store equipment and supplies for his contracting company. Mr. O'Connor had no other specialized knowledge or experience, actual knowledge, or knowledge of commonly known or reasonably ascertainable information regarding: 1) information material to recognized environmental conditions or other environmental liabilities in connection with the property; 2) the results of a review of title and/or judicial records for environmental liens/AULs; or, 3) reason(s) for a purchase price that does not reasonably reflect fair market value because of known or suspected contamination.

GBTS assumes that the User requested performance of the Phase I ESA to qualify for one or more Landowner Liability Protections (LLPs) to CERCLA liability and to document potential environmental liabilities on the subject property.

3.1.2 Interviews

Mr. O'Connor (the current property owner of Lots 29 and 31; see Section 3.1.1, above) was identified as a Key Site Manager (a person having good knowledge of the uses and physical characteristics of the subject property) and was additionally interviewed by GBTS personnel regarding property features and site history and use. Pertinent information from this interview is provided in relevant report sections, where appropriate.

3.1.3 Ownership Records

Property ownership information, based on City of Yonkers Assessor's Office and Building Department records, is summarized below. "Date of Ownership" indicates a time the property was owned by the specified entity. [Note: Mr. O'Connor is the owner of the LLCs that currently own Lots 29 and 31].

Tax Lot Parcel (Street Address)	Owner	Date of Ownership
Lot 29 (322 Warburton Avenue)	Warburton Industries LLC (Current Owner)	1/17/2014
	All Star Concrete & Mason Inc.	5/6/2013
	Ira Circle	1/23/2012
	Gise & Co.	9/18/1987
	Gordon Prenoh	Unknown
Lot 31 (316 Warburton Avenue)	316 Warburton Ave LLC (Current Owner)	5/9/2017
	Pennymac Corp	7/13/2016
	James Faulkner	12/11/2001
	Industrial Fab, Inc.	1/10/2001
	Carr Samuel & Frances	Unknown
Lot 34 (312 Warburton Avenue)	City of Yonkers (Current Owner)	12/20/2013
	Center for Urban Reh & Empow	2/7/2005
	Olive Seaton	7/25/1980

3.1.4 Standard ASTM Historical Sources

A summary of environmentally significant information obtained from a review of standard historical sources is provided below. [Note: Any property outlines, as drawn by GBTS on maps and/or photographs, are approximations.]

Sanborn Fire Insurance Maps

GBTS reviewed historical Sanborn Fire Insurance Company Maps dated 1886, 1898, 1917, 1942, 1951, 1956, 1957, 1971, 1978, 1989-1991 and 2004 (relevant copies of these maps are provided in Appendix C).

- 1886- 1898: Municipal water is depicted as being available to the property. No petroleum or chemical bulk storage tanks are noted at the subject property or adjoining properties. Lot 31 contains a two-story dwelling at the northern-central portion, and Lots 29 and 34 are vacant (1886) and then contain two-story dwellings (beginning 1898). The Croton Aqueduct adjoins to the east; all other adjoining properties contain dwellings and/or associated outbuildings. The surrounding area is moderately developed, primarily with residential structures.
- 1917- 1956: Lot 31 now contains Garage A at the northwestern corner (beginning 1942 [map year only shows general uses]); no other changes are noted on the subject property. Northwestern adjoining properties now contain structures labeled as stores (specific uses are unknown) and the southern property contains a large commercial structure with seven stores (beginning 1942; a dwelling is no longer present beginning 1956). Two filling stations with several gasoline tanks are located nearby to the south (beginning 1951) and an automotive repair facility is located nearby to the northwest (1951, only). The surrounding area is now highly developed with residential and commercial uses. No other significant changes are noted.

- 1957- Lot 29 now contains a single-story building at the western portion, labeled as a store (1957)
1971: and then as a dry cleaning facility (beginning 1971). The northwestern adjoining property is labeled as a dry cleaning facility and the southwestern adjoining property is now vacant (beginning 1971). No other significant changes are noted.
- 1978- Lot 29 is shown to be vacant (1978) and then contains a single-story commercial structure
2004: labeled built 1979 (beginning 1989). The dwelling on Lot 34 is no longer present (beginning 2004). Western-central adjoining properties are now vacant (beginning 1989). Previously noted filling stations are no longer present (beginning 1989 and 2004). No other significant changes are noted on adjoining or nearby properties.

City Directories

GBTS reviewed historical city directories dated 1972, 1977, 1982, 1987, 1992, 1995, 2000, 2005, 2010 and 2014 for the subject property and for several adjoining properties (data sources are provided in Appendix D). Occupants of the building on Lot 29 have included Warburton Valet (1972), Plaza Cleaners (1972-1987), Rappaport Cleaners (1972-1987), and Rappaport Hyman Estates, Inc. (1992-2010). Occupants of the building on Lot 31 have included pest control companies (1972-1982), P&V Gas Service (1982), a towing service (1982), Industrial Fabrications (2000-2014) and several other commercial uses. A residential tenant is identified at Lot 34 (1987, only).

The northwestern adjoining property at 325 Warburton Avenue is identified as Glenwood Cleaners (1972-1982), and the northwestern adjoining property with a former address of 28 Point Street is identified as Rappaport Cleaners (1977, only). Both sites are topographically downgradient and releases (if any) would not likely significantly impact the subject property. No other uses of adjoining properties were identified that are likely to represent a significant environmental threat to the subject property.

Supporting information for the database review presented in Section 3.2 includes a non-ASTM database of potential dry cleaners, based on historical business directories. Lot 29 (Rappaport Hyman Estates, Inc.) has been identified as a potential historical dry cleaner from 1973-2011 (the dry cleaners noted above at adjoining properties are also identified).

3.1.5 Municipal and Regulatory Agency Records

Assessor's Office Records

City of Yonkers online Assessor's Office data for the subject property were accessed on March 26, 2020 using the Image Mate Online System. Notations made on the online property cards indicate the following: Lot 29 formerly contained a two-story dwelling that was built circa 1890 (demolished in 1976) and currently contains a single-story dry cleaner building built in 1976; Lot 31 contains a two-story dwelling built in 1958 (likely to be an estimate for assessment purposes), Garage A built in 1930 and Garage B built in 1980; and, Lot 34 is currently vacant (no on-site structures are noted) and formerly contained a two-story dwelling that was demolished in 1999 due to fire damage. No other information pertinent to the

environmental integrity of the subject property was present in these records. Readily available property ownership information is summarized in Section 3.1.3.

Building Department Records

City of Yonkers Building Department records for the subject property were reviewed on March 26, 2020. The following relevant information was noted:

Lot 29:

- Building permit (1955) to construct a new store;
- Certificate of occupancy (CO; 1956) for the multi-family residential use of an on-site three-story building;
- CO (1956) for the use of a single-story building as two retail stores;
- Building permit (1976) for the demolition of a dwelling;
- Building permit (1976) to construct a single-story building (the property card notes "new building from old shell", likely indicating that the existing building was altered to create the current on-site building); and,
- CO (1977) for the use of a single-story building as a dry cleaning facility.

Lot 31:

- Complaint (2001) for the rear garage being used for commercial purposes; and,
- Violation (2002) indicating that the property is conducting business on the first floor (office for answering service) and on the second floor (cable vision studio).

Lot 34:

- Complaint (1995) for fire damage to the dwelling and debris in the front yard;
- Building permit (1989) to remove asbestos in basement; and,
- Building permit (1999) to demolish the on-site dwelling.

No other information pertinent to the environmental integrity of the subject property was present in Building Department records provided for review.

Local Agency Interviews

A request was made on March 20, 2020 to search available NYSDEC records for information regarding the subject property. According to the NYSDEC, that agency does not maintain files identified with the subject property address.

3.1.6 Previous Environmental Reports

GBTS did not review any relevant previous environmental reports (site assessment, investigation, remediation or closure reports, or similar documents) for the subject property.

3.2 Review of Federal and State Agency Records

Federal and state records were reviewed for documentation of environmental conditions and/or liabilities relevant to the property.

3.2.1 Methodology

The following ASTM Standard Environmental Record Sources (as available for the subject property's locality) were reviewed (search distances are consistent with, or exceed, ASTM requirements).

- Federal National Priority List (1.0 mile) and delisted National Priority List sites (0.5 mile)
- Federal SEMS (formerly CERCLIS) list and SEMS NFRAP site list (0.5 mile)
- Federal RCRA CORRACTS facilities list (1.0 mile)
- Federal RCRA non-CORRACTS TSD facilities list (0.5 mile)
- Federal RCRA generators list (subject/adjoining properties)
- Federal ERNS list (subject property)
- Federal, State, and Tribal Institutional Control / Engineering Control registries (subject property)
- State- and Tribal-equivalent NPL (1.0 mile)
- State- and Tribal-equivalent SEMS (0.5 mile)
- State and Tribal Brownfield and voluntary cleanup sites (0.5 mile)
- State and Tribal leaking storage tank lists (0.25 mile)*
- State (including locally administered) and Tribal registered storage tank lists (subject/adjoining properties)
- State and Tribal landfill and/or solid waste disposal site lists (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.*

Additional Environmental Record Sources (as available for the subject property's locality) were reviewed to enhance and supplement the review of standard sources, including: spill file records; oil storage facility lists; radon data; wastewater discharge permits; and federal Toxic Release Information System (TRIS) and Facility Index System (FINDS) databases.

A copy of relevant portions of a database search conducted by Environmental Data Resources, Inc. (EDR) for GBTS is provided in Appendix E. Not all sites identified in the attached database search may be referenced below, as some sites may have been excluded based on one or more of the following: ASTM requirements; GBTS's scope of services or professional opinion; and/or information obtained during the review of historical records and the site inspection. Some information may have been deemed to not be practically reviewable as defined in ASTM E1527 (e.g., records lack adequate address information). Sites or additional information not included in the database search may also be referenced based on GBTS's knowledge of the subject property area.

GBTS's opinion is presented for any sites identified within the specified approximate minimum search distances as to any possible impacts that might result in RECs in connection with the subject property, arising from the migration of contaminated soil, soil vapor and/or groundwater. Evaluation of potential impacts to the subject property is based on: distance and direction to the identified site; type of regulated materials and other relevant information found in available records; presence of intervening roadways

and/or other physical conduits; local physical setting (topography, soil conditions, geology, hydrology, etc.); and other information known to GBTS.

In accordance with ASTM E1527-13, this Report assesses the potential for hazardous vapors to migrate onto or within the target property. To accomplish this task, GBTS has performed an evaluation of potential Vapor Encroachment Conditions (VECs) arising from identified sites, consistent with a "Tier 1" screening as specified in ASTM E2600-15 (including a review of database records as well as analysis of historical uses, physical setting information and other known information).

3.2.2 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 List (NPL) of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions; Superfund Enterprise Management System (SEMS, formerly CERCLIS) list of sites that are proposed to the NPL or that are in the screening and assessment phase for possible proposal to the NPL; SEMS-Archive list (formerly CERCLIS NFRAP), which are former SEMS sites that were delisted because no significant contamination was found, or because the site has been remediated; or Federal Brownfields list of sites with known or potential contaminants receiving federal cleanup funding. The subject property is not identified on available USEPA Institutional Control/Engineering Control registries.

The following relevant site has been identified:

<u>Site Name</u>	<u>Site ID</u>	<u>Distance/Direction</u>	<u>Database</u>
Hudson River PCBs	NYD980763841	0.18 mile, NE	SEMS

Based on a review of reported information, this site is not likely to impact the subject property.

State Sites

Inactive Hazardous Waste Disposal Sites

NYSDEC maintains a Registry of Inactive Hazardous Waste Disposal Sites (IHWDS), a state equivalent to the federal NPL, which are commonly referred to as "Registry" or "Superfund" sites. Sites are placed on the Registry if there is evidence that hazardous waste was disposed and a determination has been made that a significant threat to public health is present. Once a site has been remediated, it is reclassified or removed from the Registry (delisted) to indicate that the significant threat(s) has been addressed. Non-Registry sites may (but usually do not) also present significant threats. The property is not identified as a NYSDEC IHWDS site, and has not been listed as a site under investigation for inclusion in the IHWDS Registry (a state equivalent to the federal SEMS List).

The following relevant site has been identified:

<u>Site Name</u>	<u>Site ID</u>	<u>Distance/Direction</u>	<u>Classification Code</u>
BICC Cables	360051	0.18 mile, W	4 – closed, management required

Based on a review of reported information, this site is not likely to impact the subject property.

Voluntary Cleanup, Brownfields Cleanup, and Environmental Restoration Programs

Contaminated properties that are not Registry sites may be listed in NYSDEC database records based on participation in the Voluntary Cleanup (VCP), Brownfields Cleanup (BCP) or Environmental Restoration (ERP) NYSDEC environmental remediation programs. The subject property has not been identified as a NYSDEC remedial program site.

Six BCP sites, one ERP site and one VCP site are located between 0.17 and 0.46 miles from the property. Based on a review of reported information, these sites are not likely to impact the subject property.

New York Institutional and Engineering Controls

The subject property is not identified in NYSDEC Institutional and Engineering Control databases.

Federal Hazardous Waste Handlers

The SEMS database details facilities that report treatment, storage or disposal of hazardous waste (TSD facilities) or generation or transportation of hazardous waste. Facilities that have been notified by the USEPA to take corrective action regarding their handling of hazardous waste are 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.

The following relevant site has been identified:

<u>Site Name</u>	<u>Site ID</u>	<u>Distance/Direction</u>	<u>Database</u>
Reiter Drum & Barrel Co, Inc.	NYD000824565	0.83 mile, NE	CORRACTS

Based on a review of reported information, this site is not likely to impact the subject property.

Generators or Transporters (Non-CORRACTS)

Lot 29 (Rappaport Cleaners) is identified in USEPA records as a very small quantity generator in 2007, a conditionally exempt small quantity generator in 2006, and a small quantity generator in 1986 and 1999 (EPA ID: NYD030461982). Listed materials include spent halogenated solvents (including chlorinated solvents). State manifest records indicate the handling of trichloroethylene (TCE), tetrachloroethylene (PCE), 1,1-dichloroethylene and chromium in 2010 and 2012. Solvent releases at this former dry cleaning facility may have impacted the property.

No generators or transporters of hazardous waste are located on adjoining properties.

Landfills and Solid Waste Disposal Facilities

The state 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 a half mile of the property.

Chemical Bulk Storage (CBS)

The subject property and adjoining properties are not identified in database records as CBS facilities. Observations made during the site inspection did not indicate the presence of chemical bulk storage on the subject property or at adjoining properties.

Petroleum Bulk Storage (PBS)

The Westchester County Department of Health (WCDOH) is a designated administrator of the NYSDEC PBS program and maintains the current database of County PBS facilities. PBS database searches conducted by EDR include the WCDOH database and older PBS records maintained by the NYSDEC prior to WCDOH administration of the program.

The subject property and adjoining properties are not identified in database records as either regulated or unregulated PBS facilities. Observations made during the site inspection did not indicate the presence of petroleum bulk storage on the subject property or at adjoining properties.

Major Oil Storage Facilities

The subject property is not listed with the NYSDEC as a major oil storage facility (MOSF).

The following relevant site has been identified:

<u>Site Name</u>	<u>Site ID</u>	<u>Distance/Direction</u>	<u>Total Capacity</u>
A. Tarricone, Inc.	3-2440	0.49 mile, SW	5,093,275 gal

Based on a review of reported information, this site is not likely to impact the subject property.

Federal Chemical and Petroleum Spills

The USEPA Emergency Response Notification System (ERNS) database documents 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.

State Chemical and Petroleum Spill and Leaking Underground Storage Tank Events

NYSDEC database records were reviewed to determine possible impacts from leaking tanks and other reported releases within a quarter mile of the subject property. No spill events are known to have occurred at the subject property.

One open spill event is reported for the northwestern adjoining property at 323 Warburton Avenue. Spill number 1607103 was reported on October 19, 2016 after soil contamination was observed during the removal of a 550-gallon tank. No remedial or cleanup actions are noted. Ten additional open spills are reported for properties within the search radius. Based on GBTS's review of reported information, including intervening roadways, downgradient locations and/or the distance, these open spill events are unlikely to have impacted the subject property. No other relevant spill events were identified in database records.

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.

Wastewater Discharges

No USEPA National or NYSDEC State Pollutant Discharge Elimination System (NPDES or SPDES) permit was identified for the subject property. No operations likely to require a NPDES or SPDES permit were noted on the subject property. According to municipal records, the subject property is connected to the municipal wastewater system. No adjoining properties are registered 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). Other regulatory authorities (e.g., OSHA) have established guidance levels that are directly related to specific site activities (a determination as to applicable radon guidance levels is beyond the scope of this report). Available radon information for the subject property's vicinity is summarized below (all radon levels provided in picoCuries/liter [pCi/l]).

NYSDOH Radon Information	Town of Warwick	Orange County
Number of Homes Tested	401	2,492
Average Radon Level	4.19	2.88
Percent of Homes >4.0 pCi/l	50.1	38.6

These average radon levels are above the USEPA's guidance value of 4.0 pCi/l and it is therefore likely that there are elevated radon levels on the subject property. According to available information, radon testing has not been conducted on the subject property.

Vapor Encroachment Conditions at Identified Sites

Information obtained during the database review was evaluated consistent with the Tier 1 screening process presented in ASTM E2600-15. Based on this review, releases at identified sites are not likely to have resulted in vapor encroachment at the subject property; note, however, that potential releases from the former dry cleaner on Lot 29 may have resulted in vapor contamination.

3.3 Site Inspection

Note: The interior of the residence (with the exception of the basement) and Garage A could not be accessed during the site inspection (tenants did not grant permission to enter apartments and the garage had a collapsed overhead door).

3.3.1 Protocol

The site inspection was conducted on March 17, 2020 to address any potential concerns raised during the investigation of the site's history (Section 3.1) and the regulatory agency records review (Section 3.2), 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 3.3.2 describes the physical characteristics of the subject property. Section 3.3.3 is divided into topics on specific environmental conditions or concerns, actual or potential, noted on the subject property during the site inspection. Section 3.3.4 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 areas of concern (if any) is provided on Page 8, and photographs of the subject property are provided in Appendix A.

3.3.2 Physical Characteristics of the Subject Property

3.3.2.1 Property

The subject property is comprised of three, contiguous tax-lot parcels, totaling 1.06 acres, which has 117 feet of frontage on the eastern side of Warburton Avenue and 266 feet of frontage on the northern side of Wicker Street. Lot 29 (to the north) contains a single-story storage building at the western portion, and Lot 31 (to the center) contains a two-story residence at the central portion and two, single-story garages at the northwestern corner ("Garage A") and eastern portion ("Garage B"). The remainder of these lots are comprised of paved and unpaved driveways/storage areas, and landscaped areas (a majority of these areas are currently used to store construction equipment and supplies). Lot 34 (to the south) contains the Greyston Community Garden at the central portion and wooded land. Concrete block wall and chain-link fences generally define all property borders.

3.3.2.2 Structures

The building on Lot 29, and Garages A and B on Lot 31, are single-story masonry structures with flat roofs and slab-on-grade foundations. Building exteriors are generally unfinished (some portions are painted and/or covered in stucco) and the roofs are covered by tar and/or rubber. Available information indicates that the building on Lot 29 dates from 1976, Garage A dates from 1930 and Garage B dates from circa 1980. The building on Lot 29 contains a small mezzanine at the northeastern corner. These buildings are currently used to store construction equipment and supplies for Mr. O'Connor's contracting company (note: Garage A could not be inspected during the site inspection; however, according to Mr. O'Connor, the garage does not contain any petroleum products and/or chemicals). Building interiors are generally unfinished.

The residence on Lot 31 is a two-story wood frame building with a full basement and a pitched roof. Exterior siding is vinyl and the roof is covered by asphaltic materials. City of Yonkers Assessor's Office

records indicate that the building dates from 1903; Sanborn maps, however, indicate that the building dates from as early as 1886. According to Mr. O'Connor, the building contains three residential units (these areas were not accessible during the site inspection). The basement is unfinished.

Potable Water Supply

According to Assessor's Office records, potable water is obtained from 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 serviced by the municipal sewer system.

Heating/Cooling

According to Mr. O'Connor, the structure on Lot 29 is not currently heated or cooled, and was formerly heated with natural gas. The residential structure on Lot 31 is heated with hot water generated by a natural gas-fired boiler in the basement. Cooling is provided by window-mounted air conditioning units. A natural-gas water heater is located near the boiler. Garages A and B are not heated or cooled.

3.3.3 Specific On-Site Environmental Conditions

Debris Areas

Demolition debris (including concrete, brick and wood) is located throughout the western wooded portion of Lot 34, and scattered household trash is located throughout the wooded portions. Demolition debris is a potential source of materials containing lead and asbestos.

Petroleum Storage

Several containers of hydraulic oil, with stained surfaces, are located near the southwestern exterior wall of Garage B. These containers appeared to be stored on exposed soil, which was observed to be stained.

Several small containers of petroleum products (lubricants, etc.) are located throughout Lot 29 (in the building and at unpaved storage areas) and Garage B. No staining or other evidence of a release from these containers was observed. No other small quantities of petroleum products, aboveground storage tanks or indications of underground petroleum storage tanks (e.g., fill ports or vent pipes) were observed on the subject property.

Chemical Storage

Several small containers of chemicals (including adhesives) are located at the northern-central portion of Lot 29 (under the pavement) and throughout Garage B. No staining or other evidence of a release from these containers was observed during the site inspection. No other small quantities of chemical products, aboveground chemical storage tanks or indications of underground chemical storage tanks (e.g., fill ports or vent pipes) were observed on the subject property.

Asbestos-Containing Materials

Asbestos-containing materials (ACM) are those materials containing over 1% of any type of asbestos. Asbestos has been incorporated into a wide variety of building products based on its thermal and resilient qualities, including insulation, texture-finished ceiling and wall materials, sprayed- or troweled-on structural coverings, floor and ceiling tiles, wallboard systems, and siding and roofing materials. Although ACM are no longer used as extensively as they were prior to the 1970s (when the federal government began regulating and/or prohibiting the use of ACM in specific applications), asbestos may still be found in common building products used today. The presence or absence of asbestos within a material can only be determined through the physical analysis of material samples. No asbestos surveys are known to have been conducted on the subject property. A determination of potential ACM was limited to visual observations of readily accessible materials. According to Building Department records, a building permit was issued in 1989 to remove asbestos from the basement of the former dwelling on Lot 34.

Suspect materials observed during the site inspection included roofing. All materials appeared to be in good condition. Construction materials not readily observable during the site inspection (e.g., mastics, caulking, pipe insulation present within walls, etc.) could potentially contain asbestos.

Lead-Based Paint

Lead-based paint (LBP) is paint containing at least 0.5% lead by weight. The presence of LBP presents a risk of both environmental contamination and potential health impacts from inhalation and/or ingestion of paint dust or chips (lead in paint has been regulated since 1978). The presence or absence of lead in painted surfaces can only be determined through the physical analysis of material samples. According to available information, a LBP survey of the subject property has not been conducted. The date of construction of the on-site buildings (prior to 1978) indicates that LBP may have been used during initial construction and/or subsequent maintenance work. All exterior painted surfaces observed during the site inspection were in good condition.

Wastewater Discharges

The term "wastewater" indicates water that: (1) is or has been used in an industrial or manufacturing process; (2) or is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant; (3) or conveys or has conveyed sewage (water originating on or passing through or adjacent to a site, such as stormwater flows, is not generally considered to be wastewater). No evidence of wastewater discharges into drains, ditches, or streams on or adjacent to the property was observed during the site inspection.

Interior Floor Drains/Sumps/Conduits

No interior floor drains, sumps, or other potential significant conduits to the subsurface were observed during the site inspection.

Stormwater Management and Exterior Drains/Sumps/Conduits

A drain is located near the eastern exterior wall of the building on Lot 29. No staining, odors, or other evidence of contamination was noted in or near the drain. According to Assessor's Office records, all

drains lead to the municipal stormwater system. No other exterior stormwater catch basins, drains, sumps, or other potential significant conduits to the subsurface, or indications of liquid discharges into drains, ditches, or streams on or adjacent to the property, were observed on the subject property.

Staining/Corrosion/Leaks

Staining was observed on and in the vicinity of several containers of hydraulic oil located near the southwestern exterior wall of Garage B. 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) was observed during the site inspection.

Topographic Irregularities

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

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 observed on the subject property.

Surface Waters

No surface water bodies are located on the subject property.

Odors

No unusual odors indicative of the presence of contamination were noted during the site inspection.

PCBs

Polychlorinated biphenyls (PCBs) were widely used in equipment such as transformers, capacitors, and hydraulic equipment until 1979 when the USEPA regulated their use in this capacity. No equipment likely to contain PCBs was noted on the subject property.

3.3.4 Environmental Concerns at Adjoining and Nearby Properties

Adjoining and nearby properties were observed from the subject property and from public thoroughfares to identify any recognized environmental conditions or other potential environmental concerns. No conditions likely to significantly impact the subject property were observed during the site inspection.

3.4 On-Site Environmental Investigations

On-site environmental sampling was not conducted by GBTS in conjunction with the Phase I ESA.

4.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

Gallagher Bassett Technical Services (GBTS) performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 to identify recognized environmental conditions (RECs), historical RECs (HRECs) and/or other significant environmental liabilities resulting from or associated with the storage, use, transport, or disposal of hazardous or regulated materials at the property located at 312, 316 and 322 Warburton Avenue, City of Yonkers, Westchester County, New York. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Identified RECs are presented in Section 4.1. GBTS's findings, conclusions and recommendations regarding RECs, other potential environmental liabilities associated with the property, and de minimis conditions are presented in Sections 4.2 through 4.5.

4.1 Recognized Environmental Conditions

Significant Data Gaps

The following significant data gaps have been identified, which have raised concerns regarding the presence or absence of RECS:

- Lack of access Garage A on Lot 31.

Overview of Identified RECs

This assessment has revealed evidence of the following RECs in connection with the property:

- Potential solvent releases from former on-site dry cleaning facility on Lot 29 – Sections 4.2 and 4.3
- Petroleum staining on and beneath containers near the exterior wall of Garage B – Section 4.4

This assessment has revealed no evidence of HRECs in connection with the property.

4.2 Site History

The subject property is comprised of three, contiguous tax-lot parcels (Lot 29 to the north, Lot 31 to the center and Lot 34 to the south), developed for residential purposes as early as 1886 and used for various commercial purposes beginning in the 1950s. Lot 29 was formerly occupied by a dry cleaning facility from as early as 1971 until at least 2011. Potential historical releases of dry cleaning solvents represents a REC (impacts from other historical small-scale commercial uses, if any, are expected to be minimal). Lot 34 has been vacant since a former on-site dwelling was demolished in 1999. Current site uses (contractor storage, residential apartments, and community garden) do not represent a significant environmental threat (see, however, Section 4.4 for information regarding petroleum staining).

No further investigation of historical records is recommended. A Phase II subsurface investigation should be conducted to document the presence or absence of solvent contamination.

The potential exists that debris from the demolition of former on-site structures may be present in the subsurface (such debris could contain lead, asbestos, or other regulated materials).

Any future development activities at the property should be conducted with an awareness of the potential presence of subsurface debris and provision should be made for the proper management of any materials that warrant special handling.

4.3 Review of Regulatory Records

322 Warburton Avenue (Lot 29; Rappaport Cleaners) is registered with the USEPA as a former generator of hazardous waste (EPA ID: NYD030461982). Listed materials include spent chlorinated solvents. Potential solvent releases from this former dry cleaning facility may have impacted the property. The property was not otherwise identified during the review of regulatory agency records. No adjoining or nearby properties were identified that are likely to impact the property.

No further investigation of regulatory records is recommended (see Section 4.2).

4.4. Relevant Site Observations and General Concerns

Several containers of hydraulic oil, with stained surfaces, are located near the southwestern exterior wall of Garage B. These containers appeared to be stored on exposed soil, which was observed to be stained. This release of oil is considered a REC.

It is recommended that soil conditions at and near the oil containers be investigated and that all leaking and/or heavily stained containers be removed from the subject property.

Small quantities of petroleum products and chemicals are stored on site; releases from these containers could potentially impact the property.

It is recommended that all petroleum and chemical products be properly stored and that appropriate absorbent materials be maintained in all areas where releases could potentially occur.

A small quantity of demolition debris (including concrete, brick and wood) is located throughout the western wooded portion of Lot 34, and scattered household trash is located throughout wooded portions of Lot 34. Demolition debris is a potential source of materials containing lead and asbestos.

It is recommended that debris materials be segregated into appropriate waste streams (i.e., those which can be disposed of as non-regulated solid waste and those which require special handling) and be disposed of off-site, in accordance with any applicable local, state and federal regulations.

The interior of Garage A on Lot 31 was inaccessible during the site inspection.

It is recommended that the interior of Garage A be inspected in order to document site conditions.

4.5 Non-scope Considerations

Environmental issues and/or concerns that are outside the scope of ASTM E 1527-13 are discussed below.

Limited visual observations by GBTS and the likely dates of building construction suggest that asbestos-containing materials (ACM) and lead-based paint (LBP) may be present. No surveys for ACM or LBP are known to have been conducted.

No further investigation is recommended. An investigation of building materials for the presence of ACM and LBP will be required prior to undertaking building renovations or demolition. Any suspect material encountered during maintenance, renovation, or demolition activities should 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.

Elevated concentrations of radon may be present at the subject property.

It is recommended that radon testing be conducted at the on-site structure on Lot 31.

5.0 SOURCES OF INFORMATION

5.1 Maps and Documents

Environmental Data Resources, Inc. (EDR), City Directory Abstract, 1972, 1977, 1982, 1987, 1992, 1995, 2000, 2005, 2010 and 2014

EDR, Regulatory Database Report, March 20, 2020

New York State Department of Environmental Conservation (NYSDEC), Freshwater Wetlands Map of the Yonkers, New York Quadrangle, accessed online March 2, 2020 via Environmental Resource Mapper at dec.ny.gov

Sanborn Fire Insurance Company Maps dated 1886, 1898, 1917, 1942, 1951, 1956, 1957, 1971, 1978, 1989, 1990, 1991 and 2004

United States Department of Agriculture, Natural Resources Conservation Service, Soil Survey for Westchester County, New York, accessed online March 25, 2020 via websoilsurvey.sc.egov.usda.gov

United States Department of the Interior National Wetlands Inventory Map of the Yonkers, New York Quadrangle, accessed online March 2, 2020 via fws.gov/wetlands/Data/Mapper.html

United States Geological Survey (USGS) Topographic Map of the Yonkers, New York Quadrangle, dated 1998, digital image provided by MyTopo.com

5.2 Local Agency Records

City of Yonkers Assessor's Office online records, reviewed March 26, 2020

City of Yonkers Building Department records, reviewed March 26, 2020

NYSDEC records, requested March 20, 2020

5.3 Communications

Kenneth O'Connor, the User, various dates, March 2020

6.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

The following statements are required by 40 CFR 312.21(d) of the environmental professional(s) responsible for conducting and preparing the Phase I Environmental Site Assessment report.

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 312.

and

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.



Scott Spitzer
Gallagher Bassett Technical Services
Senior Environmental Consultant
Technical Director – Environmental Services

APPENDIX A

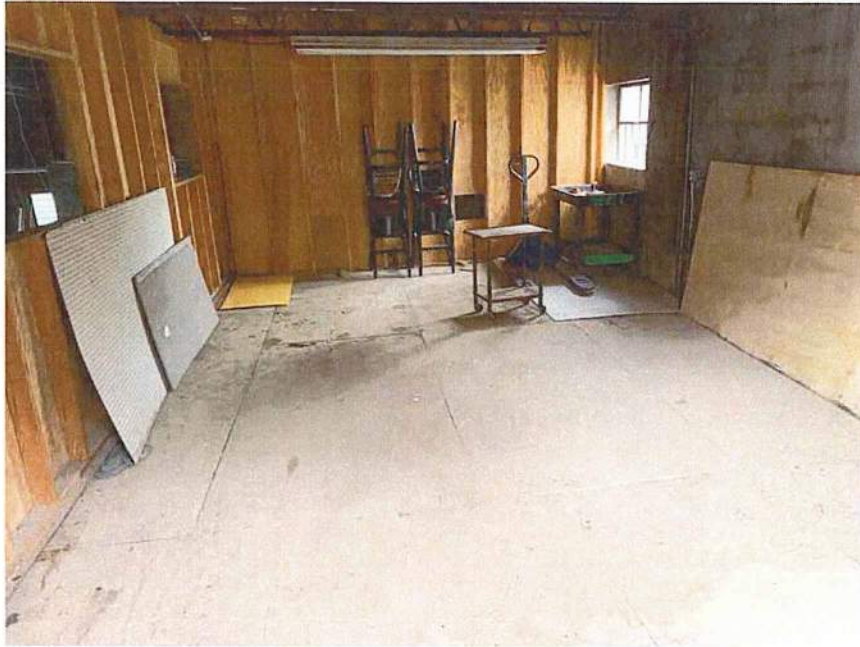
Site Photographs



1. 322 Warburton Avenue (Lot 29; former dry cleaning facility), looking east from Warburton Avenue



2. Building interior (Lot 29)



3. Mezzanine, northeastern corner of building (Lot 29)



4. Drain at eastern exterior wall (Lot 29)



5. Rear area used to store construction equipment and supplies (Lot 29)



6. Exterior petroleum storage (Lot 29)



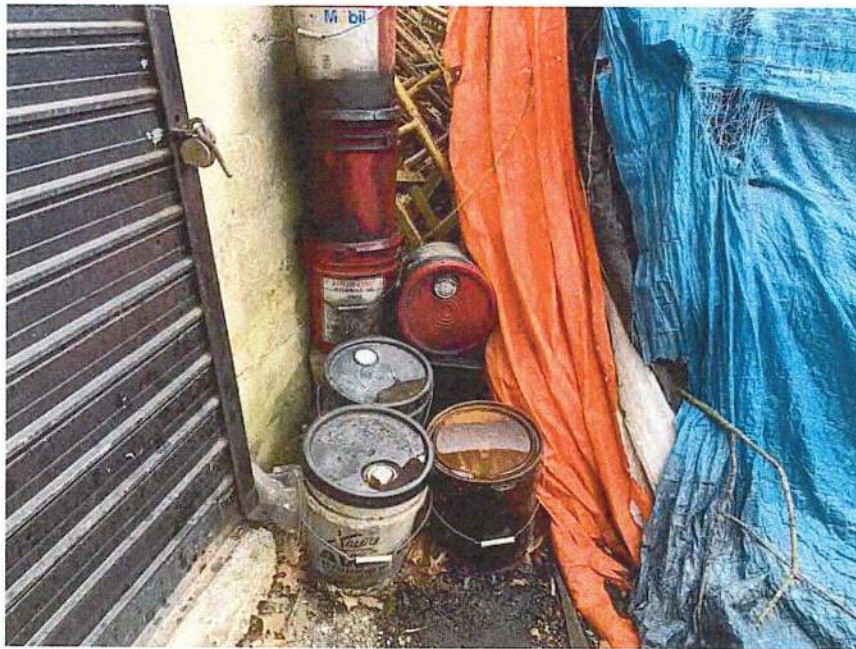
7. 316 Warburton Avenue (Lot 31), Garage A and residence, looking east from Warburton Avenue



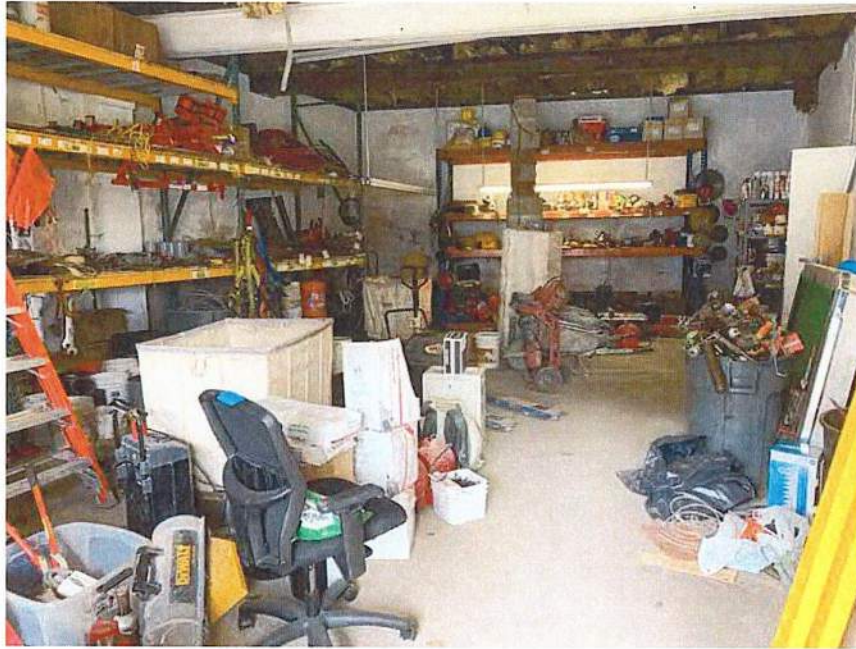
8. Residence, looking northwest (Lot 31)



9. Garage B, east of residential building (Lot 31)



10. Containers of hydraulic oil and surface staining, near southwestern exterior wall of Garage B (Lot 31)



11. Typical interior of Garage B



12. Exterior storage of construction materials (Lot 31)



13. 312 Warburton Avenue (Lot 34), wooded land at southwestern corner of property, looking east from Warburton Avenue



14. Greyston Community Garden, east of wooded land (Lot 34)



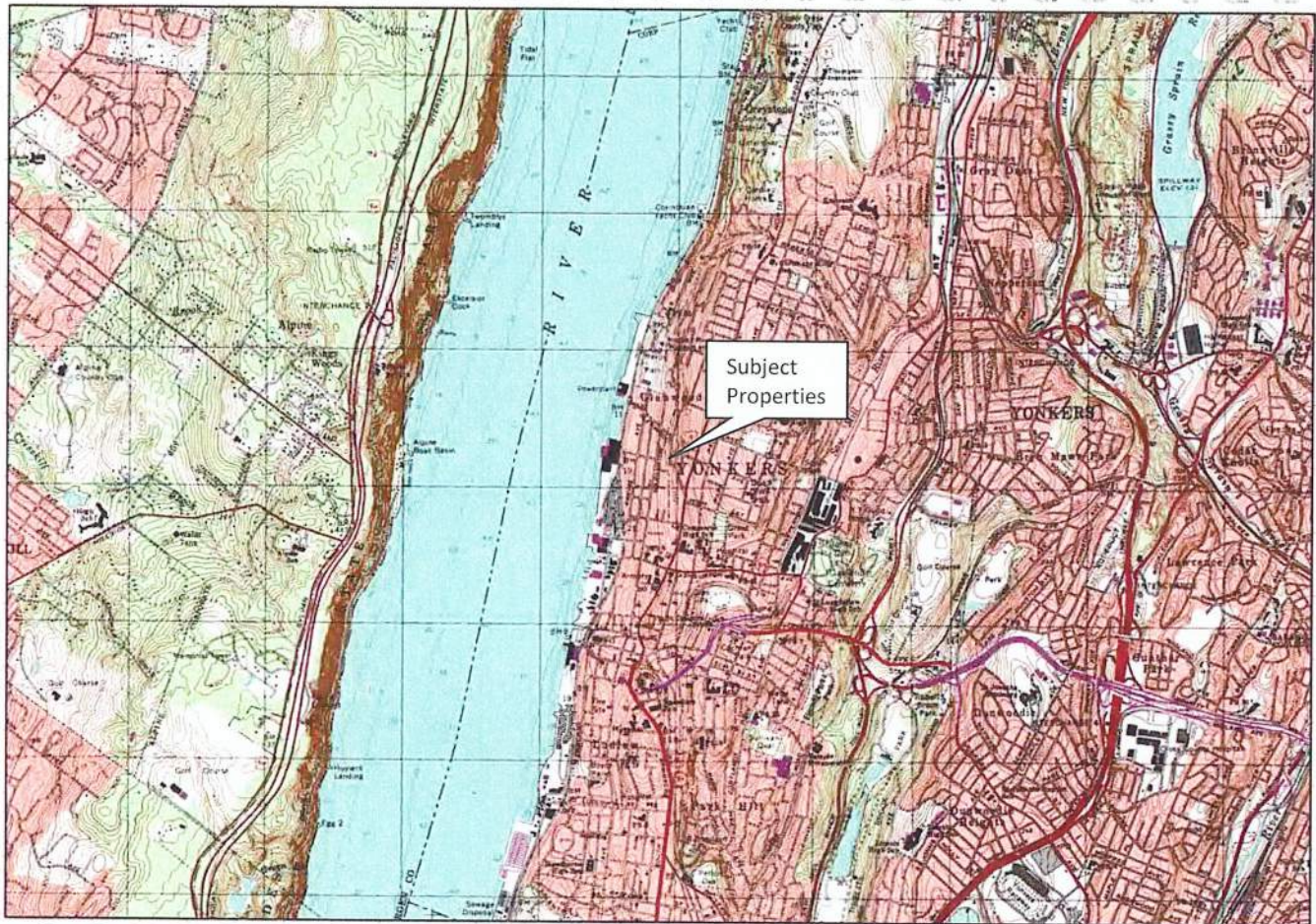
15. Wooded land at southeastern portion of property (Lot 34)



16. Typical debris (western portion of Lot 34), red arrow indicates construction and demolition materials

APPENDIX B

Physical-Setting Maps



Source: USGS Topographic Map of the Yonkers, New York Quadrangle, dated 1998, digital image provided by MyTopo.com

U.S.G.S. Topographic Map
312, 316 & 322 Warburton Avenue
City of Yonkers
Westchester County, New York



File No: 20-0264.01

April 2020

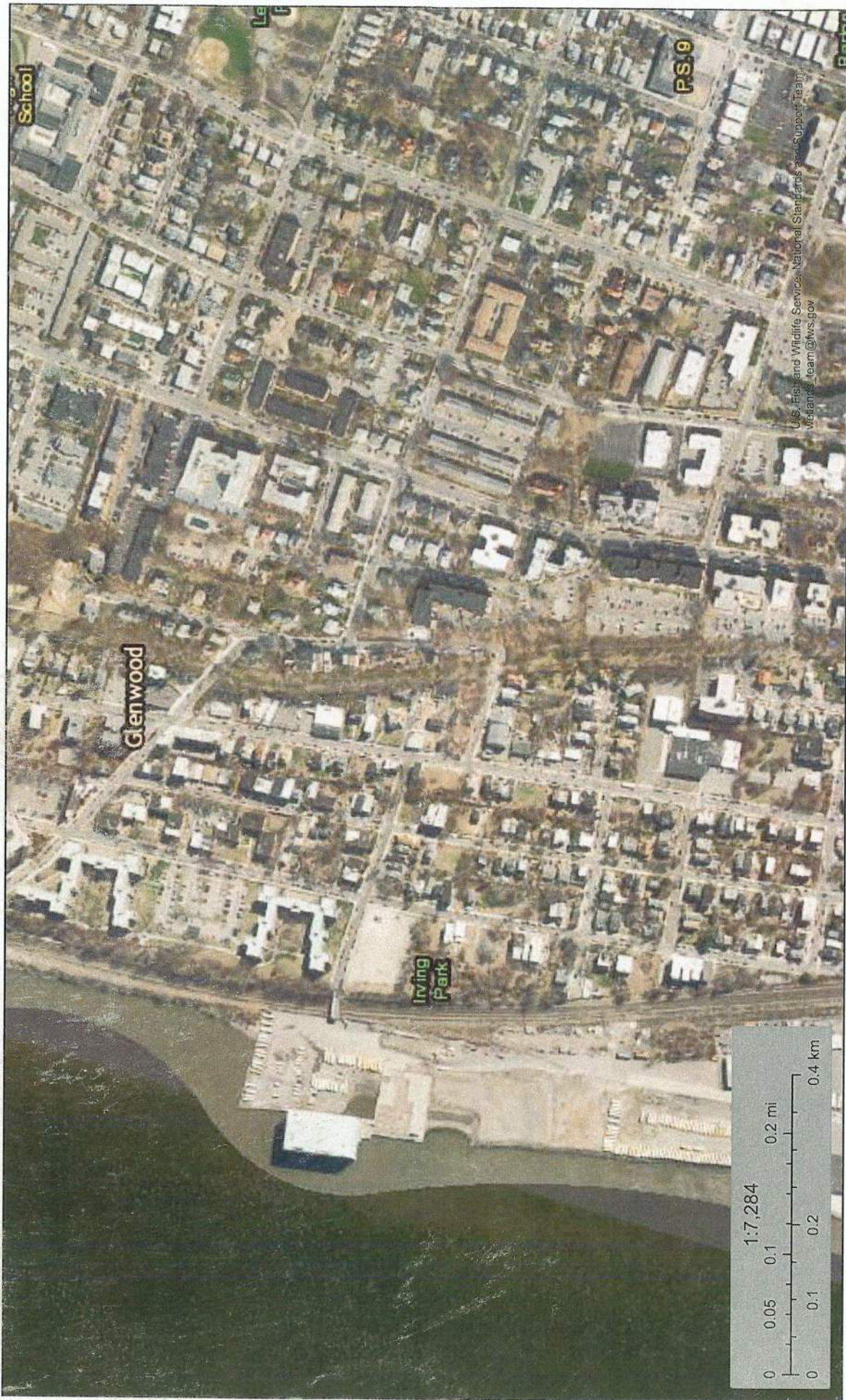
Scale: 1:24000



U.S. Fish and Wildlife Service

National Wetlands Inventory

20-0264.01



U.S. Fish and Wildlife Service, National Standards and Support Team
wetlands.team@fws.gov

March 2, 2020

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

20-0264.01

