COMBINED PHASE I & PHASE II

ENVIRONMENTAL

SITE ASSESSMENT

October 11, 1999

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Services performed by Ecosystems Strategies, Inc. and summarized in this Combined Phase I & Phase II Environmental Site Assessment have been conducted in accordance with Method 1527-97 as developed by the American Society for Testing and Materials (ASTM).

The undersigned has reviewed this Environmental Site Assessment and certifies to Greyston Foundation that the information provided in this document is accurate as of the date of issuance by this office.

Paul H. Ciminello
President

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1.0 Introduction

1.1 Purpose of the Investigation

This Combined Phase I & Phase II ESA ("ESA") identifies environmental conditions which might represent a financial liability resulting from or associated with the storage, use, transport, or disposal of hazardous or regulated materials on the property located at 104 Ashburton Avenue in the City of Yonkers, Westchester County, New York. A full property description is provided in Section 2.1, below.

1.2 Methodology

This ESA has been prepared in conformance with guidelines set forth by the American Society for Testing and Materials (ASTM) Method E1527-97. The specific components of this ESA are as follows:

1. Investigation of the subject property's history and characteristics thrcugh the analysis of historic maps; local and regional maps; municipal records; and information provided by subject property representatives. Complete references are provided in Section 7.0 of this ESA.

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

3. Visual inspection, field work, and documentary research regarding the subject property were conducted on August 31st, September 27th and September 28th, 1999 by Gigi Giacomara, Jay Kaplan, and Mary Martello of Ecosystems Strategies, Inc. ("ESI").

1.3 Limitations

This ESA is an evaluation of the property described in Section 2.1 below and is not valid for any other property or location. It is a representation of the property analyzed as of the dates that services were provided. This ESA cannot be held accountable for activities or events resulting in environmental liability after the respective dates of the site inspection or historic and regulatory research.

This ESA is based in part on certain information provided in writing or verbally by federal, state and local officials (including public records) and other parties referenced herein. No attempt was made to independently verify the accuracy or completeness of this information. Unless specifically noted, the findings and conclusions contained herein must be considered not as scientific certainties, but as probabilities based on professional judgement.

2.0 Site Location and Description

2.1 Description of the Subject Property

The subject property as defined in this ESA consists of the 1.61-acre property located at 104 Ashburton Avenue, City of Yonkers, Westchester County, New York. A map depicting the location of the subject property is provided in Appendix B of this ESA. The subject property comprises one tax lot (City of Yonkers Tax ID: Section 2, Block 2618, Lot 1).

The subject property is an irregularly-shaped parcel that has approximately 195 feet of frontage on the northern side of Ashburton Avenue, approximately 216 feet of frontage on the eastern side of Alexander Street, and extends approximately 295 feet northward from Ashburton Avenue. The western and northern portions of the subject property comprise an unpaved, fenced-in area that is overgrown with vegetation. The central eastern portion of the property is a fenced-in, macadam paved parking lot. Located on the eastern portion of the subject property is a one-story, brick structure that is occupied by a Metro-North substation which extends along a portion of the eastern property border. A concrete retaining wall separates the subject property from the adjoining railroad tracks to the east. Five monitoring wells are located on the subject property. (See Selected Site Features Map in Appendix B for the location of these wells.)

Photographs of the subject property are provided in Appendix A of this ESA. A map illustrating the layout of the subject property is provided in Appendix B of this ESA.

2.1.1 Site Topography

Information on the subject property's topography was obtained from the review of the United States Geological Survey (USGS) Topographic Map of the Yonkers, New York-New Jersey Quadrangle (dated 1966 and photorevised in 1979), and observations made by this office during the August 31, 1999 site inspection. A copy of the USGS Topographic Map with the subject property indicated is included in Appendix B of this ESA.

According to the above-referenced topographic map and observations made during the site inspection, the topography of the area in which the subject property is located has a gentle downward slope to the southeast, towards the Hudson River. The topography of the subject property has surface elevations ranging from approximately 10 to 15 feet above mean sea level (msl). Observations made during the site inspection indicate that the topography of the subject property is relatively level.

A review of the above-referenced topographic map did not indicate the presence of any soil/gravel mining operations. However, patterns indicative of landfilling activities on and to the west of the subject property were labeled on the topographic map.

2.1.2 Site Geology

On September 27, 1999, borings were extended on the property. Site-specific investigation of the subsurface are provided in Section 5.0, Soil Investigation, of this ESA. The presence of an on-site structure, information obtained from the above-referenced topographic map, and physical soil evidence observed during field work activities, indicate soils located on the subject property have been altered by cutting, regrading and/or filling activities.

The United States Department of Agriculture Soil Conservation Service's Soil Survey of Putnam and Westchester Counties, New York (Soil Survey), dated September 1994, was reviewed by this office to ascertain which soil types are likely to be present on the subject property. Provided below is a summary of the information obtained from this review.

According to the Soil Survey, the subject property is located in an area composed of the Udorthents, wet substratum soil unit. These soils are on glacial till plains, outwash plains, terraces, and flood plains. This soil unit consists of somewhat poorly drained and very poorly drained soils that have been altered mainly by filling. The fill material ranges in texture from sand to silt loam. Slopes are dominantly 0 to 3 percent, but they range from 0 to 15 percent. Included with this unit in mapping are small areas of Udorthents that are better drained, areas of urban land, areas of rock outcrop, and undisturbed soils. The urban land is in areas of residential or commercial development. The properties and characteristics of the Udorthents are so variable that onsite investigation and evaluation are required to determine the suitability and limitations for proposed uses.

According to the Soil Survey, depth to bedrock in the Udorthents soil type is greater than sixty inches.

2.1.3 Site Hydrogeology

Information gathered during the field work conducted by this office on August 31, 1999, indicates that groundwater is present on the site between 2.25 and 3.88 feet below existing grade. The direction of on-site groundwater flow is subject to tidal flux. Proximity of the subject property to the Hudson River indicates a northeast to southwest low tidal flow and a southwest to northeast high tidal flow. Direction of groundwater flow and groundwater elevation information gathered during site field work is provided below in Section 4.6 entitled Site Hydrogeology.

2.1.4 Surface Hydrology

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

Wetlands

The New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetlands Map (1973) and the United States Department of the Interior Federal Wetlands Map (1990) of the Yonkers, New York-New Jersey Quadrangle were reviewed by this office. According to a review of these maps, there are no NYSDEC wetlands (areas greater than 12.4-acres) located on or in the immediate vicinity of the subject property. The Hudson River, a federally designated Estuarine, Subtidal, Unconsolidated Bottom (E1UBL) wetland, is the closest federal wetland and is approximately 0.08 mile west of the subject property.

2.2 Description of Surrounding Properties

2.2.1 Surrounding Land Uses

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

Table 1: Land Uses in the Vicinity of Subject Property

Direction	Adjoining Use(s)	Vicinity Use(s)
North	• Liberty Lines Express Bus Garage	•Commercial • Residential
East	• Marfam Industries & Pollack Paint, Inc. • Steven's Paint • A & D Coating	• Commercial • Residential
South	• Empty Warehouse/Office Space (former Polychrome Corporation Ashburton Avenue location) • A. Tarricone Inc. Terminal (ATI)	• Industrial/Commercial • Petroleum Terminal
West	• Westchester County Department of Social Services (former site of Polychrome Corporation/Alexander Street location)	• Industrial • Hudson River

2.2.2 Sensitive Environmental Receptors

A review of available information including maps, as well as observations made during the site inspection indicate that there are no sensitive environmental receptors located on the subject property. The Hudson River is located approximately 0.08 mile west of the subject property. Adjoining and surrounding properties are likely to be connected to the central water system rather than private water supply wells.

3.0 Investigation

3.1 Ownership Records

The information listed below on current or former property ownership is gathered from available sources, including City of Yonkers Assessor's Office records. This ownership summary does not constitute a title search. Provided below in Table 2 is a summary of the ownership information for Section 2, Block 2618, Lot 1.

Table 2: Ownership Information

Parcel ID	Owner	Date
Section 2, Block 2618, Lot 1	Port Authority of New York & New Jersey	unknown
	Hudson View Associates, LLC	March 3, 1999

Review of a title search dated September 20, 1999 prepared by Premier Abstract, Ltd. indicated several additional previous owners including New York Central Hudson Railroad (pre-1946), Westchester Lighting (ca. 1946) and Otis Elevator (ca. 1956 - 1976).

3.2 Site History

The history of the subject property is reconstructed through the review of historic maps, City of Yonkers Assessor's Office and Building Department files, and information provided by subject property representatives.

3.2.1 Sanborn Fire Insurance Maps

A summary of the information obtained from the review of historic Sanborn Fire Insurance Company Maps dated 1886, 1898, 1917, 1942, 1951, 1956, 1957, 1978, 1989, 1990, and 1991 is provided below. Copies of these maps with the subject property outlined are provided in Appendix D of this ESA.

1886: The subject property is labeled as being a portion of the Yonkers Gas Light Company property and as Pier 15. Located on the central portion of the subject property is a two-story purifying house. Located on the southern portion of the map are five smaller structures. Uses for these structures include a switchman's house for the adjoining railway. The western portion of the property is not shown on the map. The proximity of the Hudson River indicates a portion of the subject property may have been the object of land filling activities. Central water is depicted as being available to the subject property.

Adjoining the subject property to the east is the New York City and Hudson River Railway Right of Way. To the north and east of the railway is additional property indicated as the Yonkers Gas Light Company. Residential properties and tenements are located further east. Adjoining the property to the south are the Hudson River (southwest) and residential properties (southeast). The Hudson River is also indicated to the west of the property.

One petroleum bulk storage tank of unknown size is noted on the southern portion of the subject property and is labeled "Oil Tank". Two additional circular structures are noted on the portion of the Yonkers Gas Light Co. property to the east of the railway. The two structures are labeled as Gas Holder No. 1 and Gas Holder No. 2. Gas Holder No. 1 is located approximately 85 feet east and upgradient of the northeastern portion of the subject property. Gas Holder No. 2 is located approximately 160 feet upgradient and east of the central eastern portion of the subject property. No other tanks are noted on adjacent properties, or in the surrounding area. The on-site structure as well as structures located in the vicinity of the subject property do, however, have vertical pipes shown. These pipes usually indicate the presence of a chimney but occasionally indicate the presence of an internal fuel tank.

1898: Occupying the central portion of the subject property are the two-story purifying house and three other structures. Two one-story buildings are labeled as store houses. The third structure is indicated as a square two-story "large oil tank". This tank does not appear to be the same oil tank depicted in the previous map. The previously depicted tank is no longer shown. The property is no longer indicated as being utilized by the Yonkers Gas Light Company. On the southeastern portion of the property, a one story dwelling is present in the area formerly occupied by the switch house and other structures. No other changes are noted on the subject property.

Adjoining the subject property to the north is a roadway, Bridge Place. To the west is also a roadway, indicated as Alexander Street. Significant land filling activity is indicated in the area. To the west is Barber Asphalt Company and to the southwest are Archibald Lumber Company (in the former location of the Hudson River) and Standard Oil Company (formerly occupied by residential structures). The area surrounding the subject property has been further developed with fewer residential structures and more commercial use structures.

Several petroleum or chemical bulk storage tanks are noted on adjoining parcels or in the surrounding area. On the Standard Oil property to the south, one iron tank of unknown contents is indicated. This tank is located approximately 150 feet south of and on-grade with the subject property. To the east on the Yonkers Gas Light Company property, three large circular structures are labeled Gasometer and numerous generators are noted. Two of these three Gasometers most likely correspond to the two previously depicted Gas Holders on the Yonkers Gas Light Company property. The third Gasometer is located approximately 100 feet east and upgradient of the subject property, between the other two Gasometers.

1917: The subject property is now indicated as the Westchester Lighting Company. One on-site storage building appears to have been expanded and divided into separate sheds. The other on-site storehouse is no longer present. In addition to the previously depicted oil storage structure, six other tanks are depicted on the southern portion of the property. Three of these tanks are indicated to contain crude oil. A coal pile is indicated on the northern portion of the property. The eastern border is indicated by a concrete retaining wall. An undertrack passage is indicated between the subject property and the adjoining Westchester Lighting Co. parcel to the east. No other changes are noted on the subject property.

The adjoining parcel to the north is not indicated on the map. Bridge Place, the roadway formerly shown as adjoining the subject property to the north, is now labeled as Babcock Place. A wooden bridge is indicated here. West of the subject property the asphalt company has been converted to the Yerks and Company Lumber and Coal and the Gwinzburger and Wiell Fat & Bone Collecting Station. Two other coal companies are present to the south, the Hudson Fuel Company and the William F. Harrison Coal and Wood Company. The property to the south remains occupied by Standard Oil Company although the configuration of buildings on the property has altered. Areas to the east formerly occupied by residences are shown as occupied by the Otis Elevator Company, Swift and Company, and Armour & Company. The railroad tracks to the east of the subject property are now indicated as belonging to the New York Central Railroad (Hudson River Division) rather than to New York Central & Hudson River Railway.

Several petroleum or chemical bulk storage tanks are noted on adjoining or surrounding properties. The previously depicted iron tank on the Standard Oil property to the south is gone. Four oil tanks are now shown on this property. These tanks are depicted approximately 150 south of and on-grade with the subject property. The three upgradient gasometers formerly depicted on Yonkers Gas Light Co. property to the east of the railroad tracks are now shown as two iron gas tanks and a third tank which appears to be labeled as a tap tank. The two iron gas tanks are indicated as each having a capacity of 263,000 cubic feet.

1942: The structures previously located on the subject property are no longer present. The property remains labeled as Westchester Lighting Company. Four small structures of unknown usage and size are located near the property border with Alexander Street and Babcock Place. Another structure of unknown size and usage is located on the southwestern corner of the property (near the intersection of Alexander Street and Ashburton.) No petroleum or chemical bulk storage tanks are noted on the subject property.

The Yerks & Co. Coal and Lumber and the Gwinzburger & Wiell Fat and Bone Collecting Station are no longer depicted as adjoining the subject property to the west. The J.A. Mahlstedt Lumber Company is now depicted here. A portion of this property has been subdivided and is occupied by Westchester Lighting Company. The adjoining property to the north contains a freight house adjacent to the railway. Surrounding property ownership remains industrial and commercial. A large number of parcels to the south of the property are indicated as the Alexander Saunders and Ervin Saunders Estate and belonging to the City of Yonkers. Several properties to the south are indicated as belonging to the Otis Elevator Company.

Various changes in petroleum or chemical bulk storage tanks are noted on adjoining properties or in the surrounding area. Tanks are no longer indicated on the Westchester Lighting property to the east. However, additional tanks are noted to the south of the subject property. Four tanks of unknown contents are located on the Hudson Fuel Company property to the southeast, approximately 200 feet downgradient of the subject property. Three iron tanks are shown on the Standard Oil Company of New York property to the south of the subject property, replacing the four previously depicted oil tanks. These tanks are located approximately 150 feet south of and on-grade with the subject property. An additional eight iron tanks are noted on the property now owned by Standard Oil across Alexander Street (formerly a portion of the Harrigan Coal and Wood property). These tanks are located approximately 350 feet southwest and downgradient of the subject property.

1951: No structures are noted on the subject property. One structure has been erected on the southwestern corner of the block on which the subject property is situated. References to the Westchester Lighting Company are no longer indicated on the subject property, the adjoining property to the east of the railroad tracks, or on the adjoining property to the west across Alexander Street.

A structure for machine shop storage is shown on the adjoining property to the east of the tracks. The Standard Oil Company is no longer depicted at the Ashburton Avenue location to the south. The Polychrome Corporation is now depicted at this location. Tanks are no longer indicated at this location. The J. A. Mahlstedt Lumber Co. is no longer shown on the adjoining property to the west across Alexander Street. The adjoining property now depicted to the west is indicated as the Arthur G. Blair, Inc. Boat Building and boatyard. Several shed structures, a machine shop and a castor oil products building are depicted on the property. Docking facilities also appear to extend into the Hudson River. Dockage is also noted at the Standard Oil Company location on Alexander Street to the southwest of the subject property.

The surrounding areas to the north and to the east of the subject property are not shown on this map. Many of the properties formerly shown to the south of the subject property, including those belonging to the Alexander Saunders and Ervin Saunders Estate, the City of Yonkers, and the Otis Elevator Company, are no longer depicted. Among the properties now shown to the south are a Post Office garage, a baker's supplies warehouse, a foundry, and a machine shop, and the Westchester Ferry Corporation.

Four of the eight iron tanks previously depicted on the Standard Oil property on the west side of Alexander Street are no longer shown. An additional 40' wide iron tank is depicted to the west of the remaining four tanks which are enclosed by a concrete wall and each of which is also indicated as being 40' in diameter. This tank is located approximately 400 feet southeast and downgradient of the subject property. No other petroleum or chemical bulk storage tanks are depicted on adjoining or surrounding properties.

1956: No significant changes are noted on the subject property. The structure to the east of the subject property that was previously indicated for machine shop storage is now indicated as machine shop and paint storage. An additional storage warehouse is depicted on the Polychrome Corporation property adjoining the subject property to the south across Ashburton Avenue. The adjoining parcel to the southwest is no longer occupied by the Hudson Fuel Company. Tanks are no longer indicated on this property. The Arthur G. Blair, Inc. Boat Building and boatyard are no longer shown on the adjoining property to the west across Alexander Street. No other changes are noted to adjoining properties or to the surrounding area.

1957: The subject property is indicated as parking. The structure indicated in the southwestern corner of the subject property is now labeled as motor oil storage. No new structures or other changes are noted on the subject property. An automobile repair and filling station are indicated on the adjoining property to the southeast across the railway. No tanks are indicated on the filling station property. No other significant changes are noted on adjoining or surrounding properties.

1978: No changes are noted on the subject property.

Several changes are noted on adjoining properties. The adjoining property to the east of the subject property is occupied by additional storage buildings. The Polychrome Corporation on the adjoining property to the south across Ashburton Avenue has expanded its operations further south to include more warehousing. The structures on the northern portion of this Polychrome property are now indicated as stencil paper manufacturing. Polychrome also now occupies the adjoining property to the west of the subject property across Alexander Street. This property is labeled as the lithographic supplies division of the Polychrome Corporation. An Auto Body Repair shop is depicted on the property to the southwest of the subject property (formerly the site of the Hudson Oil Company).

The Post Office garage, the foundry, and the Westchester Ferry Corporation are no longer shown in the surrounding area to the south of the subject property. The site of the former Westchester Ferry Corporation is now indicated as parking. No other changes are noted to adjoining properties or the surrounding area.

Three tanks of unknown size and contents are noted on the former Hudson Oil Company property to the southwest of the subject property. These tanks are located approximately 300 feet downgradient of the subject property. Just south of this location, the former Standard Oil facility is now indicated as the A. Tarricone, Inc. Terminal. The four 40' wide tanks on the property no longer appear to be enclosed, and two additional tanks are depicted. These two additional tanks are located approximately 450 feet southwest and downgradient of the subject property. One of these tanks appears to be very large in size. No other petroleum or chemical storage tanks are noted on adjoining or surrounding properties.

1989: The subject property is no longer indicated as a parking area. A one-story structure is now depicted in the southeastern portion of the subject property, just west of the railroad tracks and concrete retaining wall. Notations indicate the building was constructed in 1987-88. No other changes are noted on the subject property.

Changes are noted on adjoining properties to the north and south. To the north, the previously wooden railway overpass bridge on Babcock Place has been replaced with a concrete bridge. To the south, several additional buildings are now present in the central portion of the Polychrome Corporation facility. The A. Tarricone Terminal to the southwest of the subject property has expanded to include the property immediately south. The Otis Elevator Company is no longer depicted in the surrounding area to the southwest of the subject property.

Additional storage tanks and information are indicated. The three tanks located on the auto body repair facility to the southwest of the subject property are now indicated as steel oil tanks. Two large oil tanks are shown on A. Tarricone's new parcel to the south. These tanks are located approximately 500 feet southwest and downgradient of the subject property.

No other changes are noted to adjoining or surrounding properties.

1990: No changes are noted to the subject property or adjoining properties. Adjoining and surrounding properties to the south are not depicted on this map.

1991: No changes are noted to the subject property, adjoining, or surrounding properties.

3.2.2 Local Records

City of Yonkers Assessor's Office Records

On August 31, 1999 City of Yonkers Assessor's Office property card records for the subject property were reviewed by this office. According to notations made on the property card, the subject property is vacant. No other information pertinent to the environmental integrity of the subject property was present in these records. A summary of the readily available property ownership information is provided in Table 2, above.

City of Yonkers Building Department Records

City of Yonkers Building Department records for the subject property were reviewed by this office on September 28, 1999. Included in the files for 104 Ashburton Avenue were the following documents: a new building permit dated 11/1/67 for a 630,000 cubic yard two-story office and laboratory; a new building permit dated 4/2/67 for the same structure, superceding the aforementioned permit; a temporary certificate of occupancy (C.O.) and a C.O. # 59846 dated 10/22/69 for a two-story office and laboratory; an application for demolition dated 3/16/79; and a notice of discontinuation of service from the city water department.

No information regarding any previously existing petroleum bulk storage tanks associated with the former structure located at 104 Ashburton Avenue were noted in Building Department records provided for review.

3.2.3 Subject Property Representative Information

Pertinent information regarding the subject property was provided to this office by Brooks Thompson, a representative of the Greyston Foundation, a prospective buyer of the subject property. According to Mr. Thompson, no environmental liens or documents relevant to the environmental condition of the property are known to exist. Mr. Thompson had no specialized knowledge or experience regarding previous ownership or uses of the property which was material in identifying recognized environmental conditions. When queried about the potential presence of petroleum bulk storage tanks on the property, Mr. Thompson stated that he was not aware of tanks ever having been located on-site.

Pertinent information provided by Mr. Thompson is also provided in relevant sections of this ESA, where appropriate.

3.3 Review of Federal and State Agency Records

3.3.1 Methodology

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

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

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

* *The search radius for this ASTM database was reduced due to the dense urban area in which the subject property is located.*

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

NYSDEC Resource Recovery Projects in New York State (1.0 mile)
USEPA RCRIS Hazardous Waste Transporters List (0.5 mile)
NYSDEC Major Oil Storage Facilities (0.5 mile)
NYSDEC Petroleum and Chemical Spill Records (0.25 mile)
NYSDOH Basement Radon Readings (by County, Municipality and Zip Code)
USEPA NPDES Wastewater Discharge Permits (subject/adjoining properties)

A complete definition of each database, along with the date of the version used for this review, is provided below in Section 5.1 of this ESA. Provided in Appendix C of this ESA are copies of the facility printouts for the sites identified herein.

3.3.2 Findings of Regulatory Records Review

Federal Hazardous Waste 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. According to a review of USEPA records, there are no NPL sites located within 1.0 mile of the subject property.

The subject property is not listed on the USEPA's CERCLIS list detailing all sites which are either proposed to the NPL or are in the screening and assessment phase for possible inclusion on the NPL. According to a review of USEPA records, there is one CERCLIS site located within 0.5 mile of the subject property.

The Patclin Chemical Company, Inc. ("Patclin") located at 66 Alexander Street is approximately 0.15 miles south of the subject property. Patclin performed specialty cleaning, polishing and sanitation preparations at its location. The site is listed as USEPA facility identification number NYD986925790. Additionally, the site is listed under superfund site identification number 0203907 and was the subject of emergency clean up and federal enforcement activities in 1998. No site incident type was reported in the USEPA database. However, a toxic release of unknown nature is indicated during 1997.

State Hazardous Waste Sites

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

Hazardous Waste Storage and Disposal

The USEPA Resource Conservation and Recovery Information System (RCRIS) database details facilities which report generation, storage, transportation, treatment or disposal of hazardous waste.

SQG/LQG

According to a review of USEPA records, the subject property is not registered with the USEPA as a small (between 100 and 1,000 kg/month) or large (greater than 1,000 kg/month) quantity generator of hazardous waste. According to a review of USEPA records, three hazardous waste generators are located adjacent to the subject property.

Excelsior Transparent Bag Company (formerly known as Capitol Lighting) located at 159 Alexander Street (adjoining to the northeast of the subject property) is a registered large quantity generator on the RCRIS database (Handler ID: NYD002011450). The facility is included in the USEPA Biennial Reporting System (BRS). According to BRS information, total waste generation is listed as 87 tons, waste shipped as 27 tons and waste management as 60 tons. No other information regarding handler activities regarding the type hazardous waste generated or transported was available in readily accessible records.

The Polychrome Corporation facilities located at 2 Ashburton Avenue (adjacent to the south) and 137 Alexander Street (the current Westchester County Department of Social Services building adjacent to the property to the east) are both listed on the USEPA RCRIS, however no handler/facility classification is provided in the RCRIS database. Additional information provided in USEPA records indicates that the manufacturing operations at the Ashburton Avenue facility (10702PLYCH2ASHB) include platemaking and related services while the industrial classification for 137 Alexander Street site (NYD001833847) is listed as plastics materials and resins, printing ink, printing trades machinery, and photographic equipment and supplies. Both Polychrome manufacturing facilities, however, are no longer in operation.

TSDs AND TRANSPORTERS

The subject property is not registered with the USEPA as a treatment, storage, or disposal (TSD) facility for or transporter of hazardous waste or materials. According to a review of USEPA records there are no TSDs located within 1.0 mile of the subject property and two transporters of hazardous waste located within 0.5 mile of the subject property.

WABCO located at 15 Wells Avenue (approximately 0.25 miles southeast of the subject property) is listed in the RCRIS database under hazardous waste handler identification number NYD982276925. WABCO is also indicated as a small quantity generator of hazardous waste. No other information regarding type or quantity of waste generated or transported is available.

M.B. Kaplan Battery Supplies, Inc (Handler ID: NYD019112143), located at 79 Palisades Avenue (approximately 0.40 miles southeast of the subject property) is listed as a transporter of hazardous waste. No other information regarding type or quantity of waste transported is available.

Landfills and Solid Waste Disposal Facilities

According to a review of NYSDEC records, the subject property is not listed with the NYSDEC as an active or inactive landfill, transfer station or solid waste disposal facility. No active or inactive landfills, solid waste disposal facilities or transfer stations are located within 0.5 mile of the subject property according to NYSDEC records.

The subject property is not listed with the NYSDEC as a resource recovery facility, according to a review of NYSDEC records. There are no resource recovery facilities located within 1.0 mile of the subject property.

Chemical Bulk Storage

A review of NYSDEC records indicates that the subject property is not registered with the NYSDEC as a chemical bulk storage (CBS) facility. Observations made during the site inspection did not indicate the presence of chemical bulk storage on the subject property. One adjoining property is registered with the NYSDEC as a CBS facility.

The Polychrome Corporation facility located at 137 Alexander Street (currently the Westchester County Department of Social Services and adjoining the property to the west) is listed as an inactive chemical bulk storage facility. This Polychrome facility is no longer in operation. Four tanks located on the property between 3,000 and 4,500 gallons in capacity are all indicated as having been "closed-removed". Three were removed in 1994 and the fourth closure date is not provided. Prior contents are indicated as Sulfuric acid and Sodium hydroxide.

Petroleum Bulk Storage

The Westchester County Department of Health (WCDOH) is a designated administrator of the New York State Department of Environmental Conservation's (NYSDEC) Petroleum Bulk Storage (PBS) program. PBS records kept by the WCDOH are publicly accessible under the Freedom of Information Law (FOiL).

SUBJECT PROPERTY

A request to review PBS records for the subject property and adjoining properties was submitted to the WCDOH in September under the Freedom of Information Act. A response to this request has not yet been received by this office. According to a review of the last NYSDEC PBS database to include Westchester PBS facilities the subject property is not registered as a PBS facility. Observations made during the site inspection did not indicate the presence of underground or aboveground storage tanks. Historic maps, however, did show three crude oil storage tanks of unknown size located on the property in 1917.

Local, State and Federal PBS Regulations

NYSDEC and WCDOH Petroleum Bulk Storage Regulations 6 NYCRR Parts 612-614 apply to facilities with a combined storage capacity greater than 1,100 gallons; and Federal Regulations specified in 40 CFR, Part 112 apply to all facilities storing greater than 42,000 gallons of petroleum product underground or 1,360 gallons aboveground. Given that a definite determination cannot be made as to the presence or absence of underground storage tanks on the subject property, no statement can be made regarding compliance with either Local, State or Federal PBS regulations.

ADJOINING PROPERTIES

A request submitted in September 1999 by this office to the WCDOH to review any PBS records for properties adjoining the subject property has not yet been responded to by the WCDOH. According to a review of NYSDEC records dated April 1, 1999, there are three PBS facilities adjoining the subject property.

According to a review of NYSDEC records, the former Capital Lighting property which adjoins the subject property to the east, is a PBS facility (PBS Number: 3-028878). This facility has one active tank. The tank is a 2,000-gallon capacity underground storage tank constructed of steel and carbon installed in December 1981. This tank contains #1,2, or 4 fuel oil has no secondary containment or leak detection features and is equipped with a product level gauge to assist in overfill prevention.

NYSDEC records indicate that the Polychrome Corporation location at 2 Ashburton Avenue (adjoining the subject property to the south) is a PBS facility (PBS Number: 3-412252). This facility is no longer in operation and is listed as having nine inactive tanks formerly utilized for leaded gasoline and #1, 2, and 4 fuel oil storage. The tanks are indicated as being between 800 and 5,000 gallon capacity underground storage tanks constructed of steel and carbon. The tanks were closed prior to April 1, 1991. No known secondary containment or leak detection features were indicated for these tanks.

A review of NYSDEC records revealed one closed-in-place tank located at the Polychrome Corporation facility (PBS number 3-600445) located on Alexander Street (adjoining the subject property to the west). The 3,000-gallon steel and carbon steel tank closed in May 1993 is indicated as empty.

NORTHEAST PROPERTIES

The Stevens Paint Corporation (0.04 miles to the east of the subject property at 115-119 Woodworth Avenue) is listed as an inactive Petroleum and Chemical Bulk Storage Facility. Six tanks were present on the property prior to April of 1995. The petroleum bulk storage tanks were steel/carbon steel construction and had a combined capacity of 13,500 gallons. In addition to these petroleum tanks, two tanks containing a combined capacity of 3,250 gallons of mixed Xylene were also present on the property prior to removal at an unspecified date.

An additional property to the east, Proctor Paint & Varnish is located at 95 Woodworth Avenue (located approximately 0.04 miles east of the subject property) is also listed as a petroleum bulk storage facility. Three tanks between 2,200 and 3,000 gallons were utilized to store unleaded gasoline on the property prior to April, 1991.

Major Oil Storage Facilities (MOSFs)

The subject property is not listed with the NYSDEC as a major oil storage facility (MOSF). According to a review of NYSDEC records there is one MOSF located within 0.5 mile of the subject property.

The A. Tarricone, Inc. company (also known as the A. Tarricone Terminal) is located at 91 Alexander Street (adjoining the subject property to the southwest). This storage terminal (assigned MOSF No. 3-2440) has a total storage capacity of 5,093,000 gallons with additional storage capacity of 40,000 gallons. Fifteen active above ground storage tanks ranging between 1,152,000 gallon and 2,000-gallon capacity are located on the property. Each tank is constructed of steel and carbon steel with a concrete dike and synthetic liner. Overfill protection consists of a product level gauge or vent whistle. No other leak detection devices are installed. Dates of installation are not available for all tanks, but those dates noted range from 1983 (the largest tanks) to 1995 (the smallest tank). The tanks were tested between 1990 and 1992 with the exception of the tank installed in 1995. Contents of the tanks include unleaded gasoline, diesel gasoline, and #1, 2, 4 fuel oil.

Federal Chemical and Petroleum Spills

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

State Chemical and Petroleum Spill and Leaking Underground Storage Tank Events

A review of NYSDEC spill records indicates that no spill events are known to have occurred on the subject property since 1986. Available information indicates that thirty-six spill events are believed to have occurred within 0.25 mile of the subject property. The exact locations of a number of these events and their distance from the subject property could not be determined based on the available information. Of these events, three are classified as leaking underground storage tank (LUST) events.

Based on available information, a number of spill events may have impacted the subject property due to complex on-site, tidal, hydrogeologic factors . Although thirty-six events occurred in proximity to the subject property, a variety of factors were considered in determining those most likely to impact the property. Factors considered in determining impact to the subject property include but are not limited to spill location and direction of groundwater flow (see section 4.6 of this ESA for additional information.)

Topographically Downgradient Spills

On-site hydrogeology indicates potential impacts to the subject property from activities occurring on both topographically upgradient and downgradient properties. Tidal information indicates the direction of groundwater flow to be onto the subject property from the southwest to the northeast during high tide and from the northeast to the southwest during low tide. Numerous spills at the ATI Terminal, a designated MOSF located to the southwest, have impacted surrounding groundwater according to NYSDEC spill files. Likewise, spills from neighboring manufacturing facilities such as the Polychrome Company have also impacted groundwater quality.

Six known spill events are attributable to the ATI Facility between January 25, 1987 and May 13, 1998: spills numbers 8606574, 8912251, 9005177, 9103652, 9405042, and 9801901. Of these spills, two indicated release of #2 fuel oil, two indicated #6 fuel oil, one indicated gasoline and another an unknown material. Two of the spills are not indicated as closed (8912251 and 9801901). Spill number 9801901 occurred in May, 1998 and documents do not reflect that state cleanup standards have been met. Both open spills involved releases of product into the Hudson River. Reference is made to removal of product from the River and a history of sheens and releases in the vicinity of the ATI facility. Several additional spill reports by fishermen and aviators had also been made regarding sheens noted on the Hudson River near the ATI location.

Spill number 8807603 occurred on December 15, 1988 at the Polychrome facility adjacent to the south of the subject property (located at 2 Ashburton Street). An unknown quantity of #2 fuel oil was released into groundwater during tank pulling activities. During tank removal activities, fuel oil began seeping into the tank grave and impacting groundwater. This spill event was closed on November 28, 1989. Cleanup standards are listed as being met.

Spill number 9003703 also occurred at the Polychrome facility adjacent to the south. This spill event occurred on July 2, 1990 when a drum containing an unknown petroleum based product became overheated and burst. The contents of the drum (estimated to be approximately 40 gallons) ran onto the concrete floor and into the Street adjacent to the subject property. The spill was dyked at an unknown location and cleaned up. Air is the resource listed as having been most affected by this event. This spill event has been provided with a closure date by the NYSDEC and state cleanup standards are listed as having been met.

Related spills number 9809331 and 9809335 occurred on October 26, 1998. These events involved the discovery of unknown petroleum based oil in vaults located at Alexander Street and Ashburton Avenue. Ten gallons of petroleum based fluid on 200 gallons of water was reported in Consolidated Edison vault #9915 and assigned Spill number 9809331. Further investigation revealed the presence of approximately 1 gallon of this substance in adjacent vault #6478. This spill was assigned spill number 9809335. Clean up activities were undertaken at both locations and laboratory samples obtained. The resource having been most affected by these spill events is land. These spill events have not been provided with closure dates by the NYSDEC and state cleanup standards are not listed as having been met.

Topographically Upgradient Spills

Spill number 9610171 occurred on November 14, 1996 at 115 Woodworth Avenue located 0.04 miles to the east of the subject property. The cause of contamination is listed as tank failure. Records indicate that an unknown quantity of an unidentified material was found during tank removal. No closure date is assigned to the spill and cleanup standards are not indicated as having been met.

Spill number 9009695 occurred on December 6, 1990 at the intersection of Ashburton and Woodward Avenues approximately 0.04 miles from the subject property. This spill event involved the release of an unspecified quantity of a paint thinner as the possible result of historic activities undertaken at the auto body repair facility located adjacent to the east of the subject property. Land is the resource listed as having been most affected by this event. No reference is made to the spill's effect upon groundwater. This spill is located upgradient of the subject property and was discovered during sewer line excavation. This spill event has been provided with a closure date by the NYSDEC and state cleanup standards are listed as having been met.

Air Discharges

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

Groundwater Usage

According to observations made during the site inspection and information provided by the property representative, the subject property obtains potable water from the central water system. No uses of groundwater were noted on the subject property during the site inspection. Groundwater monitoring wells were present on the subject property. Sampling of on-site wells was performed and the results included in Section 4.0 of this ESA.

Wastewater Discharges

No USEPA National Pollutant Discharge Elimination System (NPDES) permit is known to exist for the subject property. No operations likely to require a NPDES permit were noted on the subject property during the site inspection. According to observations made during the site inspection and information provided by the property representative, the subject property is connected to the municipal wastewater system. No adjoining properties are registered with the USEPA as NPDES 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 of 4.0 or greater picoCuries/liter (pCi/liter). Provided below in Table 3 is a summary of the available radon information for the subject property's vicinity.

Table 3: Radon Levels in Vicinity of Subject Property
All radon levels provided in picoCuries/liter (pCi/liter)

NYSDOH Radon Information	City of Yonkers	Westchester County	Zip Code 10701
Average Radon Level	2.1	2.7	3.1
Standard Deviation	2.6	2.6	2.9
Number of Homes Tested	122	1,999	15

These average radon levels do not suggest the potential presence of elevated radon levels on the subject property. No radon testing is known to have been conducted on the subject property. The absence of any residential usage of the subject property precludes the need for radon testing at this time.

3.4 Site Inspection

3.4.1 Protocol

Site inspections were conducted on August 31, 1999 and September 27 - 28, 1999 in order to address any potential concerns raised during the regulatory agency records review (above, Section 3.1) and to identify any additional indications of contamination from the use, storage or disposal of hazardous or regulated materials. To the extent possible, site structures, vegetation, topography, surface waters and other relevant site features were examined for any obvious evidence of existing or previous contamination or unusual patterns (e.g., vegetative stress, soil staining, surface water sheen, or the physical presence of contaminants), which would indicate that the environmental integrity had been or could be impacted.

Section 3.4.2 describes the physical characteristics of the subject property. Section 3.4.3 is divided into topics on specific environmental conditions or concerns, actual or potential, noted on the subject property during the site inspection. Section 3.4.4 describes the physical characteristics of adjoining properties as they concern the potential or actual environmental condition of the subject property.

A Selected Site Features Map illustrating the general layout of the subject property and the locations of specific identified concerns discussed specifically in this Section of the ESA is provided in Appendix B. Photographs of the subject property are provided in Appendix A of this ESA.

3.4.2 Physical Characteristics of Subject Property

3.4.2.1 Property

The subject property is an irregularly shaped parcel that has approximately 195 feet of frontage on the northern side of Ashburton Avenue, approximately 216 feet of frontage on the eastern side of Alexander Street, and extends approximately 295 feet northward from Ashburton Avenue. The western and northern portions of the subject property comprise an unpaved, fenced-in area that is overgrown with vegetation. The central eastern portion of the property is a fenced-in, macadam paved parking lot. Located on the eastern portion of the subject property is a one-story, brick structure that is occupied by a Metro-North substation which extends along a portion of the eastern property border. A concrete retaining wall separates the subject property from the adjoining railroad tracks to the east. Five monitoring wells are located on the subject property. (See Selected Site Features Map in Appendix B for the locations of these wells.)

3.4.2.2 Structures

A one-story brick structure is located on the eastern portion of the subject property. Access to this structure was restricted due to the presence of chain link fencing surrounding the structure. Therefore, observations were conducted from the perimeter of the fencing.

This structure is occupied by a Metro-North substation and, according to available information, was built in 1987-88. This structure is approximately 30' x 100' in size and has a poured concrete foundation and a metal roof. Two approximately 12' x 20' metal, overhead doors are located on the west side of the building, approximately 25' from the north and south ends of the building. Two pad-mounted transformers were noted, one at each end of the building. Both of these are housed under a metal roof. No staining was noted on or around these units. A gravel surface surrounds the substation to the north, south, and west. To the east is located an approximately 10' high concrete retaining wall. To the east of this wall are located train tracks.

Site Utilities

According to available information, the subject property is serviced by the City of Yonkers central water and sewer systems.

3.4.3 Specific On-Site Environmental Conditions

Debris Areas

Approximately three cubic yards of household debris were noted in the southwestern portion of the subject property at the time of the August 31, 1999 site inspection. None of the materials noted were judged by this office to pose a threat to the environmental integrity of the subject property. These materials had been removed from the subject property by the time of the September inspections.

Petroleum Storage

No small quantities of petroleum products or aboveground storage tanks were noted on the subject property during the site inspection. No indications of underground petroleum bulk storage tanks (e.g., fill ports or vent pipes) were noted on the subject property during the site inspection.

Chemical Storage

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

Floor Drains/Conduits

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

Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are those materials which are known to contain over 1% of any type of asbestos. The presence or absence of asbestos within a material can only be determined through the physical analysis of material samples.

The age of the on-site building (1987-88) does not suggest that ACMs may have been used during initial building construction and/or during subsequent maintenance work. An asbestos survey of the subject property is not known to have been conducted. No suspect ACMs were noted during the site inspections.

Lead-Based Paint

The presence or absence of lead-based paint (LBP) can only be determined through the material analysis of paint samples. However, as the manufacture of LBP is known to have ceased in 1978, a building's date of construction is often times used to help assess the likelihood that lead-based paint was used during initial building construction and/or during subsequent renovations. The presence of deteriorated paint is indicative of a potential health risk in that paint dust and chips could be inhaled and/or ingested.

The date of construction of the on-site structure (1987-88) does not indicate that LBP is likely to have been used. A lead-based paint survey of the subject property's structure is not known to have been conducted. All of the painted surfaces of the areas inspected by this office were in good condition at the time of the site inspection.

Water Supply and Sewage Disposal

The on-site structure is most likely to be connected to the City of Yonkers central water and sewer systems. 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.

Topographic Irregularities

No overt topographic irregularities (e.g., sinkholes or berms) indicative of the presence of material in the subsurface were noted on the subject property during the site inspection.

Vegetative Features

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

Surface Waters

Based on observations made during the site inspection, there are no surface water bodies located on the subject property.

PCBs

An inspection for the presence of equipment likely to contain PCBs was conducted by this office during the site inspection. PCBs were widely used in equipment such as transformers, capacitors and hydraulic equipment until 1979 when the USEPA regulated their use in this capacity. Suspect PCB-containing equipment noted on the subject property during the site inspection included two pad-mounted transformers located at the north and south ends of the Metro-North substation. No staining indicative of a release was noted on the units or on the ground around the base of the units.

3.4.4 Environmental Conditions on Adjoining Properties

No overt conditions judged by this office to pose a direct threat to the environmental integrity of the subject property were noted on adjoining properties during the site inspection. The presence of large quantities of petroleum and chemical products on adjoining industrial properties (i.e, ATI, Steven's Paint, and A&D Coating) have posed and continue to pose a threat (via product releases) to the surrounding environment.

4.0 Groundwater Investigation

4.1 Field Work Methodology

To document existing groundwater conditions at the subject property, five pre-existing groundwater wells previously sampled by Malcolm Pirnie in 1995 were developed and sampled by ESI personnel on August 31, 1999. A sixth pre-existing groundwater monitoring well (previously identified as MPI-1) located on an overgrown portion of the subject property could not be located for sampling due to the presence of brush and debris.

Development was performed in order to clear fine-grained material that might have settled around the well screen and to enhance the natural hydraulic connection between the well screen and the surrounding soils. Prior to development, each monitoring well casing was opened and the well column immediately screened with a PID to document the presence of any volatile organic vapors. Each monitoring well was then purged with a mechanical pump properly decontaminated between wells in accordance with standard decontamination protocol. All groundwater samples were collected with dedicated, disposable polyethylene bailers to further avoid cross-contamination of samples. Water removed from each monitoring well was visually inspected for indications of petroleum contamination and observations duly recorded in fieldwork observation logs.

4.2 Field Work Observations

This section summarizes observations made by ESI field personnel during groundwater sampling.

Table 4: Field Observations

Well	Location	PID Readings	Field Observations
MPI-2	Centrally located along the western property border approximately 50 feet west of MPI-5A.	0	Slight gasoline odor
MPI-3	Located in the northwestern corner of the property approximately 50 feet southwest of MPI-4B	0	No evidence of contamination
MPI-4B	Located on the northeastern portion of the property approximately 50 feet north of MPI-5A	0	Slight gasoline odor
MPI-5A	Centrally located on the property approximately 30 feet north of MPI-6	0	Slight gasoline odor
MPI-6	Approximately 20 feet from the southeastern corner of the property	5	Strong gasoline odor and sheen

The approximate locations of monitoring wells are indicated on the Selected Site Features Map located in Appendix B of this ESA.

4.3 Groundwater Sampling

All groundwater samples were collected in a manner consistent with USEPA and NYSDEC sample collection protocols. All samples were collected in containers prepared and pre-cleaned at the laboratory. VOC samples were collected into vials prepared with hydrochloric acid preservative.

After sample collection, the containers were placed in a cool (4°C) dry place, prior to transport to the laboratory. All samples were then transported via overnight courier to York Analytical Laboratories Inc., a New York State Department of Health approved laboratory (ELAP certification Number: 10854) for analyses. Appropriate chain of custody procedures were followed. A summary of laboratory findings is located in Appendix E of this ESA. Complete laboratory results are provided in Appendix F.

4.4 Groundwater Laboratory Results

All groundwater samples collected (MPI-2, MPI-3, MPI-4B, MPI-5A, and MPI-6) were submitted for laboratory analysis of VOCs including Methyl tert-butyl ether ("MTBE") via USEPA Method 8021 and polynuclear aromatic hydrocarbons (PAHs) via USEPA Method 8270. The sample identification for these samples corresponds to prior sample identification conducted several years ago on the Site. Previous samples were prefixed with an MPI followed by the monitoring well number (e.g. MPI-2). MPI-1 was not sampled during this round of groundwater sampling due to field conditions inhibiting monitoring well locating. Samples are cross referenced for data comparison (i.e. between the previous Malcolm Pirnie sampling and the current ESI sampling) in the summary analytical table located in Appendix E and elsewhere in this ESA.

MPI-2

Laboratory analysis of the groundwater sample collected from MPI-2 indicated the presence of ten VOCs (Benzene, n-Butylbenzene, tert-Butylbenzene, Ethylbenzene, Isopropylbenzene, Napthalene, n-Propylbenzene, 1,2,4-Trimethylbenzene, o-Xylene, and p/m-Xylene) at concentrations substantially above NYSDEC established guidance values. Previous sampling of this monitoring well (indicated as MPI-2) revealed seven action level exceedances.

Previous sample data is not available for seven of the compounds detected in this sampling. Of the compounds detected in both sampling rounds, two (Chlorobenzene and Methylene Chloride) detected in the previous round where no longer present above the method detection limit. Seven compounds indicated a reduction in concentration from the previous sampling round, however, many remain at concentrations warranting concern.

Two PAHs (Napthalene, and Phenanthrene) were detected in this sample. Although detected concentrations greatly decreased from the prior sampling round, the detected concentration of Napthalene continues to significantly exceeded its action level.

MPI-3

Laboratory analysis of the groundwater sample collected from groundwater monitoring well MPI-3 (previously MPI-3) indicated the presence of six VOCs. Three of these compounds (Benzene, Ethylbenzene and Napthalene) were present at levels exceeding established NYSDEC action levels.

A comparison of the data from the sampling rounds indicates a reduction in all six previously detected VOCs. Concentrations of these VOCs (Benzene, Ethylbenzene, Methylene Chloride, Toluene, o-Xylene and p/m-Xylene) were significantly lower than levels indicated in the prior round.

One PAH (Naphalene) is present in this sample. Naphthalene which was also detected in the prior laboratory analysis remains present at levels exceeding established action levels. Four other PAHs (Acenaphthene, Anthracene, Fluorene, and Phenanthrene) detected in the prior sampling round were not detected

MPI-4B

Laboratory analysis of the groundwater sample collected from MPI-4B (previously MPI-4B) indicated the presence of eight VOCs (Benzene, 1,2-Dichloroethane, Ethylbenzene, MTBE, n-Propylbenzene, 1,2,4-Trimethylbenzene, o-Xylene and p/m-Xylene) at levels exceeding their respective action levels. Three other VOCs (n-Butylbenzene, tert-Butylbenzene, and 1,3,5-Trimethylbenzene) were also detected at or below their respective action levels.

Five compounds (Ethylbenzene, Methylene Chloride, Toluene, o-Xylene, and p/m-Xylene) were detected at lower concentrations in this round of groundwater sampling compared to the prior sampling round. One compound (Benzene) was detected at a higher concentration. The Benzene concentration (1,000 μg/l) is the largest action level exceedance for any of the compounds analyzed. The action level for Benzene is 0.7 μg/l.

Two PAHs (Acenaphthene and Fluorene) were detected. Acenapthene, although significantly reduced from its prior concentration, remains present at 22 μg/l. The established action level for Acenapthene is 20 μg/l. The other five previously detected PAHs were not detected during this analysis round.

MPI-5A

Laboratory analysis of the groundwater sample collected from MPI-5A indicated five VOCs at levels exceeding NYSDEC guidance values: Benzene at a level of 105 μg/; Ethylbenzene at 8 μg/l; MTBE at 468 μg/l; and 1,2,4-Trimethylbenzene at 15 μg/l. Previous sampling of this monitoring well indicated four VOCs at levels exceeding action levels: Benzene at 33 μg/l; Ethylbenzene at 18 μg/l; o-Xylene at 6 μg/l; and p/m-Xylene at 13 μg/l.

Two VOCs (Benzene and Toluene) were detected at significantly higher concentrations than indicated in the previous sampling round. It is not known whether MTBE which was detected at 468 μg/l (approximately nine times its action level) was analyzed in the prior sampling round. Reductions from previously detected concentrations were also indicated by laboratory data. Several analyzed compounds (Ethylbenzene, o-Xylene and p/m-Xylene) were below concentration levels established during the prior sampling event.

No PAHs were detected in this sampling round. Six PAHs were detected in the prior sampling event. Of the six PAHs, two (Naphthalene and Phenanthrene) were present at levels exceeding established action level.

MPI-6

Laboratory analysis of the groundwater sample collected from MPI-6 and analyzed for VOCs with MTBE and PAHs indicates the presence of one VOC above NYSDEC established guidance values: Benzene (2 µg/l). Previous sampling of this monitoring well (indicated as MPI-6) revealed two action level exceedances: Benzene at a level of 31 µg/l and Ethylbenzene at 22 µg/l.

Several compounds (Ethylbenzene, Toluene, and p/m-Xylene) were detected in the previous sampling round which were not detected in samples submitted from this sampling round. VOCs detected below action level this sampling round include Isopropylbenzene, n-Propylbenzene, and o-Xylene. It is not known whether the previous sampling round included analysis for these compounds.

Analysis indicates reductions in detected VOC contaminant levels in five compounds since the previous round of sampling. Benzene (although still above action level) reduced from 31 µg/l to 2 µg/l. Ethylbenzene previously detected at 22 µg/l, Tolune previously detected at 1 µg/l, and p/m-Xylene previously detected at 4 µg/l are no longer detected above the method detection limit. O-Xylene detected at 3 µg/l in the previous sampling round is now indicated at 1 µg/l. Seven previously detected PAHs (Acenaphthene, Anthracene, Fluoranthene, Fluorene, Napthalene, Phenanthrene, and Pyrene) were no longer detected in groundwater samples analyzed.

4.5 Findings

Laboratory results indicate persistent levels of BTEX compounds (Benzene, Ethylbenzene, Xylenes, with MTBE) at levels exceeding action levels on the subject property. Field observations of gasoline odors and sheen are supported by laboratory data indicating gasoline compounds in on-site groundwater. Significant reductions in the concentrations of BTEX compounds have occurred in the period of years between the two sampling rounds. No known remedial efforts have been undertaken on the site. The decrease in concentration is most likely attributable to natural bio-attenuation over the passage of time. However, concentrations remaining in on-site groundwater continue to exceed established NYSDEC groundwater standards and require remedial intervention to reach groundwater compliance guidelines.

PAH concentrations have reduced substantially between sampling rounds. Of the five groundwater monitoring samples analyzed, only three exhibit PAH exceedances. Prior analysis indicated PAH exceedances in all five wells. A review of total detected PAHs indicates a significant reduction in the concentrations of contaminants.

Analysis of groundwater samples obtained from monitoring well MPI-2 indicated a reduction in PAH detected contaminant concentration from 4,585 µg/l to 75 µg/l. MPI-3 showed a reduction in detected PAH contaminants from 11,200 µg/l to 75 µg/l and MPI-2 from 4,585 µg/l to 356 µg/l. Monitoring well MPI-4B showed improvement from 4,784 µg/l of total detected PAH contaminants to 33 µg/l. In the groundwater sample from monitoring well MPI-5A, PAH contaminant levels reduced from 3,235 µg/l to 0 and detected PAH contaminant levels in monitoring well MPI-6, dropped from 619 µg/l to 0.

Of the PAHs detected in this sampling round, only two (Acenaphthene and Naphthalene) exceed NYSDEC established action levels.

Several potential sources of site contamination exist due to the hydrogeologic location of the property (see Section 4.6, below). Due to tidal influx, sources exist both topographically upgradient and downgradient from the Site. Laboratory data indicate the concentrations of BTEX compounds in the following order from highest to lowest: MPI-4B, MPI-2, MPI-3, MPI-5A, and MPI-1 (from prior sampling data) and MPI-6. These concentrations suggest a source of contamination from the northeast or on the subject property. Properties to the northeast include Metro-North Commuter Railroad. Two PBS facilities, the Stevens Paint Corporation and Proctor Paint & Varnish Company are located to the northeast of the subject property. However, no spill events have been reported for these locations since 1986. Records are not available for spill events occurring prior to that date.

The presence of MTBE indicates a spill generated between the 1970's (when MTBE became a common gasoline additive) and the present time. No tanks are known to have existed on the Site for 50 or more years according to historic maps.

4.6 Site Hydrogeology

4.6.1 Mean Groundwater Elevations

Information gathered during the field work conducted by this office on August 31, 1999 indicates that groundwater is present on the site between 2.25 and 3.88 feet below existing grade. Groundwater elevation information gathered during field work conducted is provide in Table 5, below.

Table 5: Groundwater Elevation

Location	Water Level Elevation (in ft above mean sea level)	Monitoring Well Elevation (in ft above mean sea level)	Depth to Groundwater (in ft from surface grade)
MPI-2	1.35	4.8	3.45
MPI-3	2.22	6.1	3.88
MPI-4B	2.46	5.6	3.14
MPI-5A	1.55	4.1	2.55
MPI-6	1.05	3.3	2.25
Depth to water as measured between 1:00 and 3:30 PM			

4.6.2 Direction of Groundwater Flow

The low tide direction of groundwater flow was determined based on elevations of static groundwater, measured prior to water quality sample collection between 1:00 and 3:30 PM. Measurements were collected with an electronic depth meter with an accuracy of measuring depth to the nearest 0.01 foot. Data were recorded in field logs for use in generating the Groundwater Flow and Contour Map. Original elevation data was obtained from a survey prepared by Roland K. Link, PLLC (New York State Licensed Land Surveyor #044228) and dated June 17, 1999.

The direction of groundwater flow on the subject property is subject to tidal flux. Diurnal studies were not conducted on the Site. However, the proximity to the Hudson river indicates a northeast to southwest low tidal flow and a northeast to southwest high tidal flow. The low tidal flow is graphically represented on the Groundwater Flow and Contour Map provided in Appendix B. This map depicts the direction of groundwater flow to be in a southwesterly direction toward the Hudson River which is located approximately 420 feet from the Site. The high tidal flow would mimic this flow in a reverse orientation.

5.0 Soil Investigation

5.1 Field Work Methodology

Field work documented in this Report was performed by ESI personnel and Site Environmental Services, Inc. ("Site Environmental") personnel on September 27, 1999.

Prior to initiation of field work, a request for a complete utility markout of the Site was submitted by ESI as required by New York State Department of Labor regulations. Confirmation of underground utility locations was secured and a field check of the utility markout was conducted prior to the extension of soil borings.

A Thermal Instruments 580B photoionization detector (PID) calibrated to read parts per million gas equivalents of isobutylene (ppm-cge) was utilized by ESI personnel to screen all encountered material for the presence of any volatile organic vapors.

All soil boring operations throughout the property were performed by Site Environmental using a truck-mounted drilling unit equipped with a 2-inch inside diameter hollow-stem auger with split spoon sleeves. Split spoon sampling was conducted at each boring location at depths ranging from 2 to 62 feet below surface grade. Boring logs provided by Site Environmental are included as Appendix G of this Report.

Continuous sampling was conducted at eight boring locations at 2-foot intervals to a depth of ten feet bsg (below surface grade) or until refusal was reached. Below the ten foot depth, sampling was conducted at 5-foot intervals or until refusal was reached. All sample collection equipment was properly decontaminated prior to the initiation of sampling and between sample locations to avoid cross-contamination.

ESI personnel maintained independent field logs documenting the physical characteristics, PID readings and any field indications of contamination for all encountered material at each boring location. Relevant information from ESI logs for each boring location is summarized in Section 5.2.2, below.

All soil samples were collected in a manner consistent with NYSDEC sample collection protocols. Stainless steel trowels were used at each sample location to place samples into jars pre-cleaned at the laboratory.

After sample collection, the sample containers were placed in a cooler prior to transport to the laboratory. The soil samples were transported on ice via overnight delivery to York Analytical Laboratories, Inc., a New York State Environmental Laboratory Approval Program (ELAP) certified laboratory (ELAP Number 10854) for chemical analyses. Appropriate chain of custody procedures were followed.

A Selected Site Features Map indicating boring locations as well as physical site characteristics is provided in Appendix B of this Report.

5.2 Field Work Observations

This section summarizes observations made by ESI field personnel during soil investigation activities.

Table 6: Field Observations

Boring	Location	Depth	Soil Characteristics	PID Readings	Field Observations
B-1	Parking area 80 feet from the northeast property corner	0 - 2'	Sand with light brown silt and cobbles and coal overlain by asphalt.	0	No evidence of contamination.
		2 - 4'	Light to dark brown wet sand with red stone and cobbles.	0	Slight odor
		5 - 7'	Very wet fill with cobbles and wood fragments.	17	Petroleum sheen
		10 - 12'	Very wet medium grain sand with organic material and wood fragments	144	Gasoline odor
B-2	Parking area 120 feet south of B-1	0 - 2'	Gravel and black soot overlain with asphalt	178 - 305	Strong petroleum odor
		2 - 4'	Wet fill material with cobbles	28	Petroleum odor
		5 - 7'	Very wet medium brown to dark brown silt and fine sand with cobbles	63 - 80	Petroleum odor
		10 -12'	Very wet black, silty, medium-grained sand with stone fragments to 1" in diameter	17	Petroleum odor and black petroleum droplets
		14.5' Refusal EOB			
B-3	Centrally located in paved parking area	0 - 2'	Dark brown sand with stone fragments, fill and cobble overlain by asphalt	0	No evidence of contamination
		2 - 4'	Wet sand with coal fragments, cobbles, and small stones	30	Petroleum odor
		5 - 7'	Wet black sand with coal and wood fragments	80	Strong petroleum odor
		10 - 12'	Wet black sand with wood fragments	121	PID evidence of contamination
		15 - 17'	Wet black sand with wood and clay below	23	PID evidence of contamination
		20 - 22'	Clay sand layer overlain by sand layer with wood fragments (creosote odor - possible railroad tie)	23	Sheen and petroleum odor.
		Auger deflection EOB			

Boring	Location	Depth	Soil Characteristics	PID Readings	Field Observations
B-4	Northwestern corner of paved parking area	0 - 2'	Dark sand with stone fragments, fill and cobbles overlain by asphalt	0	No evidence of contamination
		3'	Wet black sand with coal and stone fragments	0	No evidence of contamination
		5 - 7'	Black sand with coal fragments	0	Gasoline odor
		7 - 9'	Black sand with coal, glass and wood	0	Gasoline odor
		10 - 12'	Black sand with glass and stone fragments	35 - 86	Visible sheen
		15 - 17'	Top 2" - cobble stone and coal fragments. Below - clay, organic material and peat	0	Slight gasoline odor
		20 - 21'	Gravel intermixed with clay	0	Sheen
		21 - 22'	Clay, gravel and organic material	0	No evidence of contamination
		25 - 26'	Wet medium-brown sand with some organic fragments	0	No evidence of contamination
		26 - 27'	Wet medium-brown sand with some organic fragments	0	Sheen
		30 - 32'	Medium brown clay with organic soil and silt with peat	0	No evidence of contamination
B-5	Southwestern corner of paved parking area	0 - 2'	Damp soil with coal fragments and dust with intermixed fill and cobbles overlain by asphalt	0	Organic odor
		2 - 4'	Wet soil with coal fragments and dust with gravel	0	Organic odor
		4 - 6'	4 - 5' wet silt with gravel and coal 5 - 6' gray stained sand and silt mix with intermixed fine gravel	51	Petroleum odor
		6 - 8'	Gravel and black silt mix with traces of brown medium-grained sand	109	Sheen and strong petroleum odor
		8 - 10'	8 - 9' gravel and coal fragments intermixed with black silt 9-10' medium brown silt and fine sand with intermixed traces of fine gravel	11	Slight petroleum odor
		15 - 17'	15 - 16' silty brown sand with traces of clay 16-17' peat and silt	0	Organic odor
		20 - 22'	20 - 21' clay 21 - 22' light brown sand and gravel	0	Slight petroleum odor
		25 - 27'	25 - 26' wet sand and silt with some organic material 26 - 27' sandy with no organics or clay with organic material	0	No evidence of contamination
		30 - 32'	Gray clay with organic soils	0	No evidence of contamination

Boring	Location	Depth	Soil Characteristics	PID Readings	Field Observations
B-5 (Cont'd)	Southwestern corner of paved parking area	35 - 37'	Gray clay with organic soils	0	No evidence of contamination
		40 - 42'	Gray clay with organic soils	0	No evidence of contamination
		45 - 47'	Light brown silt and fine sand with traces of gray clay	0	No evidence of contamination
		50 - 52'	50 - 51' sand 51 - 52' clay till	0	No evidence of contamination
		60 - 62'	60 - 60.5' clay/fine, light - medium brown sand 60.5' - 62' fine, lignt brown to red/brown sand	0	No evidence of contamination
B-6	20 feet south of boring B-3	0 - 2'	Light brown sand and gravel overlain with asphalt	0	No evidence of contamination
		2 - 4'	Black gravel and cobble with red brick	0	No evidence of contamination
B-7	25 feet east of B-2	0 - 2'	Medium to fine grained sand with cobbles up to 1.5" diameter. Wet at 1.5 bsg	0	No evidence of contamination
		2 - 4'	Very wet gravel and black intermixed silt.	0	No evidence of contamination
B-8	Approximately 45 feet east of B-3	0 - 2'	Black to dark brown silt and fine sand with intermixed cobbles	46	Strong gasoline odor
		2 - 4'	Very wet black silty clay	103	Strong gasoline odor

During removal of the auger from soil boring B-1, free product was observed on cuttings removed from the auger. The product was amber and dark brown colored and had a strong gasoline odor. A sample was obtained and submitted for analysis.

The approximate locations of soil borings are indicated on the Selected Site Features Map located in Appendix B of this ESA.

5.3 Soil Sampling

All soil samples were collected in a manner consistent with USEPA and NYSDEC sample collection protocols. All samples were collected in containers prepared and pre-cleaned at the laboratory.

After sample collection, the containers were placed in a cool (4°C) dry place, prior to transport to the laboratory. All samples were then transported via overnight courier to York Analytical Laboratories Inc., a New York State Department of Health-approved laboratory (ELAP certification Number: 10854) for analyses. Appropriate chain of custody procedures were followed. A summary of laboratory findings is located in Appendix E of this ESA. Complete laboratory results are provided in Appendix F.

5.4 Soil Sample Laboratory Results

Soils from each of the boring locations and one product sample were submitted to the laboratory for analysis. Samples B-1 (10 - 12'), B-1 (15 - 17'), B-2 (10 -12'), B-3 (5-7'), B-3 (20 - 22'), B-4 (10 - 12'), B-5 (4 - 6'), and B-5 (15 - 17') were submitted for VOC analysis via USEPA method 8021. Additional analysis via USEPA method 8270 was performed on samples B-3 (5-7'), B-4 (10-12') and B-5 (4 - 6') to determine the presence or absence of PAHs. Three soil samples [B-6 (2-4'), B-7 (2-4'), and B-8 (2-4')] and two liquid samples (B-1 Top Layer and B-1 Bottom Layer) were analyzed for polychlorinated bi-phenyls (PCBs). Additionally, laboratory product identification was requested for sample B-1 Top Layer.

B-1

B-1 (10-12')

Laboratory analysis of the soil sample collected from B-1 (10-12') indicated the presence of twelve VOCs (n-Butylbenzene, sec-Butylbenzene, tert-Butylbenzene, Ethylbenzene, Isopropylbenzene, p-Isopropyltoluene, Napthalene, n-Propylbenzene, 1,2,4-Trimethylbenzene, 1,3,5 -Trimethylbenzene, o-Xylene, and p/m-Xylene). All compounds were present at concentrations substantially above NYSDEC established guidance values.

B-1 (17-19')

Laboratory analysis of the soil sample collected from B-1 (17-19') indicated the presence of thirteen VOCs (Benzene, n-Butylbenzene, tert-Butylbenzene, Ethylbenzene, Isopropylbenzene, p-Isopropyltoluene, Napthalene, n-Propylbenzene, Toluene, 1,2,4-Trimethylbenzene, 1,3,5 - Trimethylbenzene, o-Xylene, and p/m-Xylene) at concentrations substantially above NYSDEC established guidance values.

B-1 Liquid (Top Layer and Bottom Layer)

Laboratory product identification of sample B-1 Liquid (Top Layer) indicates the substance to be creosote. Creosote is a substance generally used for treatment of exterior industrial usage wooden surfaces such as telephone poles and railroad ties and is a component of coal tar.

PCB analysis of sample liquid B-1 (Top Layer and Bottom Layer) indicated that PCBs were not present in either sample submitted to the laboratory.

B-2

Laboratory analysis of the soil sample collected from boring B-2 at the 10-12 foot depth indicated the presence of one VOC, Napthalene. Napthalene was present at 2,300 μg/kg, exceeding the established NYSDEC action level (200 μg/kg).

B-3

B-3 (5-7')

Laboratory analysis conducted on the sample collected from boring B-3 at the five to seven foot depth indicated the presence of thirteen VOCs (Benzene, n-Butylbenzene, tert-Butylbenzene, Ethylbenzene, Isopropylbenzene, p-Isopropyltoluene, Napthalene, n-Propylbenzene, Toluene, 1,2,4-Trimethylbenzene, 1,3,5 -Trimethylbenzene, o-Xylene, and p/m-Xylene) at concentrations between 1.25 and 440 times their respective action levels.

PAH analysis performed on the sample submitted indicated the presence of twelve PAHs (Acenapthene, Anthracene, Benzo(a)Anthracene, Benzo(b)Fluoranthene, Benzo(k)Fluoranthene, Benzo(g,h,i) Perylene, Chrysene, Fluoranthene, Fluorene, Napthalene, Phenanthrene, and Pyrene). Of these detected compounds, two were not detected above established action levels. The remaining ten compounds were above established NYSDEC guidance levels. These exceedances ranged from 21 to 415 times action level.

B-3 (20-22')

Laboratory analysis of the soil sample collected from boring B-3 at the 20-22 foot depth indicated the presence of six VOCs (n-Butylbenzene, Ethylbenzene, Isopropylbenzene, Napthalene, 1,2,4-Trimethylbenzene, and 1,3,5-Trimethylbenzene). Of the six detected compounds, only one (Isopropylbenzene) was present at a level at or below its respective action level. Exceedances for the five other detected compounds ranged between 1.6 and 150 times their respective action levels.

PAH analysis was not performed for this sample.

B-4

Analysis of soil sample B-4 indicated the presence of eleven VOCs (Benzene, n-Butylbenzene, tert-Butylbenzene, Ethylbenzene, Isopropylbenzene, p-Isopropyltoluene, Napthalene, n-Propylbenzene, 1,2,4-Trimethylbenzene, 1,3,5 -Trimethylbenzene, and p/m-Xylene) at levels exceeding NYSDEC guidance values. These compounds were present at concentrations between 2 to 415 times their respective action levels.

Five PAHs (Acenapthene, Fluoranthene, Napthalene, Phenanthrene, and Pyrene) were detected in the sample obtained from boring B-4 at the 10-12 foot depth. Acenapthene did not exceed established guidance values. The other four detected PAHs were detected at concentrations exceeded NYSDEC established action levels by 2.9 to 85 times.

B-5

B-5 (4-6')

Laboratory analysis of the soil sample collected from boring B-5 indicated the presence of four VOCs (Ethylbenzene, Napthalene, 1,2,4-Trimethylbenzene, and 1,3,5-Trimethylbenzene). One compound (Napthalene) was present above the established NYSDEC guidance level. However, the exceedance was low (310 μg/kg detected with an action level of 200 μg/kg).

Analysis performed on the sample to detect the presence or absence of PAHs indicated the presence of eight compounds. Of the eight compounds (Acenapthene, Anthracene, Benzo(b) Fluoranthene), Benzo(k)Fluoranthene, Chrysene, Fluorene, Napthalene, and Phenanthrene), all but Acenapthene exceeded established action levels. These compounds were present at concentrations between 2.7 to 16.5 times their respective action levels.

B-5 (15-17')

Laboratory analysis of the soil sample collected from boring B-5 at the 15-17 foot depth did not detect the presence of any VOCs. Detection limits were below established action levels. PAH analysis was not performed on this sample.

B-6 (2-4')

Analysis of soil sample B-6 (2-4') was conducted to determine the presence or absence of PCBs. No PCBs were detected. The detection limit (1 mg/kg) is below the action level for PCBs in subsurface soils (10 mg/kg).

B-7 (2-4')

PCB analysis was conducted to determine the presence or absence of PCBs in soil sample B-6 (2-4'). No PCBs were detected. The detection limit is below the action level for PCBs in subsurface soils.

B-8 (2-4')

Analysis of soils sample B-6 (2-4') conducted to determine the presence or absence of PCBs did not detect the presence of PCBs. The detection limit is below the established guidance level for PCBs in subsurface soils.

5.5 Findings

The results of soil sampling indicate an on-site source of contamination. Soil samples indicate high levels of VOC and PAH contamination on-site. Analysis indicates the area of greatest contamination to be located in the central to northeastern portion of the paved area located on the property. Soil data confirm groundwater data indicating the presence of elevated levels of contaminants in this area.

Groundwater data suggest an off-site source of gasoline compound contamination (BTEX compounds and MTBE) mixed with other petroleum contaminants from an undetermined source. Data obtained from soil samples does not indicate an on-site gasoline source of contamination. MTBE is not indicated in any of the samples submitted for VOC analysis nor are Benzene and Toluene, two gasoline components, present at levels which would result in the groundwater contamination indicated.

Analytical data obtained from soils suggest an on-site source of non-gasoline petroleum contamination which has impacted on-site soils and is a likely source of non-gasoline contaminants in groundwater. The persistent presence of contaminants such as Napthalene in soil samples taken from lower depths (17-19' and 20-22') indicates the probable interaction of groundwater with on-site contamination.

The petroleum product sample taken from location B-1 was found to be Creosote. This information combined with on-site observations support the conclusion that the source of on-site contamination may be the result of on-site land filling activities which included the use of railroad ties from the Metro-North property as fill material. During the extension of borings, wooden fragments indicative of railroad ties were noted by ESI personnel in observation logs supporting this conclusion.

6.0 Conclusions and Recommendations

This ESA has been performed in conformance with the scope and limitation of ASTM Practice E 1527-97 on the approximately 1.61-acre property and structures located at 104 Ashburton Avenue in the City of Yonkers, Westchester County, New York as described in Section 2.0, above. This ESA revealed no evidence of potential recognized environmental conditions in connection with the property with the exception of the items detailed below. With respect to these conditions, the following conclusions and recommendations (in **bold**) are made. Cost estimates for proposed investigations and/or remedial actions are provided in *italics* where appropriate.

1. The subject property was historically used as a gas and light company. Currently the subject property is partially occupied by a Metro-North Commuter Railroad substation, a macadam-paved parking area and a vacant overgrown area. Available information indicates that structures and three crude oil tanks were present on the subject property until sometime between 1917 and 1942. Historic maps show that in 1942 only a few small structures remained on the western portion of the subject property, and that by 1951 only one structure (later identified as a motor oil storage shed) remained in the southwest corner of the subject property. Local building department records indicated the presence of on-site structures between 1969 and 1979. However, historical maps do not depict any on-site structures (other than the motor oil storage shed) between the years of 1951 and 1989. The present-day Metro-North substation is depicted on the 1989 and later historic maps as having been built in 1987-88.

   The environmental integrity of the subject property may have been impacted by the historic usage of the subject property for industrial purposes, the presence of a Metro-North substation, and the documented presence of petroleum storage tanks.

   See recommendations in Paragraphs ##2 and #3, below.

   Historic maps indicate numerous petroleum and chemical storage tanks on adjoining properties, including the properties adjoining to the east. Former occupants of adjoining and nearby properties include two divisions of the Polychrome Corporation, the Hudson Fuel Oil Company, the Standard Oil Corporation, and an ATI Terminal. Tanks have been located on the ATI property since approximately 1942. The current petroleum product storage at this oil storage facility is 5,093,000 gallons with an additional storage capacity of 40,000 gallons.

   No further investigation of historic records is recommended. See recommendations in Paragraphs #2 and #3, below.

2. On August 31, 1999, ESI personnel sampled five pre-existing groundwater monitoring wells located on the subject property. These wells had been formerly sampled and groundwater contamination had been documented. Samples collected by ESI from these wells were analyzed for volatile organic compounds (VOCs) and a category of semi-volatile organic compounds (SVOCs) commonly associated with fuel oils, poly nuclear aromatic hydrocarbons (PAHs).

Laboratory analysis of these samples identified the presence of VOC compounds and semi-volatile (PAH) petroleum compounds at concentrations exceeding NYSDEC established action levels. A comparison of this sampling round with laboratory data generated previously indicates that the VOC concentrations are reduced in some cases but are generally consistent with the previous data. The concentrations of PAHs are greatly reduced as compared with the previous round of sampling. The concentrations of both VOCs and PAHs present in on-site groundwater warrant remediation.

See recommendation in Paragraph #3, below. Any site remediation work conducted on the subject property should incorporate an appropriate technology to address groundwater contamination.

3. On September 27 and 28, 1999 a total of eight soil cores were extended on the subject property to delineate the vertical and lateral extent of soil contamination. Five soil borings were extended in the central portion of the property and three were placed along the property's eastern border with the Metro-North substation. Observations made by this office indicated the presence of petroleum contamination in all of the eight borings. Instrument readings ranged from 0 to 350 ppm (compressed gas equivalent) and visual and olfactory indications suggest that multiple phases of petroleum contamination are present. Subsurface contamination generally extended from the soil/groundwater interface (3-4' below grade) to depths ranging from 15 to 20 feet below grade. The downward migration of this contamination appears to have been limited by the presence of a clay and silt layer.

   Twelve soil samples collected from multiple depths for were analyzed for VOCs, PAHs, and PCBs. One liquid sample was also analyzed for PCBs and product identification. Laboratory results indicate high levels of VOC and PAH contamination on-site. Analysis indicates areas of contamination to be greatest in the central to northeastern portions of the property. Soil data confirm groundwater data which had also documented high concentrations of contaminants in this area. The product sample obtained from the subject property was identified as creosote. No PCBs were identified in any samples submitted for analysis.

   Based on the available data, creosote appears to be the primary contaminant on the subject property and is present as both free phase product and dissolved in the groundwater. Gasoline contamination is the secondary contaminant and is present primarily in the dissolved phase. Evidence of fuel oil in the free phase was also identified during the field work.

   No definitive statement can be made regarding the source of the documented contamination. However, available evidence supports the conclusion that the creosote contamination may be related to historic usage of the subject property. Field observations and laboratory data suggest the presence of a contaminant source on the northeastern corner of the subject property or an off-site source to the east. The subject property is located in an industrial area with multiple potential sources of contamination and documented releases. Additionally, the direction of groundwater flow on the subject property is subject to tidal influences.

   It is recommended that a remediation plan be designed for the subject property to address the presence of both volatile and semi-volatile contamination, the presence of various phases of petroleum product, and groundwater contamination. This remediation plan will involve the following components:

- **removal of free product including both LNAPL and DNAPL petroleum compounds;**
- **the proper excavation and off-site disposal of any and all contaminated material encountered during the excavation of soils within the building's foundation footprint;**
- **the installation of a properly designed encapsulant and a soil vapor extraction system to address the contamination remaining beneath the building and on other portions of the site where excavation will not occur; and, if warranted**
- **the installation of a groundwater treatment system for dissolved hydrocarbons.**

It is estimated that the costs associated with these components will be as follows:

1) *free product removal - approximately $50,000 - $55,000;*
2) *soil excavation and disposal - approximately $250,000 - $375,000 (assuming the excavation of between three and five feet of soil within the building footprint);*
3) *soil vapor extraction system - approximately $30,000 -$50,000; and*
4) *groundwater treatment - approximately $50,000 - $75,000.*

It is recommended that the NYSDEC be contacted and relevant information on the presence of petroleum contamination be submitted to that agency.

It is further recommended that construction management procedures and materials be utilized be undertaken to prevent escaping contaminant vapors from entering the future on-site structure. This may include the installation of a vapor barrier layer beneath the building foundation.

Appropriate measures (including safety devices and equipment) should also be taken to minimize contact with contaminated soil and water during the construction process. Any future maintenance or housekeeping activities should be conducted in accordance with all applicable safety protocols.

4. According to NYSDEC records, two adjoining properties and two sites located in close proximity to the subject property are registered PBS facilities. The adjoining sites are the former Capital Lighting property (now known as the Excelsior Transparent Bag Company) located immediately to the west and the Polychrome Corporation facility located immediately to the south. The Capital Lighting property is listed as having one active 2,000-gallon underground storage tank present on the property and the Polychrome facility is listed as having nine inactive tanks which were closed prior to April 1, 1991. The Polychrome Corporation facility located at 137 Alexander Street is listed as an inactive chemical bulk storage facility.

   The two facilities located in close proximity to the subject property are the Stevens Corporation site and the Proctor Paint & Varnish site, both of which are located approximately 0.04 mile to the east. The Proctor Paint & Varnish site is an inactive PBS facility which formerly had three tanks while the Stevens Corp. site is both an inactive petroleum and an inactive chemical bulk storage facility.

   See recommendation in Paragraph #3, above.

5. Thirty-six spill events are recorded with the NYSDEC for the area located within 0.25 mile of the subject property. Spill closure dates have been provided by the NYSDEC for some of these events and NYSDEC cleanup standards were or were not met. Numerous spill events are attributed to the ATI facility adjoining the subject property to the southwest. Six known spill events were formally listed as ATI-related between January 25, 1987 and May 13, 1998. Two of these spills remain open and involve discharges into the Hudson River. Two spills are also stated as occurring at the Polychrome facility adjacent to the subject property to the south. On December 15, 1998, #2 fuel oil was released into groundwater and on July 2, 1990, an unknown petroleum product was released onto Ashburton Avenue.

   Based on the available information, these events may have impacted the subject property and have impacted surrounding groundwater quality. However, they do not appear to be the primary source of on-site contamination.

   It is recommended that the soil investigation described above be undertaken to delineate the vertical and lateral extent of contamination in on-site soils.

6. No small quantity storage, aboveground bulk storage tanks, or evidence of underground petroleum or chemical bulk storage tanks were noted on the subject property during the site inspection. Historic maps indicated the presence of tanks on the subject property prior to 1942. No tanks are currently contained in the PBS registry. Indications of existing tanks were not noted on the subject property during the site inspections.

   It is recommended that if tanks are located during additional site investigation or construction, that the tanks be properly closed in accordance with all applicable regulations.

7. Two pad-mounted transformers are located on the property. The presence or absence of PCB-containing dielectric fluids in these units is not known. The transformers appeared to be in good condition with no leakage noted. Ownership of the transformers has not been established. It is unknown whether or not these transformers and substation are the property of Metro-North Commuter Railroad.

   In the event the transformers are the property of Metro-North, no further investigation is recommended. If it is determined that the transformers belong with the property, it is recommended that further testing be conducted to determine the presence of dielectric fluids.

8. Asbestos-containing materials are not likely to be present on the subject property given the date of construction of the on-site structure. No asbestos survey is known to have been conducted. No suspect materials were noted during the inspection.

   No further investigation is recommended. All maintenance, renovation, or demolition activities should be conducted in accordance with applicable regulations.

9. It is unlikely that lead-based paint is present on the subject property due to the age of the on-site structure. A lead-based paint survey is not known to have been conducted. All of the painted surfaces observed by this office were in good condition at the time of the site inspection. However, no definitive statement can be made by this office regarding the presence or absence of LBP.

   No further investigation is recommended. All maintenance, renovation, or demolition activities should be conducted in accordance with applicable regulations.

10. Two transporters of hazardous waste are located within 0.5 mile of the subject property. The closest of these facilities is WABCO located at 15 Wells Avenue (approximately 0.25 miles southeast of the subject property). Based on available information, operations at these facilities would not be likely to impact the subject property.

    No further investigation is recommended.

11. Three generators of hazardous waste adjoining the subject property are listed in the RCRIS database. The Excelsior Transparent Bag Company adjoins the subject property to the west, as does the Polychrome facility located at 137 Alexander Street (the current Westchester County Department of Social Services location). A second Polychrome facility adjoining the property to the south is also included as a hazardous waste generator. Based on available information, operations at these facilities would not be likely to impact the subject property.

    No further investigation is recommended.

7.0 Sources of Information

7.1 Regulatory Records Review

USEPA National Priorities List (NPL)

ASTM DATABASE
SEARCH: 1.0 MILE
UPDATED: JUNE 1999

LISTING OF SITES WHICH ARE CONSIDERED TO POSE AN IMMEDIATE THREAT TO HUMAN HEALTH AND THE ENVIRONMENT AND HAVE BEEN IDENTIFIED FOR PRIORITY CLEANUP UNDER SUPERFUND.

USEPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List

ASTM DATABASE
SEARCH: 0.5 MILE
UPDATED: JUNE 1999

LISTING OF ABANDONED, INACTIVE OR UNCONTROLLED HAZARDOUS WASTE SITES WHICH THE USEPA HAS INVESTIGATED OR IS CURRENTLY INVESTIGATING FOR INCLUSION ON THE NPL.

USEPA Resource Conservation and Recovery Information System (RCRIS) Corrective Action Activity (CORRACTS) List of Hazardous Waste Treatment, Storage and Disposal Facilities (TSDF)

ASTM DATABASE
SEARCH: 1.0 MILE
UPDATED: SEPTEMBER 1999

LISTING OF FACILITIES REGULATED UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) THAT TREAT, STORE AND/OR DISPOSE OF HAZARDOUS WASTE WITH CORRECTIVE ACTION ACTIVITY.

USEPA Resource Conservation and Recovery Information System (RCRIS) Non-CORRACTS List of Hazardous Waste Treatment, Storage and Disposal Facilities (TSDF)

ASTM DATABASE
SEARCH: 0.5 MILE
UPDATED: SEPTEMBER 1999

LISTING OF FACILITIES REGULATED UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) THAT TREAT, STORE AND/OR DISPOSE OF HAZARDOUS WASTE WHICH ARE NOT SUBJECT TO CORRECTIVE ACTION.

NYSDEC Registry of Inactive Hazardous Waste Disposal Sites and Solid Waste Disposal Facilities

ASTM DATABASE
SEARCH: 1.0 MILE
UPDATED: APRIL 1999

LISTING OF FACILITIES SUBJECT TO INVESTIGATIONS CONCERNING LIKELY OR THREATENED RELEASES OF HAZARDOUS SUBSTANCES FROM THOSE FACILITIES.

NYSDEC Registry of Active and Inactive Landfills, Transfer Stations and Solid Waste Disposal Facilities

ASTM DATABASE
SEARCH: 0.5 MILE
UPDATED: JULY 1999

LISTING OF ACTIVE AND INACTIVE LANDFILLS, TRANSFER STATIONS AND SOLID WASTE DISPOSAL FACILITIES.

NYSDEC Leaking Underground Storage Tanks (LUSTs)

ASTM DATABASE
SEARCH: 0.25 MILE
UPDATED: APRIL 1999

SUBSET OF NYSDEC CHEMICAL AND PETROLEUM SPILLS DATABASE (SEE BELOW) LISTING ALL REPORTED LEAKING UNDERGROUND STORAGE TANKS.

USEPA Resource Conservation and Recovery Information System (RCRIS) List of Hazardous Waste Generators (SQG/LQG)

ASTM DATABASE
SEARCH: TARGET/ADJOINING PROPERTIES
UPDATED: JULY 1999

LISTING OF FACILITIES REGULATED UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) THAT GENERATE HAZARDOUS WASTE.

USEPA Emergency Response Notification System (ERNS)

ASTM DATABASE
SEARCH: TARGET PROPERTY
UPDATED: JUNE 1999

LISTING OF RELEASES OF PETROLEUM, CHEMICAL AND/OR HAZARDOUS SUBSTANCES INTO THE ENVIRONMENT AS REPORTED TO THE USEPA AND COAST GUARD.

NYSDEC Petroleum Bulk Storage Tank Records (PBS)

ASTM DATABASE
SEARCH: TARGET/ADJOINING PROPERTIES
UPDATED: APRIL 1999

LISTING OF FACILITIES WHICH TYPICALLY STORE MORE THAN 1100 GALLONS OF PETROLEUM PRODUCT IN BULK STORAGE TANKS.

NYSDEC Chemical Bulk Storage Tank Records (CBS)

ASTM DATABASE
SEARCH: TARGET/ADJOINING PROPERTIES
UPDATED: APRIL 1999

LISTING OF FACILITIES WHICH STORE ANY VOLUME OF CHEMICALS IN AN UNDERGROUND STORAGE TANK AND/OR MORE THAN 185 GALLONS OF CHEMICALS IN AN ABOVEGROUND STORAGE TANK.

NYSDEC Resource Recovery Projects in New York State

NON-ASTM DATABASE
SEARCH: 1.0 MILE
UPDATED: JANUARY 1999

LISTING OF ACTIVE RESOURCE RECOVERY FACILITIES.

USEPA Resource Conservation and Recovery Information System (RCRIS) List of Hazardous Waste Transporters

NON-ASTM DATABASE
SEARCH: 1.0 MILE
UPDATED: JULY 1999

LISTING OF FACILITIES REGULATED UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) THAT TRANSPORT HAZARDOUS WASTE.

NYSDEC Major Oil Storage Facility Records (MOSF)

NON-ASTM DATABASE
SEARCH: 0.5 MILE
UPDATED: APRIL 1999

LISTING OF FACILITIES STORING 400,000 GALLONS OR GREATER OF PETROLEUM PRODUCT.

NYSDEC Petroleum and Chemical Spill Records

NON-ASTM DATABASE
SEARCH: 0.25 MILE
UPDATED: APRIL 1999

LISTING OF ALL PETROLEUM, CHEMICAL OR HAZARDOUS SUBSTANCE RELEASES REPORTED TO THE NYSDEC.

USEPA National Pollutant Discharge Elimination System (NPDES) Wastewater Discharge Permit Records

NON-ASTM DATABASE
SEARCH: TARGET/ADJOINING PROPERTIES
UPDATED: JULY 1999

LIST OF SIGNIFICANT STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) WASTEWATER DISCHARGE PERMITTED FACILITIES. FACILITIES ARE CONSIDERED SIGNIFICANT BASED ON SEVERAL CHARACTERISTICS INCLUDING VOLUME OF DISCHARGE, SIZE OF RECEIVING STREAM, AND TOXICITY OF EFFLUENT.

NYSDOH Basement Radon Readings

NON-ASTM DATABASE
UPDATED: JULY 1998/MARCH 1999

LISTING OF AVERAGE RADON LEVELS BY MUNICIPALITY AND COUNTY AS OF MARCH 1999, AND BY POSTAL ZIP CODE AS OF MARCH 1999.

7.2 Maps and Documents

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

New York State Department of Environmental Conservation Freshwater Wetlands Map of the Yonkers, New York -New Jersey Quadrangle, dated 1973.

United States Department of the Interior Federal Wetlands Map of the Yonkers, New York-New Jersey Quadrangle, dated 1990.

United States Geological Survey (USGS) Topographic Map of the Yonkers, New York-New Jersey Quadrangle (dated 1966 and photorevised in 1979).

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

7.3 Local Agency Records

City of Yonkers Building Department records, reviewed September 28, 1999.

City of Yonkers Assessor's Office records, reviewed September 28, 1999

7.4 Communications

Brooks Thompson, representative of the Greyston Foundation, various dates August and September 1999.

APPENDIX A

Site Photographs

PHOTOGRAPHS

1. **Representative view of subject property, facing north. Metro-North sub-station is pictured to the right.**

2. **Representative view of subject property, facing east. Metro-North sub-station is pictured to the left.**

PHOTOGRAPHS

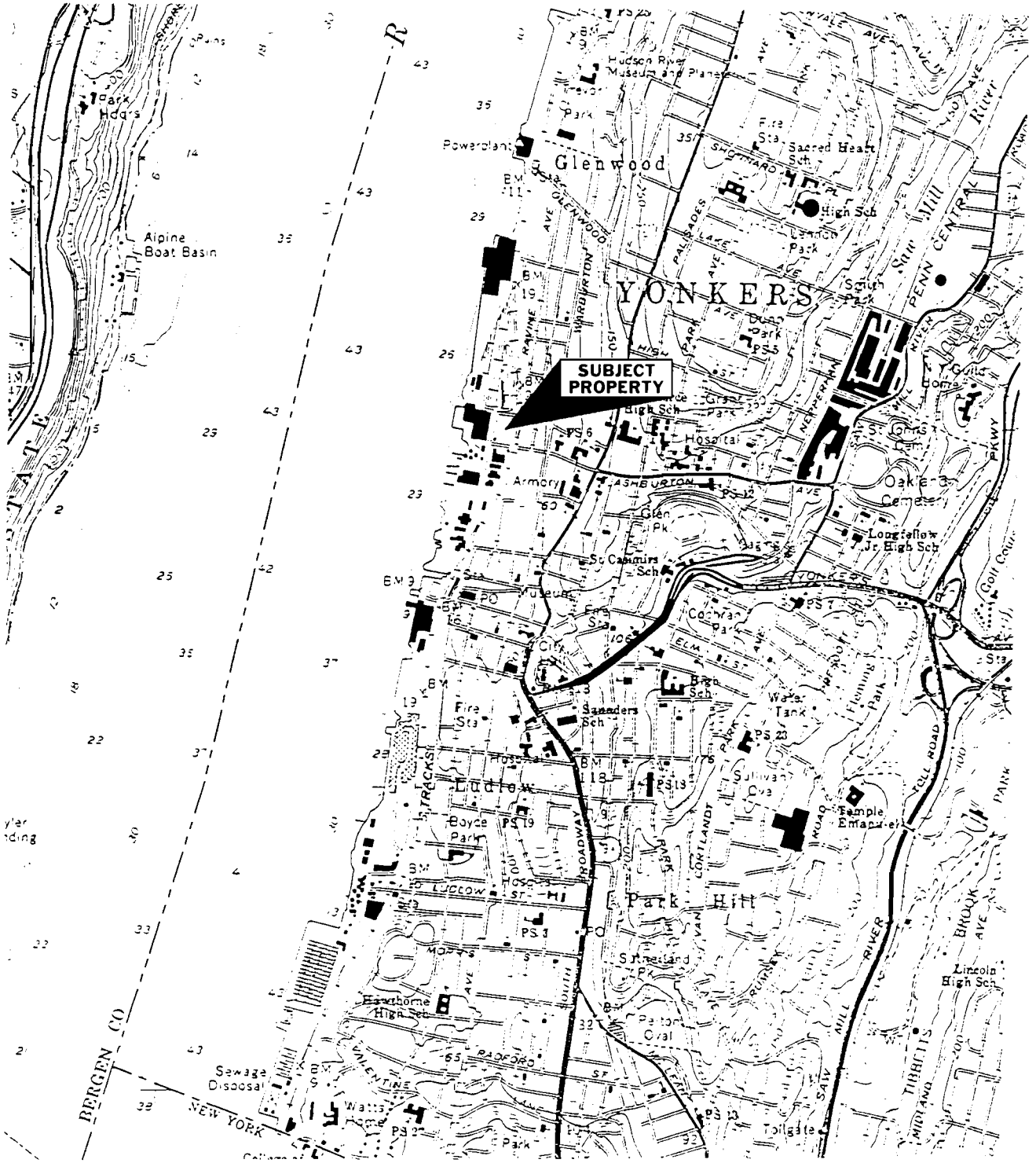
3. **View of parking lot in central portion of subject property.**

APPENDIX B

Maps

Source: DeLorme Street Atlas USA, Version 6.0

Site Location Map 104 Ashburton Avenue City of Yonkers, Westchester County, New York	N	ESI File: GY99143.21 Date: October 1999 Appendix B



Source: U.S. Department of the Interior Geological Survey Topographic Map of the Yonkers, N.Y.-N.J. Quadrangle, dated 1966 (photorevised 1979)

U.S.G.S. Topographic Map

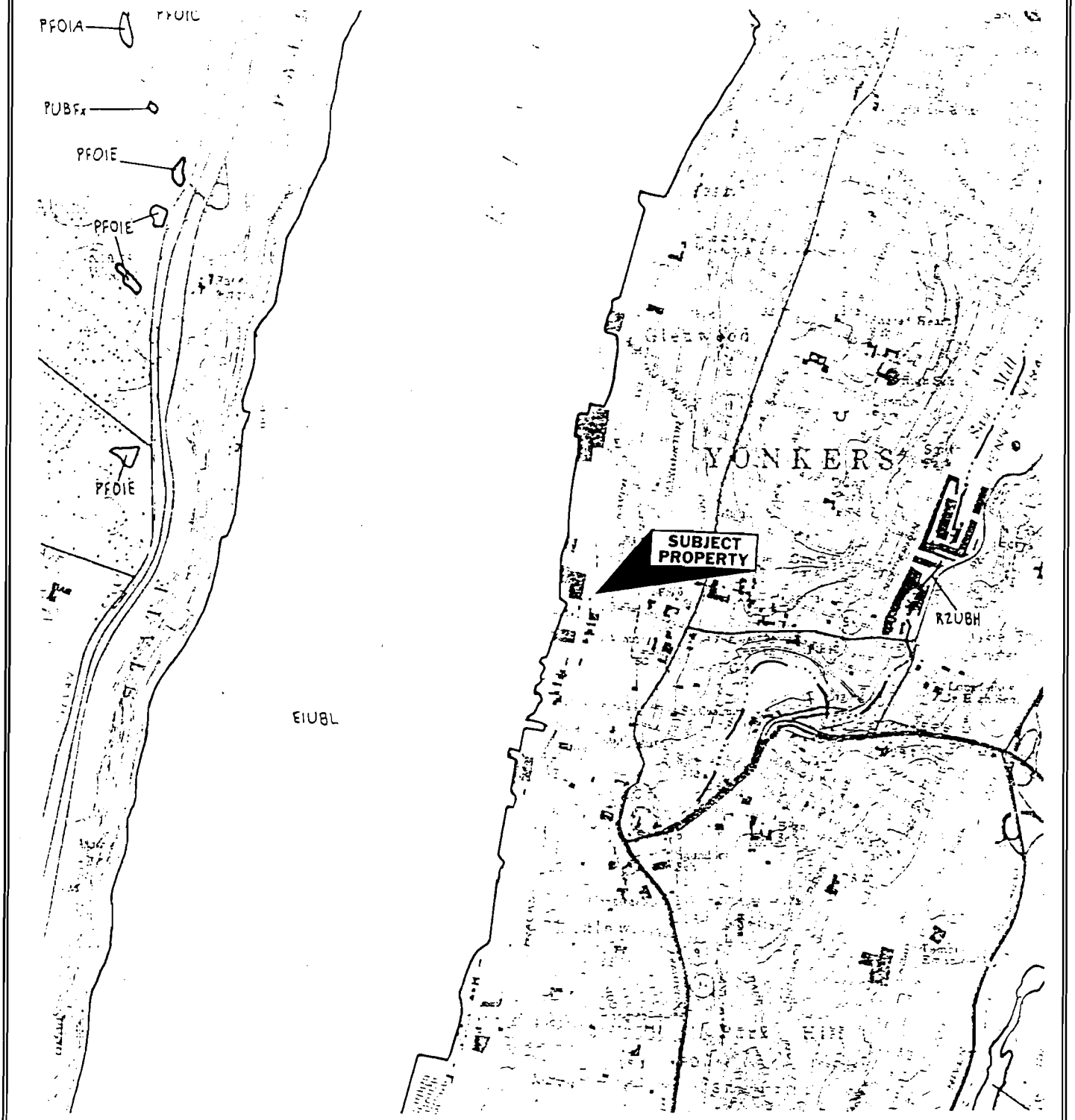
104 Ashburton Avenue
City of Yonkers, Westchester County, New York

N

ESI File: GY99143.21

Date: October 1999

Scale: 1:24000



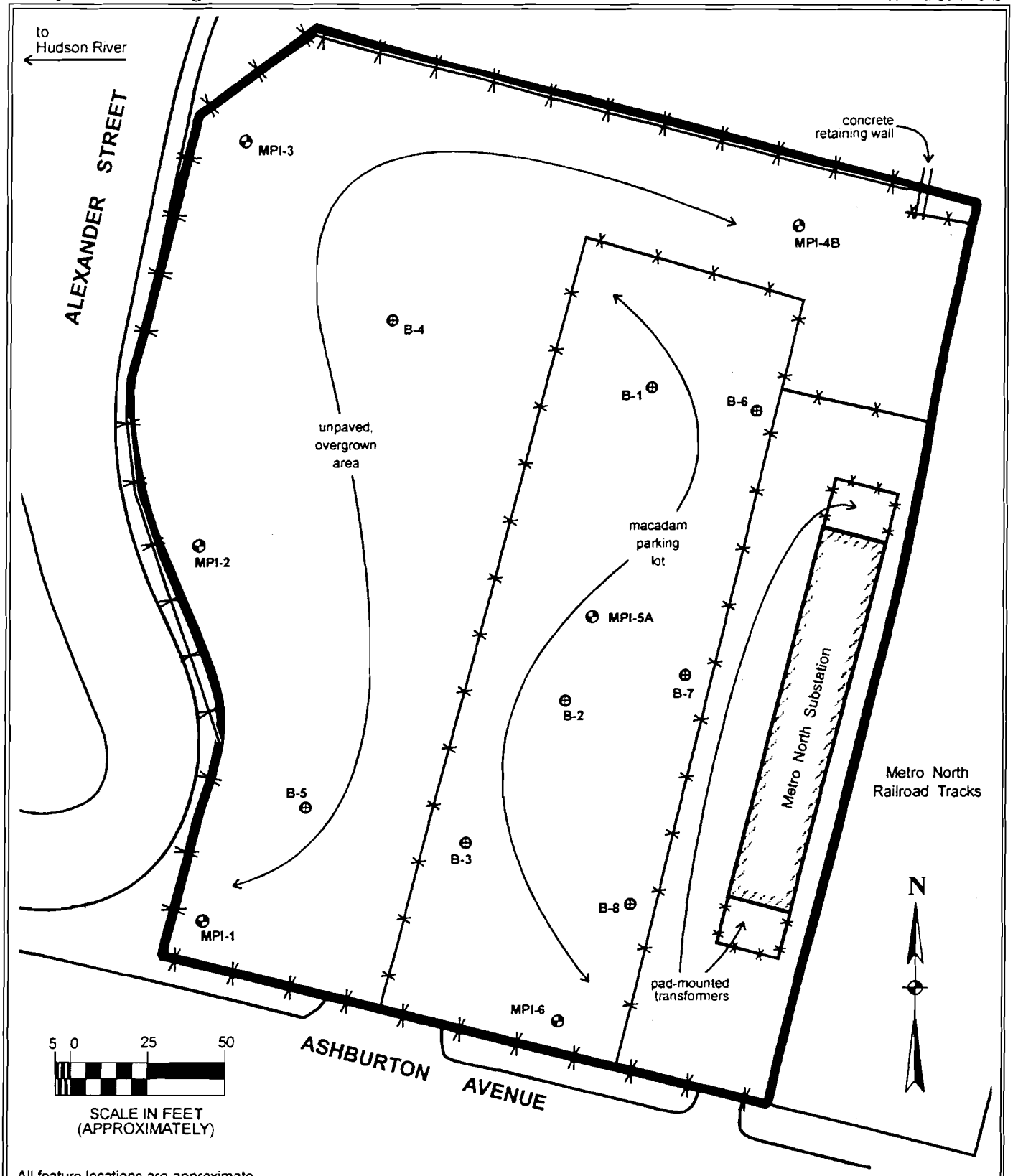
Source: U.S. Department of the Interior National Wetlands Inventory Map of the Yonkers, New York-New Jersy Quadrangle, dated 1990.

National Wetlands Map

104 Ashburton Avenue
City of Yonkers, Westchester County, New York

N

ESI File: GY99143.21
Date: October 1999
Scale: 1:24000



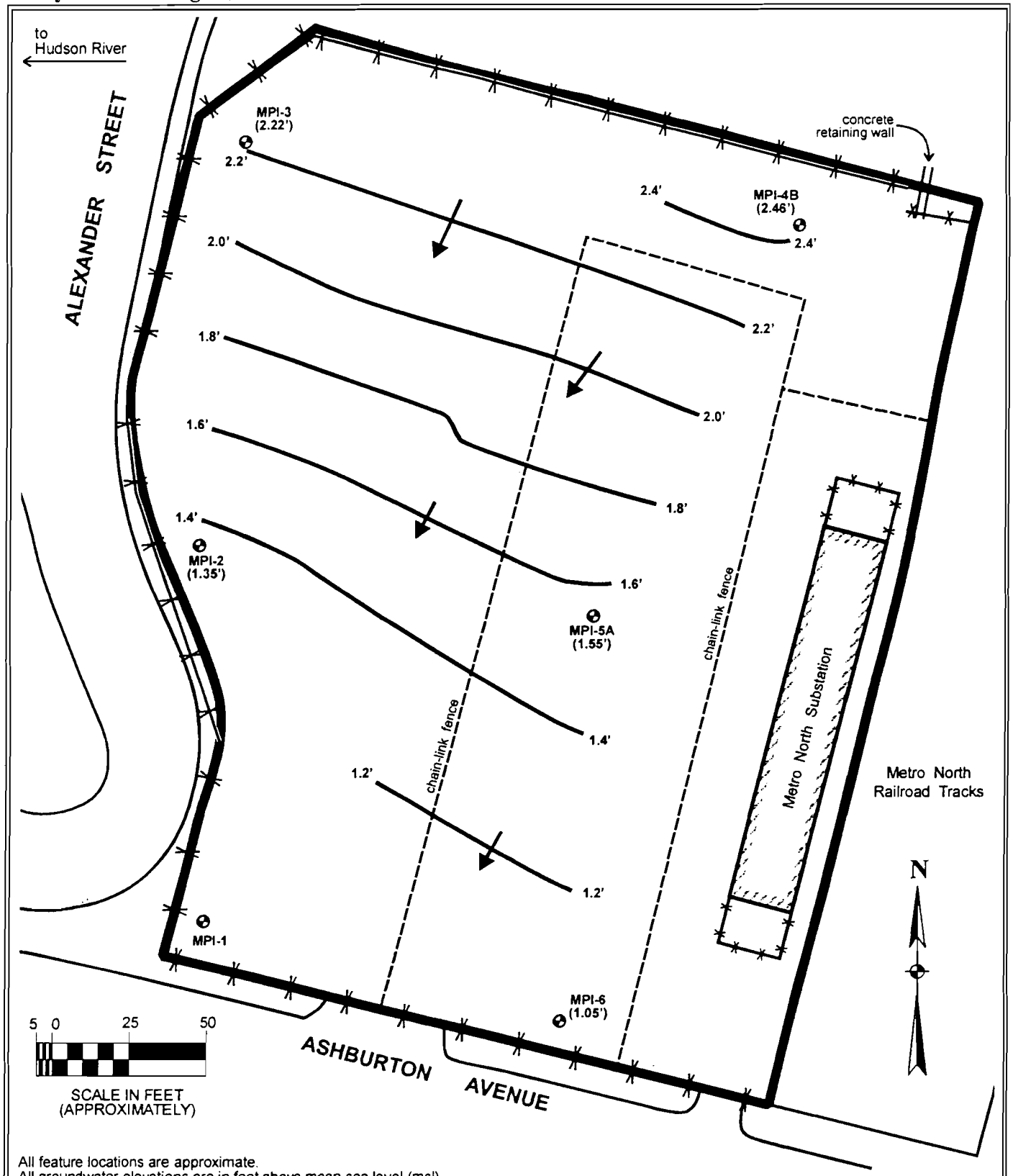
All feature locations are approximate.
Map based Survey by Roland K. Link, P.L.L.C., dated June 17, 1999 and
Groundwater Elevation Contour Map as prepared by Malcom Pirnie, dated July 1, 1994.

Selected Site Features Map

104 Ashburton Avenue
City of Yonkers
Westchester County, New York

Legend:
- subject property border
- chain-link fence
- structure
- monitoring well
- soil boring

ESI File: GY99143.21
October 1999
Scale: 1" = 45' (approximately)
Appendix B



All feature locations are approximate.
All groundwater elevations are in feet above mean sea level (msl).
Map based Survey by Roland K. Link, P.L.L.C., dated June 17, 1999 and
Groundwater Elevation Contour Map as prepared by Malcom Pirnie, dated July 1, 1994.

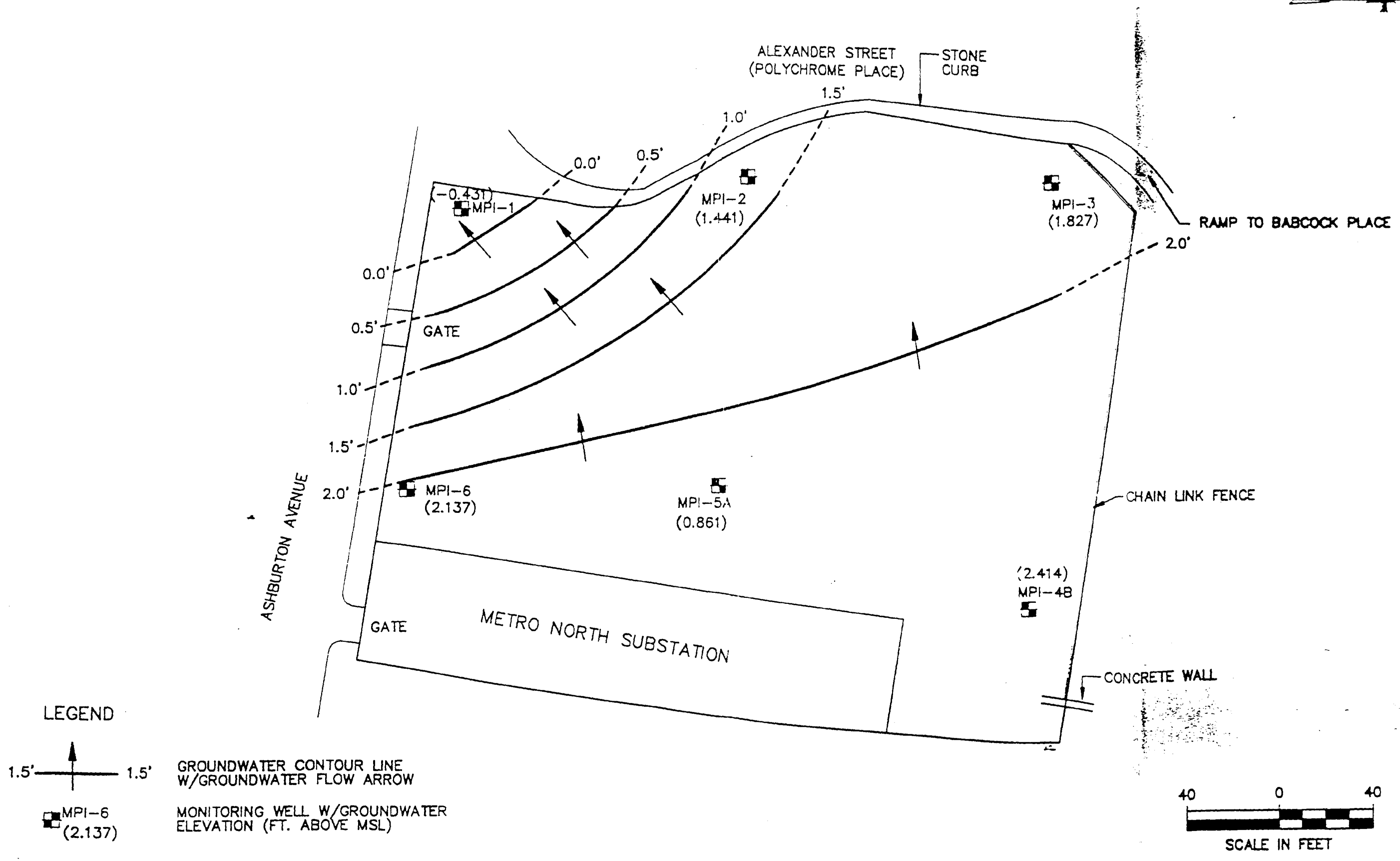
Groundwater Elevation Contour Map

August 31, 1999 - 1:00-3:30PM

104 Ashburton Avenue
City of Yonkers
Westchester County, New York

Legend:
- subject property border
- groundwater contour line with direction of flow arrow
- chain-link fence
- structure
- monitoring well

ESI File: GY99143.21
October 1999
Scale: 1" = 45' (approximately)
Appendix B

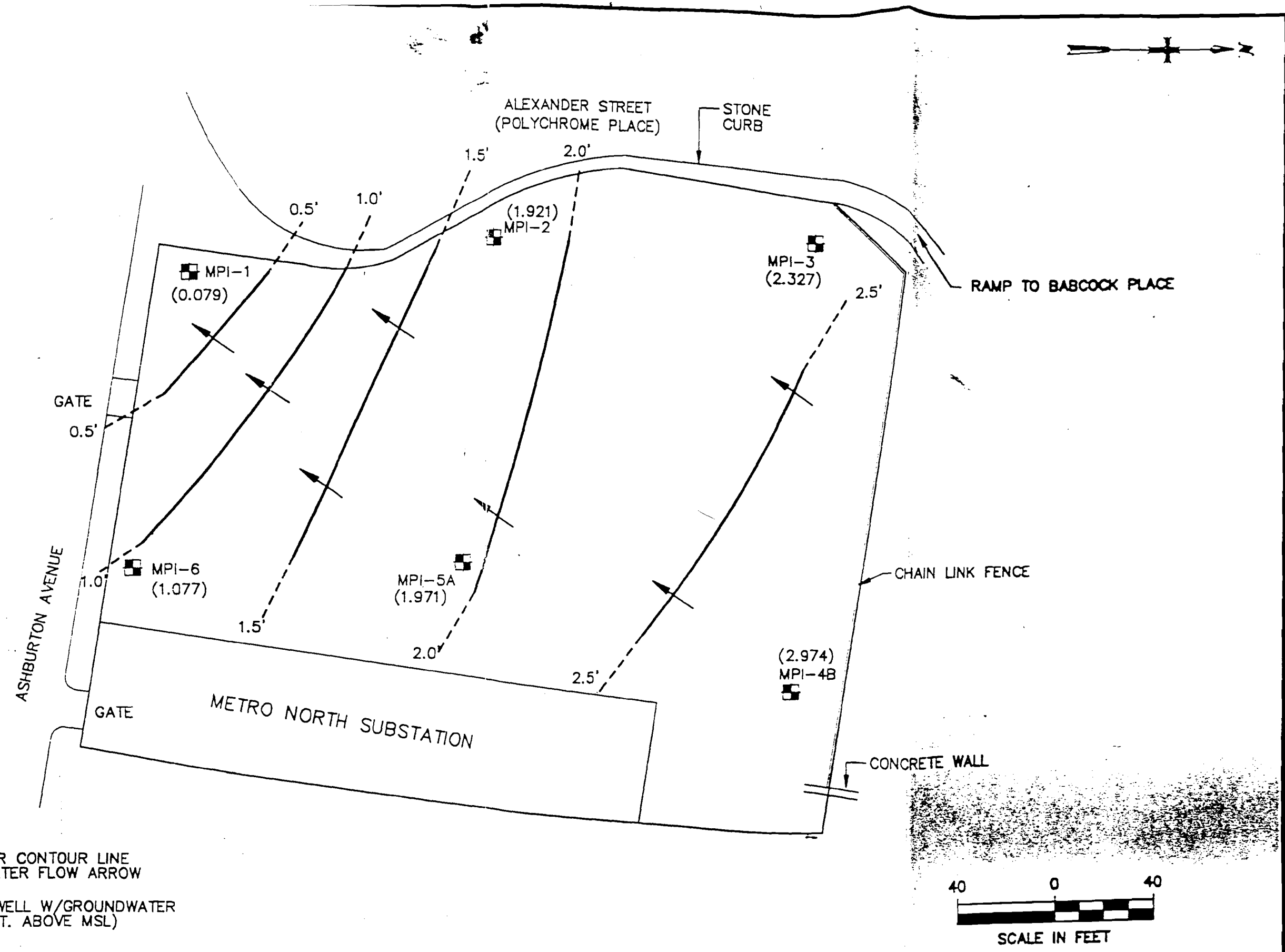


MALCOLM PIRNIE

PORT AUTHORITY OF NY AND NJ - BABCOCK SITE
YONKERS, NEW YORK

GROUNDWATER ELEVATION CONTOUR MAP - JULY 1, 1994

FIGURE 5-1



MALCOLM PIRNIE

PORT AUTHORITY OF NY AND NJ - BABCOCK SITE
YONKERS, NEW YORK

GROUNDWATER ELEVATION CONTOUR MAP - MAY 12, 1994

FIGURE 5-2

APPENDIX C

Regulatory Review Printouts

Spill Event Details

The information shown below is taken directly from the NYSDEC Petroleum and Chemical Spills database.

Spill #: 8606574 **Spill Street:** 91 ALEXANDER ST **Product and Quantity Released:** #2 FUEL OIL 10 (gallons) **Cause:** TRAFFIC ACCIDENT **Resource:** SURFACE WATER **Close Date:** 1/25/87
Spill Date: 1/25/87 **Spill Name:** ATI **Standards Met?** YES **Is UST?** NO

Remarks:
Caller: TUG HIT BARGE
NYSDEC: / / : 1/25/87-USCG INVESTIGATED-NO SPILLAGE NOTED-NFA.□□

Spill #: 8700879 **Spill Street:** 80 ALEXANDER ST **Product and Quantity Released:** UNKNOWN PETROLEUM 0 (gallons) **Cause:** UNKNOWN **Resource:** IN SEWER **Close Date:** 5/7/87
Spill Date: 4/30/87 **Spill Name:** POLY-CHROME **Standards Met?** YES **Is UST?** NO

Remarks:
Caller:
NYSDEC: / / : FD ON SCENE-EPA RESPONDING.□□ / / : 5/7/87-NFA.□□11/29/95: This is additional information about material spilled from the translation of the old spill file: ACID.

Spill #: 8701257 **Spill Street:** 44 WELLS AVE **Product and Quantity Released:** PCB OIL 50 (gallons) **Cause:** EQUIPMENT FAILURE **Resource:** GROUNDWATER **Close Date:** 5/14/87
Spill Date: 5/13/87 **Spill Name:** PORT AUTHORITY **Standards Met?** YES **Is UST?** NO

Remarks:
Caller: TRANSFORMER OVERHEATED AND SPILLED OIL
NYSDEC: / / : SPILLER CLEANED UP-NFA.□□

Spill #: 8701223 **Spill Street:** 148 MARTINE AVE **Product and Quantity Released:** #2 FUEL OIL 0 (gallons) **Cause:** TANK TEST FAILURE **Resource:** GROUNDWATER **Close Date:**
Spill Date: 5/13/87 **Spill Name:** CO. OF WEST. DEPT. OF ENV **Standards Met?** NO **Is UST?** NO

Remarks:
Caller: TANK TESTED. WILL HAVE TO PLACE MONTORING WELLS.
NYSDEC:

Spill #: 8803623 **Spill Street:** 2 ASHBURTON AVE. **Product and Quantity Released:** (not listed) (gallons) **Cause:** HUMAN ERROR **Resource:** ON LAND **Close Date:** 8/3/88
Spill Date: 7/26/88 **Spill Name:** POLY CHROME PLANT **Standards Met?** YES **Is UST?** NO

Remarks:
Caller: NO ACTION -HAD GONE INTO YONKERS SEWER SYSTEM CALLED DOT ANSWERING MACHINE. LEFT MESSAGE 9:05 AM 7/27. CALLED AGAIN ANSWERING MACHINE AGAIN CALLED B. SCHNEIDER OF WCHD. HE WILL SEND SOME ON IT. NFA
NYSDEC: 11/29/95: This is additional information about material spilled from the translation of the old spill file: 24% H2SO4.

Spill #: 8807603 **Spill Street:** 2 ASHBURTON AVE **Product and Quantity Released:** #2 FUEL OIL 0 (gallons) **Cause:** UNKNOWN **Resource:** GROUNDWATER **Close Date:** 11/28/89
Spill Date: 12/15/88 **Spill Name:** POLYCHROME CORP

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: C&E ENVIROMENTAL PULLING TANKS #2 FUEL SEEPING INTO HOLE TODD GHIOSAY WILL ADVISE ON REMEDIATION.

NYSDEC:

Spill #: 8905053 **Spill Street:** ASHBURTON & ALEXANDER ST. **Product and Quantity Released:** UNKNOWN PETROLEUM 0 (gallons) **Cause:** UNKNOWN **Resource:** SURFACE WATER **Close Date:** 8/23/89
Spill Date: 8/22/89 **Spill Name:** HUDSON RIVER STORM DRAIN

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: FAXED TO TODD GHIOSAY, WILL HANDLE

NYSDEC: / / : NO DISCHARGE WAS NOTICED AT TIME OF INDPECTION N.F.A. □□11/29/95: This is additional information about material spilled from the translation of the old spill file: WHITE MILKY SUBSTAN.

Spill #: 8905788 **Spill Street:** 137 ALEXANDER ST. **Product and Quantity Released:** DIESEL 0 (gallons) **Cause:** UNKNOWN **Resource:** SURFACE WATER **Close Date:** 3/11/91
Spill Date: 9/12/89 **Spill Name:**

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: SPOKE W/BILL SCHNEIDER OF WCHD. HE WAS AT SCENE AND BELIEVES THAT POLYCHROME COULD BE DISCHARGING MATERIAL INTO SEWER LINE THE CORRODES THE PIPING. WCHD IS DIE TESTING. WCHD ALSO CONTACT C. MANFREDI.

NYSDEC: 03/11/91: SEWER PIPE WAS REPLACED AND DEF IS MONITORING. SPILL WAS STOPPED AND CLOSED.

09/27/95: This is additional information about material spilled from the translation of the old spill file: LIME GREEN PAINT MAT.

Spill #: 8912251 **Spill Street:** ALEXANDER STREET **Product and Quantity Released:** #6 FUEL OIL 0 (gallons) **Cause:** TANK FAILURE **Resource:** SURFACE WATER **Close Date:**
Spill Date: 3/14/90 **Spill Name:** ATI TERMINAL

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: NOTIFICATION OF SPILL RECEIVED VIA LETTER FROM ATI TO CESARE MANFREDT LETTER STATED THAT THE COMPANY IS REMOVING PRODUCT FROM THE WATER TABLE HISTORY OF OIL SHEEN IN THAT AREA OF HUDSON RIVER

NYSDEC:

Spill #: 9003703 **Spill Street:** 2 ASHBURTON AVE. **Product and Quantity Released:** UNKNOWN PETROLEUM 40 (gallons) **Cause:** OTHER **Resource:** AIR **Close Date:** 7/25/90
Spill Date: 7/2/90 **Spill Name:** POLYCHROME INC.

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: DRUM OF PRODUCT OVERHEATED AND BURST RAN ONTO CONCRETE FLOOR AND STREET EMPLOYEES DYKED SPILL PICKED UP AND DRUMED CONTAMINATED MATERIAL

NYSDEC: 07/25/90: SPILL REPORTED TO BE CLEANED UP. NO RESONSE BY DEC. □□

Spill #: 9005177 **Spill Street:** ALEXANDER STREET **Product and Quantity Released:** #6 FUEL OIL 0 (gallons) **Cause:** UNKNOWN **Resource:** ON LAND **Close Date:** 8/14/90
Spill Date: 8/9/90 **Spill Name:** ATI OIL FACILITY

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: PRODUCT DISCOVERED DURING ROUTINE INSPECTION 15 FEET FROM HUDSON RIVERAT SITE OF RECOVERY SYSTEM

NYSDEC:

Spill #: 9009695 **Spill Street:** ASHBURNTANT AVE/WOODWOR **Product and Quantity Released:** PAINT THINNERS 0 (gallons) **Cause:** UNKNOWN **Resource:** ON LAND **Close Date:** 12/18/90
Spill Date: 12/6/90 **Spill Name:** SEWER LINE CONSTR. SITE

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: CONTAMINATED SOIL DISCOVERED DURING EXCAVATION FOR NEW SEWER LINE WILLSTOCKPILE ON PLASTIC USING METERS AND SAMPLING TALKED TO RON WILL STOCKPILE BY USE OF METER AND TEST RESULTS SHOULD BE BACK TODAY

NYSDEC: 01/15/91: REFERRED TO SOLID/HAZ. WASTE. □□

Spill #: 9103652 **Spill Street:** ALEXANDER STREET **Product and Quantity Released:** GASOLINE 0 (gallons) **Cause:** DELIBERATE **Resource:** SURFACE WATER **Close Date:** 7/31/91
Spill Date: 7/2/91 **Spill Name:** ATI TERMINAL

Remarks: **Standards Met?** YES **Is UST?** YES

Caller: FISHERMAN NOTICED 2" HOSE PUMPING OFF OF TERMINAL PROPERTY INTO HUDSON RIVER STRONG ODORS USCG (PETTY OFFICER SCHOENSTEIN) ALSONOTIFIED BY USEPA

NYSDEC: 07/31/91: NO OIL WAS NOTED AND NO PIPE WAS FOUND. EPA HAD INSPECTED AND HAD DETERMINED THE CALL TO BE FALSE. □□09/27/95: This is additional information about material spilled from the translation of the old spill file: ODOR.

Spill #: 9104198 **Spill Street:** ASHBURTON & WAHBURTON AV **Product and Quantity Released:** UNKNOWN PETROLEUM 0 (gallons) **Cause:** TRAFFIC ACCIDENT **Resource:** ON LAND **Close Date:** 9/11/91
Spill Date: 7/19/91 **Spill Name:** ASHBURTON & WAHBURTON AV

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: CARLOS TORRES ON SITE WCHD TO HANDLECOMPANY HAS HIRED INDEPENDENT CHEMICAL CORP OF BROOKLYN TO CLEAN UP

NYSDEC: 09/11/91: CARLOS TORRES STATED THAT THE SPILL HAD BEEN CLEANED UP. □□09/27/95: This is additional information about material spilled from the translation of the old spill file: SODIUM BISULPHATE.

Spill #: 9107641 **Spill Street:** 226 WARBURTON AVE. **Product and Quantity Released:** #2 FUEL OIL 40 (gallons) **Cause:** EQUIPMENT FAILURE **Resource:** ON LAND **Close Date:** 10/24/91
Spill Date: 10/17/91 **Spill Name:** OUR LADY OF THE ROSARY SH

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: FAULTY SKULLY INSERT IN FILL BOX OIL OIL ON PAVEMENT SPEEDI-DRY APPLIED SPILL TEAM ENROUTE TO COMPLETE CLEAN UP SPOKE WITH ED ALLEN

NYSDEC:

Spill #: 9111897 **Spill Street:** QUINCY PLACE OFF RT.9. **Product and Quantity Released:** #2 FUEL OIL 0 (gallons) **Cause:** TANK FAILURE **Resource:** ON LAND **Close Date:** 3/10/92
Spill Date: 2/19/92 **Spill Name:** DIV.OF MILIT.& NAVAL AFF.

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: DISCOVERED SOIL WHILE REMOVING 1K U/G TANK PLAN TO STOCKPILE SOIL

NYSDEC:

Spill #: 9203538 **Spill Street:** 108 WARBURTON AVE. **Product and Quantity Released:** GASOLINE 0 (gallons) **Cause:** TANK TEST FAILURE **Resource:** GROUNDWATER **Close Date:** 12/2/93
Spill Date: 6/24/92 **Spill Name:** DEPAUL BROTHERS

Remarks: **Standards Met?** YES **Is UST?** YES

Caller: TWO TANKS SEPARATE TESTS WILL EIR NOT SURE WHEN 4K SUPER TEST WAS ABORTED AFTER 15 MIN.

NYSDEC:

Spill #: 9211935 **Spill Street:** 54 ALEXANDER STREET **Product and Quantity Released:** #2 FUEL OIL 30 (gallons) **Cause:** TANK OVERFILL **Resource:** ON LAND **Close Date:** 3/19/93
Spill Date: 1/19/93 **Spill Name:** CITY JAIL

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: SPILL ON SOIL AND PAVEMENT SPILLER TO SEND CLEAN UP CREW

NYSDEC: 01/25/93: TONY MILANESE STATES CLEAN-UP COMPLETED SAME DAY. □□02/17/93: OFF. PULICE CALLED - CLEAN UP NOT COMPLETED TO SATISFACTION. INSPECTION - FOUND OIL STAIN 3'X10'VERY SLIGHT SHEEN FROM MELTING SNOW. CONTACTED BROOK OIL REQUESTED ADDITIONAL APPLICATION OF SPEEDI-DR.□□

Spill #: 9212659 **Spill Street:** 26 ALEXANDER STREET **Product and Quantity Released:** #2 FUEL OIL 0 (gallons) **Cause:** TANK OVERFILL **Resource:** ON LAND **Close Date:** 4/5/93
Spill Date: 2/9/93 **Spill Name:** CITY JAIL

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: SPILL ON BLACKTOP AND ONTO STREET AND CARS IN PARKING LOT CAME OUT VENT BROOK OIL APPLIED SAND AND LEFT SPILL OCCURED TWO WEEKS AGO NO FURTHER CLEAN UP HAS BEEN DONE

NYSDEC: / / : SAME AS SPILL # 92-11935.□□

Spill #: 9305779 **Spill Street:** 28 WELLS AVE. **Product and Quantity Released:** UNKNOWN PETROLEUM 0 (gallons) **Cause:** UNKNOWN **Resource:** GROUNDWATER **Close Date:**
Spill Date: 8/10/93 **Spill Name:** YONKERS INDUSTRIAL PARK

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: WATER SAMPLES SHOW CONTAMINATION

NYSDEC:

Spill #: 9405042 **Spill Street:** ALEXANDER STREET **Product and Quantity Released:** UNKNOWN MATERIAL 0 (gallons) **Cause:** UNKNOWN **Resource:** SURFACE WATER **Close Date:** 7/18/94
Spill Date: 7/12/94 **Spill Name:** NEXT TO ATI TERMINAL

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: OIL SHEEL IN HUDSON RIVER WITH HEAVY ODORS VERY APPARENT AT LOW TIDE HARDY INSPECTED NO HEAVY SHEEN NOTED RECOVERY SYSTEM AT ATI IN OPERATION

NYSDEC:

Spill #: 9406513 **Spill Street:** 159 ALEXANDER STREET **Product and Quantity Released:** UNKNOWN PETROLEUM 0 (gallons) **Cause:** TANK TEST FAILURE **Resource:** GROUNDWATER **Close Date:**
Spill Date: 8/13/94 **Spill Name:** EXCELSIAR TRANS.BAG CORP.

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: TOP OF TANK IS CORRODED PUMPING TANK WILL REMOVE MONDAY

NYSDEC: 09/27/95: This is additional information about material spilled from the translation of the old spill file: TANK TEST.

Spill #: 9411651 **Spill Street:** QUINN PLACE **Product and Quantity Released:** DIESEL 5 (gallons) **Cause:** HUMAN ERROR **Resource:** ON LAND **Close Date:** 12/13/94
Spill Date: 12/1/94 **Spill Name:** NYS ARMORY

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: CONTAINER TIPPED OVER SPILL ON GRAVEL PARKING AREA GUARD PERSONNEL DOING CLEANUP

NYSDEC:

Spill #: 9502392 **Spill Street:** 153 NORTH BROADWAY **Product and Quantity Released:** WASTE OIL 0 (gallons) **Cause:** UNKNOWN **Resource:** ON LAND **Close Date:**
Spill Date: 5/25/95 **Spill Name:** COMMERCIAL BUILDING

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: MINOR AMOUNTS OF OIL COMING OUT OF REMOTE FILL ON SIDEWALK PROPERTY OWNER SAYS ITS NOT HIS TANK & IT MAY BE AN OLD WASTE OIL TANK SPEEDI-DRI HAS BEEN APPLIED

NYSDEC:

Spill #: 9511617 **Spill Street:** 60 ALEXANDER ST **Product and Quantity Released:** DIESEL 0 (gallons) **Cause:** TANK TEST FAILURE **Resource:** ON LAND **Close Date:**
Spill Date: 12/13/95 **Spill Name:** SUPER TRANS

Remarks: **Standards Met?** NO **Is UST?** YES

Caller: yonkers fd is aware of and is also responsible for test.
tank to be pumped and discarded.

NYSDEC:

Spill #: 9608841 **Spill Street:** ALEXANDER ST **Product and Quantity Released:** UNKNOWN PETROLEUM 1 (gallons) **Cause:** UNKNOWN **Resource:** SURFACE WATER **Close Date:** 10/23/96
Spill Date: 10/16/96 **Spill Name:** HUDSON RIVER

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: approx 30 x 200 ft sheen team on the way

NYSDEC: 10/16/96 COAST GUARD RESPONDING

10/23/96 MINAMAL AMOUNT, ONE GAL., SHEEN ON HUDSON

Spill #: 9610171 **Spill Street:** 115 WOODWORTH AVE **Product and Quantity Released:** UNKNOWN MATERIAL 0 (gallons) **Cause:** TANK FAILURE **Resource:** ON LAND **Close Date:**
Spill Date: 11/14/96 **Spill Name:**

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: during tank removal contaminated soil found -

NYSDEC:

Spill #: 9704871 **Spill Street:** 137 ALEXANDER ST **Product and Quantity Released:** UNKNOWN MATERIAL 0 (gallons) **Cause:** UNKNOWN **Resource:** SURFACE WATER **Close Date:** 7/24/97
Spill Date: 7/23/97 **Spill Name:** SHEEN ON HUDSON RIVER

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: CALLER WAS FLYIONG OVERHEAD IN HELICOPOTER WHEN NOTICED A 60 x 40 YARD SHEEN ON RIVER EMENATING IKN AREA-LANDMARKS-ACROSS ST FROM YONKERS JAIL. BEHIND SOCIAL SERVICES BLDG-CALLER WAS 800 FT IN AIR WHEN REPORT SEEN-MR BRADLEYS PAGER# (914) 284-0850

NYSDEC: 07/23/97 UNABLE TO ACCESS RIVER ON EVENING OF 7/23/97 INDUSTRIAL AREA LOCKED FENCING ALONG RIVERSIDE; ATI TERMINAL ON ALEXANDER ST. WCHD WILL FOLLOW UP DURING DAYLIGHT HOURS AND FORWARD REPORT TO DEC;

07/24/97 FRANK BRADLEY INVESTIGATED FURTHER AND FOUND NOTHING; MAY GO BACK AT LOW TIDE TO CHECK FOR SBMERGED PIPELINE;

Spill #: 9709298 **Spill Street:** 83 ALEXANDER AVE **Product and Quantity Released:** #2 FUEL OIL 200 (gallons) **Cause:** EQUIPMENT FAILURE **Resource:** ON LAND **Close Date:** 2/4/98
Spill Date: 11/10/97 **Spill Name:** PRIVATE RESIDENCE

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: OIL TANK CAME LOOSE CAUSING SPILL OF APPROX 200 GALS ONTO BASEMENT FLOOR-OIL CO ON SCENE FOR CLEAN UP

NYSDEC: 12/13/97 LETTER SENT BASED ON TANK CLOSURE REPORT; NFA;

Spill #: 9714545 **Spill Street:** 66 ALEXANDER ST **Product and Quantity Released:** UNKNOWN HAZARDOUS MA 0 (gallons) **Cause:** OTHER **Resource:** ON LAND **Close Date:**
Spill Date: 3/31/98 **Spill Name:** PATCLIN CHEMICAL COMPANY

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: caller reported explosion and fire at above location. several different (unknown) chemicals still burning.fire dept on scene.

NYSDEC:

Spill #: 9801901 **Spill Street:** 91 ALEXANDER STREET **Product and Quantity Released:** #2 FUEL OIL 0 (gallons) **Cause:** EQUIPMENT FAILURE **Close Date:**
Spill Date: 5/13/98 **Spill Name:** ATI TERMINAL **Resource:** ON LAND

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: SPILLER CALLED NOTIFIER FOR A FUEL LINE LEAK. NOTIFIER ON SCENE NOW. NO FURTHER INFORMATION AT THIS TIME.

NYSDEC: 05/13/98 SHEEN ON WATER IN HUDSON RIVER, SOURCE UNKNOWN, POSSIBLE LINE LEAKS TO RACKS, PUT IN HARD BOOM IN HUDSON RIVER, EPA CASE #98-05-94, NRC# 436708, AND NJDEP # 98-05-13-1605-17

Spill #: 9805596 **Spill Street:** 21 ALEXANDER ST **Product and Quantity Released:** #4 FUEL OIL 30 (gallons) **Cause:** TANK FAILURE **Close Date:**
Spill Date: 8/5/98 **Spill Name:** YONKERS WATERFRONT DEVEL **Resource:** ON LAND

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: CALLER REPORTING FINDING CONTAMINATED SOIL WHILE EXCAVATING A TANK.

NYSDEC: 8/6/98 REMOVAL OF 3000 GAL TANK STORING #4 OR #6. TANK LEAKED DURING REMOVAL. AKRF EXCAVATED TO LIMIT OF BACKHOE. PRODUCT REMOAINING WHEN BACKFILLED. SITE ASSESSMENT ORDERED. PER TOM GIBBONS - SITE ASSESSMENT WILL BEGIN WITHIN 2 WEEKS.

12/10/98 LOCATION IS PART OF YONKERS WATERFRONT DEVELOPEMENT PROJECT. FULL SITE ASSESSMENT FOR DEVELOPEMENT PHASE TO BE COMPLETED BY SPRING OF 1999, UST WILL BE ADDRESSED AT THAT TIME. B. MACDONALD TO FOLLOW UP.

Spill #: 9809331 **Spill Street:** ALEXANDER ST/ASH BURTON **Product and Quantity Released:** UNKNOWN PETROLEUM 10 (gallons) **Cause:** UNKNOWN **Close Date:**
Spill Date: 10/26/98 **Spill Name:** VAULT 9915 **Resource:** ON LAND

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: 10 GAL OF PETROLUEM BASED FLUID ON 200 GAL OF WATER. CLEAN UP PENDING RESULTS OF LABS. CON ED 120-821

NYSDEC:

Spill #: 9809335 **Spill Street:** ALEXANDER ST/ASHBURTON AV **Product and Quantity Released:** UNKNOWN MATERIAL 1 (gallons) **Cause:** UNKNOWN **Close Date:**
Spill Date: 10/26/98 **Spill Name:** VAULT #6478 **Resource:** ON LAND

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: UNKNOWN OIL DISCOVERED IN ABOVE VAULT AT ABOVE LOCATION. MATERIAL HAS BEEN CONTAINED AND CLEAN UP TO BE DONE UPON DISCOVERY OF RESULTS. RESPONSABLE PARTY IS UNKNOWN. CON EDISON REFER # 120824. THIS VAULT IS ADJACENT TO VAULT REPORTED IN SPILL # 9809331. NO CALL BACK REQUESTED.

NYSDEC:

Spill #: 9813922 **Spill Street:** 188 WOODWORTH AVE **Product and Quantity Released:** #2 FUEL OIL 180 (gallons) **Cause:** UNKNOWN **Resource:** ON LAND **Close Date:** 3/23/99

Spill Date: 2/16/99 **Spill Name:** APARTMENT BUILDING

Remarks: **Standards Met?** YES **Is UST?** NO

Caller: Venton fuel was contacted to deliver fuel to above address. Fuel was pumped into fill spout; tank however had been removed. Spill confined to basement. FD on scene now - req call back. Building is an apt building.

Dorson Env. contacted for cleanup.

NYSDEC: 03/23/99 LETTER SENT; NFA

Spill #: 9900167 **Spill Street:** 199 NORTH BROADWAY **Product and Quantity Released:** #2 FUEL OIL 5 (gallons) **Cause:** TANK FAILURE **Resource:** ON LAND **Close Date:**

Spill Date: 4/5/99 **Spill Name:** RESIDENTS

Remarks: **Standards Met?** NO **Is UST?** NO

Caller: TANK FAILED 275 GALLON IN SIZE.THE PLACE IS A BOARDING HOUSE.
DRY ALL PUT DOWN AND TANK WAS DECOMMISSIONED.

NYSDEC:

EPA United States Environmental Protection Agency

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EF Overview | Query | Model | Feedback | EF Home

ENVIROFACTS REPORT ON
WABCO (EPA Facility ID: NYD982276925)
YONKERS, NY 10701

Map this facility

Map this facility using one of Envirofact's mapping utilities.

EPA Facility Identification Information

This query was executed on 22-SEP-1999

RCRIS Information

HANDLER ID:	NYD982276925	HANDLER NAME:	WABCO
STREET NAME:	15 WELLS AVE BLDG 7	CITY NAME:	YONKERS
STATE:	NY	ZIP CODE:	10701
COUNTY NAME:	WESTCHESTER		

Handler/Facility Classification:

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND/OR INDUSTRIAL FURNACE	STORAGE AND TREATMENT
SMALL QTY GENERATOR				
TRANSPORTER				

Additional Information can be obtained from Resource Conservation and Recovery Information System RCRIS Query.

EPA United States Environmental Protection Agency

Envirofacts Warehouse — Queries

EF Overview | Query | Model | Feedback | EF Home

ENVIROFACTS REPORT ON
M B KAPLAN BATTERY SUPPLIES INC (EPA Facility ID: NYD019112143)
YONKERS, NY 10701

Map this facility

Map this facility using one of Envirofact's mapping utilities.

EPA Facility identification information

This query was executed on 22-SEP-1999

RCRIS Information

HANDLER ID:	NYD019112143	HANDLER NAME:	M B KAPLAN BATTERY SUPPLIES INC
STREET NAME:	79 PALISADES AVE	CITY NAME:	YONKERS
STATE:	NY	ZIP CODE:	10701
COUNTY NAME:	WESTCHESTER		

Handler/Facility Classification:

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND/OR INDUSTRIAL FURNACE	STORAGE AND TREATMENT
TRANSPORTER				

Additional information can be obtained from Resource Conservation and Recovery Information System RCRIS Query.

EPA United States Environmental Protection Agency

Envirofacts Warehouse Queries EF Overview | Query | Model | Feedback | EF Home

ENVIROFACTS REPORT ON EXCELSIOR TRANSPARENT BAG CO (EPA Facility ID: NYD002011450)

YONKERS, NY 10702

Map this facility

Map this facility using one of Envirofact's mapping utilities.

EPA Facility Identification Information

This query was executed on 22-SEP-1999

AIRS / AFS Information

PLANT NAME:	EXCELSIOR TRANSP BAG MFG	COMPLIANCE SYSTEM PLANT ID:	00140
AFS PLANT ID:		NATIONAL EMISSIONS DATA SYSTEM PLANT ID:	0443
STREET NAME:	159 ALEXANDER STREET	LATITUDE:	0
CITY NAME:	YONKERS	LONGITUDE:	0
STATE:	NY	DUNS NUMBER:	002011450
ZIP CODE:	10701	PRINCIPAL PRODUCT:	PKGS FILMS
COUNTY NAME:	WESTCHESTER	INVENTORY YEAR:	90
EMERGENCY CONTROL:		CLASS CODE:	POT EMISSIONS BELOW MAJR SOURCE THRESHOLDS IF COMPLIES WITH FED REGS/LIMITS
COMPLIANCE STATUS:	MEETING COMPLIANCE SCHEDULE		

The current AIRS/AFS database does not have any pollutant data for this facility.

Additional information can be obtained from the Airs Facility Subsystem (AIRS) Query Form.

RCRIS Information

HANDLER ID:	NYD002011450	HANDLER NAME:	EXCELSIOR TRANSPARENT BAG CO
STREET NAME:	159 ALEXANDER ST	CITY NAME:	YONKERS
STATE:	NY	ZIP CODE:	10702
COUNTY NAME:	WESTCHESTER		

Handler/Facility Classification:

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND/OR INDUSTRIAL FURNACE	STORAGE AND TREATMENT
LARGE QTY GENERATOR				

Additional Information can be obtained from Resource Conservation and Recovery Information System RCRIS Query.

BRS Information

Facility Information:

HANDLER NAME:	EXCELISOR TRANSPARENT BAG MFG CORP	HANDLER ID:	NYD002011450
STREET 1:	159 ALEXANDER ST	REPORTING YEAR:	1995
STREET 2:			
CITY:	YONKERS	GENERATOR STATUS:	1 = LQG
STATE:	NY	ONSITE PERMITTED STORAGE:	1 = No RCRA Storage
ZIP CODE:	107010000	ONSITE PERMITTED TREATMENT:	1 = NO TDR/NO RCRA PLAN
COUNTY:	WESTCHESTER	ONSITE EXEMPT TREATMENT:	3 = YES RCRA EXEMPT TDR

Mailing Information:

HANDLER NAME:	EXCELISOR TRANSPARENT BAG MFG CORP
STREET 1:	159 ALEXANDER ST
STREET 2:	
CITY:	YONKERS
STATE:	NY
ZIP CODE:	107010000

Waste Information:

Note: Please note that the wastes shown in the following table are in tons.

WASTE TYPE	NATIONAL WASTE	FEDERAL WASTE	TOTAL WASTE
INCERNATION			
DISPOSAL			
ACUTE GENERATION			
GENERATION	87	87	87
WASTE SHIPPED	27	27	27
WASTE RECEIVED			
MANAGEMENT		60	60

Additional information can be obtained from the Biennial Reporting System BRS Query.

EPA United States Environmental Protection Agency

Envirofacts Warehouse — Queries — EF Overview | Query | Model | Feedback | EF Home

ENVIROFACTS REPORT ON
POLYCHROME CORP. (EPA Facility ID: NYD980236152)
YONKERS, NY 10702

Map this facility

Map this facility using one of Envirofact's mapping utilities.

EPA Facility Identification Information

This query was executed on 22-SEP-1999

Toxic Releases for Reporting Year 1993

FACILITY ID:	10702PLYCH2ASHB	FACILITY NAME:	POLYCHROME CORP.
STREET NAME:	2 ASHBURTON AVE.	CITY NAME:	YONKERS
STATE:	NY	COUNTY NAME:	WESTCHESTER
ZIP CODE:	10702		

Primary SIC Codes for 1993

SIC CODE	SIC DESCRIPTION
2796	PLATEMAKING AND RELATED SERVICES

Chemicals Transferred to other Sites

CHEMICAL NAME	CAS NUMBER	DOCUMENT	RELEASE AMOUNTS LBS/YR	RELEASE BASIS CODE	TREATMENT TYPE	TRANSFER SITE NAME	TRANSI SITE C
2-METHOXYETHANOL	000109864	1393075577890NY	4080	MONITORING DATA	ENERGY RECOVERY	NORTH EAST CHEMICAL CO.	CLEVEL
2-METHOXYETHANOL	000109864	1393075577890NY	12750	MONITORING DATA	ENERGY RECOVERY	POLLUTION CONTROL INDUSTRIES	EAST CHICAG
METHANOL	000067561	1393075577876NY	3690	MONITORING DATA	ENERGY RECOVERY	NORTH EAST CHEMICAL CORP.	CLEVEL
METHANOL	000067561	1393075577876NY	11250	MONITORING DATA	ENERGY RECOVERY	POLLUTION CONTROL INDUSTRIES	EAST CHICAG

Chemicals Released to Air

CHEMICAL NAME	CAS	DOCUMENT	RELEASE AMOUNTS LBS/YR	RELEASE BASIS CODE	FUGITIVE OR STACK INDICATOR
2-METHOXYETHANOL	000109864	1393075577890NY	3684	MASS BALANCE CALCULATIONS	STACK OR POINT EMISSIONS
2-METHOXYETHANOL	000109864	1393075577890NY	4548	MASS BALANCE CALCULATIONS	FUGITIVE OR NON-POINT EMISSIONS
METHANOL	000067561	1393075577876NY	3360	MASS BALANCE CALCULATIONS	STACK OR POINT EMISSIONS
METHANOL	000067561	1393075577876NY	4149	MASS BALANCE CALCULATIONS	FUGITIVE OR NON-POINT EMISSIONS

Chemicals Released via Underground Injection

There was no data of this type reported for this facility.

Chemicals Released to the Land Surface

There was no data of this type reported for this facility.

Chemicals Released to Surface Water

There was no data of this type reported for this facility.

Additional Information can be obtained from the Toxics Release Inventory System (TRIS Query.

AIRS / AFS Information

PLANT NAME:	POLYCHROME CORP	COMPLIANCE SYSTEM PLANT ID:	00052
AFS PLANT ID:		NATIONAL EMISSIONS DATA SYSTEM PLANT ID:	0979
STREET NAME:	2 ASHBURTON AVE	LATITUDE:	0
CITY NAME:	YONKERS	LONGITUDE:	0
STATE:	NY	DUNS NUMBER:	
ZIP CODE:	10722	PRINCIPAL PRODUCT:	RESINS
COUNTY NAME:	WESTCHESTER	INVENTORY YEAR:	90
EMERGENCY CONTROL:	ECAP not required	CLASS CODE:	ACTUAL OR POTENTIAL CONTROLLED EMISSIONS > 100 TONS/YR AS PER ALA. PWR
COMPLIANCE STATUS:	MEETING COMPLIANCE SCHEDULE		

The current AIRS/AFS database does not have any pollutant data for this facility.

Additional information can be obtained from the Airs Facility Subsystem (AIRS) Query Form.

RCRIS Information

HANDLER ID:	NYD980236152	HANDLER NAME:	POLYCHROME CORP
STREET NAME:	2 ASHBURTON AVE	CITY NAME:	YONKERS
STATE:	NY	ZIP CODE:	107012529
COUNTY NAME:	WESTCHESTER		

This facility does not have a Handler/Facility Classification in the current RCRIS database.

Additional Information can be obtained from Resource Conservation and Recovery Information System [RCRIS] Query.

EPA United States Environmental Protection Agency

Envirofacts Warehouse

Queries

EF Overview | Query | Model | Feedback | EF Home

ENVIROFACTS REPORT ON POLYCHROME CORP (EPA Facility ID: NYD001833847)

YONKERS, NY 10702

Map this facility

Map this facility using one of Envirofact's mapping utilities.

EPA Facility Identification Information

This query was executed on 22-SEP-1999

RCRIS Information

HANDLER ID:	NYD001833847	HANDLER NAME:	POLYCHROME CORP
STREET NAME:	137 ALEXANDER ST	CITY NAME:	YONKERS
STATE:	NY	ZIP CODE:	10702
COUNTY NAME:	WESTCHESTER		

Standard Industrial Classification:

SIC CODE	SIC DESCRIPTION
2821	PLASTICS MATERIALS AND RESINS
2893	PRINTING INK
3555	PRINTING TRADES MACHINERY
3861	PHOTOGRAPHIC EQUIPMENT AND SUPPLIES

This facility does not have a Handler/Facility Classification in the current RCRIS database.

Additional Information can be obtained from Resource Conservation and Recovery Information System RCRIS Query.

CERCLIS Query Results

Page No. 1

Consolidated facility information (from multiple EPA systems) was searched to select facilities

EPA FACILITY ID: Beginning With: **nyd986925790**
Results are based on data extracted on JUN-14-1999

Note: Click on the underlined CORPORATE LINK value for links to that company's environmental web pages. Click on the underlined MAPPING INFO value to obtain mapping information for the facility. Click on the underlined RECORD OF DECISION value for a RODS Site Report. Click on the underlined FACILITY_ID to view EPA Facility Information for this site.

Go To Bottom Of The Page

SUPERFUND SITE ID:	0203907	SITE NAME:	PATCLIN CHEMICAL CO
STREET ADDRESS:	66 ALEXANDER STREET	EPA FACILITY ID:	NYD986925790
CITY NAME:	YONKERS	OWNERSHIP STATUS:	Unknown
STATE ABBR:	NY	FEDERAL FACILITY:	N
ZIP CODE:	10701	NPL STATUS:	Not on the NPL
COUNTY NAME:	WESTCHESTER	SITE INCIDENT TYPE:	
CORPORATE LINK:	No	RECORD OF DECISION (ROD) INFO:	No
LATITUDE:		EPA REGIONAL LINK:	No
LONGITUDE:		MAPPING INFO:	MAP
SITE SMSA:	5600		

Enforcement and Cleanup Actions

Action	Action ID	Planned Start Date	Planned End Date	Actual Start Date	Actual End Date	Responsibility	Planned Outcome	Urgency
COST RECVRY DECSN DOCMT-NO SUE	001				09/30/1998	Federal Enforcement		
REMOVAL	001		03/31/1999	03/31/1998	05/04/1998	EPA Fund-Financed	Cleaned up	Emergency
REMOVAL ASSESSMENT	001			03/31/1998	03/31/1998	EPA Fund-Financed		
PRP REMOVAL	001	08/31/1994	08/31/1995	09/22/1994	09/26/1996	Responsible Party	Stabilized	Time Critical
ADMIN ORDER ON CONSENT	001				06/30/1994	Federal Enforcement		

Site Description

There were no Site Descriptions reported for this site.

Go To Top Of The Page

Total Number of Facilities Displayed: 1

EPA United States Environmental Protection Agency

Envirofacts Warehouse | Queries | EF Overview | Query | Model | Feedback | EF Home

ENVIROFACTS REPORT ON
PATCLIN CHEMICAL CO. INC. (EPA Facility ID: NYD986925790)
YONKERS, NY 10701

Map this facility

Map this facility using one of Envirofact's mapping utilities.

EPA Facility Identification Information

This query was executed on 22-SEP-1999

Superfund Information (CERCLIS)

SUPERFUND SITE ID:	0203907	SITE NAME:	PATCLIN CHEMICAL CO
STREET ADDRESS:	66 ALEXANDER STREET	SITE SMSA:	5600
CITY NAME:	YONKERS	OWNERSHIP STATUS:	Unknown
STATE ABBR:	NY	FEDERAL FACILITY:	N
ZIP CODE:	10701	NPL STATUS:	Not on the NPL
COUNTY NAME:	WESTCHESTER	SITE INCIDENT TYPE:	

Additional Information can be obtained from the Superfund CERCLIS Query.

Additional Superfund Site information may be obtained through EPA's Superfund web site. Their query pages provide an alternative method for retrieving Superfund Site information.

Toxic Releases for Reporting Year 1997

FACILITY ID:	10701PTCLN66ALE	FACILITY NAME:	PATCLIN CHEMICAL CO. INC.
STREET NAME:	66 ALEXANDER ST.	CITY NAME:	YONKERS
STATE:	NY	COUNTY NAME:	WESTCHESTER
ZIP CODE:	10701		

Primary SIC Codes for 1997

SIC CODE	SIC DESCRIPTION
2842	SPECIALTY CLEANING, POLISHING, AND SANITATION PREPARATIONS

The current TRIS database does not have chemical release data for reporting year 1997.

The Environmental Defense Fund's (EDF) Chemical Scorecard has on-line environmental information regarding this facility's reported TRI releases. This information resource is not maintained, managed, or owned by the Environmental Protection Agency (EPA) or the Envirofacts Support Team. Neither the EPA nor the Envirofacts Support Team is responsible for their content or site operation. The Envirofacts Warehouse provides this reference only as a convenience to our Internet users.

RCRIS Information

HANDLER ID:	NYD986925790	HANDLER NAME:	PATCLIN CHEMICAL CO INC
STREET NAME:	66 ALEXANDER ST	CITY NAME:	YONKERS
STATE:	NY	ZIP CODE:	10701
COUNTY NAME:	WESTCHESTER		

Handler/Facility Classification:

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND/OR INDUSTRIAL FURNACE	STORAGE AND TREATMENT
SMALL QTY GENERATOR				

Additional Information can be obtained from Resource Conservation and Recovery Information System RCRIS Query.

BRS Information

Facility Information:

HANDLER NAME:	PATCLIN CHEMICAL COMPANY INC	HANDLER ID:	NYD986925790
STREET 1:	66 ALEXANDER ST	REPORTING YEAR:	1995
STREET 2:			
CITY:	YONKERS	GENERATOR STATUS:	1 = LQG
STATE:	NY	ONSITE PERMITTED STORAGE:	3 = Containers
ZIP CODE:	107012704	ONSITE PERMITTED TREATMENT:	1 = NO TDR/NO RCRA PLAN
COUNTY:	WESTCHESTER	ONSITE EXEMPT TREATMENT:	1 = NO TDR/NO EXMPT PLAN

Mailing Information:

HANDLER NAME:	PATCLIN CHEMICAL COMPANY INC
STREET 1:	66 ALEXANDER ST
STREET 2:	
CITY:	YONKERS
STATE:	NY
ZIP CODE:	107012704

Waste Information:

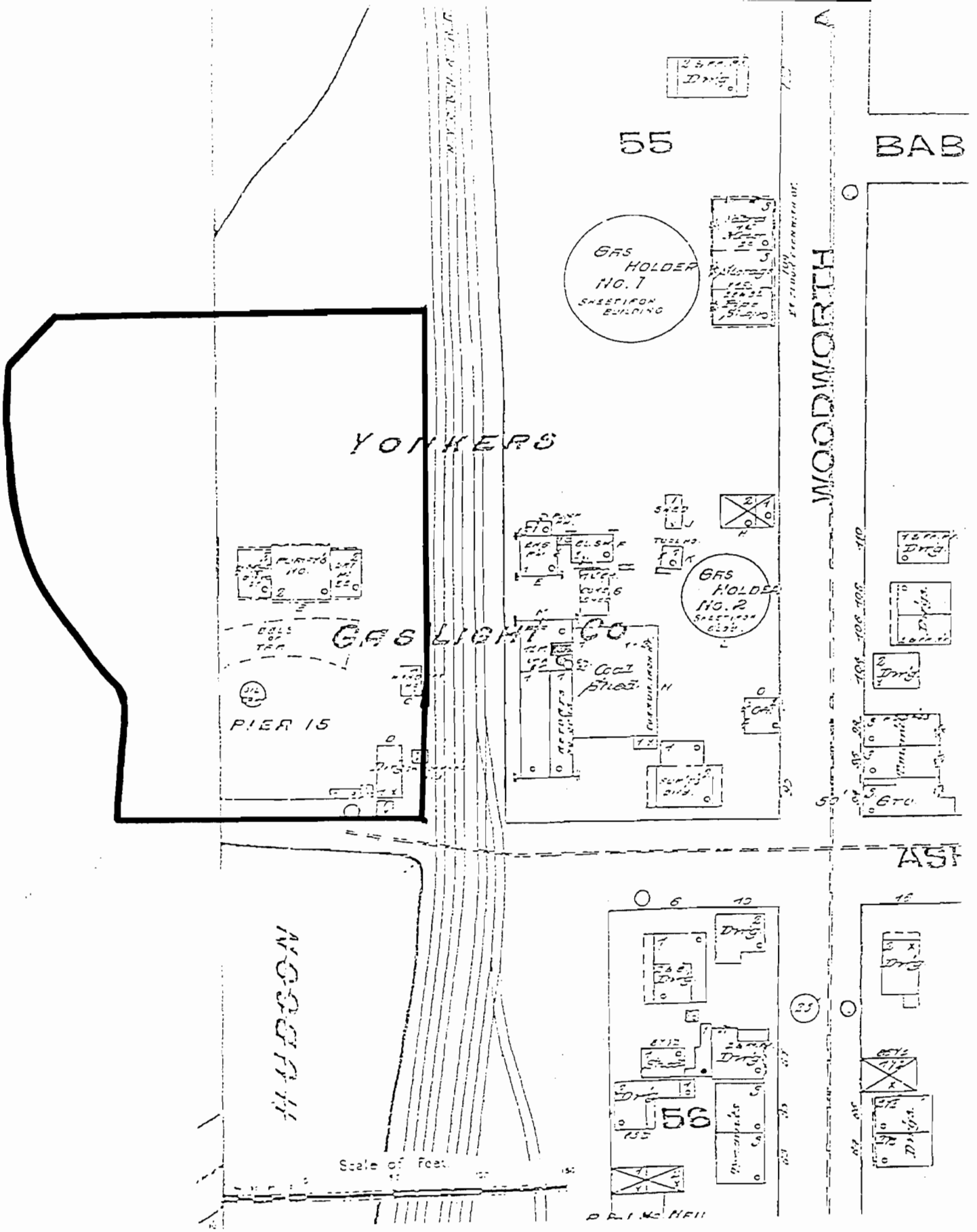
Note: Please note that the wastes shown in the following table are in tons.

WASTE TYPE	NATIONAL WASTE	FEDERAL WASTE	TOTAL WASTE
ACUTE GENERATION			
INCERNATION			
DISPOSAL			
GENERATION	5	5	5
WASTE SHIPPED	5	5	5
WASTE RECEIVED			
MANAGEMENT			

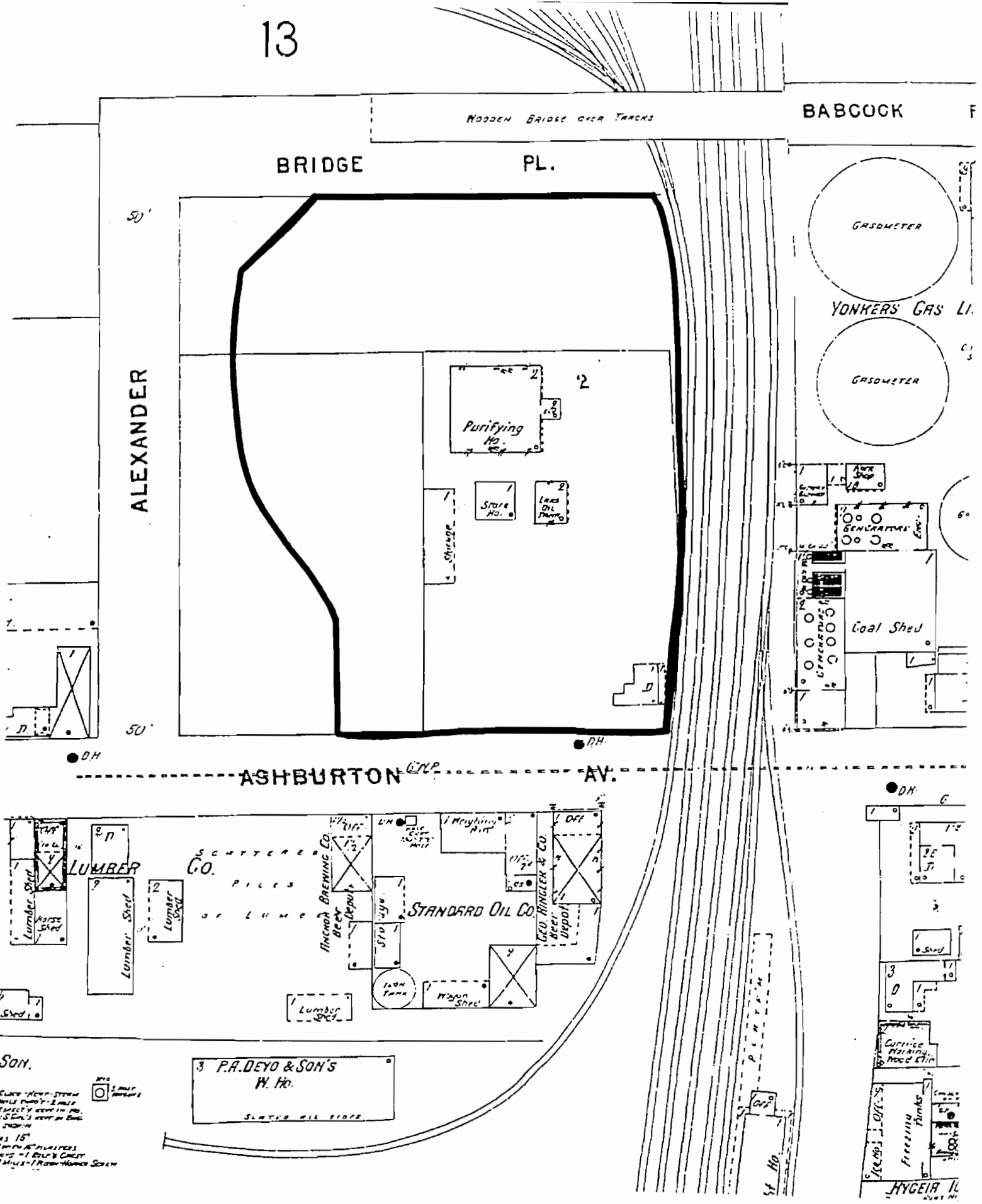
Additional information can be obtained from the Biennial Reporting System [BRS] Query.

APPENDIX D

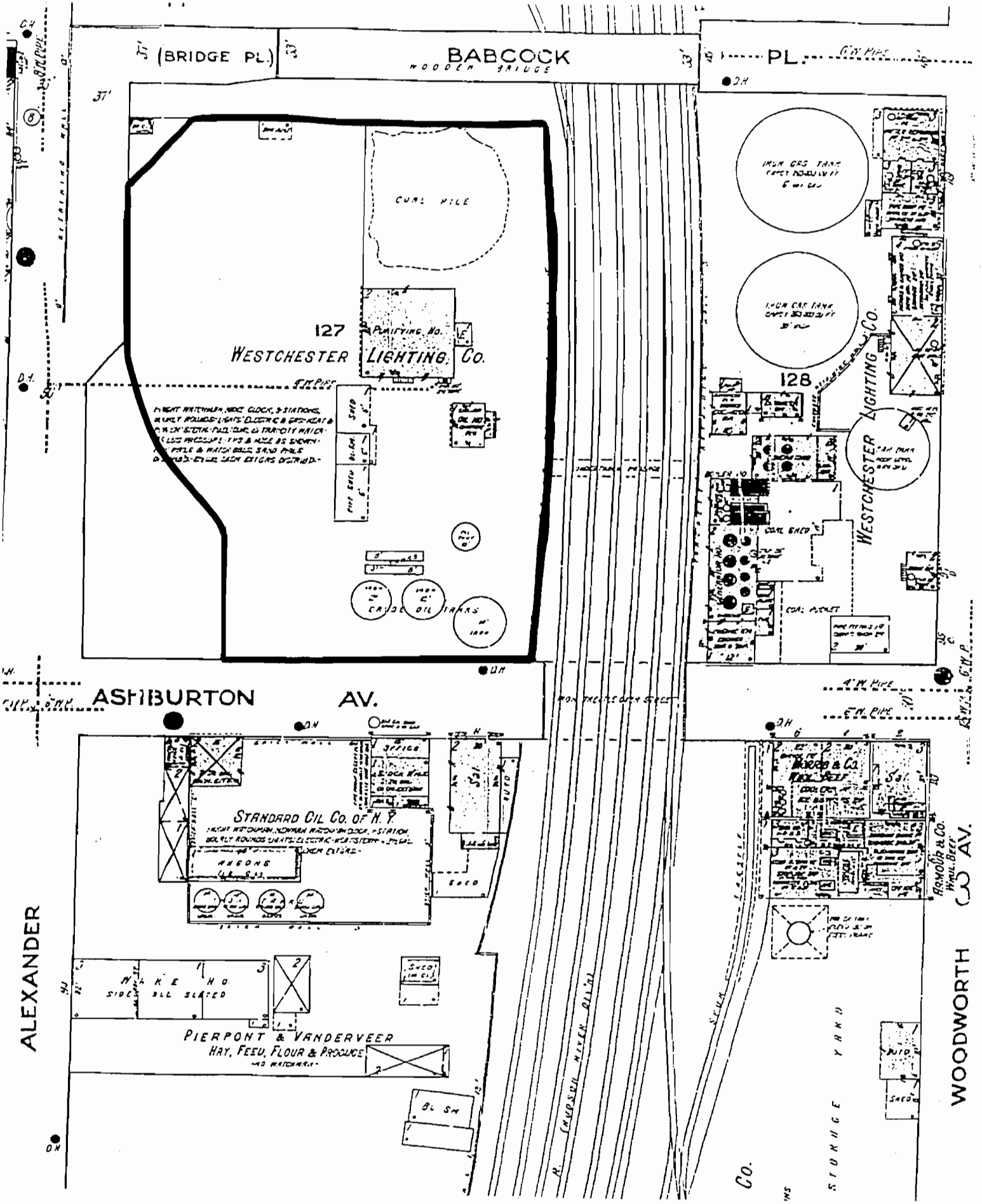
Sanborn Fire Insurance Maps



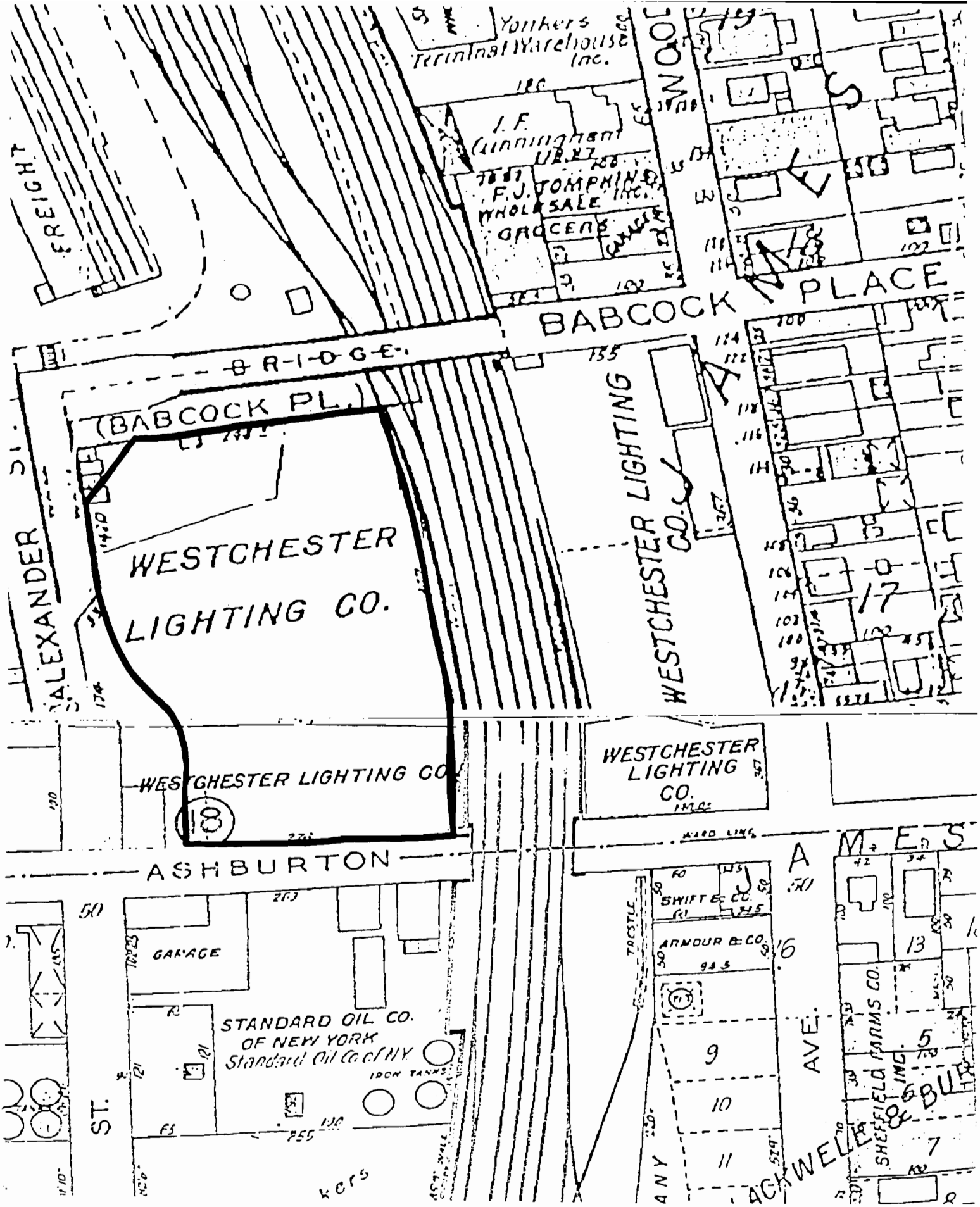
Sanborn Fire Insurance Company Map - 1886



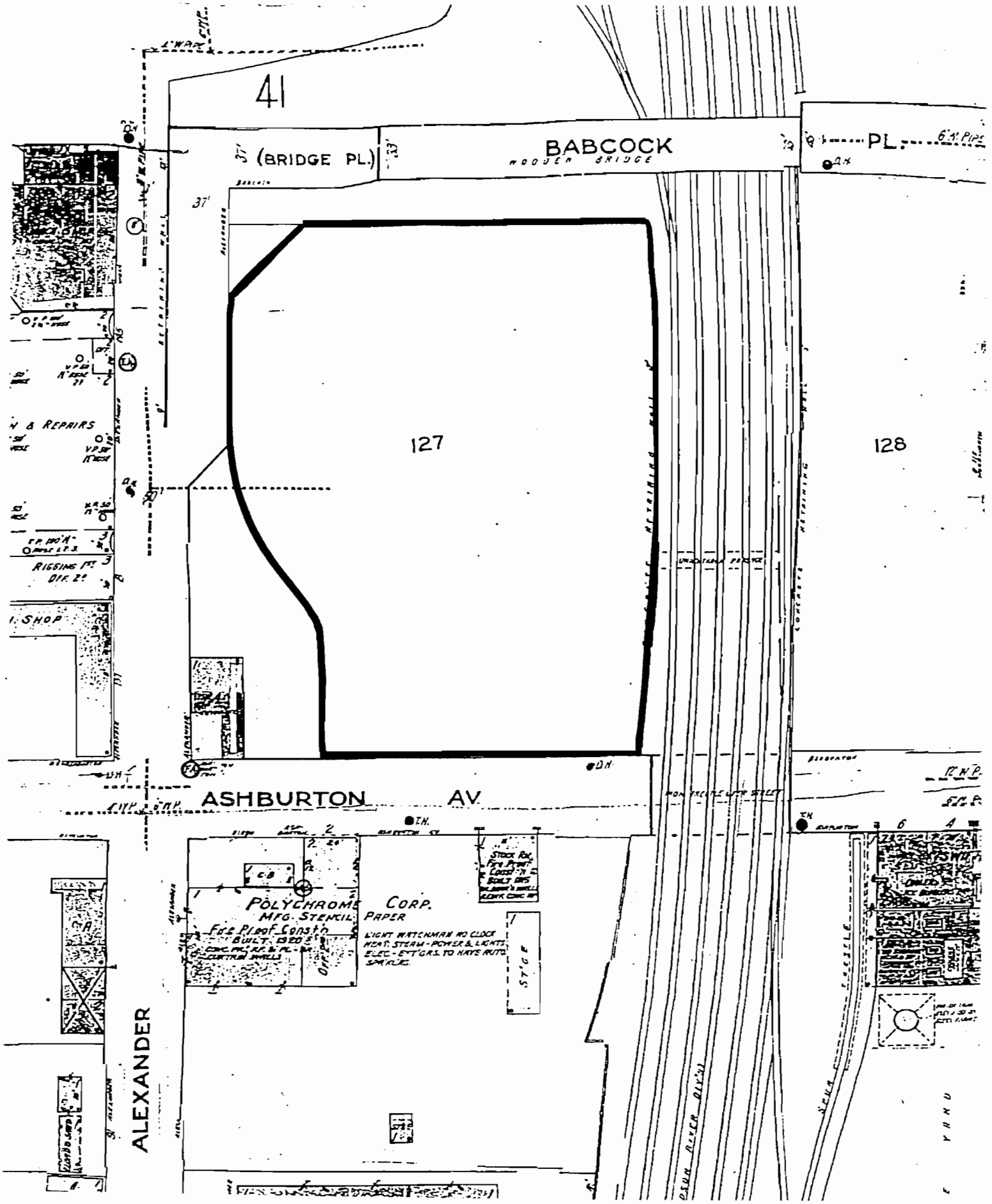
Sanborn Fire Insurance Company Map - 1898



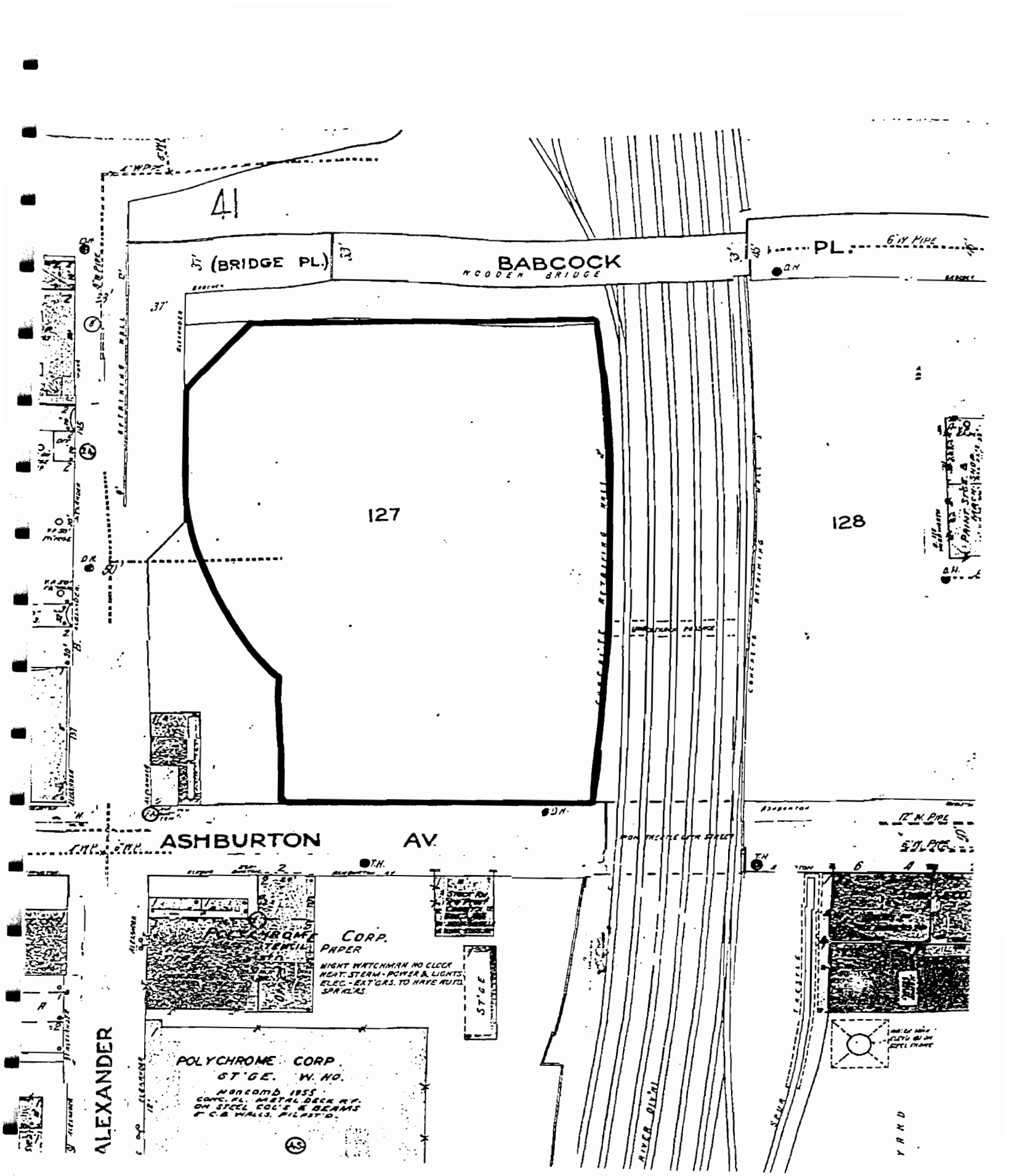
Sanborn Fire Insurance Company Map - 1917



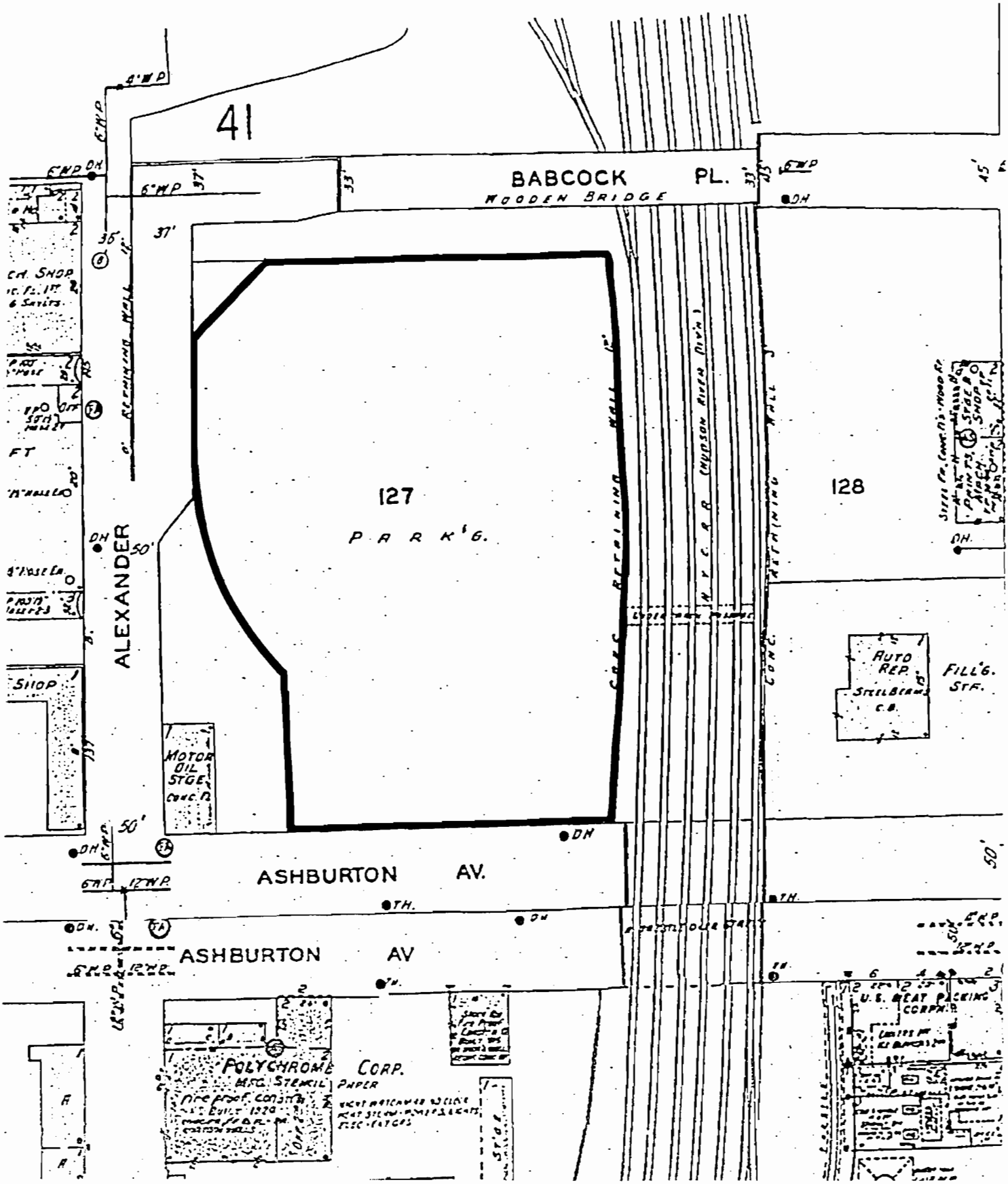
Sanborn Fire Insurance Company Map - 1942



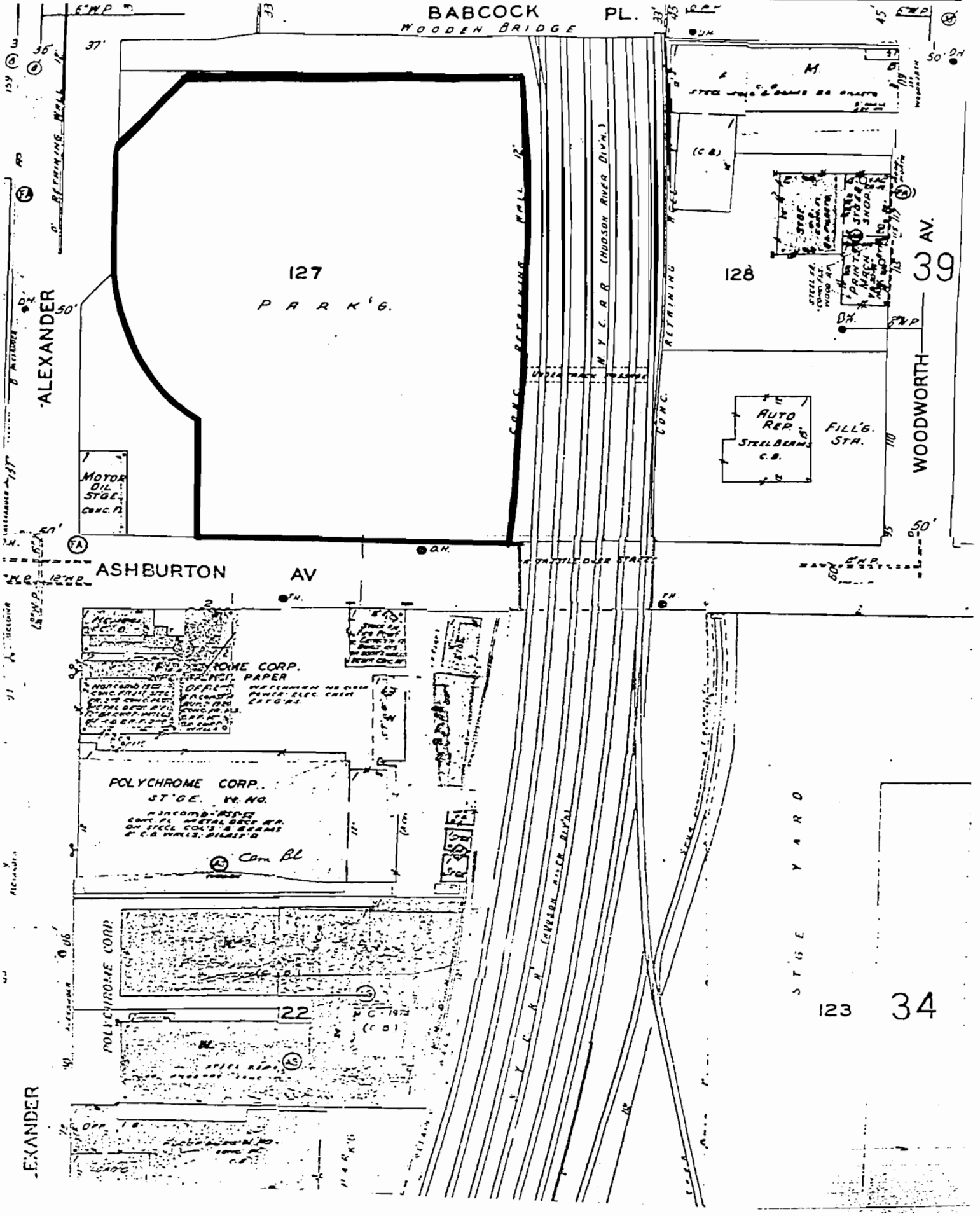
Sanborn Fire Insurance Company Map - 1951



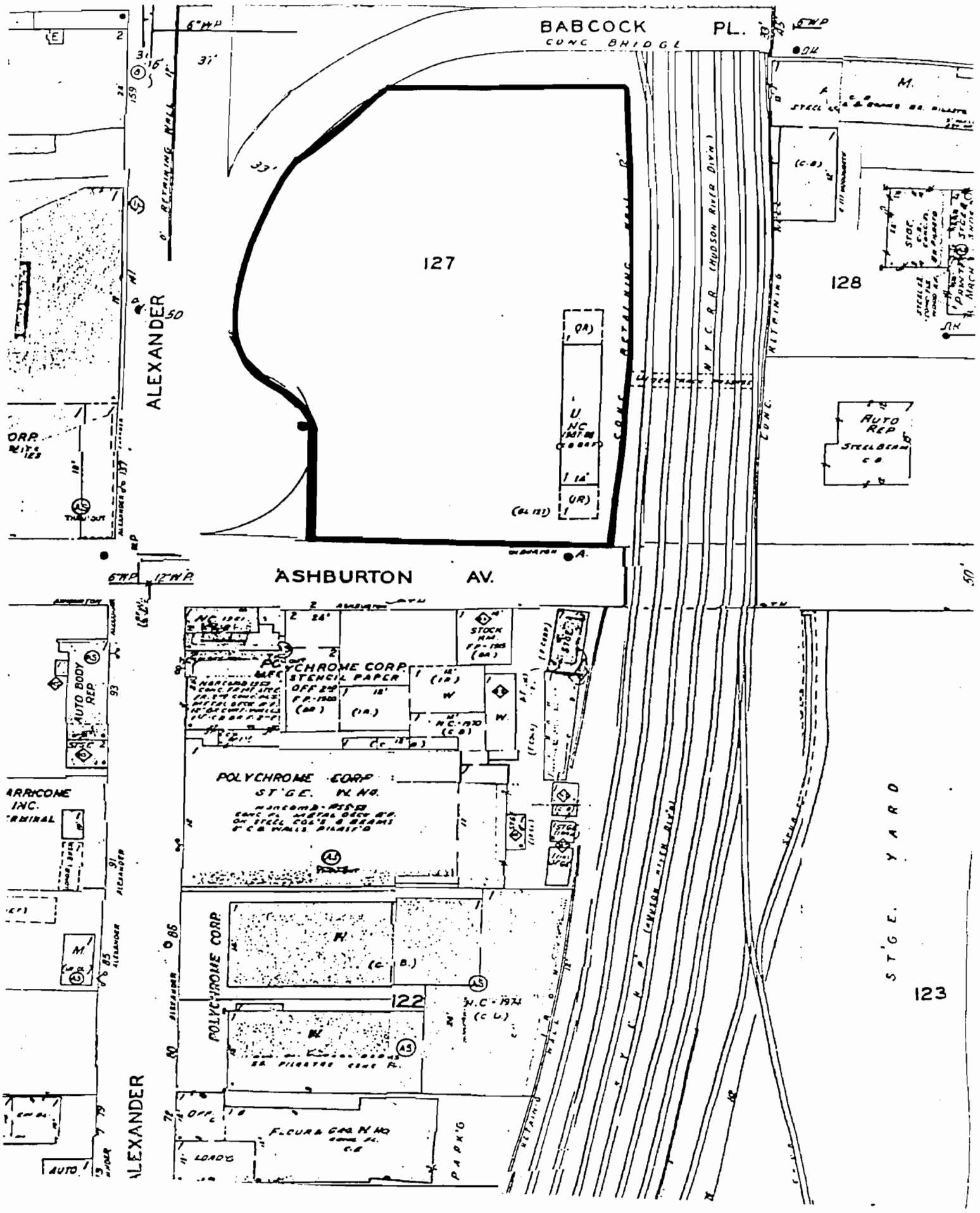
Sanborn Fire Insurance Company Map - 1956



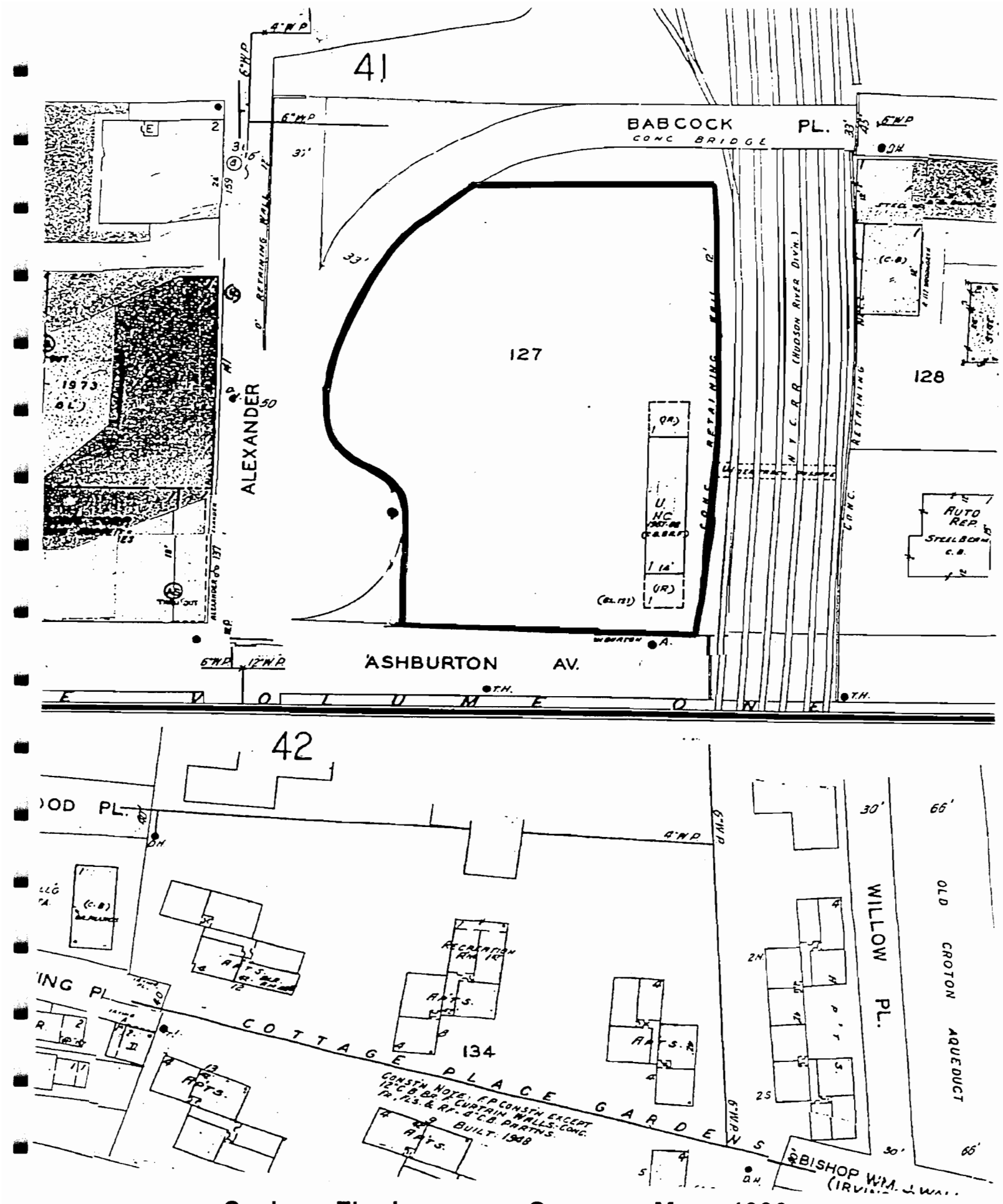
Sanborn Fire Insurance Company Map - 1957



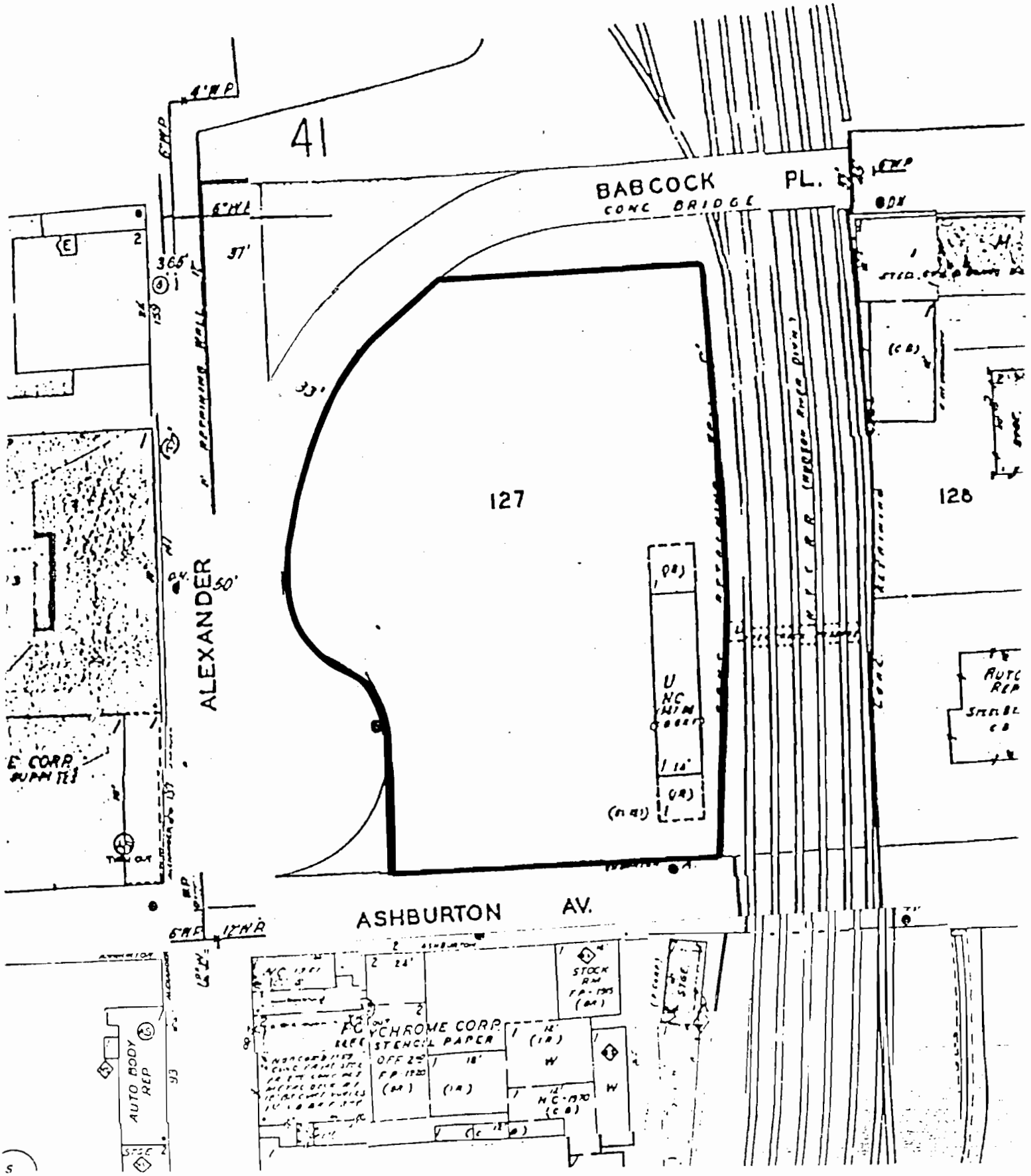
Sanborn Fire Insurance Company Map - 1978



Sanborn Fire Insurance Company Map - 1989



Sanborn Fire Insurance Company Map - 1990



Sanborn Fire Insurance Company Map - 1991

APPENDIX E

Summary Tables of Detected Compounds

Table 1: Summary of Detected Compounds in Water Samples - 104 Ashburton Avenue, City of Yonkers, Westchester County, New York (Results in **bold** exceed designated action levels. All results measured in µg/l-ppb).

		Sample Identification										
	Action Level[1]	MPI-1	MPI-2 Prev.	MPI-2 9/99	MPI-3 Prev.	MPI-3 9/99	MPI-4B Prev.	MPI-4B 9/99	MPI-5A Prev.	MPI-5A 9/99	MPI-6 Prev.	MPI-6 9/99
Volatile Organic Compounds (VOCs) with MTBE - Method 8260												
Benzene	0.7	2	740	205	280	13	1,000	1,100	33	105	31	2
n-Butylbenzene	5	ND	NP	6	NP	ND	NP	3	NP	ND	NP	ND
tert-Butylbenzene	5	ND	NP	8	NP	1	NP	5	NP	ND	NP	ND
Chlorobenzene	5	ND	17	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	5	ND	NP	4	NP	ND	NP	29	NP	ND	NP	ND
Ethylbenzene	5	ND	1,300	175	92	6	520	335	18	8	22	ND
Isopropylbenzene	5	2	NP	49	NP	ND	NP	ND	NP	5	NP	2
Methylene Chloride	5	ND	27	ND	2	ND	2	ND	2	ND	ND	ND
MTBE	50	ND	NP	11	NP	ND	NP	65	NP	468	NP	ND
Naphthalene	10	ND	NP	540	NP	545	NP	ND	NP	ND	NP	ND
n-Propylbenzene	5	3	NP	12	NP	ND	NP	8	NP	2	NP	3
Toluene	5	ND	23	2	8	ND	6	ND	1	3	1	ND
1,2,4-Trimethylbenzene	5	ND	NP	60	NP	ND	NP	60	NP	15	NP	ND
1,3,5-Trimethylbenzene	5	ND	NP	7	NP	ND	NP	4	NP	2	NP	ND
o-Xylene	5	1	290	15	74	4	89	43	6	4	3	1
p/m-Xylene	5	ND	480	7	80	3	40	15	13	7	4	ND

Notes: 1. Source: NYSDEC Technical and Administrative Guidance Memorandum (TAGM) #4046, revised January 24, 1994, as modified by relevant Records of Decision (RODs).
ND = Not Detected
NA = Not Analyzed
NP = Not Provided

Table 1: Summary of Detected Compounds in Water Samples - 104 Ashburton Avenue, City of Yonkers, Westchester County, New York - Continued (Results in bold exceed designated action levels. All results measured in μg/l-ppb).

		Sample Identification										
	Action Level[1]	MPI-1 Prev.	MPI-2 Prev.	MPI-2 9/99	MPI-3 Prev.	MPI-3 9/99	MPI-4B Prev.	MPI-4B 9/99	MPI-5A Prev.	MPI-5A 9/99	MPI-6 Prev.	MPI-6 9/99
Polynuclear Aromatic Hydrocarbons (PAHs) Method 8270												
Anthracene	**50**	3	28	ND	12	ND	14	ND	18	ND	8	ND
Fluoranthene	**50**	ND	19	ND	ND	ND	5	ND	4	ND	5	ND
Fluorene	**50**	10	**75**	ND	**53**	ND	**54**	11	43	ND	20	ND
Napthalene	**10**	3	**3,900**	**250**	**11,000**	**75**	**4,500**	ND	**3,000**	ND	**490**	ND
Phenanthrene	**50**	9	**100**	20	**70**	ND	**59**	ND	**71**	ND	34	ND
Pyrene	**50**	ND	23	ND	ND	ND	2	ND	ND	ND	6	ND
TOTAL PAHs		48	4,585	270	11,200	75	4,784	33	3,235	0	619	0

Notes: 1. Source: NYSDEC Technical and Administrative Guidance Memorandum (TAGM) #4046, revised January 24, 1994, as modified by relevant Records of Decision (RODs).
ND = Not Detected
NA = Not Analyzed
NP = Not Provided

Table 2: Summary of Detected Organic Compounds in Soil Samples - 104 Ashburton Avenue, City of Yonkers, Westchester County, New York (Results in **bold** exceed designated action levels. All results measured in μg/kg-ppb).

			Sample Identification							
	Compound	Action Level[1,2]	B-1 (10-12')	B-1 (17-19')	B-2 (10-12')	B-3 (5-7')	B-3 (20-22')	B-4 (10-12')	B-5 (4-6')	B-5 (15-17')
VOCs (Method 8260)	Benzene	60[1]	ND	**740**	ND	**680**	ND	**110**	ND	ND
	n-Butylbenzene	100[2]	**4,300**	**3,600**	ND	**2,000**	**200**	**3,500**	ND	ND
	sec-Butylbenzene	100[2]	**7,900**	ND	ND	ND	ND	ND	ND	ND
	tert-Butylbenzene	100[2]	**1,100**	**950**	ND	**700**	ND	**200**	ND	ND
	Ethylbenzene	100[2]	**3,300**	**6,500**	ND	**11,000**	**220**	**4,800**	5	ND
	Isopropylbenzene	100[2]	**1,400**	**1,200**	ND	**770**	100	**1,000**	ND	ND
	p-Isopropyltoluene	100[2]	**920**	**520**	ND	**380**	ND	**460**	ND	ND
	Naphthalene	200[2]	**120,000**	**94,000**	**2,300**	**88,000**	**30,000**	**83,000**	**310**	ND
	n-Propylbenzene	100[2]	**680**	**500**	ND	**300**	ND	**360**	ND	ND
	Toluene	100[2]	ND	**2,400**	ND	**125**	ND	ND	ND	ND
	1,2,4-Trimethylbenzene	100[2]	**2,200**	**7,100**	ND	**4,800**	**200**	**1,300**	8	ND
	1,3,5-Trimethylbenzene	100[2]	**1,100**	**2,700**	ND	**1,500**	**160**	**380**	5	ND
	o-Xylene	100[2]	**580**	**4,300**	ND	**1,800**	ND	**62**	ND	ND
	p/m-Xylene	100[2]	**1,400**	**8,000**	ND	**3,800**	ND	**150**	ND	ND

Notes:
1. Source: NYSDEC Technical and Administrative Guidance Memorandum (TAGM) #4046, revised January 24, 1994, as modified by relevant Records of Decision (RODs).
2. Source: Spill Technology and Remediation Series (STARS) Memo (July 1993).

ND = Not Detected
NA = Not Analyzed
NE = Not Established

Table 2: Summary of Detected Organic Compounds in Soil Samples - 104 Ashburton Avenue, City of Yonkers, Westchester County, New York - Continued (Results in **bold** exceed designated action levels. All results measured in µg/kg-ppb).

			Sample Identification							
	Compound	Action Level[1,2]	B-1 (10-12')	B-1 (17-19')	B-2 (10-12')	B-3 (5-7')	B-3 (20-22')	B-4 (10-12')	B-5 (4-6')	B-5 (15-17')
PAHs (Method 8270)	Acenaphthene	50,000[1]	NA	NA	NA	31,000	NA	3,200	4,500	NA
	Anthracene	1,000[2]	NA	NA	NA	**67,000**	NA	ND	**2,700**	NA
	Benzo (a) Anthracene	220[2]	NA	NA	NA	**17,000**	NA	ND	ND	NA
	Benzo (b) Fluoranthene	220[2]	NA	NA	NA	**9,400**	NA	ND	**1,300**	NA
	Benzo (k) Fluoranthene	220[2]	NA	NA	NA	**17,000**	NA	ND	**2,100**	NA
	Benzo (g,h,i) Perylene	50,000[1]	NA	NA	NA	4,700	NA	ND	ND	NA
	Chrysene	400[1]	NA	NA	NA	**15,000**	NA	ND	**2,500**	NA
	Fluoranthene	1,000[2]	NA	NA	NA	**35,000**	NA	**2,900**	ND	NA
	Fluorene	1,000[2]	NA	NA	NA	**21,000**	NA	ND	**2,800**	NA
	Naphthalene	200[2]	NA	NA	NA	**83,000**	NA	**17,000**	**3,300**	NA
	Phenanthrene	1,000[2]	NA	NA	NA	**71,000**	NA	**4,700**	**8,300**	NA
	Pyrene	1,000[2]	NA	NA	NA	**46,000**	NA	**3,900**	ND	NA

Notes:
1. Source: NYSDEC Technical and Administrative Guidance Memorandum (TAGM) #4046, revised January 24, 1994, as modified by relevant Records of Decision (RODs).
2. Source: Spill Technology and Remediation Series (STARS) Memo (July 1993).

ND = Not Detected
NA = Not Analyzed
NE = Not Established

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APPENDIX F

Laboratory Results

YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Annette Antonucci

Report Date: 9/9/1999
Re: Client Project ID: GY99143.21
York Project No.: 99090048 R

CT License No. PH-0723 New York License No. 10854 Mass. License No. M-CT106 Rhode Island License No. 93 EPA I.D. No. CT00106

ONE RESEARCH DRIVE STAMFORD, CT 06906 (203) 325-1371 FAX (203) 357-0166

Report Date: 9/9/1999
Client Project ID: GY99143.21

York Project No.: 99090048 R

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Annette Antonucci

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 09/02/99. The project was identifed as your project "GY99143.20 ".

The analysis was conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables .

The results of the analysis are summarized in the following table(s).

Analysis Results

Client Sample ID			MPI-6		MPI-5A	
York Sample ID			99090048-01		99090048-02	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021+MTBE water	SW846-8260	ug/L	---	---	---	---
Benzene			2	1	105	1
Bromobenzene			Not detected	1	Not detected	1
Bromochloromethane			Not detected	1	Not detected	1
Bromodichloromethane			Not detected	1	Not detected	1
Bromoform			Not detected	1	Not detected	1
Bromomethane			Not detected	10	Not detected	10
n-Butylbenzene			Not detected	1	Not detected	1
sec-Butylbenzene			Not detected	1	Not detected	1
tert-Butylbenzene			Not detected	1	Not detected	1
Carbon tetrachloride			Not detected	1	Not detected	1
Chlorobenzene			Not detected	1	Not detected	1
Chloroethane			Not detected	1	Not detected	1
Chloroform			Not detected	1	Not detected	1
Chloromethane			Not detected	10	Not detected	10
2-Chlorotoluene			Not detected	1	Not detected	1
4-Chlorotoluene			Not detected	1	Not detected	1
Dibromochloromethane			Not detected	1	Not detected	1
1,2-Dibromo-3-chloropropane			Not detected	1	Not detected	1

YORK

Client Sample ID			MPI-6		MPI-5A	
York Sample ID			99090048-01		99090048-02	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
1,2-Dibromoethane			Not detected	1	Not detected	1
Dibromomethane			Not detected	1	Not detected	1
1,2-Dichlorobenzene			Not detected	1	Not detected	1
1,3-Dichlorobenzene			Not detected	1	Not detected	1
1,4-Dichlorobenzene			Not detected	1	Not detected	1
Dichlorodifluoromethane			Not detected	1	Not detected	1
1,1-Dichloroethane			Not detected	1	Not detected	1
1,2-Dichloroethane			Not detected	1	Not detected	1
1,1-Dichloroethylene			Not detected	1	Not detected	1
1,2-Dichloroethylene (Total)			Not detected	1	Not detected	1
1,2-Dichloropropane			Not detected	1	Not detected	1
1,3-Dichloropropane			Not detected	1	Not detected	1
2,2-Dichloropropane			Not detected	1	Not detected	1
1,1-Dichloropropylene			Not detected	1	Not detected	1
cis-1,3-Dichloropropylene			Not detected	1	Not detected	1
trans-1,3-Dichloropropylene			Not detected	1	Not detected	1
Ethylbenzene			Not detected	1	8	1
Hexachlorobutadiene			Not detected	1	Not detected	1
Isopropylbenzene			2	1	5	1
p-Isopropyltoluene			Not detected	1	Not detected	1
Methylene chloride			Not detected	1	Not detected	1
Naphthalene			Not detected	1	Not detected	1
n-Propylbenzene			3	1	2	1
Styrene			Not detected	1	Not detected	1
1,1,1,2-Tetrachloroethane			Not detected	1	Not detected	1
1,1,2,2-Tetrachloroethane			Not detected	1	Not detected	1
Tetrachloroethylene			Not detected	1	Not detected	1
Toluene			Not detected	1	3	1
1,2,3-Trichlorobenzene			Not detected	1	Not detected	1
1,2,4-Trichlorobenzene			Not detected	1	Not detected	1
1,1,1-Trichloroethane			Not detected	1	Not detected	1
1,1,2-Trichloroethane			Not detected	1	Not detected	1
Trichloroethylene			Not detected	1	Not detected	1
Trichlorofluoromethane			Not detected	1	Not detected	1
1,2,3-Trichlorpropane			Not detected	1	Not detected	1
1,2,4-Trimethylbenzene			Not detected	1	15	1
1,3,5-Trimethylbenzene			Not detected	1	2	1
Vinyl chloride			Not detected	10	Not detected	10
o-Xylene			1	1	4	1
p- & m-Xylenes			Not detected	1	7	1
Methyl tert-butyl ether (MTBE)			Not detected	1	468	1
Polynuclear Aromatic Hydroc.(BN)	SW846-8270	ug/L	---	---	---	---
Naphthalene			Not detected	10	Not detected	10
Anthracene			Not detected	10	Not detected	10
Fluorene			Not detected	10	Not detected	10
Phenanthrene			Not detected	10	Not detected	10
Pyrene			Not detected	10	Not detected	10
Acenaphthene			Not detected	10	Not detected	10
Benzo[a]anthracene			Not detected	10	Not detected	10
Fluoranthene			Not detected	10	Not detected	10
Benzo[b]fluoranthene			Not detected	10	Not detected	10

YORK

Client Sample ID			MPI-6		MPI-5A	
York Sample ID			99090048-01		99090048-02	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
Benzo[k]fluoranthene			Not detected	10	Not detected	10
Chyrsene			Not detected	10	Not detected	10
Benzo[a]pyrene			Not detected	10	Not detected	10
Benzo[g,h,i]perylene			Not detected	10	Not detected	10
Indeno[1,2,3-cd]pyrene			Not detected	10	Not detected	10
Dibenz[a,h]anthracene			Not detected	10	Not detected	10

Client Sample ID			MPI-4B		MPI-3	
York Sample ID			99090048-03		99090048-04	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021+MTBE water	SW846-8260	ug/L	---	---	---	---
Benzene			1100	1	13	1
Bromobenzene			Not detected	1	Not detected	1
Bromochloromethane			Not detected	1	Not detected	1
Bromodichloromethane			Not detected	1	Not detected	1
Bromoform			Not detected	1	Not detected	1
Bromomethane			Not detected	10	Not detected	10
n-Butylbenzene			3	1	Not detected	1
sec-Butylbenzene			Not detected	1	Not detected	1
tert-Butylbenzene			5	1	1	1
Carbon tetrachloride			Not detected	1	Not detected	1
Chlorobenzene			Not detected	1	Not detected	1
Chloroethane			Not detected	1	Not detected	1
Chloroform			Not detected	1	Not detected	1
Chloromethane			Not detected	10	Not detected	10
2-Chlorotoluene			Not detected	1	Not detected	1
4-Chlorotoluene			Not detected	1	Not detected	1
Dibromochloromethane			Not detected	1	Not detected	1
1,2-Dibromo-3-chloropropane			Not detected	1	Not detected	1
1,2-Dibromoethane			Not detected	1	Not detected	1
Dibromomethane			Not detected	1	Not detected	1
1,2-Dichlorobenzene			Not detected	1	Not detected	1
1,3-Dichlorobenzene			Not detected	1	Not detected	1
1,4-Dichlorobenzene			Not detected	1	Not detected	1
Dichlorodifluoromethane			Not detected	1	Not detected	1
1,1-Dichloroethane			Not detected	1	Not detected	1
1,2-Dichloroethane			29	1	Not detected	1
1,1-Dichloroethylene			Not detected	1	Not detected	1
1,2-Dichloroethylene (Total)			Not detected	1	Not detected	1
1,2-Dichloropropane			Not detected	1	Not detected	1
1,3-Dichloropropane			Not detected	1	Not detected	1
2,2-Dichloropropane			Not detected	1	Not detected	1
1,1-Dichloropropylene			Not detected	1	Not detected	1
cis-1,3-Dichloropropylene			Not detected	1	Not detected	1
trans-1,3-Dichloropropylene			Not detected	1	Not detected	1
Ethylbenzene			335	1	6	1
Hexachlorobutadiene			Not detected	1	Not detected	1
Isopropylbenzene			Not detected	1	Not detected	1

YORK

Client Sample ID			MPI-4B		MPI-3	
York Sample ID			99090048-03		99090048-04	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
p-Isopropyltoluene			Not detected	1	Not detected	1
Methylene chloride			Not detected	1	Not detected	1
Naphthalene			Not detected	1	545	1
n-Propylbenzene			8	1	Not detected	1
Styrene			Not detected	1	Not detected	1
1,1,1,2-Tetrachloroethane			Not detected	1	Not detected	1
1,1,2,2-Tetrachloroethane			Not detected	1	Not detected	1
Tetrachloroethylene			Not detected	1	Not detected	1
Toluene			Not detected	1	Not detected	1
1,2,3-Trichlorobenzene			Not detected	1	Not detected	1
1,2,4-Trichlorobenzene			Not detected	1	Not detected	1
1,1,1-Trichloroethane			Not detected	1	Not detected	1
1,1,2-Trichloroethane			Not detected	1	Not detected	1
Trichloroethylene			Not detected	1	Not detected	1
Trichlorofluoromethane			Not detected	1	Not detected	1
1,2,3-Trichlorpropane			Not detected	1	Not detected	1
1,2,4-Trimethylbenzene			60	1	Not detected	1
1,3,5-Trimethylbenzene			4	1	Not detected	1
Vinyl chloride			Not detected	10	Not detected	10
o-Xylene			43	1	4	1
p- & m-Xylenes			15	1	3	1
Methyl tert-butyl ether (MTBE)			65	1	Not detected	1
Polynuclear Aromatic Hydroc.(BN)	SW846-8270	ug/L	---	---	---	---
Naphthalene			Not detected	10	75	10
Anthracene			Not detected	10	Not detected	10
Fluorene			11	10	Not detected	10
Phenanthrene			Not detected	10	Not detected	10
Pyrene			Not detected	10	Not detected	10
Acenaphthene			22	10	Not detected	10
Benzo[a]anthracene			Not detected	10	Not detected	10
Fluoranthene			Not detected	10	Not detected	10
Benzo[b]fluoranthene			Not detected	10	Not detected	10
Benzo[k]fluoranthene			Not detected	10	Not detected	10
Chyrsene			Not detected	10	Not detected	10
Benzo[a]pyrene			Not detected	10	Not detected	10
Benzo[g,h,i]perylene			Not detected	10	Not detected	10
Indeno[1,2,3-cd]pyrene			Not detected	10	Not detected	10
Dibenz[a,h]anthracene			Not detected	10	Not detected	10

Client Sample ID			MPI-2	
York Sample ID			99090048-05	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
Volatiles-8021+MTBE water	SW846-8260	ug/L	---	---
Benzene			205	1
Bromobenzene			Not detected	1
Bromochloromethane			Not detected	1
Bromodichloromethane			Not detected	1
Bromoform			Not detected	1

YORK

Client Sample ID			MPI-2	
York Sample ID			99090048-05	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
Bromomethane			Not detected	10
n-Butylbenzene			6	1
sec-Butylbenzene			Not detected	1
tert-Butylbenzene			8	1
Carbon tetrachloride			Not detected	1
Chlorobenzene			Not detected	1
Chloroethane			Not detected	1
Chloroform			Not detected	1
Chloromethane			Not detected	10
2-Chlorotoluene			Not detected	1
4-Chlorotoluene			Not detected	1
Dibromochloromethane			Not detected	1
1,2-Dibromo-3-chloropropane			Not detected	1
1,2-Dibromoethane			Not detected	1
Dibromomethane			Not detected	1
1,2-Dichlorobenzene			Not detected	1
1,3-Dichlorobenzene			Not detected	1
1,4-Dichlorobenzene			Not detected	1
Dichlorodifluoromethane			Not detected	1
1,1-Dichloroethane			Not detected	1
1,2-Dichloroethane			4	1
1,1-Dichloroethylene			Not detected	1
1,2-Dichloroethylene (Total)			Not detected	1
1,2-Dichloropropane			Not detected	1
1,3-Dichloropropane			Not detected	1
2,2-Dichloropropane			Not detected	1
1,1-Dichloropropylene			Not detected	1
cis-1,3-Dichloropropylene			Not detected	1
trans-1,3-Dichloropropylene			Not detected	1
Ethylbenzene			175	1
Hexachlorobutadiene			Not detected	1
Isopropylbenzene			49	1
p-Isopropyltoluene			Not detected	1
Methylene chloride			Not detected	1
Naphthalene			540	1
n-Propylbenzene			12	1
Styrene			Not detected	1
1,1,1,2-Tetrachloroethane			Not detected	1
1,1,2,2-Tetrachloroethane			Not detected	1
Tetrachloroethylene			Not detected	1
Toluene			2	1
1,2,3-Trichlorobenzene			Not detected	1
1,2,4-Trichlorobenzene			Not detected	1
1,1,1-Trichloroethane			Not detected	1
1,1,2-Trichloroethane			Not detected	1
Trichloroethylene			Not detected	1
Trichlorofluoromethane			Not detected	1
1,2,3-Trichlorpropane			Not detected	1
1,2,4-Trimethylbenzene			60	1
1,3,5-Trimethylbenzene			7	1
Vinyl chloride			Not detected	10

YORK

Client Sample ID			MPI-2	
York Sample ID			99090048-05	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
o-Xylene			15	1
p- & m-Xylenes			7	1
Methyl tert-butyl ether (MTBE)			11	1
Polynuclear Aromatic Hydroc.(BN)	SW846-8270	ug/L	---	---
Naphthalene			250	10
Anthracene			Not detected	10
Fluorene			20	10
Phenanthrene			20	10
Pyrene			Not detected	10
Acenaphthene			66	10
Benzo[a]anthracene			Not detected	10
Fluoranthene			Not detected	10
Benzo[b]fluoranthene			Not detected	10
Benzo[k]fluoranthene			Not detected	10
Chyrsene			Not detected	10
Benzo[a]pyrene			Not detected	10
Benzo[g,h,i]perylene			Not detected	10
Indeno[1,2,3-cd]pyrene			Not detected	10
Dibenz[a,h]anthracene			Not detected	10

Units Key:

For Waters/Liquids: mg/L = ppm ; ug/L = ppb For Soils/Solids: mg/kg = ppm ; ug/kg = ppb

Notes

1. The MDL (Minimum Detectable Limit) reported is adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. If dilution factor is reported at the end of the compound list, the MDL is determined by multiplying the MDL times the listed dilution factor.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.

Approved By: Robert Q. Bradley **Date:** 9/9/1999

Robert Q. Bradley
Managing Director

YORK

YORK
TIDAL LABORATORIES, INC.
ONE RESEARCH DRIVE
STAMFORD, CT 06906
325-1371 FAX (203) 357-0166

Field Chain-of-Custody Record

Company Name	Report To:	Invoice To:	Project ID/No.	Samples Collected By (Signature)
Stems Strategies	Annette Antonucci	Pam	G499143.20 G499148.21	Jay Kaplan (Name Printed)

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
	MW-1 MP1-6	8/31/99	X				8021	2 VOA VIALS
	MW-2 MP1-5A		X				8021	2 VOA VIALS
	MW-3 MP1-4B		X				8021	2 VOA VIALS
	MW-4 MP1-3		X				8021	2 VOA VIALS
	MW-5 MP1-2		X				8021	2 VOA VIALS
	MW-1 MP1-6		X				8270 PAHs ONLY	1 L Amber
	MW-2 MP1-5A		X				8270 PAHs ONLY	1 L Amber
	MW-3 MP1-4B		X				8270 PAHs ONLY	1 L Amber
	MW-4 MP1-3		X				8270 PAHs ONLY	1 L Amber
	MW-5 MP1-2		X				8270 PAHs ONLY	1 L Amber

Chain-of-Custody Record					
Bottles Relinquished from Lab by	Date/Time	Sample Relinquished by	9/2/99 Date/Time	R. Van Dorsen Sample Received by	9-2-99 11:30 Date/Time
Bottles Received in Field by	Date/Time	Sample Relinquished by	Date/Time	Sample Received in LAB by	9/2/99 1500 Date/Time

Comments/Special Instructions

Turn-Around Time: ___Standard ___RUSH(define)_____

YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Jerald A. Kaplan

Report Date: 10/6/1999
Re: Client Project ID: GY99143.21
York Project No.: 99100023

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ONE RESEARCH DRIVE STAMFORD, CT 06906 (203) 325-1371 FAX (203) 357-0166

Report Date: 10/6/1999
Client Project ID: GY99143.21

York Project No.: 99100023

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Jerald A. Kaplan

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 09/29/99. The project was identifed as your project "GY99143.21 ".

The analysis was conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables .

The results of the analysis are summarized in the following table(s).

Analysis Results

Client Sample ID			B-1 Top Layer		B-1 Bottom Layer	
York Sample ID			99100023-01		99100023-02	
Matrix			OIL		LIQUID	
Parameter	Method	Units	Results	MDL	Results	MDL
Oil Identification	GC/FID	---	Creosote	---	---	---
PCB	SW846/EPA	mg/kG	---	---	---	---
PCB 1016			Not detected	1.0		
PCB 1221			Not detected	1.0		
PCB 1232			Not detected	1.0		
PCB 1242			Not detected	1.0		
PCB 1248			Not detected	1.0		
PCB 1254			Not detected	1.0		
PCB 1260			Not detected	1.0		
PCB, Total			Not detected	1.0		
PCB	SW846-8080	mg/Kg	---	---	---	---
PCB 1016					Not detected	1.0
PCB 1221					Not detected	1.0
PCB 1232					Not detected	1.0
PCB 1242					Not detected	1.0
PCB 1248					Not detected	1.0
PCB 1254					Not detected	1.0
PCB 1260					Not detected	1.0
PCB, Total					Not detected	1.0

YORK

Client Sample ID			B-5 (4-6')		B-5 (15-17')	
York Sample ID			99100023-03		99100023-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021+MTBE soil	SW846-8260	ug/Kg	---	---	---	---
Benzene			Not detected	5.0	Not detected	5.0
Bromobenzene			Not detected	5.0	Not detected	5.0
Bromochloromethane			Not detected	5.0	Not detected	5.0
Bromodichloromethane			Not detected	5.0	Not detected	5.0
Bromoform			Not detected	5.0	Not detected	5.0
Bromomethane			Not detected	50	Not detected	50
n-Butylbenzene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Carbon tetrachloride			Not detected	5.0	Not detected	5.0
Chlorobenzene			Not detected	5.0	Not detected	5.0
Chloroethane			Not detected	5.0	Not detected	5.0
Chloroform			Not detected	5.0	Not detected	5.0
Chloromethane			Not detected	50	Not detected	50
2-Chlorotoluene			Not detected	5.0	Not detected	5.0
4-Chlorotoluene			Not detected	5.0	Not detected	5.0
Dibromochloromethane			Not detected	5.0	Not detected	5.0
1,2-Dibromo-3-chloropropane			Not detected	5.0	Not detected	5.0
1,2-Dibromoethane			Not detected	5.0	Not detected	5.0
Dibromomethane			Not detected	5.0	Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0	Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethane			Not detected	5.0	Not detected	5.0
1,2-Dichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethylene			Not detected	5.0	Not detected	5.0
1,2-Dichloroethylene (Total)			Not detected	5.0	Not detected	5.0
1,2-Dichloropropane			Not detected	5.0	Not detected	5.0
1,3-Dichloropropane			Not detected	5.0	Not detected	5.0
2,2-Dichloropropane			Not detected	5.0	Not detected	5.0
1,1-Dichloropropylene			Not detected	5.0	Not detected	5.0
cis-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
trans-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Ethylbenzene			5	5.0	Not detected	5.0
Hexachlorobutadiene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
Methylene chloride			Not detected	5.0	Not detected	5.0
Naphthalene			310	5.0	Not detected	5.0
n-Propylbenzene			Not detected	5.0	Not detected	5.0
Styrene			Not detected	5.0	Not detected	5.0
1,1,1,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
Tetrachloroethylene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
1,2,3-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,1,1-Trichloroethane			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			B-5 (4-6')		B-5 (15-17')	
York Sample ID			99100023-03		99100023-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
1,1,2-Trichloroethane			Not detected	5.0	Not detected	5.0
Trichloroethylene			Not detected	5.0	Not detected	5.0
Trichlorofluoromethane			Not detected	5.0	Not detected	5.0
1,2,3-Trichloropropane			Not detected	5.0	Not detected	5.0
1,2,4-Trimethylbenzene			8	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			5	5.0	Not detected	5.0
Vinyl chloride			Not detected	50	Not detected	50
o-Xylene			Not detected	5.0	Not detected	5.0
p- & m-Xylenes			Not detected	5.0	Not detected	5.0
Methyl tert-butyl ether (MTBE)			Not detected	5.0	Not detected	5.0
Polynuclear Aromatic Hydroc.(BN)	SW846-8270	ug/kG	---	---	---	---
Naphthalene			3300	1700		
Anthracene			2700	1700		
Fluorene			2800	1700		
Phenanthrene			8300	1700		
Pyrene			Not detected	1700		
Acenaphthene			4500	1700		
Benzo[a]anthracene			Not detected	1700		
Fluoranthene			Not detected	1700		
Benzo[b]fluoranthene			1300	1700		
Benzo[k]fluoranthene			2100	1700		
Chrysene			2500	1700		
Benzo[a]pyrene			Not detected	1700		
Benzo[g,h,i]perylene			Not detected	1700		
Indeno[1,2,3-cd]pyrene			Not detected	1700		
Dibenz[a,h]anthracene			Not detected	1700		

Client Sample ID			B-4 (10-12')		B-3 (5-7')	
York Sample ID			99100023-05		99100023-06	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021+MTBE soil	SW846-8260	ug/Kg	---	---	---	---
Benzene			110	50	680	50
Bromobenzene			Not detected	50	Not detected	50
Bromochloromethane			Not detected	50	Not detected	50
Bromodichloromethane			Not detected	50	Not detected	50
Bromoform			Not detected	50	Not detected	50
Bromomethane			Not detected	500	Not detected	500
n-Butylbenzene			3500	50	2000	50
sec-Butylbenzene			Not detected	50	Not detected	50
tert-Butylbenzene			200	50	700	50
Carbon tetrachloride			Not detected	50	Not detected	50
Chlorobenzene			Not detected	50	Not detected	50
Chloroethane			Not detected	50	Not detected	50
Chloroform			Not detected	50	Not detected	50
Chloromethane			Not detected	500	Not detected	500
2-Chlorotoluene			Not detected	50	Not detected	50
4-Chlorotoluene			Not detected	50	Not detected	50

YORK

Client Sample ID			B-4 (10-12')		B-3 (5-7')	
York Sample ID			99100023-05		99100023-06	
Matrix			SOIL		SOIL	
Parameter	**Method**	**Units**	**Results**	**MDL**	**Results**	**MDL**
Dibromochloromethane			Not detected	50	Not detected	50
1,2-Dibromo-3-chloropropane			Not detected	50	Not detected	50
1,2-Dibromoethane			Not detected	50	Not detected	50
Dibromomethane			Not detected	50	Not detected	50
1,2-Dichlorobenzene			Not detected	50	Not detected	50
1,3-Dichlorobenzene			Not detected	50	Not detected	50
1,4-Dichlorobenzene			Not detected	50	Not detected	50
Dichlorodifluoromethane			Not detected	50	Not detected	50
1,1-Dichloroethane			Not detected	50	Not detected	50
1,2-Dichloroethane			Not detected	50	Not detected	50
1,1-Dichloroethylene			Not detected	50	Not detected	50
1,2-Dichloroethylene (Total)			Not detected	50	Not detected	50
1,2-Dichloropropane			Not detected	50	Not detected	50
1,3-Dichloropropane			Not detected	50	Not detected	50
2,2-Dichloropropane			Not detected	50	Not detected	50
1,1-Dichloropropylene			Not detected	50	Not detected	50
cis-1,3-Dichloropropylene			Not detected	50	Not detected	50
trans-1,3-Dichloropropylene			Not detected	50	Not detected	50
Ethylbenzene			4800	50	11000	50
Hexachlorobutadiene			Not detected	50	Not detected	50
Isopropylbenzene			1000	50	770	50
p-Isopropyltoluene			460	50	380	50
Methylene chloride			Not detected	50	Not detected	50
Naphthalene			83000	50	88000	50
n-Propylbenzene			360	50	300	50
Styrene			Not detected	50	Not detected	50
1,1,1,2-Tetrachloroethane			Not detected	50	Not detected	50
1,1,2,2-Tetrachloroethane			Not detected	50	Not detected	50
Tetrachloroethylene			Not detected	50	Not detected	50
Toluene			Not detected	50	125	50
1,2,3-Trichlorobenzene			Not detected	50	Not detected	50
1,2,4-Trichlorobenzene			Not detected	50	Not detected	50
1,1,1-Trichloroethane			Not detected	50	Not detected	50
1,1,2-Trichloroethane			Not detected	50	Not detected	50
Trichloroethylene			Not detected	50	Not detected	50
Trichlorofluoromethane			Not detected	50	Not detected	50
1,2,3-Trichloropropane			Not detected	50	Not detected	50
1,2,4-Trimethylbenzene			1300	50	4800	50
1,3,5-Trimethylbenzene			380	50	1500	50
Vinyl chloride			Not detected	500	Not detected	500
o-Xylene			62	50	1800	50
p- & m-Xylenes			150	50	3800	50
Methyl tert-butyl ether (MTBE)			Not detected	50	Not detected	50
Polynuclear Aromatic Hydroc.(BN)	SW846-8270	ug/kG	---	---	---	---
Naphthalene			17000	1700	83000	3300
Anthracene			Not detected	1700	67000	3300
Fluorene			Not detected	1700	21000	3300
Phenanthrene			4700	1700	71000	3300
Pyrene			3900	1700	46000	3300
Acenaphthene			3200	1700	31000	3300
Benzo[a]anthracene			Not detected	1700	17000	3300

YORK

Client Sample ID			B-4 (10-12')		B-3 (5-7')	
York Sample ID			99100023-05		99100023-06	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Fluoranthene			2900	1700	35000	3300
Benzo[b]fluoranthene			Not detected	1700	9400	3300
Benzo[k]fluoranthene			Not detected	1700	17000	3300
Chrysene			Not detected	1700	15000	3300
Benzo[a]pyrene			Not detected	1700	Not detected	3300
Benzo[g,h,i]perylene			Not detected	1700	4700	3300
Indeno[1,2,3-cd]pyrene			Not detected	1700	Not detected	3300
Dibenz[a,h]anthracene			Not detected	1700	Not detected	3300

Client Sample ID			B-3 (20-22')		B-2 (10-12')	
York Sample ID			99100023-07		99100023-08	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021+MTBE soil	SW846-8260	ug/Kg	---	---	---	---
Benzene			Not detected	50	Not detected	50
Bromobenzene			Not detected	50	Not detected	50
Bromochloromethane			Not detected	50	Not detected	50
Bromodichloromethane			Not detected	50	Not detected	50
Bromoform			Not detected	50	Not detected	50
Bromomethane			Not detected	500	Not detected	500
n-Butylbenzene			200	50	Not detected	50
sec-Butylbenzene			Not detected	50	Not detected	50
tert-Butylbenzene			Not detected	50	Not detected	50
Carbon tetrachloride			Not detected	50	Not detected	50
Chlorobenzene			Not detected	50	Not detected	50
Chloroethane			Not detected	50	Not detected	50
Chloroform			Not detected	50	Not detected	50
Chloromethane			Not detected	500	Not detected	500
2-Chlorotoluene			Not detected	50	Not detected	50
4-Chlorotoluene			Not detected	50	Not detected	50
Dibromochloromethane			Not detected	50	Not detected	50
1,2-Dibromo-3-chloropropane			Not detected	50	Not detected	50
1,2-Dibromoethane			Not detected	50	Not detected	50
Dibromomethane			Not detected	50	Not detected	50
1,2-Dichlorobenzene			Not detected	50	Not detected	50
1,3-Dichlorobenzene			Not detected	50	Not detected	50
1,4-Dichlorobenzene			Not detected	50	Not detected	50
Dichlorodifluoromethane			Not detected	50	Not detected	50
1,1-Dichloroethane			Not detected	50	Not detected	50
1,2-Dichloroethane			Not detected	50	Not detected	50
1,1-Dichloroethylene			Not detected	50	Not detected	50
1,2-Dichloroethylene (Total)			Not detected	50	Not detected	50
1,2-Dichloropropane			Not detected	50	Not detected	50
1,3-Dichloropropane			Not detected	50	Not detected	50
2,2-Dichloropropane			Not detected	50	Not detected	50
1,1-Dichloropropylene			Not detected	50	Not detected	50
cis-1,3-Dichloropropylene			Not detected	50	Not detected	50
trans-1,3-Dichloropropylene			Not detected	50	Not detected	50
Ethylbenzene			220	50	Not detected	50

Client Sample ID			B-3 (20-22')		B-2 (10-12')	
York Sample ID			99100023-07		99100023-08	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Hexachlorobutadiene			Not detected	50	Not detected	50
Isopropylbenzene			100	50	Not detected	50
p-Isopropyltoluene			Not detected	50	Not detected	50
Methylene chloride			Not detected	50	Not detected	50
Naphthalene			30000	50	2300	50
n-Propylbenzene			Not detected	50	Not detected	50
Styrene			Not detected	50	Not detected	50
1,1,1,2-Tetrachloroethane			Not detected	50	Not detected	50
1,1,2,2-Tetrachloroethane			Not detected	50	Not detected	50
Tetrachloroethylene			Not detected	50	Not detected	50
Toluene			Not detected	50	Not detected	50
1,2,3-Trichlorobenzene			Not detected	50	Not detected	50
1,2,4-Trichlorobenzene			Not detected	50	Not detected	50
1,1,1-Trichloroethane			Not detected	50	Not detected	50
1,1,2-Trichloroethane			Not detected	50	Not detected	50
Trichloroethylene			Not detected	50	Not detected	50
Trichlorofluoromethane			Not detected	50	Not detected	50
1,2,3-Trichloropropane			Not detected	50	Not detected	50
1,2,4-Trimethylbenzene			200	50	Not detected	50
1,3,5-Trimethylbenzene			160	50	Not detected	50
Vinyl chloride			Not detected	500	Not detected	500
o-Xylene			Not detected	50	Not detected	50
p- & m-Xylenes			Not detected	50	Not detected	50
Methyl tert-butyl ether (MTBE)			Not detected	50	Not detected	50

Client Sample ID			B-1 (10-12')		B-1 (17-19')	
York Sample ID			99100023-09		99100023-10	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021+MTBE soil	SW846-8260	ug/Kg	---	---	---	---
Benzene			Not detected	50	740	50
Bromobenzene			Not detected	50	Not detected	50
Bromochloromethane			Not detected	50	Not detected	50
Bromodichloromethane			Not detected	50	Not detected	50
Bromoform			Not detected	50	Not detected	50
Bromomethane			Not detected	500	Not detected	500
n-Butylbenzene			4300	50	3600	50
sec-Butylbenzene			7900	50	Not detected	50
tert-Butylbenzene			1100	50	950	50
Carbon tetrachloride			Not detected	50	Not detected	50
Chlorobenzene			Not detected	50	Not detected	50
Chloroethane			Not detected	50	Not detected	50
Chloroform			Not detected	50	Not detected	50
Chloromethane			Not detected	500	Not detected	500
2-Chlorotoluene			Not detected	50	Not detected	50
4-Chlorotoluene			Not detected	50	Not detected	50
Dibromochloromethane			Not detected	50	Not detected	50
1,2-Dibromo-3-chloropropane			Not detected	50	Not detected	50
1,2-Dibromoethane			Not detected	50	Not detected	50

YORK

Client Sample ID			B-1 (10-12')		B-1 (17-19')	
York Sample ID			99100023-09		99100023-10	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Dibromomethane			Not detected	50	Not detected	50
1,2-Dichlorobenzene			Not detected	50	Not detected	50
1,3-Dichlorobenzene			Not detected	50	Not detected	50
1,4-Dichlorobenzene			Not detected	50	Not detected	50
Dichlorodifluoromethane			Not detected	50	Not detected	50
1,1-Dichloroethane			Not detected	50	Not detected	50
1,2-Dichloroethane			Not detected	50	Not detected	50
1,1-Dichloroethylene			Not detected	50	Not detected	50
1,2-Dichloroethylene (Total)			Not detected	50	Not detected	50
1,2-Dichloropropane			Not detected	50	Not detected	50
1,3-Dichloropropane			Not detected	50	Not detected	50
2,2-Dichloropropane			Not detected	50	Not detected	50
1,1-Dichloropropylene			Not detected	50	Not detected	50
cis-1,3-Dichloropropylene			Not detected	50	Not detected	50
trans-1,3-Dichloropropylene			Not detected	50	Not detected	50
Ethylbenzene			3300	50	6500	50
Hexachlorobutadiene			Not detected	50	Not detected	50
Isopropylbenzene			1400	50	1200	50
p-Isopropyltoluene			920	50	520	50
Methylene chloride			Not detected	50	Not detected	50
Naphthalene			120000	50	94000	50
n-Propylbenzene			680	50	500	50
Styrene			Not detected	50	Not detected	50
1,1,1,2-Tetrachloroethane			Not detected	50	Not detected	50
1,1,2,2-Tetrachloroethane			Not detected	50	Not detected	50
Tetrachloroethylene			Not detected	50	Not detected	50
Toluene			Not detected	50	2400	50
1,2,3-Trichlorobenzene			Not detected	50	Not detected	50
1,2,4-Trichlorobenzene			Not detected	50	Not detected	50
1,1,1-Trichloroethane			Not detected	50	Not detected	50
1,1,2-Trichloroethane			Not detected	50	Not detected	50
Trichloroethylene			Not detected	50	Not detected	50
Trichlorofluoromethane			Not detected	50	Not detected	50
1,2,3-Trichloropropane			Not detected	50	Not detected	50
1,2,4-Trimethylbenzene			2200	50	7100	50
1,3,5-Trimethylbenzene			1100	50	2700	50
Vinyl chloride			Not detected	500	Not detected	500
o-Xylene			580	50	4300	50
p- & m-Xylenes			1400	50	8000	50
Methyl tert-butyl ether (MTBE)			Not detected	50	Not detected	50

YORK

Client Sample ID			B-6 (2-4')		B-7 (2-4')	
York Sample ID			99100023-11		99100023-12	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
PCB	SW846-8080	mg/Kg	---	---	---	---
PCB 1016			Not detected	0.02	Not detected	0.02
PCB 1221			Not detected	0.02	Not detected	0.02
PCB 1232			Not detected	0.02	Not detected	0.02
PCB 1242			Not detected	0.02	Not detected	0.02
PCB 1248			Not detected	0.02	Not detected	0.02
PCB 1254			Not detected	0.02	Not detected	0.02
PCB 1260			Not detected	0.02	Not detected	0.02
PCB, Total			Not detected	0.02	Not detected	0.02

Units Key:

For Waters/Liquids: mg/L = ppm ; ug/L = ppb For Soils/Solids: mg/kg = ppm ; ug/kg = ppb

Notes:

1. The MDL (Minimum Detectable Limit) reported is adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. If dilution factor is reported at the end of the compound list, the MDL is determined by multiplying the MDL times the listed dilution factor.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.

Approved By: Robert Q. Bradley **Date:** 10/6/1999

Robert Q. Bradley
Managing Director

YORK

YORK
ANALYTICAL LABORATORIES, INC.
ONE RESEARCH DRIVE
STAMFORD, CT 06906
(203) 325-1371 FAX (203) 357-0166

Field Chain-of-Custody Record

Company Name	Report To:	Invoice To:	Project ID/No.	
Ecosystems	Jay Kaplan	Pam	G/99143.24	Jay K Samples Collected By (Signature) Jay Kaplan Name (Printed)

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
	B-1 liquid	9/27/99				liquid	Product ID / PCBs (Please call Jay)	1-4oz
	B-5 (4-6')	9/27/99		X			8021 / 8270 - PAHs only	1-2oz / 1-4oz
	B-5 (15-17')	9/27/99		X			8021	1-2oz
	B-4 (10-12')	9/27/99		X			8021	1-2oz / 1-4oz
	B-3 (5-7')	9/28/99		X			8021 / 8270 - PAHs only	1-2oz / 1-4oz
	B-3 (20-22')	9/28/99		X			8021	1-2oz / 1-4oz
	B-2 (10-12')	9/28/99		X			8021	1-2oz / 1-4oz
	B-1 (10-12')	9/28/99		X			8021	1-2oz / 1-4oz
	B-1 (17-19')	9/28/99		X			8021	1-4oz
	B-6 (2-4')	9/28/99		X			PCBs	1-4oz

Chain-of-Custody Record

Bottles Relinquished from Lab by	Date/Time	Sample Relinquished by	9/29/99 11:30 Date/Time
Bottles Received in Field by	Date/Time	Sample Relinquished by	Date/Time
R. Van Dousen	9-29-99	Sample Received by	Date/Time
Linda A. Kaplan	11:30 9/29/99	Sample Received in LAB by	Date/Time

Comments/Special Instructions

Turn-Around Time

X Standard ____ RUSH(define)_____

YORK
ANALYTICAL LABORATORIES, INC.
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Field Chain-of-Custody Record

Company Name	Report To:	Invoice To:	Project ID/No.	Samples Collected By (Signature) / Name (Printed)
Ecosystems	Jay Kaplan	Pam	GY99143.21	JK / Jay Kaplan

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
	B-7(2-4')	9/28/99		X			PCBs	1-4oz
	B-8(2-4')	9/28/99		X			PCBs	1-4oz

Chain-of-Custody Record

Bottles Relinquished from Lab by	Date/Time	JK	9/29/99	#36 R. Van Dousen	9-29-99 11:30
		Sample Relinquished by	Date/Time	Sample Received by	Date/Time
Bottles Received in Field by	Date/Time			Linda A. Feeley	9/29/99 17:08
		Sample Relinquished by	Date/Time	Sample Received in LAB by	Date/Time

Comments/Special Instructions: Sample B-8(2-4') not included with this batch 9/30/99 JK

Turn-Around Time

___Standard ___RUSH(define)_____

YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Annette Antonucci

Report Date: 10/6/1999
Re: Client Project ID: GY 99143.21
York Project No.: 99100067

CT License No. PH-0723 New York License No. 10854 Mass. License No. M-CT106 Rhode Island License No. 93 EPA I.D. No. CT00106

ONE RESEARCH DRIVE STAMFORD, CT 06906 (203) 325-1371 FAX (203) 357-0166

Report Date: 10/6/1999
Client Project ID: GY 99143.21

York Project No.: 99100067

Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, NY 12603
Attention: Annette Antonucci

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 10/01/99. The project was identifed as your project "GY 99143.21 ".

The analysis was conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables .

The results of the analysis are summarized in the following table(s).

Analysis Results

Client Sample ID			B-8 (2-4')	
York Sample ID			99100067-01	
Matrix			SOIL	
Parameter	**Method**	**Units**	**Results**	**MDL**
PCB	SW846-8080	mg/Kg	---	---
PCB 1016			Not detected	0.02
PCB 1221			Not detected	0.02
PCB 1232			Not detected	0.02
PCB 1242			Not detected	0.02
PCB 1248			Not detected	0.02
PCB 1254			Not detected	0.02
PCB 1260			Not detected	0.02
PCB, Total			Not detected	0.02

Units Key:

For Waters/Liquids: mg/L = ppm ; ug/L = ppb For Soils/Solids: mg/kg = ppm ; ug/kg = ppb

Notes:

1. The MDL (Minimum Detectable Limit) reported is adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. If dilution factor is reported at the end of the compound list, the MDL is determined by multiplying the MDL times the listed dilution factor.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.

Approved By: Robert Bradley **Date:** 10/6/1999

Robert Q. Bradley
Managing Director

YORK

YORK
ANALYTICAL LABORATORIES, INC.
ONE RESEARCH DRIVE
STAMFORD, CT 06906
(203) 325-1371 FAX (203) 357-0166

Field Chain-of-Custody Record

Company Name	Report To:	Invoice To:	Project ID/No.	Samples Collected By (Signature) / Name (Printed)
Ecosystems Strategies	Annette Antonucci	Pam	CT 99143.21	Jay Kaplan

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
	B-8 (2-4')	9/28/99		X			See previous chain (PCBs)	

Chain-of-Custody Record

Bottles Relinquished from Lab by	Date/Time	Sample Relinquished by: Annette Antonucci	10/1/99 Date/Time
Bottles Received in Field by	Date/Time	Sample Relinquished by	Date/Time
Sample Received by: R. Van Dorsen	10-1-99 3:00 Date/Time		
Sample Received in LAB by: Linda A. McBlain	10/1/99 1702 Date/Time		

Comments/Special Instructions

Turn-Around Time

___Standard ___RUSH(define)_____

APPENDIX G

Boring Logs

BORING LOG

B-1

Date	September 27, 1999
Driller	J. DeAngelis, Jr
Drill Rig	CME-75 Truck Unit
Sampler (i.d.)	1-3/8"
Hammer Wt	140# Auto-Hammer
Casing (i.d.)	2-1/4" HSA
Water	2'-3"
Client	**Ecosystems Strategies, Inc.** **60 Worrall Avenue** **Poughkeepsie NY 12603-2332**
Project Location	Ashburton Ave., Yonkers NY
Log ID No	99074-01

LEGEND

FILL		ROCK	
ORGANIC		TILL	
SUBSOIL		RISER w/CEMENT	
SILT		RISER w/SAND	
CLAY		RISER w/BENTONITE	
GRAVEL		SCREEN w/SAND	
WATER	▼	SP	

Sample Depth	Blows/6"				Moisture	Water	Changes	Color	DESCRIPTION OF FINDINGS	Elev	General	No	Pen	Rec	
0'															0'
0' to 2'	3	3	3	6	Damp	▼	2"	(bl)	ASPHALT		FILL	1	24"	21"	
							6"	(br)	SAND, little Gravel						
2' to 4'	4	4	4	8	Wet			d.(br)	SAND, some Soot, little Stone, Brick fragments			2	24"	18"	
5' to 7'	2	2	3	2	Wet			(bl)	SAND, Soot, Slag, Wood, Stone fragments - Oil Product			3	24"	12"	5'
10' to 12'	1	1	0	1	Wet				SAND, little Brick fragments - odor			4	24"	17"	10'
							14'-0"								
15' to 17'	1	1	0	1	Moist			(og)	ORGANIC SILT, little Sand, Peat fibers		ORGANICS	5	24"	16"	15'
							16'-0"								
17' to 19'	1	0	0	1	Moist			d.(br)	PEAT (fiberous)			6	24"	21"	
							19'-0"								
20'									End of Exploration @ 19'-0"						20'
25'															25'
30'															30'
35'															35'
40'															40'
45'															45'
50'															50'
55'															55'
60'															60'
65'															65'
70'															70'
75'															75'

SITE Environmental Services, LLC 121 Old Ansonia Road Seymour, Connecticut 06483 Tel. (203) 734-5820 Fax 732-3202

BORING LOG

B-2

Date	September 27, 1999
Driller	J. DeAngelis, Jr.
Drill Rig	CME-75 Truck Unit
Sampler (I.d.)	1-3 8"
Hammer Wt.	140= Auto-Hammer
Casing (I.d.)	2-1 4" HSA
Water	2'-0"

Client: **Ecosystems Strategies, Inc.**
60 Worrall Avenue
Poughkeepsie NY 12603-2332

Project Location: Ashburton Ave., Yonkers NY

Log ID No: 99074-02

LEGEND

FILL, ORGANIC, SUBSOIL, SILT, CLAY, GRAVEL, WATER

ROCK, TILL, RISER w/ CEMENT, RISER w/ SAND, RISER w/ BENTONITE, SCREEN w/ SAND, SPT

Sample Depth	Blows Counts per 6"				Moisture	Water	Changes	Color	DESCRIPTION OF FINDINGS	Elev	General	No	Pen	Rec
0' to 2'	12			4	Damp	▼	3"	(bl)	ASPHALT		FILL	1	24"	18"
								(bl)	SAND, Soot, Cinders, Slag					
2' to 4'	2			2	Wet							2	24"	20"
5' to 7'	3			2	Wet		5'-0"					3	24"	21"
								(br rb)	SAND & SILT, little Gravel - odor					
							8'-0"							
10' to 12'	5			23	Wet			(bl)	SAND, little Gravel, Soot, Slag, Wood			4	24"	6"
							13'-6"							
							14'-6"		BOULDER?					
									Auger Refusal @ 14'-6"					

SITE Environmental Services, LLC 131 Old Arsenal Road Seymour Connecticut 06483 Tel. (203) 734-5880 Fax 732-3202

BORING LOG

B-3

Date	September 28, 1999
Driller	J. DeAngelis, Jr.
Drilling	CME-75 Truck Unit
Sampler (I.d.)	1-3/8"
Hammer Wt.	140= Auto-Hammer
Casing (I.d.)	2-1/4" HSA
Water	1'-6"

Client: **Ecosystems Strategies, Inc.**
60 Worrall Avenue
Poughkeepsie NY 12603-2332

Project Location: Ashburton Ave., Yonkers NY

Log ID No: 99074-03

LEGEND

FILL		ROCK	
ORGANIC		TILL	
SUBSOIL		RISER w/CEMENT	
SILT		RISER w/SAND	
CLAY		RISER w/BENTONITE	
GRAVEL		SCREEN w/SAND	
WATER	▼	SPT	

Sample Depth	Blows/6"				Moisture	Water	Changes	Color	DESCRIPTION OF FINDINGS	Elev	General	No	Pen	Rec
0' to 2'	6	5	4	3	Damp	▼	2"	(bl)	ASPHALT		FILL	1	24"	14"
								(br bl)	SAND, little Gravel, Coal, Soot					
2' to 4'	3	3	2	2	Wet			(bl)	SAND, Cinders, Soot			2	24"	12"
5' to 7'	6	5	7	6	Wet				SLUDGE, Wood - creosote odor			3	24"	6"
10' to 12'	6	5	4	3	Wet							4	24"	6"
15' to 17'	4	5	4	3	Wet							5	24"	1"
							17'-0"							
								d.(br)	ORGANIC SILT		ORGANICS			
							19'-0"							
20' to 22'	1	1	2	0	Wet			(gy)	SAND(mi-f), trace Fibers, Silt		ALLUVIUM	6	24"	18"
							21'-0"							
							22'-0"	d.(br)	ORGANIC MATTER		ORGANICS			

End of Exploration @ 22'-0"

BORING LOG

B-4

Date	September 27, 1999
Driller	J. DeAngelis, Jr.
Drill Rig	CME-75 Truck Unit
Sampler (i.d.)	1-3 8"
Hammer Wt	140= Auto-Hammer
Casing (i.d.)	2-1 4" HSA
Water	3'-6"

Client: **Ecosystems Strategies, Inc.**
60 Worrall Avenue
Poughkeepsie NY 12603-2332

Project Location: Ashburton Ave., Yonkers NY

Log ID No: 99074-04

LEGEND

FILL		ROCK	
ORGANIC		TILL	
SUBSOIL		RISER w/CEMENT	
SILT		RISER w/SAND	
CLAY		RISER w/BENTONITE	
GRAVEL		SCREEN w/SAND	
WATER: ▼		SPT	

Sample Depth	Blows/Counts per 6"				Moisture	Water	Changes	Color	DESCRIPTION OF FINDINGS	Elev	General	No	Pen.	Rec.
0'														
0' to 2'	6			7	Damp		2"	(bl)	ASPHALT		FILL	1	24"	20"
								(br bl)	SAND, little Organic silt, Stone, Coal fragments					
2' to 4'	4			7	Moist			(bl)	SAND, Coal fragments - odor			2	24"	21"
5' to 7'	3			1	Wet	▼						3	24"	15"
7' to 9'	0			2	Wet							4	24"	16"
10' to 12'	2			2	Wet				SAND, little Silt, Coal, Soot - odor			5	24"	19"
							13'-0"							
15' to 17'	1			1	Wet			(og)	ORGANIC SILT, some Clay, trace Shells		ORGANICS	6	24"	20"
							15'-6"							
								d.(br)	PEAT (fiberous), little (og)Organic Silt					
							18'-0"							
20' to 22'	0			1	Wet			(og)	ORGANIC SILT, some Sand, Peat fibers			7	24"	21"
							22'-0"							
								(gv)	SAND(c-f)		ALLUVIUM			
25' to 27'	1			1	Wet							8	24"	17"
							26'-0"							
								d.(gv)	SAND, some Organic Silt, Fibers		ORGANICS			
30' to 32'	0			0	Wet			(og)	ORGANIC SILT, little Clay, Fibers			9	24"	24"
							32'-0"							
									End of Exploration @ 32'-0"					
35'														
40'														
45'														
50'														
55'														
60'														
65'														
70'														
75'														

SITE Environmental Services, LLC 121 Ola Ansonia Road, Seymour, Connecticut 06483 Tel. (203) 734-5880 Fax 732-3202

BORING LOG

Date	September 27, 1999	Client	**Ecosystems Strategies, Inc.** **60 Worrall Avenue** **Poughkeepsie NY 12603-2332**
Driller	J. DeAngelis, Jr		
Drill Rig	CME-75 Truck Unit		
Sampler (o.d.)	1-3 8"		
Hammer Wt	140= Auto-Hammer	Project Location	Ashburton Ave., Yonkers NY
Casing (o.d.)	2-1 4" HSA		
Water	5'-0"	Log ID No	99074-05

LEGEND: FILL, ORGANIC, SUBSOIL, SILT, CLAY, GRAVEL, WATER; ROCK, TILL, RISER w/CEMENT, RISER w/SAND, RISER w/BENTONITE, SCREEN w/SAND, SPT

Sample Depth	Blows Counts per 6"				Moisture	Water	Changes	Color	DESCRIPTION OF FINDINGS	Elev	General	No	Pen	Rec
0' to 2'	11			9	Damp		2"	(bl)	ASPHALT		FILL	1	24"	18"
							4"	(br)	SAND, some Gravel					
2' to 4'	10			6	Wet	▼		(bl)	SAND, little Organic Silt, Coal, Cinders			2	24"	15"
4' to 6'	8			2	Wet			(br gy)	SILT, some Sand, Slag - odor			3	24"	16"
6' to 8'	2			2	Wet				SAND, little Gravel, Cinders - odor			4	24"	14"
8' to 10'	1			1	Wet				SILT, little Clay, Sand, trace Gravel			5	24"	18"
							12'-0"							
								(og)	ORGANIC SILT, some Sand, Clay		ORGANICS			
15' to 17'	2			2	Moist		15'-6"					6	24"	22"
							16'-9"	d.(br)	PEAT (fiberous), little (og)Organic Silt					
								(gy)	SAND(c-f), trace Peat fibers		ALLUVIUM			
20' to 22'	1			1	Wet		21'-0"					7	24"	22"
								d.(br)	ORGANIC SILT, little Peat fibers		ORGANICS			
							23'-0"	(gy)	SAND(m-f)		ALLUVIUM			
25' to 27'	0			1	Wet		26'-0"					8	24"	24"
								(og)	ORGANIC SILT, little Clay, Peat fibers		ORGANICS			
30' to 32'	0			1	Wet							9	24"	24"
35' to 37'	0			1	Wet			(gy)	ORGANIC SILT, some Clay, little Shell particles			10	24"	24"
40' to 42'	0			3	Wet				ORGANIC SILT, little Sand(f), Clay, Shells			11	24"	24"
45' to 47'	3			5	Moist		45'-0"					12	24"	18"
								(rb tn)	SILT, little Clay		FINES			
50' to 52'	2			6	Moist				SILT, some Clay, layered w/Clay			13	24"	22"
60' to 62'	2			3	Wet		60'-6"					14	24"	21"
							62'-0"	(rb)	SAND(m-f)		OUTWASH			
									End of Exploration @ 62'-0"					

BORING LOG

B-6

Date	September 28, 1999
Driller	J. DeAngelis, Jr.
Drill Rig	CME-75 Truck Unit
Sampler (I.d.)	1-3 8"
Hammer Wt.	140= Auto-Hammer
Casing (I.d.)	2-1 4" HSA
Water	2'-0"

Client: **Ecosystems Strategies, Inc.**
60 Worrall Avenue
Poughkeepsie NY 12603-2332

Project Location: Ashburton Ave., Yonkers NY

Log ID No: 99074-06

LEGEND

FILL		ROCK
ORGANIC		TILL
SUBSOIL		RISER w/CEMENT
SILT		RISER w/SAND
CLAY		RISER w/BENTONITE
GRAVEL		SCREEN w/SAND
WATER	▼	SPT

Sample Depth	Blows/6 inches per 0"				Moisture	Water	Changes	Color	DESCRIPTION OF FINDINGS	Elev	General	No	Pen.	Rec.
0' to 2'	8	4	3	4	Damp	▼	2"	(bl)	ASPHALT		FILL	1	24"	12"
							6"	(gy)	SAND, little Stone					
2' to 4'	4	3	3	4	Wet			(br bl)	SAND, some Brick, Slag, Soot, Cinders - odor			2	24"	13"
							4'-0"							
									End of Exploration @ 4'-0"					

SITE Environmental Services, LLC 121 Old Ansonia Road Seymour, Connecticut 06483 Tel. (203) 734-5880 Fax 732-3202

BORING LOG

B-1

Date	September 28, 1999
Driller	J. DeAngelis, Jr.
Drill Rig	CME-75 Truck Unit
Sampler (i.d.)	1-3/8"
Hammer Wt.	140= Auto-Hammer
Casing (i.d.)	2-1/4" HSA
Water	2'-0"
Client	**Ecosystems Strategies, Inc.** **60 Worrall Avenue** **Poughkeepsie NY 12603-2332**
Project Location	Ashburton Ave., Yonkers NY
Log ID No.	99074-07

LEGEND

FILL		ROCK	
ORGANIC		TILL	
SUBSOIL		RISER w/CEMENT	
SILT		RISER w/SAND	
CLAY		RISER w/BENTONITE	
GRAVEL		SCREEN w/SAND	
WATER	▼	SPT	

Sample Depth	Blows/6"				Moisture	Water	Changes	Color	DESCRIPTION OF FINDINGS	Elev	General	No.	Pen.	Rec.
0' to 2'	12	3	2	4	Dry	▼	2"	(bl)	ASPHALT		SILT	1	24"	23"
2' to 4'	30	7	7	6	Wet			(gy)	CONCRETE fragments, little Sand			2	24"	6"
							4'-0"							
									End of Exploration @ 4'-0"					

SITE Environmental Services, LLC 121 Old Ansonia Road Seymour, Connecticut 06483 Tel. (203) 734-5880 Fax 732-3202

BORING LOG

B-8

Date	September 28, 1999
Driller	J. DeAngelis, Jr.
Drill Rig	CME-75 Truck Unit
Sampler (I.d.)	1-3 8"
Hammer Wt.	140= Auto-Hammer
Casing (I.d.)	2-1 4" HSA
Water	2'-0"
Client	**Ecosystems Strategies, Inc. 60 Worrall Avenue Poughkeepsie NY 12603-2332**
Project Location	Ashburton Ave., Yonkers NY
Log ID No	99074-08

LEGEND

FILL		ROCK	
ORGANIC		TILL	
SUBSOIL		RISER w/CEMENT	
SILT		RISER w/SAND	
CLAY		RISER w/BENTONITE	
GRAVEL		SCREEN w/SAND	
WATER	▼	SPT	

Sample Depth	Blows Counts per 6"				Moisture	Water	Changes	Color	DESCRIPTION OF FINDINGS	Elev	General	No.	Pen.	Rec.
0' to 2'	16	7	8	5	Damp	▼	2"	(bl)	ASPHALT		FILL	1	24"	21"
								(bl)	SAND, little Silt, Soot, Stone, Slag					
2' to 4'	4	3	3	2	Wet		4'-0"					2	24"	20"
									End of Exploration @ 4'-0"					

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