

Historical Investigation Report - Former Greenburgh Station Holder Site (Site #V00572)

Greenburgh, New York

Prepared by:

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RETEC Project Number: CECN1-15957-400

Prepared for:

**Consolidated Edison Company of New York, Inc.
4 Irving Place
New York, NY 10003**

February 3, 2003

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Executive Summary

The RETEC Group, Inc. (RETEC) has prepared this historical investigation report for Consolidated Edison of New York, Inc. (Con Edison). This report is part of a comprehensive program to research and assess the history of sites formerly used by Con Edison and its predecessor companies for the manufacture and/or distribution of gas, and documents the historic and current conditions of the sites.

The purpose of this historical investigation program is to support Con Edison in its negotiations with the New York State Department of Environmental Conservation (NYSDEC), to support Con Edison's efforts to rank manufactured gas plant (MGP) site investigation priorities, and to provide a starting point for future site investigations. This report presents the summary of the research and findings for the former Greenburgh Station holder site located at 469 Tarrytown Road in the Town of Greenburgh, Westchester County, New York (Site #V00572).

As part of its historical investigation, RETEC reviewed a number of sources to assess the historical ownership and operations of the MGP, subsequent site uses, and current site conditions. These sources included historical records obtained from private and public repositories, a chain-of-title search, tax and zoning records, and geologic reports for the general area.

RETEC visited the former gas holder site on May 1, 2002 to do the following:

- assess current site environmental conditions and property use;
- perform a visual inspection for the presence of potential MGP structures and residuals on the site and surrounding properties; and
- identify potential receptors that may be at risk if MGP residuals or other by-products are present.

From our records review and site reconnaissance, RETEC was able to determine the following about the former Greenburgh Station holder site:

- The site was located on Westchester Lighting Company property on the southwest side of Tarrytown Road across from Yellowstone Avenue in the Town of Greenburgh, New York. The property was an irregularly shaped parcel and, at its fullest extent, was approximately 11.7 acres in size, extending as far north as Knollwood Road on a portion of the property.
- The holder site is currently located in a mixed residential/commercial area. The site itself is used for commercial purposes. Commercial businesses are surrounding the site property. The majority of the holder site is currently owned and occupied by Con Edison and

includes two substations, a storage building (the former exhauster/boiler house) and a gas regulator station.

- The former exhauster/boiler house is still located on the site and used as a storage building. There were no visual MGP residuals on the site.
- There is an un-named creek located underground in a culvert along the southwest boundary of the Greenburgh Station holder site before it surfaces downgrade of the site in a concrete channel running parallel to Tarrytown Road. The creek flows southeast toward Tarrytown Road, then east-southeast approximately 1 mile where it joins the Bronx River.
- The Greenburgh Station holder site operated from 1923 until the mid-1950s to distribute manufactured gas for the Town of Greenburgh under the ownership of Westchester Lighting Company (predecessor to Con Edison) and later Con Edison. The full extent of the property purchased by Con Edison was 11.7 acres, however, the holder station only operated in the far southeastern corner of the property (3.7 acres). Various parcels of the property were sold over the years, and Con Edison currently retains the majority of the portion of the property used for the holder site.
- The site was never an active MGP; therefore, no information was found in Brown's Directory related to the holder site in Greenburgh.
- Since gas was not produced at the Greenburgh Station holder site, typical MGP residuals (such as tar, ammonia liquor, coke, clinker, gas purification residues, tar/water emulsions, and wastewaters) would not be expected to be found at the site. The holder was used for distribution purposes only and was constructed as an above ground holder. The gas was produced and processed to remove by-products elsewhere before being pumped to this distribution holder, therefore, residuals associated with gas production would not be expected to be significant. Only trace amounts of residuals may be expected to remain at the site within equipment, however, records from the site indicate that all equipment associated with the site was retired.
- Site use on the holder site subsequent to the holder operations includes a substation, a gas regulator station, and storage facility. Con Edison maintained ownership of the majority of holder site property.
- The northern portion of the former Westchester Lighting Company property was developed as commercial and manufacturing property including a greenhouse, plastics molding plant, and a truck body works that became a car dealership. Residuals associated with these site uses include the following: herbicides and pesticides; plastic resins,

additives, and hardeners; automotive products; petroleum products; paints; and solvents. Offsite sources of #2 fuel oil are present upgradient of the site related residuals. The property to the northwest that was sold included a truck body works and later a car dealership. Residuals associated with these site uses include automotive products, petroleum products, paints, and solvents.

- Given the past uses of the site, there may be trace residuals remaining on the surface, or trace residuals in the subsurface in soil or groundwater underlying the site.
- Potential receptors to residuals are site workers, however, since the site is covered the potential for direct contact exposures are minimal. Construction workers or excavation workers maintaining subsurface utilities at the Con Edison facilities have a potential risk of exposure to constituents in surface or subsurface soil.
- In addition, groundwater containing residuals has the potential to migrate to offsite downgradient properties. Groundwater is not used on the site. One well does exist within a mile radius of the site; however, groundwater from this well is used for irrigation purposes; therefore, there are no known groundwater users for potable purposes in the vicinity of the site.

1 Objective

The RETEC Group, Inc. (RETEC) has prepared this historical investigation report for Consolidated Edison of New York, Inc. (Con Edison). This report is part of a comprehensive program to research and assess the history of sites formerly used by Con Edison and its predecessor companies for the manufacture and/or distribution of gas, and to report on the historic and current conditions of the sites. These sites are located in New York City and Westchester County. The purpose of this historical investigation program is to support Con Edison in its negotiations with the New York State Department of Environmental Conservation (NYSDEC), to support Con Edison's efforts to rank manufactured gas plant (MGP) site investigation priorities, and to provide a starting point for future site investigations. This report presents the summary of the research and findings for the former gas holder site in the Town of Greenburgh, New York.

The report consists of eleven sections and eight appendices.

- Section 1 provides an introduction to the report objective, the investigative methodologies and processes, and a summary of the limiting conditions of this report.
- Section 2 presents a property description.
- Section 3 provides a summary of the current site use and site reconnaissance.
- Section 4 presents the site setting, including site geology, topography, zoning, demography, and neighboring property description.
- Section 5 presents a summary of the past site ownership according to the chain-of-title and tax records, and supplemented by historical records as appropriate.
- Section 6 presents a summary of past site operations, including potential residuals associated with site use and any significant reconstruction or excavation activities that took place on the site.
- Section 7 provides a summary of the environmental and regulatory agency database searches for the site and surrounding areas.
- Section 8 discusses potential exposure pathways based on past site operations and human and environmental receptors to residuals from the site.

- Section 9 provides a discussion of the accuracy and completeness of the research conducted and offers conclusions to this historical component of investigative activities at the site.
- Section 10 summarizes the findings of the historical investigation and presents the information in a manner that can be used for further assessment of the site.
- Section 11 presents a list of references used in this report.
- Appendices A through H provide the documentation that was gathered during this historical investigation.

RETEC reviewed a number of sources to assess the historical ownership and operations of the gas holder site, subsequent site uses, and current site conditions. These sources include historical records obtained from private and public repositories (e.g., Con Edison resources, federal, state, and local agencies), a chain-of-title search, tax and zoning records, a review of geologic reports for the general area, and a site reconnaissance. A report checklist summarizing the review requirements and our findings is provided in Appendix A. A detailed list of the sources reviewed and the findings are provided in Sections 5, 6, and 7 of this report.

The findings presented in this historical investigation report are based on the scope of work agreed to by Con Edison and the data that could be obtained in the course of this process. The availability of historical records may be limited by a number of factors, including the size and duration of gas holder site activities at the site, the record keeping practices of the time, and local interest in the property. An assessment of the current site conditions may be limited by current site ownership and access, the ability to assess only general geologic conditions and lack of site-specific data, and availability of public records.

The opinions presented in this report are in accordance with currently accepted hydrogeologic and engineering standards and practices. This report may be based, in part, on unverified information supplied to RETEC by third-party sources. While efforts have been made to substantiate this third-party information, RETEC cannot guarantee the completeness or accuracy of such information.

This historical investigation report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of federal, state, or local governmental agencies. Any use of this historical investigation report constitutes acceptance of the limits of RETEC's liability. RETEC's liability extends only to its client and not to any other parties who may obtain the report.

2 Property Description

This section includes a description of the property based on the furthest extent of the holder site boundaries, the site size, and the current tax map designations for parcels located within the former holder site boundaries.

2.1 Site Location and Property Boundaries

The former Greenburgh Station holder site was located on the southwest side of Tarrytown Road across from Yellowstone Avenue in the Town of Greenburgh, Westchester County, New York. The site location is illustrated in Figure 2-1. The property was an irregularly shaped parcel and, at its fullest extent, was approximately 11.7 acres in size, extending as far north as Knollwood Road on a portion of the site. The holder station was located in the southeastern third of the property. This portion of the property encompasses approximately 3.7 acres that begins near the intersection of Tarrytown Road and Yellowstone Avenue and extends approximately 300 feet southeast along Tarrytown Road, then approximately 84 feet southwest to a belowground stream and shopping center parking lot, then approximately 430 feet northwest along the stream and parking lot, then approximately 325 feet northeast generally along the southeastern boundary of a BMW dealership back to Tarrytown Road.

The majority of the former holder site is still owned by Con Edison and maintained as a substation, a gas regulator station, and storage facility. The coordinates for the site are approximately N 41°02'36.9" latitude and W 73°48'07.14" longitude.

2.2 Tax Designation

The former Greenburgh Station holder site encompasses the following lots based on current and past tax maps, a 1930 county atlas [Hopkins, 1930], and a 1950 Sanborn Map:

- 469 Tarrytown Road; Section 24, Sheet 43, current Lots P34B, P34C and the southeastern portion of P1 (former lots P34B3, P34B4, and P34C5).

Lots P34B and P34C were identified by Con Edison in the summary of MGPs and holder stations prepared for the application to the New York State Department of Environmental Conservation's (NYSDEC) Voluntary Cleanup Program. These lots contained the majority of the former holder station and are still owned by Con Edison.

It should be noted that the Westchester Lighting Company and/or Con Edison owned additional property to the north and west of the holder station and the current property owned by Con Edison. The following lots were identified

based on a 1930 county atlas showing Westchester Lighting Company property [Hopkins, 1930] and Con Edison real estate records [Con Edison Records]; however, these lots were not related to the holder operations:

- Section 24, Sheet 43, Lots P34C4, P34C2 and the rest of P1 (former lots P34B2, P34B5, P34C3, and P34C6).
- Section 24, Sheet 43, Lots P37A and P37A2.

3 Current Site Use

This section provides a summary of the current site use and the site reconnaissance conducted by RETEC for the Greenburgh Station holder site.

3.1 Site Use

The majority of the former holder site is currently owned by Con Edison and used as a substation, a gas regulator station, and a storage facility. The remainder of the former holder station site is part of a BMW dealership and is used for storing cars. The current site layout is illustrated in Figure 3-1.

3.2 Site Reconnaissance

A team of RETEC geologists and environmental engineers visited the location of the Greenburgh Station on May 1, 2002. The purpose of the reconnaissance was to a) assess current site environmental conditions and property use, b) perform a visual inspection for the presence of potential residuals on the site and surrounding properties, and c) identify potential receptors which may be at risk if MGP residuals or other by-products are present. During the site reconnaissance, the inspection team reviewed a site inspection checklist developed by RETEC to ensure that all the necessary information was collected, documented their observations in a bound field notebook, and took photographs of the site. At Con Edison's request, the property was not accessed; however, the inspection team was able to walk the perimeter of the property to make their observations.

Con Edison currently owns several portions of the former property owned by Westchester Lighting Company. One of these portions (Lots P34B and P34C) contains the former exhauster/boiler house and part of the footprint of the former gas holder. The former exhauster/boiler house is now used for storage. The current property boundary extends approximately 300 feet along the west side of Tarrytown Road from the intersection with Yellowstone Avenue southeast to the entrance of a shopping center. Figure 3-1 illustrates the property and adjoining streets. A photographic log of the site reconnaissance is provided in Appendix B.

The site is currently the location for two small substations, a gas regulator station, and storage facility. The current onsite structures on the former holder site include the former exhauster/boiler house building, which is currently used for storage, two Con Edison substations located southeast of the storage building, and a shed. A number of cars were observed in the parking lot, indicating that the site is actively used. The site is completely fenced and access is restricted.

The current site surface, where the former holder site was located, is almost entirely covered by buildings and asphalt (Figures 1-5 in Appendix B photo

log). From outside the fence, there were no visual indications of residuals on the surface of the property. According to Con Edison personnel that have visited the site, there is no basement in the former boiler/exhauster building and other structures are for equipment, therefore, basements are not likely to be present. Subsurface utility lines are likely to exist on the site, since records indicate that sewer easements, gas mains, and governors in concrete pits existed on the site when it was owned by Westchester Lighting Company. In addition, more recent records show that a water main easement was granted by Con Edison [Con Edison Records] to the Town of Greenburgh. Above-ground utility lines were observed running along Tarrytown Road in front of the building with connections to the building.

Offsite property uses include a Nissan automobile dealership, dry cleaner, Mazda automobile dealership, Dodge automobile dealership and residences behind the dealerships across Tarrytown Road to the east and northeast, BMW automobile dealership to the northwest, and a shopping center to the southwest. Commercial and residential properties are located in all directions from the site.

An un-named creek is located just beyond the southwestern property boundary of the site. Observations were made along the creek upstream and downstream of the site. The creek flows east-southeast toward Tarrytown Road and is located in an underground culvert adjacent to the site property. The creek emerges again in a concrete channel downgradient of the former holder station property. No residuals were observed along the creek.

The site reconnaissance also identified no schools and only one day care center within ¼ mile of the former MGP site.

DAY CARE CENTER

Union Child Day Care Center (.18 mi.)
30 Manhattan Ave.
White Plains, NY 10607-1329

4 Site Setting and Demography

This section provides the current zoning characteristics for the Greenburgh Station holder site and surrounding area and a description of the physical setting of the site, including geological and hydrogeological characteristics.

4.1 Characteristics of Site and Neighboring Properties

The Greenburgh Station holder site is located in a mixed residential/commercial area. The site itself is used for commercial purposes. Commercial businesses are surrounding the site property.

The neighboring properties include the following:

- Nissan automobile dealer, dry cleaner, Mazda automobile dealer, Dodge automobile dealer and residences behind the dealerships across Tarrytown Road to the east and northeast;
- BMW automobile dealership to the northwest; and
- Shopping center to the southwest.

The U.S. Census Bureau's records from the 2000 Census were used to determine the demographics for the site and surrounding area. The census showed that Greenburgh had a population of 86,764 people. The area surrounding the site was identified in the 2000 Census as Census Tract 109.03, Westchester County, New York (see Figure 4-1). The population for this area is 4,877 people.

4.2 Physical Setting

4.2.1 Site Topography and Surface Drainage

The 1969 U.S. Geologic Survey (USGS) topographic map for the White Plains, New York Quadrangle was reviewed to provide information about the topography of the site. The map shows that the site is slightly sloped to the southeast from the western property boundary (220 feet Mean Sea Level) towards the southeast property boundary (209 feet MSL) with an overall change of 11 feet.

Surface water runs off the site to the southeast via sheet flow and is likely captured by storm drains in the local area. An un-named creek was originally located 300 feet south of the site. During construction of the shopping center southwest of the site, the creek was diverted to underground culverts along the southwest boundary of the Greenburgh Station holder site before it surfaces downgrade in a concrete channel parallel to Tarrytown Road. The creek flows

east-southeast towards Tarrytown Road, then east-southeast approximately 1 mile where it joins the Bronx River. There was no classification for the unnamed creek; however, the Bronx River is designated as Class C surface water. Class C surface waters are defined as “Best usage is fishing. These waters shall be suitable for fish propagation and survival. The water quality shall be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes.”

According to the database search completed by Environmental Data Resources, Inc. (EDR), the site is not located within a mapped Federal Emergency Management Agency (FEMA) flood zone. In addition, the site itself is not mapped as a designated wetland area. The closest mapped wetland area is a discrete area approximately 660 feet to the southwest of the site as shown on the EDR Overview Map in Appendix C.

4.2.2 General Site Geology

The Surficial Geology Map of New York – Lower Hudson Sheet [Cadwell, 1989] was reviewed to obtain information about the surficial deposits at the site. The map shows that a thin layer of glacial till material is likely to be present at the site that is comprised of silty clay with occasional boulders. According to information presented on the map, the till can be expected to have low permeability. Bedrock may be exposed at the ground surface in the area of the site.

The Geologic Map of New York published by the New York State Museum of Science [Fisher, 1970, revised 1995] was reviewed to provide information about the bedrock geology at the site. The site is located in the Manhattan Prong, which is a geologic sub-province of the New England Upland physiographic region of New York that encompasses most of Westchester County. The bedrock at the site is the Fordham Gneiss of the Upper Proterozoic Age. This gneiss is a metamorphic rock comprised of garnet, biotite, quartz and plagioclase.

4.2.3 General Site Hydrogeology

The groundwater flow direction is assumed to mimic the surface topography that slopes from the northwest to the southeast. Given this topography, it is possible that groundwater discharges to the un-named creek south of the site or to the culvert portion of the creek adjacent to the site, however, it is possible that groundwater flows under the creek if the creek is shallow. The flow direction of groundwater was not directly tested during the site reconnaissance. The depth to water at the site is expected to be approximately 15 to 30 feet below ground surface, based on the information for two wells near the site identified by a Federal and State well database search completed by EDR (Appendix C).

A map entitled “Unconsolidated Aquifers of Westchester County, New York” [Keneally, June 2001] was reviewed to determine if the site is located within the footprint of a significant unconsolidated groundwater aquifer. No unconsolidated aquifer is mapped in the footprint of the site. The nearest unconsolidated aquifer mapped by Westchester County is approximately 500 feet to the east of the site.

A well search of both Federal and New York State databases was completed to determine if water wells are present in the vicinity of the site. A total of seven wells were identified within a one-mile radius of the site. The locations of the wells are provided on the Physical Setting Source Map in the EDR database search results in Appendix C. As shown on the map, none of the wells are present within a $\frac{1}{4}$ mile radius of the site. One well is present within a distance of between $\frac{1}{4}$ and $\frac{1}{2}$ mile from the site to the west, upgradient of the site. This well is used for irrigation purposes. Five wells are located between $\frac{1}{2}$ and one mile upgradient or side-gradient from the site. These wells are used to withdraw water for domestic and industrial use or are not currently being used. Only the upgradient wells are currently in use. The wells located at a side-gradient to the south of the site are not used.

Records for two bedrock wells and a test hole drilled in the vicinity of the site, all approximately 2,400 feet in upgradient directions, were found in *The Ground Water Resources of Westchester County* [Asselstine and Grossman, 1955].

One well, installed south of the site, was drilled to 350 feet bgs (below ground surface) in schist bedrock. The overburden was reported to be five feet thick, and the water table in the well at 15 feet bgs. The well yielded only seven gallons per minute (gpm) and it has been abandoned. Another well, installed west of the site, was drilled 565 feet into schist. The overburden was reported to be 40 feet thick, and the depth to water in the well was at 30 feet bgs. The well yield was reported as 40 gpm, and was reportedly used for irrigation. A test boring was drilled in 1930 along the west side of the Delaware Aqueduct southwest of the site. The sand and gravel was recorded for most of the overburden. Fractured granitic bedrock was encountered at 88 feet below the ground surface.

Groundwater in the vicinity of the site is classified as GA - Fresh groundwaters with best usage as a source of potable water supply. However, this area is not classified as a primary water supply aquifer or a principal aquifer.

5 Past Site Ownership

The ownership history of the former holder site in Greenburgh was established using historical and current records from the earliest record of the site, through the time of the gas holder operations, to the present time. A list of the records reviewed and a description of each is provided below, followed by a summary of site ownership as established using all the resources that were identified.

5.1 Records Reviewed

5.1.1 Brown's Directory of American Gas Companies

Brown's Directory of American Gas Companies (Brown's Directory) began publication of gas companies' statistics in 1887 and continues into recent times to provide information on currently operating gas companies. RETEC reviewed Brown's Directories for the years 1887 through 1957, which covers the operational period of most MGPs, to determine if any information was available about the Greenburgh Station holder site. Years that are not available in the public domain and are therefore unavailable for review are 1888, 1895 through 1898, and 1952-1953. Since the site was never an active MGP, no information was found in Brown's Directory related to the holder site in Greenburgh. However, general financial and operating company information in Brown's Directory was found for the Westchester Lighting Company. The Westchester Lighting Company operated as an affiliate of Consolidated Gas Company (predecessor to Con Edison) at the time the Greenburgh Station holder was constructed. In 1936, Consolidated Gas Company became Consolidated Edison Company, and the affiliation with the Westchester Lighting Company continued. In 1951 the Westchester Lighting Company was fully merged into Consolidated Edison as the Westchester Division [Brown's Directory].

5.1.2 Public Service Commission Reports

The New York Public Service Commission (PSC) Reports for the years 1907 to 1968 were reviewed to determine the ownership and operational history of the Greenburgh Station holder site. There is only one entry for the Greenburgh Station site. In 1947, there was construction of a 12-inch high-pressure line from the Greenburgh Station holder site to the Town of Mount Pleasant. No other site-specific information was found.

5.1.3 Chain-of-Title Search

A deed chain-of-title search was performed by the Commonwealth Land, Title and Insurance Company of White Plains, New York on behalf of Con Edison for the Greenburgh Station holder site. The chain-of-title search was

conducted to establish the ownership history of the site from the time immediately prior to gas holder operations to the present day. The earliest records found in the chain-of-title search for the site show that the Westchester Lighting Company purchased the Greenburgh Station holder site and surrounding property in 1923. At that time, the Westchester Lighting Company was controlled by the Consolidated Gas Company, the predecessor to Con Edison. In 1944, the Westchester Lighting Company sold the northernmost lots. In 1951, Con Edison sold the central lots, and in 1969, Con Edison sold some of the southern lots that were part of the holder site. Con Edison currently owns the remainder of the holder site (southernmost lots). The results of the chain-of-title search are included in Appendix D, and a summary of the property ownership is provided in Table 5-1.

5.1.4 Historical Maps

Historical Sanborn Fire Insurance Maps (Sanborn Maps) were obtained from Con Edison for the Greenburgh Station holder site. Sanborn Maps were available for the years of 1924, 1950, and 1967. A copy of the Sanborn Maps are included in Appendix E and were used to compile a composite historical site layout map as illustrated in Figure 5-1.

Additionally, the *Atlas of New York and Vicinity* [Beers, 1868] and the *Atlas of the Hudson River from New York City to Troy* [Beers, 1891] were reviewed to determine if additional historical maps were available for the site location. No detailed maps were identified from these sources. The Hopkins Westchester County Atlas [Hopkins, 1930] illustrated the former Greenburgh Station holder site and the surrounding property owned by Westchester Lighting Company at that time. In addition, property, tax, and insurance maps for the site from 1958, 1960, 1969, 1973, and 1993 show additional site details and changes in the property lines. These historical maps are included in Appendix F.

The results of the historical map review is summarized below:

- The 1924 Sanborn Map shows the site is identified as the “Westchester Lighting Co.” with an outline of the exhauster/boiler house building and a gas holder. “Tarrytown Road” runs along the northeast side of the site, while “Knollwood Rd.” runs along the northwestern property boundary.
- The 1930 Hopkins Westchester County Atlas shows the same building details as the 1924 Sanborn Map. The labels on the map indicate that the “Westchester Lighting Co.” owned three parcels of land. The gas holder site area, a portion of land northwest of the site that contains an “athletic field”, and a section of land to the north of the holder site that extends from “Knollwood Rd.” to “Tarrytown-White Plains Rd.”
- The 1950 Sanborn Map remains unchanged.

- A 1958 Consolidated Edison map shows that the building is still present and marked vacant. The gas holder is no longer depicted, but a structure labeled “Manhattan Park Unit Substation No. 3” is shown just south of the building.
- A 1960 Con Edison insurance map survey shows that holder site property is owned by Con Edison, the building is being used for storage, and two unit substations are located south of the building. Governors in concrete pits are also shown north of the building.
- The 1967 Sanborn Map shows the storage building on the former holder site “Consolidated Edison Co”. In addition, it shows a greenhouse and dwelling on the former northern parcel near Knollwood Road, a plastics molding company on part of the former northern parcel along Tarrytown Road, and a truck body works on the former central parcel along Tarrytown Road.
- The 1969 tax map shows all the former lots associated with the Westchester Lighting Company property and adjacent property. In addition, the map shows outlines of the buildings depicted on the 1967 Sanborn Map.
- The 1973 Con Edison property map shows the parcels (34B, 34C, and 37A) for the Manhattan Park #3 & 62 Substations, the Greenburgh Regulating Station, and the Greenburgh Storeroom.
- The 1993 tax maps shows the current property lot configuration. In addition, the map shows outlines of the buildings depicted on the 1967 Sanborn Map.

5.2 History of Site Ownership

The history of site ownership was compiled using the chain-of-title search, Brown’s Directory, PSC reports, and Sanborn Maps. A site ownership summary is provided in Table 5-1.

According to Con Edison records, the holder site property was acquired by Westchester Lighting Company in 1923 from private individuals. The total acreage acquired at that time was approximately 11.7 acres. In 1924, the holder site included a blower/exhauster building and a gas holder [Sanborn Map 1924, Aerial Photograph 1924] that only occupied the southeastern third of the property [Hopkins, 1930]. In 1928 a sewer easement was granted to the Sewer Commissioners of the Fairview District. The location of the easement was not available in the records found.

In 1929 and 1932, portions of the property along Tarrytown Road were sold to the County of Westchester for the widening of the road. In 1944, 4.7 acres of the property were sold to Helen M. Cooke. In 1951, Ward Baking Company

purchased 3 acres of the property that were parts of lots 34B and 34C. At some time subsequent to the original property purchase and 1969, additional property was purchased to the southwest (lot 37A) of the site, which extended to Dobbs Ferry Road. The date of this purchase is unknown in relation to previous sales of property. In 1969, an additional 1.07 acres from lots 34B, 34C, and 37A were sold to Greatex Realty Company. These lots were part of the former holder site. In 1993, an easement was granted to the Town of Greenburgh for an underground water main. Currently, Con Edison owns approximately 2.7 acres of the original holder site property.

6 Past Site Operations

The operational history of the former Greenburgh Station holder site was established using historical and current records from the earliest record of the site, through the time of the gas distribution operations, to the present time. A list of the records reviewed and a description of each is provided below, followed by a summary of the site operational history and subsequent site uses as established using all the resources that were identified. For each site use, potential residuals associated with the process are identified.

6.1 Records Reviewed

The historic records identified in Section 5.1 were reviewed for information related to the site operational history as well as ownership history. These records include, Brown's Directory, PSC Reports, chain-of-title, and historical maps. In addition, historical aerial photographs for the Greenburgh Station holder site were reviewed at the Westchester County Planning Department in White Plains, New York. Aerial photographs were available for the years 1926, 1947, 1954, 1960, 1976, 1986, 1995, and 2000. In addition, Con Edison provided an aerial photograph from 1924.

The 1924 aerial photograph showed the following structures on the former holder site: an above ground holder, the foundation for the exhaustor/boiler house, and three small structures adjacent to Tarrytown Road. The area surrounding the gas holder site is a mix of residential and farm properties.

The 1926 aerial photograph showed an above ground holder and exhaustor/boiler building on the gas holder site. The 1947 photograph and the 1954 photograph appeared to be the same as in 1926, although the surrounding area was more developed in the later years. The 1954 photograph showed the un-named stream to the south of the site.

In 1960, the aerial photograph showed the holder was no longer present, however, the exhaustor/boiler building was still present on the site. In addition, Route 287 can be observed to the north of the site. In 1976, the aerial photograph showed a partial outline of the former holder and paved areas. In 1986, the aerial photograph showed that the site appeared to be the same as 1976 except the stream to the south had been rerouted to the north, adjacent to the site, due to the construction of the shopping center that is now present southwest of the site. In 1994, the aerial photograph showed the onsite storage building as well as, the adjacent shopping center, the automobile dealership, and manufacturing plant. In 1995, the aerial photograph showed that a housing development was constructed west-southwest of the site and the substation was visible on site. The 2000 photograph appeared the same as 1995 photograph. Additional details of the current site conditions are provided in the site reconnaissance in Section 3.2. Copies of selected aerial photographs are included in Appendix G.

Historical photographs from between 1930 and 1959 were also available for the site from Con Edison records (Appendix H). The photographs illustrated the building, gas holder, and substation at the site.

6.2 Site Operational History

The records identified in Section 5.1 were used to compile an operational history of the Greenburgh Station former holder site, including gas distribution at the site (including capacity, equipment, and residuals produced), site closure activities (including structures remaining, converted to other uses, dismantling), other site uses, and any general changes to the site over time.

6.2.1 History of Gas Distribution Operations

Operational History

An operational site history was developed for the Greenburgh Station holder site using PSC Reports, historical maps (Sanborn Maps and Atlas Maps), aerial photographs, and information provided by Con Edison.

The property for the holder station was acquired by Westchester Lighting Company in 1923 and included a larger area (approximately 11.7 acres) than that occupied by the former holder station. The 1 million cubic foot gas distribution holder and another brick building were constructed in the southeastern third of the property around the time it was acquired [Sanborn Map, 1924]. The brick building contained a fireproof exhaust house and boiler house [Con Edison Records]. According to Sanborn Maps, the holder diameter was 125 feet. The holder was an above ground holder, although it is not known if it had a foundation that was partially below-grade. Since the holder was a distribution holder and was not on an active MGP site, gas would have been produced and processed to remove by-products elsewhere before being pumped to the distribution holder.

A substation (Manhattan Park Unit Substation No. 3) was constructed on the site by 1930, based on a historical photograph from this timeframe [Con Edison Records]. By the mid-1950s the gas distribution holder was no longer in use and a retirement order was written by Con Edison in 1956 to retire and remove the gas holder, boilers, compressors, boiler stack, oil tank coolers, tanks, water line, governor, yard piping and associated buildings except the boiler and compressor building, which was to be retired in place [Con Edison Records]. The holder was removed in 1959 based on Con Edison Records. The building continued to be used for storage.

By 1960 the site was used as a substations and a gas regulator station. Another substation (Manhattan Park Unit Substation No. 62) was energized at the site in 1960 [Con Edison Records] and the building continued to be used for storage. The site use continues to be the same today.

Westchester Lighting Company and Con Edison sold and granted easements on portions of the property over the years of operation; however, Con Edison retained the majority of the property where the holder and exhaustor/boiler house were located.

Residuals Associated with Distribution Holder Site Use

Since gas was not produced at the Greenburgh Station holder site, typical MGP residuals (such as tar, ammonia liquor, coke, clinker, gas purification residues, tar/water emulsions, and wastewaters) would not be expected to be found at the site. The holder was used for distribution purposes only and was constructed as an above-ground holder. The gas was produced and processed to remove by-products elsewhere before being pumped to this distribution holder, therefore, residuals associated with gas production would not be expected to be significant. Only trace amounts of residuals may be expected to remain at the site within equipment, however, records from the site indicate that all equipment associated with the site was retired. Oil coolers and tanks were noted as being present on the retirement order for the equipment at the site and oil and other petroleum products were likely to have been used in the boilers/compressors at the site. These residuals from these products may remain at the site. Table 6-1 summarizes potential residuals that may be remaining at the site.

6.2.2 Other Site Uses

Operational History

Site use subsequent to the holder station included a storage facility and location for substations. Con Edison maintained ownership of the majority of the holder portion of the property. The property to the northwest that was previously owned by Westchester Lighting Company was developed as commercial and manufacturing property including a greenhouse, plastics molding plant, and a truck body works that became a car dealership.

Residuals Associated with Other Site Uses

Uses of the property subsequent to the holder operations may have impacted soil and groundwater at the site. Residuals associated with the substation include polychlorinated biphenyls (PCBs) associated with transformers. Additionally, storage may have included transformers, oils, or other petroleum products used for the equipment.

The site uses for the former utility parcels to the north of the holder site included a greenhouse, plastics molding plant, truck body works, and later a car dealership. Residuals associated with these site uses include the following:

- herbicides and pesticides;
- plastic resins, additives, and hardeners,
- automotive products;

- petroleum products;
- paints; and
- solvents.

6.2.3 Previous Site Investigations

No records of previous site investigations were identified for the Greenburgh Station holder site.

7 Environmental and Agency Records Review

A review of information available in public and private databases and records was conducted to collect information related to the site and the surrounding properties. An EDR database records search was provided to RETEC from Con Edison and was reviewed to establish history of environmental actions involving the site or nearby properties. Additionally, RETEC searched public agency records to obtain information about the site. The results of each of these searches are provided below.

7.1 Environmental Records

7.1.1 Database Searches

An environmental records search for the Greenburgh Station holder site was conducted by EDR on behalf of Con Edison. This report was provided to RETEC for review and incorporation into the historical investigation report. The EDR report includes the results of searches of federal, state, and EDR proprietary databases for listings of the target property (site) and any other properties within up to a one-mile radius of the site. The report also includes a physical setting summary as performed by EDR. A copy of the EDR report is included in Appendix C.

The holder site was not listed in the EDR propriety database of former manufactured coal gas plant sites, as would be expected since it was only a holder site, not an MGP. The site property was not listed in any of the federal, state, or local databases according to the results of the EDR search.

Surrounding properties within one-mile of the site were identified on several federal and state databases. The results are summarized according to lower elevation or higher elevation to the target property, which may be an indication of properties that are upgradient (higher elevation) or downgradient (lower elevation) from the target property.

The Federal Resource Conservation and Recovery Act Information System (RCRIS) database includes selected information on sites that generate, store, treat or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA. The EDR review of the RCRIS-LQG list dated June 21, 2000, identified two large quantity generator sites located within approximately 0.125-mile from the target property at an equal or higher elevation. The EDR review of the RCRIS-SQG list dated June 21, 2000, identified five sites located within approximately 0.25-mile from the target property at an equal or higher elevation.

The State Leaking Storage Tank Incident Reports (LTANKS) database includes an inventory of reported leaking storage tank incidents reported from April 1, 1986 through the most recent update. A review of the LTANKS lists dated October 1, 2001, as provided by EDR, revealed that there are 13 LTANK sites at equal or higher elevation within approximately 0.5 miles of the target property. Six of the sites are located within 0.25-mile of the target property, four of which are immediately up gradient from the target property. These four sites include White Plains Dodge (468 Tarrytown Road) and Westchester BMW (425 Tarrytown Road), which are adjacent to or across from the former holder station, and Alexander Motel (540-542 Tarrytown Road), County Limo (543 Tarrytown Road), which are slightly northwest of the former holder station. The spills from these locations include #2 fuel oil that was identified in soil surrounding tanks and affected groundwater. There is one LTANK site located at a lower elevation approximately 0.25-mile from the target property.

The State Underground Storage Tank (UST) database contains registered USTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database. EDR's review of the UST lists dated October 1, 2001, has revealed that there are five UST sites at equal or higher elevation within 0.25-mile of the target property.

The State or Local ASTM Supplemental Chemical Bulk Storage Database (CBS) Registration data collected as required by 6 NYCRR Part 596. It includes facilities storing hazardous substances listed in 6 NYCRR Part 597, in aboveground tanks (ASTs) with capacities of 185 gallons or greater, and/or in underground tanks of any size. A review of the CBS AST list, as provided by EDR and dated October 1, 2001, has revealed that there is one CBS AST site located within approximately 0.25-mile of the target property at a lower elevation.

Additional Environmental Records Searches

RETEC conducted searches of additional records to provide the most comprehensive collection of current and historical records regarding the site. A Freedom of Information Law (FOIL) request was made to the NYSDEC for any information regarding the Greenburgh Station holder site. No information was obtained; NYSDEC indicated that no information was available for the site.

A Con Edison records search did not identify any previous environmental assessments or reports for the Greenburgh Station holder site. Lastly, real estate records were searched to determine real estate transactions regarding the property.

7.2 Public Agency Searches

A number of city agencies were searched to determine availability of historic or current information for the site.

7.2.1 City Directories

City directories for the Town of Greenburgh could not be obtained, therefore, a review was not conducted.

7.2.2 Public Library

The public library of the Town of Greenburgh was visited, however, no information relevant to the Greenburgh Station holder site was found.

7.2.3 Building Department

The building department for the Town of Greenburgh was visited and a FOIL request was filled out for reports related to the Greenburgh Station holder site. The building department has reports for the installation of a burner and tank starting October 1, 1951 and a report on the demolition of the gas holder dated November 19, 1957. These reports make no mention of excavation depths or the amount of material excavated during construction.

7.2.4 Real Estate Records

Con Edison real estate records were searched to identify real estate transactions for the former Greenburgh Station property. A number of real estate records were identified for the property that provided an indication of the timeframe in which the property was purchased (1923 – 11.7 acres) and when portions of it were sold (1929, 1932, 1944, 1951, and 1969). The real estate records also indicated that the holder property was also a substation location and that the holder and associated equipment were dismantled in 1959 and 1960.

8 Potential Exposure Pathways and Receptors

This section will discuss the imminent or potential risks to human health or the environment based on an evaluation of potential residuals on the site, potential exposure pathways and receptors.

8.1 Potential Residuals

Past and present uses of the Greenburgh Station holder site may have impacted soil and groundwater and residuals may be present in the subsurface. Additionally, offsite properties that may have or may in the future contribute to the health and environmental hazards of the area include those properties identified in the EDR database search.

A discussion of potential residuals that may be at the site based on past and current site use was presented in Section 6.0. To summarize, residuals associated with the holder station would be expected to be minimal or trace amounts of tarry residuals containing volatile compounds or PAHs, and petroleum products used for the equipment on the site.

Other holder site uses after the gas distribution operations ceased, including past and current site use as a substation and storage facility, may have contributed residuals to the site such as petroleum products and/or PCBs.

The former utility parcels north of the holder site may have contributed the following residuals to the site:

- herbicides and pesticides;
- plastic resins, additives, and hardeners,
- automotive products;
- petroleum products;
- paints; and
- solvents.

Spills on offsite properties, as recorded in the EDR database, have the potential to impact groundwater quality at the site. Spills of #2 fuel oil were noted to have affected soil and groundwater quality on properties upgradient from the site.

8.2 Potential Exposure Pathways and Receptors

The current and anticipated future use of the Greenburgh Station holder site is industrial/commercial. The site is owned by Con Edison and is currently used as a storage facility, regulator station, and as the location for two substations.

Ninety percent of the site surface is covered with asphalt, concrete, or buildings. The site is fenced, restricting access to authorized personnel.

Site workers are potential receptors to residuals in soil, however, since the site is covered the potential for direct contact exposures are minimal. Construction workers or excavation workers maintaining subsurface utilities at the Con Edison Service center have a potential risk of exposure to constituents in surface or subsurface soil.

Significant volumes of residuals would not be expected in association with the holder station site use, since the holder was primarily above ground and was only a distribution holder. Residuals from other site uses may be present and there may be complete exposure pathways.

Since the current site storage building was used as the former exhauster/boiler house, residuals would not be expected to be under or near the building. Therefore, vapor intrusion from volatile constituents in soil or groundwater under the building would not be expected to be a significant pathway. Since 90% of the current property is covered, leaching of constituents from soil to groundwater is not expected to be a significant pathway. However, constituents already present in subsurface soil or groundwater have the potential to migrate offsite to downgradient properties and into the adjacent un-named stream, if this is currently the point of groundwater discharge. Since significant volumes of residuals are not expected to be in the subsurface, at least in association with the site use as a holder station, and the stream is in a culvert adjacent to the site, discharge to surface water is not likely to be significant. Additionally, the low permeability, silty clay till that regionally underlies the area, may prevent extensive migration of constituents horizontally and vertically, although the extent of this unit underlying the site has not been directly assessed via investigation and sand and gravel were noted in the area of the site.

Groundwater at the site is expected to be approximately 15 to 30 feet bgs. There are no known wells on the site or in the immediate vicinity, however, wells do exist within a one-mile radius of the site. All of the wells currently in use within one-mile of the site are located at least over 0.25-mile in an upgradient direction from the site and these wells are unlikely to be impacted by potential residuals from the site. Therefore, while groundwater in the area is used, the potential exposure pathway is not complete since there are no known groundwater users.

Given the current site use, it is not likely that there are any significant environmental habitats (i.e., endangered species, wetlands, etc.) that would be affected by the site. The closest wetlands are located 600 feet southwest of the site and would not be affected by the site.

The site reconnaissance identified one day care center within ¼ mile of the former MGP site. This facility is located hydraulically downgradient of the site.

DAY CARE CENTER

Union Child Day Care Center (.18 mi.)

30 Manhattan Ave.

White Plains, NY 10607-1329

9 Discussion and Conclusions

9.1 Summary of Findings

A historical investigation of the Greenburgh Station holder site was conducted to determine the history of site ownership and operations of the site, to assess current site use and conditions, and to determine if there are potential receptors to residuals that may be present at the site. This investigation was in accordance with the scope of work agreed to with Con Edison at the initiation of the project.

The Greenburgh Station holder site operated from 1923 until the mid-1950s to distribute manufactured gas for the Town of Greenburgh under the ownership of Westchester Lighting Company (predecessor to Con Edison) and later Con Edison. The full extent of the property purchased by Con Edison was 11.7 acres, however, the holder station only operated in the far southeastern corner of the property. Various parcels of the property were sold over the years, and Con Edison currently retains the majority of the property used for the holder site.

A substation was installed at the site in the early 1930s. Con Edison retired and removed the holder and gas distribution equipment in 1959 and 1960 [Con Edison Records]. The site continued to be used as the location of a substation and for storage. A second substation was installed at the site around 1960 and this site use continues to the present time.

The site reconnaissance indicated the current Con Edison property (the majority of the holder site) is approximately 90% covered with buildings or asphalt. There were no visual indications of residuals on the surface of the property, from what could be observed through the fences on the perimeter of the property. The site is entirely fenced to prevent unauthorized access.

Given the past uses of the site, there may be residuals remaining in the subsurface soil or groundwater underlying the site. The holder was an above-ground structure that may have had a slightly below-grade foundation. Significant volumes of residuals would not be expected in association with the use as a holder site, although petroleum products were used at the site. Subsequent uses of the holder site as a substation and for storage may also have contributed small quantities of PCB or petroleum residuals.

The regional geology indicates that the site is underlain by silty, clay till, although sand and gravel were noted in the area of the site. Groundwater is not used on the site, and no wells exist within a one-mile downgradient of the site. There are operating wells located over 0.25-mile upgradient of the site.

Potential receptors to residuals remaining on the site include site workers. Since the majority of the site surface is covered, direct contact with residuals

in the surface soil is extremely minimal. Most workers, except in case of excavation work, are not expected to be in contact with subsurface soils. Excavation workers may contact potential residuals in subsurface soils.

9.2 Limitations of Findings

9.2.1 General

The completeness and accuracy of the historic information presented in this report are limited by the records that are readily available including chain-of-title search, Brown's Directory, PSC Records, Sanborn Maps, other historic maps, aerial photographs, etc. The coverage offered by these records may not be complete and there are data gaps in the historic information available pertaining to the Greenburgh Station holder site ownership and operational periods. To the extent reasonable, additional records searches were conducted to gather as much information regarding the site as possible. Certain records were not readily available for review including city directories, library information, and real estate records. Information regarding the procedures for handling potential residuals at the site, the specific dismantling and decommissioning procedures, and subsequent site activities that may have involved removal of soil or subsurface equipment were also not available.

An assessment of the current site conditions was made during the site reconnaissance. The majority of the former holder site is currently owned by Con Edison; however, at Con Edison's request the site was not accessed. The perimeter of the site property was walked to make observation of the former holder site property.

9.2.2 Roadways

RETEC's interpretation of the relationship between historical gas holder operation areas and modern roadways is based on available historical and modern maps. Land surveying and subsurface investigations have not been performed to attempt to mark-out the location of modern and historical features. Because the subsurface environmental conditions at the former holder site are currently unknown, our interpretation of roadway relationships and conditions are subject to change based on the acquisition of new data.

The location and orientation of the roadways adjacent to the former Greenburgh Station holder site, do not appear to have changed during or after holder operations at the site except for the following:

- The exchange of land from Westchester Lighting Company to the County of Westchester to widen Tarrytown Road.

9.2.3 Mapping of Property Use

Note that the spatial relationship between the historic holder site property and gas holding structures and facilities, and the present-day buildings and property could not be exactly determined.

10 Summary of Historical Research Findings

This section presents a summary of findings of the historical research conducted for the Greenburgh Station holder site.

- The holder site operated from approximately 1923 until about 1956 on the southeastern portion of the property owned by Westchester Lighting Company.
- The site was used to distribute manufactured gas produced at other sites. Residuals associated with gas distribution would be expected to be minimal. Petroleum products were used at the site for the equipment and residuals associated with these uses may remain.
- Specific information regarding decommissioning of the site or disposition of residuals during operations is not available. Other site uses may have contributed petroleum products or PCBs to the residuals present at the gas holder site.
- The northern portion of the former Westchester Lighting Company property was developed as commercial and manufacturing property including a greenhouse, plastics molding plant, and a truck body works that became a car dealership. Residuals associated with these site uses include the following: herbicides and pesticides; plastic resins, additives, and hardeners; automotive products; petroleum products; paints; and solvents. Offsite sources of #2 fuel oil are present upgradient of the site.
- The site is currently used for commercial purposes and surrounding properties are mixed residential/commercial use.
- Surficial deposits at the site are expected to consist of glacial till material comprised of silty clay with occasional boulders, however, sand and gravel was identified in the vicinity of the site.
- Groundwater at the site is expected to be at a depth of approximately 15 to 30 feet below ground. Groundwater flow direction is predicted to be to the south-southeast towards the un-named creek. There are no known groundwater wells within one-mile in a downgradient direction from the site.
- Potential receptors include site workers and excavation workers. Direct contact of workers with residuals in soil is very limited. Excavation workers may be exposed to residuals in subsurface soil, should excavation be necessary. Groundwater containing potential site

residuals would not be expected to have a significant impact on the unnamed stream adjacent to the site or to groundwater users, although groundwater does have the potential to migrate offsite to downgradient properties.

11 References

Aerial Photographs. Aerial photographs were reviewed at the Westchester County Planning Department for the years 1926, 1947, 1954, 1960, 1976, 1986, 1995, and 2000.

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Keneally, C., June 2001. Map entitled "Unconsolidated Aquifers, Distinguished by Potential Yields of Wells in Gallons Per Minute, Westchester County, New York." Westchester County Department of Information Technology, Geographic Information Systems.

PSC Reports. The New York Public Service Commission Reports for the years 1907 to 1968.

Sanborn Fire Insurance Maps. Obtained from Consolidated Edison for the years 1924, 1950, and 1967.

Tables

Table 5-1 Site Ownership Summary - Former Greenburgh Station Holder Site - Greenburgh, New York

Section	Sheet	Lot(s)	Utility Owner	Purchased	Sold	Current Owner	Purchased	Other Industrial Activity
Northern Lots								
24	43	P-34C2	Westchester Lighting Company	12/21/1923	5/18/1944	Helen M. Cooke	5/18/1944	
		P-34C4	Westchester Lighting Company	12/21/1923	5/18/1944	Helen M. Cooke	5/18/1944	
Central Lots (Current Lot P-1)								
24	43	P-34B2	Westchester Lighting Company Consolidated Edison Company of New York, Inc.	5/21/1923 ----	---- 8/3/1951	BMW of North America, Inc.	7/27/1999	Ward Baking Company, Great Northern Truck & Trailer Industries, Inc. F. & M. Schaefer Brewing Co., Ryder Truck Rental, Inc., C. W. Associates SMG Associates, Krisujen Realty L. P., Marsam Development, Inc.
24	43	P-34B2A	Westchester Lighting Company Consolidated Edison Company of New York, Inc.	5/21/1923 ----	---- 8/3/1951			
24	43	P-34B3	Westchester Lighting Company Consolidated Edison Company of New York, Inc.	5/21/1923 ----	---- 8/15/1969	BMW of North America, Inc.	7/27/1999	Greatex Realty Company Greatex Realty Company & F. & M. Schaefer Brewing Co. Valtex Realty Company, F. & C. Consultants, Inc. SMG Development Corp., Krisujen Realty L. P., Marsam Development, Inc.
24	43	P-34B4	Westchester Lighting Company Consolidated Edison Company of New York, Inc.	5/21/1923 ----	---- 8/15/1969			
24	43	P-34B5	Westchester Lighting Company Consolidated Edison Company of New York, Inc.	5/21/1923 ----	---- 8/15/1969	BMW of North America, Inc.	7/27/1999	Greatex Realty Company F. & M. Schaefer Brewing Co., Ryder Truck Rental, Inc., C. W. Associates SMG Associates Krisujen Realty L. P., Marsam Development, Inc.
24	43	P-37A2	Westchester Lighting Company Consolidated Edison Company of New York, Inc.	6/2/1925 ----	---- 8/15/1969			
24	43	P-34C3	Westchester Lighting Company	12/21/1923	----	BMW of North America, Inc.	7/27/1999	Ward Baking Company, Great Northern Truck & Trailer Industries, Inc. F. & M. Schaefer Brewing Co. Ryder Truck Rental, Inc. C. W. Associates SMG Associates Krisujen Realty L. P., Marsam Development, Inc.
			Consolidated Edison Company of New York, Inc.	----	8/3/1951			
24	43	P-34C5	Westchester Lighting Company Consolidated Edison Company of New York, Inc.	12/21/1923 ----	---- 8/15/1969	BMW of North America, Inc.	7/27/1999	Greatex Realty Company Valtex Realty Company, F. & C. Consultants, Inc. SMG Development Corp. Krisujen Realty L. P., Marsam Development, Inc.
24	43	P-34C6	Westchester Lighting Company Consolidated Edison Company of New York, Inc.	12/21/1923 ----	---- 8/15/1969			
Southern Lots (Current Con Edison Property)								
24	43	P-34B	Westchester Lighting Company	5/21/1923	----	Consolidated Edison Company of New York, Inc.		
24	43	P-34C	Westchester Lighting Company	12/21/1923	----	Consolidated Edison Company of New York, Inc.		
24	43	P-37A	Westchester Lighting Company	6/2/1925	----	Consolidated Edison Company of New York, Inc.		

Table 6-1 Summary of Potential Residuals Associated with Site Use and Offsite Sources

Potential Holder Site Residuals <ul style="list-style-type: none">• Trace amounts of tar• Petroleum products
Potential Residuals from Other Site Uses <ul style="list-style-type: none">• From Uses on Holder Site Property:<ul style="list-style-type: none">▪ PCBs▪ Petroleum products• From Uses on Former Northern Portion of Property:<ul style="list-style-type: none">▪ Herbicides▪ Pesticides▪ Plastic resins, additives, and hardeners▪ Automotive residuals▪ Petroleum products▪ Paints▪ Solvents
Potential Residuals from Off-Site Sources <ul style="list-style-type: none">• Based on known upgradient leaks or spills from EDR Database:<ul style="list-style-type: none">▪ #2 Fuel oil

Figures

Appendix A - History Research Report Checklist

Appendix B - Site Reconnaissance Photographic Log

Appendix C - EDR Radius Map Report

Appendix D - Chain-of-Title Search Results

Appendix E - Sanborn Maps

Appendix F - Historical Maps

Appendix G - Aerial Photographs

Appendix H - Historical Site Photographs