

HARLEM PROPERTIES  
HARLEM, NEW YORK  
TAX MAP ID: BLOCK 2040, LOTS 48, 61 & 62

**PHASE I**  
**ENVIRONMENTAL SITE ASSESSMENT**  
**(ASTM 1527-13/40 CFR PART 312)**

**PREPARED FOR:**

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## **1.0 EXECUTIVE SUMMARY**

Cactus Holdings Inc. (Client) retained P.W. Grosser Consulting, Inc. (PWGC) to prepare a Phase I Environmental Site Assessment (ESA) for the property located at 2926 Frederick Douglass Boulevard, 225 West 155th Street, and 204 West 155th Street, New York, New York. The purpose of the Phase I ESA was to identify and evaluate the presence of Recognized Environmental Conditions (RECs) at the subject site. RECs are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

The subject property consists of three parcels located at 2926 Frederick Douglass Boulevard, 225 West 155<sup>th</sup> Street, and 204 West 155<sup>th</sup> Street in the Harlem Neighborhood of New York, New York. The site is located in the Borough and County of Manhattan. The property is identified in the City Tax Map as:

- 2926 Frederick Douglas Boulevard (Block: 2040, Lot: 61)
- 216-225 West 155<sup>th</sup> Street (Block: 2040, Lot: 48)
- 204 West 155<sup>th</sup> Street (Block: 2040, Lot: 62)

The subject property measures approximately 55,672 square feet and is occupied by:

- 2926 Frederick Douglas Boulevard (24,982 square feet): Parking Lot
- 216-225 West 155<sup>th</sup> Street (12,490 square feet): Parking Lot
- 204 West 155<sup>th</sup> Street (18,200 square feet): Empty Lot that is being used as a construction staging area with what appears to be a large temporary construction trailer.

Work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 Code of Federal Regulations (CFR) Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule) and PWGC's proposal for services.

PWGC evaluated the findings associated with the subject property and identified six RECs, zero HRECs and zero CRECs with respect to the subject property. Conditions determined to be RECs are detailed below:

- The subject property was historically used as a Steam Laundry from approximately 1930 to 1980. These operations likely included the storage and usage of solvents and stain removers that may have contained

hazardous substances and/or petroleum products. Such substances may have been discharged to the subsurface of the subject property. PWGC believes that this represents a REC.

- The subject property is identified as a Brownfield property. The site's listing as Brownfield site indicates that there is a potential for hazardous and/or petroleum products to have been released at the site. A Phase I was reportedly conducted. The site was listed in 2010. No additional information has been provided to PWGC. PWGC believes this to be a REC.
- Access to the property was not granted; site reconnaissance was limited to observations made from public rights-of-way, therefore, an inspection of the contents of the building and detailed inspection of the exterior portions of the property could not be performed. Due to this lack of access, the presence of potential environmental concerns that may be identified during site reconnaissance, such as storage tanks, floor drains, sanitary systems and/or storm drains, could not be ascertained. The lack of access to the property is a data gap and represents a REC until site reconnaissance can be completed.
- Adjacent properties are currently and historically used as auto repair shops. Operations likely include the storage and use of petroleum products at the site. The possibility of floor drains, and storm water drywells, represent pathways for such substances to potentially have been released to the environment. Based on this information, these properties represent a REC.
- The property is located at 250 Bradhurst Avenue approximately 0.7 miles upgradient of the subject site is an active NYSPILLS site. The site is currently undergoing redevelopment. The Main environmental concerns are elevated VOCs and Metals which will be excavated and disposed of offsite during the redevelopment. There were tanks located on the property and were removed prior to the redevelopment; although one 550-gallon steel UST was encountered during the redevelopment. It was removed, and all endpoint samples were free of contamination. Closure documentation from the consultant has been submitted to NYSDEC and the site is currently awaiting administrative closure. Based on the information available in the database report, PWGC believes these represent a REC.
- There are two identified active LTANKS sites that appear to be located up gradient of the subject property. Two LTANK sites located at the Jackie Robinson Rec Center have reported tank test failures. These spills are located upgradient and are still active. Based on the information available in the database report, PWGC believes these represent a REC.

Based on the identified RECs, PWGC recommends a Phase II ESA be performed at the site. The Phase II ESA should include:

- Completion of a full site inspection to address the data gap and identify any potential onsite issue.
- A subsurface investigation which includes soil, groundwater and soil vapor investigation.

Although not a part of the ASTM E1527-13 scope, the following additional site concerns must be considered:

- Given the location of the site within the five boroughs of New York City, there is a potential for historic fill material to be present beneath the site. Such material, if excavated (for the purpose of constructing a building, installing new footings, and/or utilities in the construction of new buildings), will require special handling and disposal.

## **2.0 INTRODUCTION**

### **2.1 Purpose**

Cactus Holdings Inc. (Client) retained P.W. Grosser Consulting, Inc. (PWGC) to prepare a Phase I Environmental Site Assessment (ESA) for the property located at 2926 Frederick Douglass Boulevard, 225 West 155th Street, and 204 West 155th Street, New York, New York. The purpose of the Phase I ESA was to identify and evaluate the presence of Recognized Environmental Conditions (RECs) at the subject site. RECs are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

### **2.2 Scope of Services**

The assessment consisted of a visual inspection of the site and surrounding areas, interviews, a review of historical information and aerial photographs, and a review of pertinent local, state, federal and facility records. Environmental Data Resources (EDR) of Shelton, Connecticut provided the following: a database search of environmental compliance records of sites within an ASTM standard radius of the property, a Sanborn fire insurance map search, historical aerial photograph search and a historical telephone directory search.

PWGC reviewed the environmental database report compiled by EDR as a part of the assessment. The purpose of the review was to identify reported listings for the subject property or other properties in the site vicinity. Databases reviewed included federal and state lists of known or suspected contaminated sites, lists of known handlers or generators of hazardous waste, lists of known waste disposal facilities, and lists of aboveground and underground storage tanks (ASTs and USTs). PWGC's review of the database has been incorporated into this report along with a copy of the EDR report.

The work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule) and PWGC's proposal for services.

### **2.3 Definitions**

1. RECs are the presence or likely presence of any hazardous substance or petroleum product in, on, or at a property: (1) due to any release to the environment; (2) under the conditions indicative of a release to



the environment; or (3) under conditions that pose a material threat of a future release to the environment.

2. Historic RECs (HREC) are identified as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity or use limitations (AULs), institutional controls, or engineering controls).
3. Controlled RECs (CREC) are identified as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a No Further Action (NFA) letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).
4. A *de minimus* condition generally does not present a threat to human health or of the environment, and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimus* conditions are not RECs nor CRECs.

## **2.4 Significant Assumptions**

PWGC has made the following significant assumptions in the preparation of this report:

1. Groundwater Flow Direction – Based upon regional local topography, and PWGC knowledge of groundwater flow in Manhattan, regional groundwater flow direction appears to be toward the east.
2. Regulatory Records Information - PWGC assumes that all information provided by EDR regarding the regulatory status of facilities within the ASTM Standard approximate minimum search distance is complete, accurate and current.
3. Other - PWGC assumes that all information provided through interviews is complete and unbiased.

## **2.5 Limitations and Exceptions**

The conclusions presented in this report are professional opinions based on the data described in this report. These opinions have been arrived at in accordance with currently accepted engineering and hydrogeologic standards and practices applicable to this location, and are subject to the following inherent limitations:

1. The data presented in this report are from visual inspections, examination of records in the public domain, and interviews with individuals having information about the site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration of

the site, analysis of data, and re-evaluation of the findings, observations, and conclusions presented in this report.

2. The data reported and the findings, observations, and conclusions expressed are limited by the scope of work. The scope of work was defined by the request of the client.
3. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported, findings, observations, or conclusions. These are based solely upon site conditions in existence at the time of the investigation, and other information obtained and reviewed by PWGC.
4. PWGC's Phase I ESA report presents professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, or regulations, or policies of federal, state, or local government agencies. PWGC does not assume liability for financial or other losses or subsequent damage caused by or related to any use of this document.
5. The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such.
6. This report is based, in part, on information supplied to PWGC by third-party sources. While efforts have been made to substantiate this third-party information, PWGC cannot attest to the completeness or accuracy of information provided by others.

## **2.6 Special Terms and Conditions**

Authorization to perform this assessment was given by a proposal for services between Cactus Holdings Inc. and PWGC.

## **2.7 User Reliance**

This report was prepared for the exclusive use of Cactus Holdings Inc. PWGC assumes no liability for use of this report by any person or entity other than those for which it was prepared.

## **2.8 Data Gaps**

Any data gaps identified herein, as defined by ASTM Practice E 1527-13 § 3.2.20, are not considered to have significantly affected the ability to identify RECs in connection with the subject property and do not alter the conclusions of this report. Data gaps identified during the preparation of this Phase I ESA include:

- Access to the property was not granted; site reconnaissance was limited to observations made from public rights-of-way, therefore, an inspection of the contents of the building and detailed inspection

of the exterior portions of the property could not be performed. Due to this lack of access, the presence of potential environmental concerns that may be identified during site reconnaissance, such as storage tanks, floor drains, sanitary systems and/or storm drains, could not be ascertained. The lack of access to the property is a data gap. Recommendations for this site include addressing this data gap.

### **3.0 PROPERTY DESCRIPTION AND PHYSICAL SETTING**

#### **3.1 Location and Legal Description**

The subject property consists of three parcels located at 2926 Frederick Douglass Boulevard, 225 West 155<sup>th</sup> Street, and 204 West 155<sup>th</sup> Street in the Harlem Neighborhood of New York, New York. The site is located in the Borough and County of Manhattan. The property is identified in the City Tax Map as:

- 2926 Frederick Douglas Boulevard (Block: 2040, Lot: 61)
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- 204 West 155<sup>th</sup> Street (Block: 2040, Lot: 62)

A Site Location Map is included as **Figure 1** and a Site Plan is included as **Figure 2**; photos of the site are included in **Appendix A**.

#### **3.2 Site Description and Improvements**

The subject property measures approximately 55,672 square feet and is occupied by:

- 2926 Frederick Douglas Boulevard (24,982 square feet): Parking Lot
- 216-225 West 155<sup>th</sup> Street (12,490 square feet): Parking Lot
- 204 West 155<sup>th</sup> Street (18,200 square feet): Empty Lot that is being used as a construction staging area with what appears to be a large temporary construction trailer.

##### *3.2.1 Municipal Services and Utilities*

Utility services are provided to the property as follows:

- Heating/Cooling System – Not able to confirm.
- Water Supply – Not able to confirm.
- Sanitary System – Not able to confirm.
- Electric – Not able to confirm.
- Emergency Electric Power – Not able to confirm.

#### **3.3 Physical Setting**

The topography of the site and surrounding area was reviewed from the USGS 7.5-minute series topographic map for the New York, New York quadrangle. The property elevation is approximately 19 feet above the National Geodetic Vertical Datum (NGVD). Regional physiographic conditions are summarized below.

### *3.3.1 Regional Geology / Hydrogeology*

The geologic setting of New York City is well documented. Manhattan Island and the Bronx are underlain by tightly folded, metamorphic rocks. Erosion of these formations has resulted in the formation of northeast trending hills which are prominent in the northern sections of Manhattan. The bedrock beneath most of Manhattan and the Bronx is the Manhattan schist. The Inwood limestone does underlie two small areas in the northern half of the Manhattan island and a narrow belt of limestone is also present on the southeastern portion of the island near the East River. The Fordham gneiss also outcrops in a few locations on the northern half of the island. In most areas of Manhattan and the Bronx, bedrock is overlain by thin deposits of Pleistocene age glacial outwash deposits (sand and gravel).

### *3.3.2 Local Hydrogeology*

Based upon the site elevation and regional groundwater contour maps, the depth to groundwater beneath the site is approximately 18 feet below existing grade. Regional groundwater flow is estimated to be toward the east.

Based upon information contained within the EDR report, there are no public water supply wells within a one-mile radius of the subject property.

### *3.3.3 Flood Potential*

PWGC reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) to determine if the subject property is located within the 100-year or 500-year flood zones. Based upon FIRM data, it appears that the subject property is not located within the 100 or 500-year flood zone (FEMA Map Panel ID: 36103C).

### *3.3.4 Direction and Distance to Nearest Surface Water*

Based on topographic maps, it appears that the nearest permanent surface water body is the Harlem River, located approximately 200 feet east of the subject property.

## 4.0 PROPERTY USAGE

### 4.1 Current Property Usage

The subject property is currently used as a parking lot and staging area for construction equipment.

### 4.2 Current Usage of Adjoining/Surrounding Properties

A summary of the surrounding properties is as follows:

**Table 4-1 - Surrounding Property Usage**

Direction	Property Description
North	Holcombe Rucker Park
South	Toyota Service and Parts / Ferguson Plumbing Supply
East	Harlem River Drive and Macombs Dam Bridge
West	Commercial and Residential Properties

### 4.3 Historical Usage of Subject Property and Surrounding Properties

Historical sources researched to determine past usage of the subject property and surrounding properties are as follows:

**Sanborn Fire Insurance Maps** - EDR was retained to provide historical Sanborn fire insurance maps of the subject and adjacent properties. Historical Sanborn maps for the subject property and surrounding area were reviewed for the years available which include 1893 to 2005. Review of the maps is summarized in Table 4-2. A copy of the historical Sanborn report is included in **Appendix B**.

**Historical Topographic Maps** - Historical topographic maps for the subject property and surrounding area were reviewed for the years available which include 1897 to 2013. Review of the maps is summarized in Table 4-2. Copies of historical topographic maps are included as **Appendix C**.

**Historical Aerial Photographs** - PWGC performed a review of readily available aerial photographs showing the subject property and surrounding area. Photographs were reviewed for the years available which include 1924 to 2017. Review of the photos is summarized in Table 4-2. A copy of the aerial photograph search is included in **Appendix D**.

**City Directory Listings** - EDR was retained to provide a directory of historical telephone listings at the subject property and surrounding properties. City directories were reviewed for the years available which include 1920 to 2014. A copy of the city directory report is included as **Appendix E**.

**Table 4-2 - Subject Property Historical Usage**

Date(s)	Source	Issues Noted	Description
1893-1900	SB, TM	No	The property appears to be occupied by a residential dwelling on the eastern portion of the property, with the remainder of the property vacant.
1909 - 1928	SB, AP, CD	No	The subject property is occupied by a casino (dance hall) and multiple small sheds.
1939 - 1977	SB, TM, AP, CD	Yes	The subject property is occupied by the dance hall on the western portion of the property and a steam laundry facility on the eastern portion of the property.
1979 - 1980	SB, TM, CD	Yes	The subject property is occupied by the steam laundry facility in the eastern portion of the site, with the remainder of the property vacant.
1981-1983	SB,	Yes	The steam laundry facility that occupied the eastern side of the property is diminished in size. The steam laundry facility is now one building located near the middle of the property.
1983 - 1995	SB, AP, CD	No	The property is occupied by one commercial building in the middle of the property, the remainder of the property is vacant.
1996 - 2013	SB, AP, TM, CD	No	The subject property is vacant and is used for parking.
2017	AP	No	The subject property is occupied by a small building in the eastern portion of the property, with the remainder of the property vacant and used for parking.
Sources: SB – Sanborn Map; TM – Historical Topographic Map; AP – Aerial Photograph; CD – City Directory			

Historical usage of the subject property indicates that it was first developed in approximately 1893, and used for residential purposes from approximately 1893 to 1900, and commercial purposes from approximately 1909 to the present. Historical usage of the subject property indicative of potential RECs include the following:

- Historic usage as a steam laundry facility from approximately 1939 to 1983.

**Table 4-2 – Surrounding Area Historical Usage**

Date(s)	Source	Issues Noted	Description
1893-1928	SB, TM, AP,	No	North: Commercial Properties South: Hotel East: Macombs Dam Bridge West: Residential
1939 - 1953	SB, TM, AP	Yes	North: Garage / Auto repair shop South: Garage / Harrison Plumbing Supply East: Macombs Dam Bridge West: Residential / Commercial
1954 - 2005	SB, TM, AP, CD	Yes	North: Public Park South: Garage / Harrison Plumbing Supply East: Macombs Dam Bridge West: Residential / Commercial
2009 - 2017	TM, AP	Yes	North: Public Park South: Garage / Plumbing Supply East: Macombs Dam Bridge West: Residential / Commercial
Sources: SB – Sanborn Map; TM – Historical Topographic Map; AP – Aerial Photograph; CD – City Directory			

Review of historical information reviewed for the properties surrounding the subject property indicate that the area has been developed since approximately 1893. The area has been a variety of commercial and residential properties from 1893 to present day. The northern property was a garage and auto repair shop from 1950 through 1954 when it was turned into a public park. Historical usage of properties in the surrounding area indicative of potential RECs include the following:

- Adjacent auto body repair shops and garages from approximately 1939 to present.



## **5.0 USER PROVIDED INFORMATION**

### **5.1 User Requirements**

The user of a Phase I ESA report, in accordance with the USEPA All Appropriate Inquiries (AAI) Rule and ASTM E1527-13 has certain responsibilities which include providing the following information, if available, to PWGC to be included within the Phase I Report. Additionally, PWGC provided the user of the report a User Questionnaire form. The information requested in the User Questionnaire is intended to assist in gathering information that may be material to identify if RECs are present at the subject property. A copy of the User Questionnaire and any provided documents are included in **Appendix F**; relevant information has been incorporated into this report.

### **5.2 Title Records**

Title records for the site may contain information about past owners and uses of the subject property. The title report may also contain site information such as restrictive declarations which are limitations on site uses based upon known environmental conditions. As of the date of this report the user has not provided PWGC with a title search, or requested that PWGC perform a title search.

### **5.3 Environmental Liens**

An environmental lien is a charge, security or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup or other remediation of hazardous substances or petroleum products upon a property, including, but not limited to, liens imposed pursuant to CERCLA 42 USC § 9607 (1) & 9607(r) and similar state and local laws. As of the date of this report the user has not provided PWGC with a lien search, or requested that PWGC perform a lien search.

### **5.4 Specialized Knowledge**

The user provided no specialized knowledge about the property to PWGC.

### **5.5 Commonly Known or Reasonably Ascertainable Information**

The user provided no commonly known information about the property to PWGC.

### **5.6 Valuation Reduction for Environmental Issues**

The user provided no information regarding price adjustments to the subject parcels value due to environmental issues.

## **5.7 Owner, Property Manager and Occupant Information**

The property is currently owned by Cactus Holdings Inc.

## **5.8 Reason for Performing Phase I ESA**

The Phase I ESA was performed to evaluate potential RECs prior to a potential property transaction.

## 6.0 RECORDS REVIEW

### 6.1 Standard Environmental Record Sources

EDR of Shelton, Connecticut was retained to provide a database search of the project area within an ASTM-standard radius of the subject property. A list of the databases searched, and the search radius is shown on the summary table below. PWGC reviewed the database output to determine if the property appears on any of the regulatory agency lists. Detailed information concerning each database list is provided in the EDR report (**Appendix G**).

In order to evaluate the potential for a site to have an adverse impact to the subject site, the migration pattern of contaminants in media such as groundwater or soil vapor is considered. Based upon the presumed regional flow towards the east, the following is assumed:

- Sites located west of the subject site are considered to have the highest potential to impact the subject site and are referred to as “up-gradient.”
- Sites located east of the subject site, which are not neighboring or adjacent to the subject site are considered to have the least potential to impact the subject site and are referred to as “downgradient.”
- All other sites not adjacent to or neighboring the subject property are referred to as “cross-gradient” and are considered to have minimal potential to impact the subject site.
- Sites located to the east of the subject property, on the opposite side of the Harlem Rive are assumed to be hydrogeologically isolated from the subject site, as the Harlem River likely acts as a hydrogeological barrier to shallow groundwater flow. Such sites are considered to have minimal potential to impact the subject site.
- There is a likely groundwater divide near the center line of Manhattan island, so at site more than approximately half-mile upgradient, groundwater flow is likely toward the Hudson River away from the subject property.

A summary of standard environmental record sources researched is as follows:

#### 6.1.1 Federal Databases

The table below summarizes the Federal databases that were searched.

**Table 6-1 - Federal Databases Searched**

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
USEPA	National Priority List	NPL	1.0 mile	No	1
USEPA	National Priority List Deletions	Delisted NPL	0.5 mile	No	0
USEPA	Superfund Enterprise Management System	SEMS	0.5 mile	No	0
USEPA	Superfund Enterprise Management System Archive	SEMS-ARCHIVE	0.5 mile	No	0
USEPA	Resource Conservation and Recovery Act Corrective Action Activity	CORRACTS	1.0 mile	No	0
USEPA	Resource Conservation and Recovery Act Treatment/Storage/Disposal Facilities	RCRA TSD	0.5 mile	No	0
USEPA	Resource Conservation and Recovery Act Small/Large Quantity Hazardous Waste Generators	RCRA SQG/LQG/ CESQG/ Non-Gen	Subject Property and Adjoining	No	1
USEPA	Federal Institutional/Engineering Control registries	US INST/ENG Controls	Subject Property	No	0
USEPA	Emergency Response Notification System	ERNS	Subject Property	No	N/A
USEPA	Superfund (CERCLA) Consent Decrees	CONSENT	1.0 mile	No	1
USEPA	Records of Decision	ROD	1.0 mile	No	1
USEPA	Mines Master Index	MINES	0.25 mile	No	0

Review of the EDR Radius Map Report indicates that the subject property is not listed in Federal environmental databases searched. Nearby properties identified within the ASTM standard federal database search radii are detailed below.

**National Priority List** - The National Priority List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the federal Superfund Program.

The subject property is not identified as a NPL site. One property within the search radius is identified as a NPL site. The identified NPL site appears to be located up gradient of the subject property. The Hudson River PCBs

Site is a 40 mile stretch of the Hudson River between Mechanicville and Fort Edward, New York. General Electric Co. discharged 1.1 million pounds of PCBs into this stretch of the river. Forty hotspots were identified which are defined by sediments with over 50 parts per million polychlorinated biphenyls. The EPA issued a final Environmental Impact Statement in October 1982. As the subject property is not located in close proximity to the Hudson River, this site does not appear to represent an environmental concern to the subject property.

**RCRA Generators** - The RCRA Generators database is a compilation of reporting facilities that generate hazardous waste. A Small Quantity Generator (SQG) is a site which generate more than 100 and less than 1000 kg of hazardous waste during any one calendar month and accumulates less than 6000 kg of hazardous waste at any time; or a site which generates less than 100 kg of hazardous waste during any one calendar month and accumulates less than 1000 kg of hazardous waste at any time. Large Quantity Generators (LQG) generate more than 1000 kg of hazardous waste per month. A Conditionally Exempt SQG (CESQG) generates less than 100 kg of waste a month. A RCRA non-generator (RCRA Non-Gen) no longer produces hazardous waste.

The subject property is not identified as a RCRA Generator site. One property adjacent to the subject property is identified as a RCRA Generator site. A Con Edison Service Box located to the west of the subject property is a listed as non-generator site. Based on the information available in the database report, this site does not appear to represent an environmental concern to the subject property.

**Superfund Consent Decrees** - The Superfund Consent Decrees (CONSENT) list identifies major legal settlements that establish responsibility and standards for cleanup at NPL sites.

The subject property is not identified as a CONSENT site. One identified CONSENT site appears to be located up gradient of the subject property. The property is the previously discussed Hudson River PCBs site. Based on the information available in the database report, this site does not appear to represent an environmental concern to the subject property.

**Records of Decision** - Record of Decision (ROD) documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.

The subject property is not identified as a ROD site. One property within the search radius are identified as a ROD site. The property is the previously discussed Hudson River PCBs site. Based on the information available in the database report, this site does not appear to represent an environmental concern to the subject property.

### 6.1.2 State and Local Databases

The table below summarizes the State databases that were searched.

**Table 6-2 - New York State and Local Databases Searched**

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
NYSDEC	Inactive Hazardous Waste Disposal Sites in New York State	SHWS	1.0 mile	No	2
NYSDEC	Hazardous Substance Waste Disposal Site Study	HSWDS	0.5 mile	No	0
NYSDEC	Solid Waste Facility Register	SWF/LF	0.5 mile	No	0
NYSDEC	Registered Recycling Facilities	SWRCY	0.5 mile	No	0
NYSDEC	Registered Waste Tire Storage Facilities	SWTIRE	0.5 mile	No	0
NYSDEC	Leaking Underground Storage Tank Sites	LTANKS	0.5 mile	No	66
NYSDEC	Petroleum Bulk Storage (PBS)	UST/AST	Subject Property and Adjoining	No	0
NYSDEC	Chemical Bulk Storage (CBS)	CBS AST/UST	Subject Property and Adjoining	No	0
NYSDEC	Institutional/Engineering Control registries	INST/ENG Controls	Subject Property	No	N/A
NYSDEC	Voluntary Cleanup Agreements	VCP	0.5 mile	No	2
NYSDEC	Brownfield sites	Brownfields	0.5 mile	No	3
NYSDEC	Major Oil Storage Facilities	MOSF	0.5 mile	No	0
NYSDEC	New York State Spills	NYSPILLS	0.125 mile	No	12
NYSDEC	Dry Cleaner Site	Drycleaners	0.25 mile	No	1
NYC	E-Designation	E-DES	Subject Property	No	N/A

Review of the EDR Radius Map Report indicates that the subject property is not listed in State environmental databases searched. Nearby properties identified within the ASTM standard State database search radii are detailed below.

**New York State Inactive Hazardous Waste Disposal Sites** - The New York State Department of Environmental Conservation (NYSDEC) maintains a state priority list of Inactive Hazardous Waste Disposal Sites (SHWS) considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment. Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites.

The subject property is not identified as a SHWS site. Two properties within the search radius are identified as SHWS sites. Both identified SHWS sites appear to be located cross gradient of the subject property and as such, appear unlikely to represent an environmental concern to the subject property.

**Leaking Underground Storage Tank Sites** - The Leaking Underground Storage Tank Sites (LTANKS) database contains a NYSDEC inventory of reported leaking storage tank incidents. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

The subject property is not identified as a LTANKS site. A total of 66 properties within the search radius are identified as LTANKS sites. Of the 66 identified LTANKS sites, 64 have been closed by NYSDEC, and as such appear unlikely to represent an environmental concern to the subject property. The two identified active LTANKS sites appear to be located up gradient of the subject property. The LTANK site located at 89 Bradhurst Avenue (Jackie Robinson Rec Center) was due to a test tank failure on a 10,000-gallon No. 2 fuel oil UST on June 1, 2017. The fuel was removed from the tank and the tank was taken out of service. The concrete vault the tank is housed in was not inspected due to limited access. The tank is scheduled to be removed and a natural gas service will be installed. The vault that houses the tank is not planned to be removed due to its proximity to a building. The second LTANK site is also the Jackie Robinson Rec Center. The same tank had an earlier tank test failure in April 14, 2006. Based on the information available in the database report, these sites cannot be ruled out as potential environmental concerns to the subject property.

**Petroleum Bulk Storage** - The NYSDEC Petroleum Bulk Storage (PBS) - UST database lists facilities with a petroleum storage capacity of more than 1,100 gallons and less than 400,000 gallons. The NYSDEC Petroleum Bulk Storage - AST database lists facilities with registered ASTs.

The subject property is not identified as a PBS site. Two properties adjacent to the subject property are identified as PBS sites. Fordham Toyota Parts and Service Center located at 235 W. 154<sup>th</sup> Street has two active ASTs and twelve previously removed or abandoned in place USTs. 2918 8<sup>th</sup> Avenue Associates located adjacent to the subject site to the west had a previously removed UST. The presence of tanks alone does not necessarily represent an environmental concern. Sites with spills or releases will be addressed in the appropriate section.

**Voluntary Cleanup Agreements** - The NYSDEC Voluntary Cleanup Program (VCP) database identifies brownfield sites undergoing private sector cleanup as part of redevelopment.

The subject property is not identified as a VCP site. Two properties within the search radius are identified as VCP sites. Of the two identified VCP sites, one appears to be located down gradient of the subject property and as such, appears unlikely to represent an environmental concern to the subject property. The other identified VCP site appears to be located a quarter mile up gradient of the subject property. The main environmental concerns associated with this property are SVOCs detected at concentrations exceeding NYSDEC Subpart 375-6: Remedial Program Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs) and Track 2 Restricted Use-Protection of Public Health Residential (Restricted Residential) SCOs. SVOC impact consisting of PAH compounds were found in 2 of the 8 samples and exceeded Track 2 SCOs in only one shallow sample and are the only exceedance of Track 2 SCOs on the whole site. The sampling results do not appear to have impacted the groundwater at this site and there is unlikely to have migrated to the subject property. Based on the information available in the database report, these sites do not appear to represent an environmental concern to the subject property.

**Brownfields** - A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

The subject property is identified as a NYSDEC Brownfield site. The start is listed in 2010 with a Phase I ESA being conducted. No additional information is available. The site is owned by Cactus of Harlem.



Five additional properties within the search radius are identified as NYSDEC Brownfield sites. Of the five identified NYSDEC Brownfield sites, all appear to be located down or cross gradient of the subject property and as such, appear unlikely to represent an environmental concern to the subject property.

**New York State Spills** - The New York State Spills Information Database (NYSPILLS) contains data collected on chemical and petroleum spill incidents reported to NYSDEC since April 1, 1986.

The subject property is not identified as a NYSPILLS site. A total of 12 properties within the search radius are identified as NYSPILLS sites. Of the 12 identified NYSPILLS sites, 11 have been closed by NYSDEC, and as such appear unlikely to represent an environmental concern to the subject property. The one identified active NYSPILLS site appears to be located up gradient of the subject property. The property is located at 250 Bradhurst Avenue approximately 0.7 miles upgradient of the subject site. The site is currently undergoing redevelopment. The Main environmental concerns are elevated VOCs and Metals which will be excavated and disposed of offsite during the redevelopment. There were tanks located on the property and were removed prior to the redevelopment; although one 550-gallon steel UST was encountered during the redevelopment. It was removed, and all endpoint samples were free of contamination. Closure documentation from the consultant has been submitted to NYSDEC and the site is currently awaiting administrative closure. Based on the information available in the database report, this site cannot be ruled out as potential environmental concerns to the subject property.

**Drycleaners** – The NYSDEC maintains registry of Registered Drycleaner (RDC) sites.

The subject property is not identified as a RDC site. One properties within the search radius are identified as RDC sites. The identified RDC site appears to be located up gradient of the subject property. The RDC site is located at 2818 8<sup>th</sup> Avenue approximately 0.2 miles upgradient of the subject property. The presence of drycleaners alone does not necessarily represent an environmental concern. Sites with spills or releases will be addressed in the appropriate section.

### 6.1.3 EDR Databases

The table below summarizes the EDR databases that were searched.

**Table 6-3 - Additional Databases Searched**

Agency	Listing Name or database Searched	Abbreviation	Search Distance	Target Property Identified	Nearby Properties Identified
EDR	Manufactured Gas Plants	MGP	1.0 mile	No	0
EDR	Historical Drycleaners	HDC	0.25 mile	No	1
EDR	Historical Auto Station	HAS	0.125 mile	No	1

Review of the EDR Radius Map Report indicates that the subject property is not listed in EDR proprietary databases searched. The subject property and nearby properties identified within the EDR proprietary database search radii are detailed below.

**EDR Historical Cleaners:** EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

The subject property is not identified as a HDC site. One property within the search radius are identified as HDC sites. The identified HDC site appears to be located up gradient of the subject property. The property is located at 2853 8<sup>th</sup> Avenue, 0.12 miles upgradient of the subject property. Records show that the site was operating as a cleaner from 2004 through 2008. The presence of drycleaners alone does not necessarily represent an environmental concern. Sites with spills or releases will be addressed in the appropriate section.

**EDR US Historical Auto Stations** – EDR has searched national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers.

The subject property is not identified as a HAS site. One property within the search radius are identified as HAS sites. The identified HAS site appears to be located up gradient of the subject property. The property is located at 83 Macombs Place. Records show this property operated as an auto station from 1970 through 2008. Based on the information available in the database report, these sites cannot be ruled out as potential environmental concerns to the subject property.

#### 6.1.4 Orphan Sites

Orphan sites are properties, that due to an inadequate or incomplete address in government databases or in base map files, are not able to be geographically located (i.e. mapped or geocoded). This can occur for several

reasons; no street number or street name in address given; the street address is given only as a P.O. Box; or when inconsistencies exist in the address (street number does not exist in the city / zip code given).

Two orphan sites were identified in the EDR report. PWGC performed a cursory review of the address listed. It does not appear that the subject property or neighboring properties are identified in the orphan summary.

## 6.2 Vapor Encroachment

PWGC performed a Tier 1 Vapor Encroachment Screening for the subject property in accordance with ASTM E2600-15, Vapor Encroachment Screening on Property Involved in Real Estate Transactions. In accordance with ASTM E2600-15, the default Area of Concern (AOC), adjusted to account for the groundwater flow direction in the vicinity of the subject property, is defined as follows:

Direction Relative to Subject Property	Petroleum Impacted Sites AOC Radius	Contaminants of Concern Impacted Sites AOC Radius
Up Gradient	528 feet	1760 feet
Cross Gradient	165 feet (LNAPL) 95 feet (dissolved)	365 feet
Down Gradient	100 feet (LNAPL) 30 feet (dissolved)	100 feet

PWGC evaluated sites identified in Federal and State databases (see Section 6.1) located within the adjusted AOC radii for the potential for petroleum impact and or contaminants of concern (such as perc) to be present. The following sites were identified within the adjusted AOC:

- One Historic Autobody site.
- One Historic Drycleaner site.
- Steam Laundry identified on the subject property.

Each of these sites was evaluated for the potential for a vapor encroachment condition (VEC) to be present.

PWGC identified the following sites within the AOC radii that may represent potential VECs:

- The subject property has historically been used as a steam laundry. This is a potential VEC due to the likely usage/storage of solvent and or stain removers that may contain petroleum and or other contaminants of concern.

A copy of the Tier 1 Vapor Encroachment Screening is included as **Appendix H**.

### **6.3 Additional Environmental Record Sources**

#### *6.3.1 Freedom of Information Act Requests*

Freedom of Information Act (FOIA) requests were sent to the United States Environmental Protection Agency, Region 2 (USEPA) and the New York State Department of Environmental Conservation, Region 2 (NYSDEC). Copies of FOIA requests are included in **Appendix H**.

As of the date of this report, responses to FOIA requests have not been received, except as noted below. As responses were not provided within the allotted due diligence period, the records were deemed not to be “reasonably ascertainable” at this time. Should records become available at a later date, pertinent information will be forwarded as an addendum upon receipt.

#### *6.3.2 Publicly Available Information*

Information regarding the subject property available on the commercial real estate website [www.propertyshark.com](http://www.propertyshark.com) (an aggregator of publicly available real estate information) was reviewed to identify pertinent information. No indication of environmental issues was identified.

Copies of publicly available information are included in **Appendix H**.

## 7.0 SITE RECONNAISSANCE

### 7.1 Methodology and Limiting Conditions

Mrs. Heather Moran-Botta of PWGC performed the site inspection on Thursday, December 6, 2018. Weather conditions during the inspection were clear with a temperature of approximately 35° Fahrenheit.

The site inspection consisted of an inspection from the public rights of way along the subject property. PWGC did not have access to the exterior of the subject property.

### 7.2 Aboveground Storage Tanks (AST)

PWGC was not able to confirm any ASTs at the site.

### 7.3 Underground Storage Tanks (UST)

PWGC was not able to confirm USTs, such as fill ports or vent lines at the site.

### 7.4 Hazardous and Non-Hazardous Chemical Storage

PWGC was not able identify chemical storage at the site.

### 7.5 Waste Generation, Storage, and Disposal

PWGC was not able to identify evidence of waste generation, storage or disposal at the site.

### 7.6 Polychlorinated Biphenyls (PCBs)

PWGC was not able to identify potentially PCB containing equipment such as electrical transformers or hydraulic lifts at the site.

### 7.7 Additional Site Conditions

The following is a summary of visual and/or physical observations made by PWGC at the time of the site inspection. Photographs of pertinent observations are included in **Appendix A**.

**Table 7-1 - Additional Site Conditions**

Condition	Identified
Interior drains, trenches or sumps.	No*
Interior stains or corrosion	No*
Unusual odors	No*
Interior pools of liquid	No*
Stained Soils or Pavement	No*
Stressed Vegetation	No*
Indications of solid waste disposal	No*

<b>Condition</b>	<b>Identified</b>
Exterior ponds, pits, or lagoons	No*
Wastewater or storm water discharge/disposal	No*
Oil water separators/clarifiers	No*
Septic Systems/Cesspools	No*
Wells (Drinking water, monitoring wells, agricultural/irrigation wells, or process water wells)	No*
Petroleum or natural gas pipelines or easements	No*
Other	No*

\*- Since the visual inspection was limited, these conditions identified cannot be confirmed or denied without a site visit.

### **7.8 Neighboring Properties**

PWGC performed a cursory inspection of the neighboring properties from the subject site and public right of ways. The neighboring properties are mainly used for residential and commercial purposes. However, there is a public park located to the north of the subject property. Potential environmental concerns observed at neighboring properties included:

- The property located to the south is currently used as an auto service station. Due to the nature of an autobody there are some environmental concerns with relation to waste oil, leaking tanks and drums.

## **8.0 INTERVIEWS**

### **8.1 Current Owner/Occupant**

PWGC did not interview the current owner, occupant or representative of the subject property owner.

### **8.2 Previous Environmental Reports**

PWGC was provided copies of Environmental Study Phase I reports for the subject property. Information included in the report is summarized below:

#### *8.2.1 Environmental Study Phase I*

Singer Environmental Group, LTD prepared two Phase I ESAs entitled Environmental Study Phase I for the subject property in August 18, 1998 and November 19, 2002. The Phase I ESA Reports identified the steam laundry facility as a REC and recommended soil borings be conducted for the subject property. PWGC did not receive documentation indicating whether these borings had been conducted.

### **8.3 Local Government Officials**

Based upon the site history, interviews with government officials to obtain additional information are not warranted at this time.

## **CONDITIONS OUTSIDE THE SCOPE OF ASTM 1527-13**

### **8.4 Wetland Delineation**

Based on review of the EDR Radius Map Report, which includes State and Federal wetlands, it appears that State and Federal wetlands are not present on the subject property.

Based on review of the EDR Radius Map Report, it appears that the nearest State or Federal wetland is the Harlem River, located approximately 0.3 miles to the east of the subject property.

### **8.5 Radon Risk Evaluation**

Radon is a colorless, radioactive; inert gas formed by the decay of radium and may be present in soils and rocks containing granite, shale, phosphate and pitchblende. The USEPA's "Map of Radon Zones for New York State", September 1993 indicates that New York County is not a radon risk area. The EDR report provides information from the New York State Department of Health radon survey which indicates that the average result for sites tested in New York County is 0.690 Pico curies per liter (pCi/L) in the living area, which is below the USEPA radon action level of 4 pCi/L, and 90% of sites tested in New York County were below the action level of 4 pCi/L in the living area.

### **8.6 Asbestos**

There does not appear to be any permanent structures located on the subject property. Therefore, PWGC does not have reason to believe there are asbestos-containing materials present on the site.

### **8.7 Lead-Based Paint (LBP)**

There does not appear to be any permanent structures located on the subject property. Therefore, PWGC does not have reason to believe there is lead-based paint present on the site.

### **8.8 Mold**

There does not appear to be any permanent structures located on the subject property. The presence of mold on the site is unlikely.

### **8.9 Historic Fill**

Given the location of the site within the five boroughs of New York City, there is a potential for historic fill material to be present beneath the site. Such material, if excavated (for the purpose of constructing a building, installing new footings, and/or utilities in the construction of new buildings), will require special handling and disposal.



## 9.0 FINDINGS AND OPINIONS

Based upon reconnaissance of the subject and surrounding properties, interviews and review of historical records and regulatory agency databases, the following potential RECs have been identified:

### Onsite

- Historical site usage as a steam laundry.
- Subject site is listed in the Brownfields database.
- Lack of access for site reconnaissance.

### Offsite

- Current and/or historical usage of surrounding properties.
- Up gradient property identified in environmental database(s).

Potential RECs identified at the subject property were evaluated to determine whether items initially suspected to be RECs are in fact RECs. Evaluation of potential RECs are as follows:

- The subject property was historically used as a Steam Laundry from approximately 1930 to 1980. These operations likely included the storage and usage of solvents and stain removers that may have contained hazardous substances and/or petroleum products. Such substances may have been discharged to the subsurface of the subject property. PWGC believes that this represents a REC.
- The subject property is identified as a Brownfield property. The site's listing as Brownfield site indicates that there is a potential for hazardous and/or petroleum products to have been released at the site. A Phase I was reportedly conducted. The site was listed in 2010. No additional information has been provided to PWGC. PWGC believes this to be a REC.
- Access to the property was not granted; site reconnaissance was limited to observations made from public rights-of-way, therefore, an inspection of the contents of the building and detailed inspection of the exterior portions of the property could not be performed. Due to this lack of access, the presence of potential environmental concerns that may be identified during site reconnaissance, such as storage tanks, floor drains, sanitary systems and/or storm drains, could not be ascertained. The lack of access to the property is a data gap and represents a REC until site reconnaissance can be completed.
- Adjacent properties are currently and historically used as auto repair shops. Operations likely include the storage and use of petroleum products at the site. The possibility of floor drains, and storm water drywells, represent pathways for such substances to potentially have been released to the environment. Based on this information, these properties represent a REC.

- The property is located at 250 Bradhurst Avenue approximately 0.7 miles upgradient of the subject site is an active NYSPILLS site. The site is currently undergoing redevelopment. The Main environmental concerns are elevated VOCs and Metals which will be excavated and disposed of offsite during the redevelopment. There were tanks located on the property and were removed prior to the redevelopment; although one 550-gallon steel UST was encountered during the redevelopment. It was removed, and all endpoint samples were free of contamination. Closure documentation from the consultant has been submitted to NYSDEC and the site is currently awaiting administrative closure. Based on the information available in the database report, PWGC believes these represent a REC.
- There are two identified active LTANKS sites that appear to be located up gradient of the subject property. Two LTANK sites located at the Jackie Robinson Rec Center have reported tank test failures. These spills are located upgradient and are still active. Based on the information available in the database report, PWGC believes these represent a REC.

## 10.0 CONCLUSIONS AND RECOMMENDATIONS

PWGC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for the subject property. There were no exceptions to, or deletions from, this practice except as noted in Section 12.0 of this report. PWGC evaluated the findings associated with the subject property and identified three RECs, zero HRECs, and zero CRECs with respect to the subject property.

Based on the identified RECs, PWGC recommends a Phase II ESA be performed at the site. The Phase II ESA should include:

- Completion of a full site inspection to address the data gap and identify any potential onsite issue.
- A subsurface investigation which includes soil, groundwater and soil vapor investigation.

Although not a part of the ASTM E1527-13 scope, the following additional site concerns must be considered:

- Given the location of the site within the five boroughs of New York City, there is a potential for historic fill material to be present beneath the site. Such material, if excavated (for the purpose of constructing a building, installing new footings, and/or utilities in the construction of new buildings), will require special handling and disposal.

## **11.0 DEVIATIONS**

This Phase I ESA was conducted in accordance with the scope and limitations of the ASTM Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process) and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule). Excluding data gaps identified in Section 2.8 and additional services outlined in Section 9.0, there were no deviations or deletions from this practice.

## **12.0 REFERENCES**

All Appropriate Inquiry, Final Rule, 40 CFR Part 312.

Standard practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Standard E 1527-13.

### 13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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



Thomas Melia  
Sr. Project Manager



Heather Moran-Botta  
Sr. Hydrogeologist

Report Completion Date: December 17, 2018

# FIGURES

# APPENDIX A

## SITE PHOTOGRAPHS



# APPENDIX B

## SANBORN MAPS

# APPENDIX C

## TOPOGRAPHIC MAPS

# APPENDIX D

## AERIAL PHOTOS

# APPENDIX E

## CITY DIRECTORY ABSTRACT

APPENDIX F  
SITE QUESTIONNAIRE  
AND RELEVANT DOCUMENTS

# APPENDIX G

## EDR RADIUS MAP REPORT

# APPENDIX H

## TIER 1 VAPOR ENCROACHMENT SCREENING

# APPENDIX I

## FREEDOM OF INFORMATION ACT REQUESTS