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- Appendix A: State and Municipal Records
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- Appendix E: Topographic Maps
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EXECUTIVE SUMMARY

Woodard & Curran, PA PC (Woodard & Curran) was retained by the Town of Greenburgh to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the former Frank's Nursery & Crafts, Inc. (Frank's Nursery) located at 715 Dobbs Ferry Road, Greenburgh, New York (the"Subject Property"). This Phase I ESA was requested to evaluate the potential environmental liabilities associated with the Subject Property and to satisfy all appropriate inquiry requirements for future redevelopment.

Woodard & Curran conducted the Phase I ESA in general accordance with the ASTM “Standard Practice for Environmental Site Assessments E-1527-05” and the United States Environmental Protection Agency (EPA) All Appropriate Inquiry (AAI) rule (40 CFR Part 312). Woodard & Curran evaluated the Subject Property for evidence of the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of release into structures, soils, ground water, surface water, or sediments on the Subject Property. These conditions are referred to in this report as Recognized Environmental Conditions (RECs). The Phase I ESA included a site reconnaissance, historical research, and a review of applicable local, state and federal environmental records.

The Subject Property is located in a primarily commercial and residential neighborhood at Dobbs Ferry Road and is referred to as tax map identification; Section 008, SBS 050, Block 0028, Lot 009, and covers 6.89 acres. The Subject Property is developed with one building, former nursery grounds, and two paved parking lots. According to the site representative, the Subject Property has been vacant since 2004 following a bankruptcy filing by Frank’s Nursery. The Town of Greenburgh acquired the Subject Property in 2010 from S&D Realty, LLC after the owner had not paid its general and school taxes to the Town for several years.

The Subject Property was undeveloped until 1967, when a portion of the property was filled in and a store and barn were built. The store and barn were located near the front of the property along Dobbs Ferry Road. The Subject Property was further filled in and developed during the 1970's to accommodate an approximately 50,000 square foot commercial building and parking lot. In 1994, the Subject Property was reduced in size from 7.13 acres to 6.89 acres. The land reduction was a transaction between the property owner at that time and New York State Department of Transportation (NYSDOT) to facilitate road improvements of State Route 100B (a.k.a. Dobbs Ferry Road).

The Subject Site was vacated by Frank’s Nursery in 2004; however, minor amounts of several hazardous substances and petroleum products remain at the Subject Property. In addition, an empty storage area is located in a stock room, which is located at the rear of the building. Two drums of unknown contents are located at the rear of the nursery. Evidence of an oil leakage or spill was observed at the Subject Property in the boiler room underneath the day tank.

A review of state and local records revealed two reported petroleum releases at the Subject Property and one of the two spills remains open. One underground storage tank (UST) and one day tank utilized for heating oil is known to remain at the Subject Property. Two small propane tanks and a transformer are also located at the Subject Property in the rear lot behind the building.

The Subject Property is listed in four environmental databases including registered underground storage tanks (UST), Hazardous Materials Information Reporting System (HMIRS), state hazardous substance and/or petroleum product spills (SPILLS), and historic SPILLS (HIST SPILLS). The UST database listing is for an existing fuel oil UST. The HMIRS listing is due to a release of sodium hypochlorite (i.e., bleach) in 1990. The SPIllS and HIST SPIllS listings were due to spill case 9205860, which was a minor release identified during a tank excavation and was subsequently closed on August 24, 1992. Spill Number 9205351 was identified during a tank test as part of the tank installation and it was subsequently closed on November 7, 1997. Spill Number 0100881 was identified as a heating
oil spill during tank filling due to equipment failure. Spill number 0100881 remains open because in 2004, the former owner, S & D Realty, filed for Chapter 11 bankruptcy and the remediation activities were discontinued.

Based on the information reviewed for the Phase I ESA report, six Recognized Environmental Conditions (RECs) and three Historical Recognized Environmental Conditions (HRECs) associated with the current or historical uses of the Subject Property were identified by Woodard & Curran as follows:

- Underground Storage Tank (REC-1)
- Spill Number 0100881 (REC-2)
- Drum Storage Area (REC-3)
- Above Ground Emergency Heating Oil Tank (REC-4)
- Electrical Transformer (REC-5)
- Historical Fill and Use (REC-6)
- Historical Spills (HREC-1A, B & C)
1. INTRODUCTION

1.1 PURPOSE

Woodard & Curran was retained by the Town of Greenburgh to conduct a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 715 Dobbs Ferry Road, Greenburgh, New York (the “Subject Property”). This Phase I ESA was requested to evaluate the potential environmental liabilities associated with the Property and to satisfy all appropriate inquiry requirements.

The Phase I ESA was conducted in general accordance with the ASTM International “Standard Practice for Environmental Site Assessments E-1527-05” and the United States Environmental Protection Agency’s (EPA) All Appropriate Inquiry (AAI) Final Rule (40 CFR Part 312). Good commercial and customary practice for conducting Phase I ESAs has the goal of providing an independent, professional opinion regarding Recognized Environmental Conditions (RECs), as defined by ASTM, associated with the Subject Property. RECs are defined as

“...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

Conditions determined to be de minimis are not RECs. As defined by ASTM, hazardous substance is a substance defined as hazardous pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) 42 USC § 9601(14), and as interpreted by United States Environmental Protection Act (EPA) regulations and the courts. Petroleum products is defined as those substances included within the meaning of the petroleum exclusion to CERCLA 42 USC § 9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of CERCLA 42 USC § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).

This Phase I ESA also evaluated historical RECs. ASTM defines an historical REC as

“An environmental condition, which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently.” For example, “if a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency; this condition shall be considered a historical recognized environmental condition.”

The conclusions of this Phase I ESA was requested to evaluate the potential environmental liabilities associated with the Subject Property, to satisfy all appropriate inquiry requirements, and in anticipation of listing the Subject Property for sale. ASTM defines business environmental risk as

“a risk which can have material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate. Considerations of business environmental risk issues may involve addressing one or more non-scope considerations.”
1.2 METHODOLOGY

This Phase I ESA was completed in general accordance with the ASTM International E 1527-05 standard, and the terms and conditions of Woodard & Curran’s proposal to the Client dated June 8, 2011. This Phase I ESA consists of four components: records review, site reconnaissance, interviews, and this report. An Environmental Professional meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b) and ASTM E 1527-05 completed the assessment and/or reviewed this document.

1.2.1 Records Review

Records reviewed included the following federal, state, tribal, and local databases as maintained by EPA and state, tribal, and local environmental regulatory agencies:

Federal Databases
- National Priorities List (NPL);
- De-listed NPL List;
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) list;
- CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP) list;
- Resource Conservation and Recovery Act (RCRA) Corrective Action Report (RCRA-CORRACTS) list;
- RCRA Non-CORRACTS Treatment Storage and Disposal (TSD) list;
- RCRA generators list;
- Institutional Control/Engineering Control (IC/UC) registries; and
- Emergency Response Notification System (ERNS) list.

State/Tribal/Local Databases
- Hazardous Waste Sites (SHWS) or State/Tribal/Local- equivalent NPL or CERCLIS list;
- Solid Waste Facilities and Landfills (SWF/LF) list;
- Leaking Underground Storage Tanks (LUST);
- Registered Storage Tanks (AST/UST) list;
- Institutional Control/Engineering Control (IC/UC) registries;
- Voluntary Cleanup Sites (VC); and
- Brownfield sites list.

To evaluate the physical setting of the Subject Property, WOODARD & CURRAN reviewed the following sources, if readily available:
- United States Geological Survey (USGS) topographic maps;
- Aerial photographs; and
- Local soil, geologic, surface water, and ground water information.

To evaluate the current and historic use of the Subject Property, WOODARD & CURRAN reviewed the following sources, if readily available:
- Current and historic topographic maps;
- Current and historic aerial photos;
- Sanborn Fire Insurance Maps;
- Street directories;
- Local records including information available from the local Building, Health, and Assessor Departments; and
- Previous environmental reports, if provided.
1.2.2 Site Reconnaissance

Woodard & Curran completed a site reconnaissance of the Subject Property on June 24, 2010 to assess the presence or absence of RECs. The site reconnaissance included an evaluation of the following (if present):

- Hazardous substances and petroleum products;
- Underground storage tanks (USTs) and aboveground storage tanks (ASTs);
- On-site wastewater disposal systems;
- Pits, ponds, and lagoons;
- Hydraulic or electrical equipment potentially containing polychlorinated biphenyls (PCBs);
- Stressed vegetation, stained soils, or odors;
- Waste management, including solid waste, wastewater, and hazardous waste;
- Ground water wells;
- Topography, drainage, impervious surfaces, and buildings; and
- Adjacent property characteristics visible from publicly accessible locations.

1.2.3 Interviews

Woodard & Curran completed interviews with persons with actual or constructive knowledge of current and/or past uses of the Subject Property and adjacent property. Woodard & Curran interviewed Michael Lepre and Thomas Madden, representatives of the Subject Property. The interviews are discussed further in Section 5.1.

1.2.4 Report

This Phase I ESA report prepared by Woodard & Curran includes documentation to support the findings, opinions, and conclusions obtained by the Environmental Professional. Deviations and additions, if any, from the approach presented in ASTM Standard E 1527-05 are listed in detail.

1.3 SIGNIFICANT ASSUMPTIONS

Woodard & Curran made the following assumptions:

- The information obtained from the Client, the Client's representative, individuals interviewed, and prior environmental reports, if any, was considered to be accurate.
- The information provided by the environmental records database vendor and other public record sources is complete and accurate.
- Conditions observed at the Subject Property were assumed to be representative of areas that were not accessible unless otherwise noted.
- Site specific hydrogeologic information was not publicly available or reasonably ascertainable. In the absence of this site specific information, Woodard & Curran assumes the ground water flow direction of shallow ground water beneath the Subject Property and in the nearby vicinity mimics the ground surface topography.

1.4 LIMITATIONS AND EXCEPTIONS

The evaluations contained in this Phase I ESA represent Woodard & Curran's professional opinions and judgments based on the current, generally accepted engineering and technical practices for the nature and scope of this Phase I
ESA authorized by the Client. This Phase I ESA is based on the conditions observed on the dates of field observation noted and records review as described herein.

In no event may a Third Party rely on the evaluation, conclusions, and professional opinions presented in the Phase I ESA Report without first obtaining the expressed written consent of Woodard & Curran. Woodard & Curran shall bear no liability for any unauthorized use of the information contained in this report. In the event that new information not contained in this report is obtained relating to environmental or hazardous waste issues at the Subject Property or nearby, such information shall be brought to Woodard & Curran’s attention promptly and Woodard & Curran may, upon evaluation, modify the conclusions stated in this report.

Property access was granted for purposes of reconnaissance and examination of conditions at the Subject Property. No physical sampling of soil, ground water, or other materials was conducted during this Phase I ESA. Specific information on the normal practices of property owners and/or occupants with regard to solid waste disposal, on-site use, generation, storage and/or disposal of chemicals or oil and hazardous materials was strictly obtained through review of previous environmental reports and interviews. Additionally, Woodard & Curran has relied on information provided by various officials and other parties as referenced herein. Although believed to be accurate, Woodard & Curran has not attempted to independently verify the accuracy or completeness of information provided by officials and other parties, which was received or reviewed during the course of completing these services.

ASTM E 1527-05 recognizes inherent limitations for Phase I ESAs including:

- Uncertainty Not Eliminated – No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with the Subject Property;
- Not Exhaustive – All appropriate inquiry does not mean exhaustive assessment of a clean property; and
- Level of Inquiry is Variable – Not every property will warrant the same level of assessment. The level of inquiry will depend on the type of property, the user’s risk tolerance, and information obtained during the inquiry.

As indicated in the ASTM Standard, there are additional potential environmental issues that are outside of the scope of the ASTM Phase I practice, including asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, and mold (E 1527-05). These items were not included in this Phase I ESA.

1.5 SPECIAL TERMS AND CONDITIONS
This Phase I ESA is subject to the terms and conditions of our proposal dated June 8, 2011.

1.6 USER RELIANCE
This Phase I ESA report has been prepared for the exclusive use of the Town of Greenburgh.
2. SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

2.1.1 Location

As shown on Figure 1, the Subject Property is located at 715 Dobbs Ferry Road, Greenburgh, New York.

2.1.2 Assessor’s Identification

The Subject Property is identified by the Town of Greenburgh Assessor’s office as Section 8.50, Block 28, and Lot 9. A copy of the property card is provided in Appendix A. The Subject Property covers 6.89 acres and is zoned “R 30” for one-family residence district. A copy of the zoning map is provided in Appendix A.

2.2 SITE AND GENERAL VICINITY GENERAL CHARACTERISTICS

According to the Town of Greenburgh Building Department, the Subject Property is zoned “R 30.” Uses allowed in the “R-30” zone include single-family dwellings; parks; playgrounds; recreational facilities; municipal or government uses; religious uses; regularly organized elementary or secondary schools. The surrounding area is zoned “R 30” and “R 7.5” for one-family residence (Appendix A).

2.3 CURRENT USE OF THE SUBJECT PROPERTY

The Subject Property was most currently utilized as a plant nursery and retail store and has been vacant for approximately seven years.

2.4 DESCRIPTION OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE SUBJECT PROPERTY

As shown on Figure 1, the Subject Property is situated on the south side of Dobbs Ferry Road approximately one-third of a mile west of the Sprain Brook Parkway. As shown on Figure 2, the Subject Property is developed with a one-story masonry building that is approximately 50,000 square feet in area. There are two associated asphalt paved parking lots including one to the North of the building and a smaller lot to the south of the building (Figure 2). The Subject Property was most recently utilized as a plant nursery and retail store (i.e., Frank’s Nursery and Crafts).

2.5 CURRENT USES OF ADJOINING PROPERTY

Adjoining/nearby property was observed from the vantage of the Subject Property or from public access areas for indications of activities with the potential to pose an environmental concern to the Subject Property. The adjoining and nearby properties the following:

- Elmwood Country Club is located across from Dobbs Ferry Road and north of the Subject Property;
- Westchester Golf Range is located adjacent to the west of the Subject Property;
- Transmission lines and associated right-of-way are located adjacent to the east of the Subject Property;
- Elmwood Greenhouses, Inc is located adjacent to the East of the transmission lines;
- E. Rumbrook Park is located to the Northeast of the Subject Property;
- Sprain Parkway is located to the East of the Subject Property;
- Ridge Road County Park is located to the Southeast of the Subject Property;
- Single-family residence is located to the East of the Subject Property;
- Residential properties are located Southwest of the Subject Property;
- Westchester Greenhouses is located South of the Subject Property.
3. USER-PROVIDED INFORMATION

3.1 TITLE RECORDS
Woodard & Curran was not provided with title records for the Subject Property and was not engaged by the Client to secure a title report as part of this Phase I ESA. The extent of ownership information obtained during this Phase I ESA is provided in Section 4.3.

3.2 ENVIRONMENTAL LIENS OR USE LIMITATIONS
According to the records review, the Subject Property does not have an activity or use limitation.

3.3 SPECIALIZED KNOWLEDGE
Specialized knowledge of the site that was obtained or discovered for the Subject Property is incorporated in Section 5.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION
Information obtained for the Subject Property is incorporated in Section 5.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES
No actual knowledge that the value of the Subject Property is significantly less than the purchase price of comparable Property has been communicated to Woodard & Curran.

3.6 OWNER, PROPERTY MANAGER, OCCUPANT INFORMATION
Owner and occupant information obtained is discussed in Sections 4.3 and Section 5.2.

3.7 REASON FOR PERFORMING PHASE I ESA
Woodard & Curran understands this Phase I ESA was requested to evaluate the potential environmental liabilities associated with the Subject Property and to satisfy all appropriate inquiry requirements for future redevelopment.
4. RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Woodard & Curran conducted a search of Federal, Tribal, and State environmental databases to obtain any listed information concerning the Subject Property, or within a specified radius of the Subject Property, as recommended by the ASTM Standard. In addition, state or local supplemental ASTM databases were searched. This database search was conducted through EDR. The EDR report, which identifies all standard and supplemental state or local ASTM databases reviewed, is provided in Appendix B.

A summary of the database search is provided in the following table:

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4.1.1 Federal Database Review

4.1.1.1 National Priority List

The National Priorities List (NPL) database is a list of known releases associated with abandoned hazardous waste or contaminated sites that have been identified for priority remedial actions under the Federal Superfund Program established by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA).

The Subject Property was not identified in the NPL database, nor was any property within a 1-mile radius of the Subject Property identified in the NPL database.

4.1.1.2 Proposed National Priorities List

The Proposed National Priorities List (NPL) database is a list of proposed NPL sites. The Subject Property was not identified in the proposed NPL database, nor was any property within a 1-mile radius of the Subject Property identified in the proposed NPL database.

4.1.1.3 National Priorities List Liens

The National Priorities List (NPL) Liens database is a USEPA listing of filed notices of Superfund Liens. The Subject Property was not identified in the NPL Liens database.

4.1.1.4 Delisted National Priorities List

The Delisted National Priorities List (NPL) database is a list of sites removed from the NPL list. The Subject Property was not identified in the Delisted NPL database, nor was any delisted NPL site identified within a 1-mile radius of the Subject Property.

4.1.1.5 Comprehensive Environmental Response, Compensation, and Liability Information System

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database is a list of potentially contaminated sites brought to the attention of EPA that are suspected or confirmed to have adversely impacted the environment. The CERCLIS database contains sites that are in the EPA screening and assessment process phase (also referred to as a Preliminary Assessment).

The Subject Property was not identified as a CERCLIS site, nor was any CERCLIS site identified within a ½-mile radius of the Subject Property.

4.1.1.6 Federal Facility

The Federal Facility Site Information database is a listing of NPL and Base Realignment & Closure sites found in the CERCLIS database where FERRO is involved in cleanup projects.

The Subject Property was not identified as a Federal Facility site, nor was any Federal Facility site identified within a 1-mile radius of the Subject Property.
4.1.1.7 CERCLIS No Further Remedial Action Planned Sites

The CERCLIS No Further Remedial Action Planned (NFRAP) database is a list of CERCLIS sites deemed to not require Federal Superfund action following the EPA screening and assessment process. This status does not necessarily mean no hazards are present at the site.

The Subject Property was not identified as a CERCLIS NFRAP site, nor was any CERCLIS NFRAP site identified within a ½-mile radius of the Subject Property.

4.1.1.8 Resource Conservation and Recovery Act Corrective Action Report

The Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) database is a list of hazardous waste sites/handlers identified as having a RCRA violation and subject to RCRA corrective actions.

The Subject Property was not identified as a CORRACTS site, nor was any CORRACTS site identified within a 1-mile radius of the Subject Property.

4.1.1.9 RCRA Treatment Storage Disposal Facility

The RCRA Treatment Storage Disposal (TSD) Facility database is a list of sites which treat, store, and/or dispose of hazardous waste.

The Subject Property was not identified as a TSD, nor was any TSD site identified within a 1/2-mile radius of the Subject Property.

4.1.1.10 RCRA Large, Small, and Conditionally Exempt Small Quantity Hazardous Waste Generators

The RCRA Large Quantity Hazardous Waste Generator (LQG), Small Quantity Hazardous Waste Generators (SQG), and Conditionally Exempt Small Quantity Generators (CESQG) databases are lists of sites which generate and/or transport hazardous waste.

The Subject Property was not identified as a RCRA site, nor was any RCRA site identified within a ¼-mile radius of the Subject Property.

4.1.1.11 RCRA Non-Generators

The RCRA Non-Generator database lists those sites which generate, transport, store, treat and/or dispose of hazardous waste, but do not presently generate hazardous waste.

The Subject Property was not identified as a RCRA Non-Generator site. One RCRA Non-Generator site was identified within a ¼-mile radius of the Subject Property.

- NYSDOT BIN 1091480, Route 100B & Sprain Parkway, 0.110 mi from Subject Property

This facility has EPA ID NY0000053355. No violations are reported for this site.

Based on the location of this site hydraulically down gradient of the Subject Property, this nearby RCRA Non-Generator site is unlikely to pose a significant threat to the environmental integrity of the Subject Property.
4.1.1.12 Federal Institutional Control/Engineering Control Registry

The Federal Sites with Institutional Control and Federal Engineering Controls Site List are databases maintained by EPA. The databases contain sites with either institutional or engineering controls in place.

The Subject Property was not identified in the Institutional Control and Federal Engineering Controls Site database, nor was any site identified within a ½-mile radius of the Subject Property.

4.1.1.13 Emergency Response Notification System

The Emergency Response Notification System (ERNS) database is a list of reported releases of oil and hazardous materials. The database contains information from spill and emergency response reports prepared by the National Response Center, Department of Transportation, EPA, and the U.S. Coast Guard. The Subject Property was not identified in the ERNS database.

4.1.2 State Database Review

4.1.2.1 New York Hazardous Waste Sites

The State Hazardous Waste Sites records are the states’ equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data comes from the Department of Environmental Conservation’s Inactive Hazardous Waste Disposal Sites in New York State.

The Subject Property was not identified in the SHWS database, nor was any SHWS site identified within a 1-mile radius of the Subject Property.

4.1.2.2 Vapor Reopened

“Vapor Intrusion” refers to the process by which volatile chemicals move from a subsurface source into the indoor air of overlying or adjacent buildings. The subsurface source can either be contaminated groundwater or contaminated soil which releases vapors into the pore spaces in the soil. Improvements in analytical techniques and knowledge gained from site investigations in New York and other states has led to an increased awareness of soil vapor as a medium of concern and of the potential for exposures from the soil vapor intrusion pathway. Based on this additional information, New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. The Vapor Intrusion Legacy Site list includes all past, current, and future contaminated sites that will be re-evaluated by New York State to determine whether these sites have the potential for exposures to soil vapor intrusion.

The Subject Property was not identified in the Vapor Intrusion Legacy Site list, nor was any site identified within a 1-mile radius of the Subject Property.

4.1.2.3 Solid Waste Facilities/Landfill Sites

The Solid Waste Facilities/Landfill Site records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.
The Subject Property was not identified as a Solid Waste Facility/Landfill Site, nor was any site identified within a ½-mile radius of the Subject Property.

4.1.2.4 Leaking Storage Tanks

The Leaking Storage Tank Incident Report records contain an inventory of reported leaking storage tank incidents reported from April 1, 1986 through the most recent update. 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 was not identified in the Leaking Storage Tank Incident Report records. Twenty-one sites were identified within a ½-mile radius of the Subject Property. Fifteen of the 21 sites are located east of the Saw Mill River, which is a hydraulic boundary. The remaining six sites are located cross gradient or down gradient of the Subject Property. In addition, all 21 LTANK site cases were reportedly closed.

Based on the regulatory status of these LTANKS sites and/or proximity to the Subject Property, these sites are unlikely to pose a significant threat to the environmental integrity of the Subject Property.

4.1.2.5 Historical Leaking Storage Tanks

The Historical Leaking Storage Tank list includes a listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the New York State Department of Environmental Conservation (NYSDEC) stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYSDEC as of January 1, 2002. Current information may be found in the NY LTANKS database.

The Subject Property was not identified in the Historical Leaking Storage Tank list. Six sites were identified within a ½-mile radius of the Subject Property. Three of the six sites are located east of the Sprain Brook River, which is a hydraulic boundary. The remaining three sites are located cross gradient of the Subject Property. In addition, all 21 LTANK site cases were reportedly closed.

Based on the regulatory status and proximity of these HIST LTANKS sites, these sites are unlikely to pose a significant threat to the environmental integrity of the Subject Property.

4.1.2.6 Tribal Leaking Underground Storage Tank Lists

The Tribal Leaking Underground Storage Tank (LUST) list includes regulated USTs located on tribal land that have a cleanup underway. The Subject Property was not identified as a Tribal LUST site, nor was any Tribal LUST site identified within a 1/2-mile radius of the Subject Property.

4.1.2.7 Underground Storage Tanks

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data comes from the Department of Environmental Conservation’s Petroleum Bulk Storage (PBS) database. The Petroleum Bulk Storage (PBS) Database lists facilities that have underground petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

The Subject Property was identified in the PBS database. Three sites were identified within a ¼-mile radius of the Subject Property.
• Frank's Nursery and Crafts, Inc., 715 Dobbs Ferry Road, Subject Property

The Subject Property has a 6,000-gallon steel underground storage tank (UST) registered with the Westchester County Department of Health. The UST contains No. 2 fuel oil and was utilized for heating. There was a leak associated with the UST and it is a Recognized Environmental Concern at the Subject Property.

• Rukaj Residence, 669 Dobbs Ferry Road, 0.046 mi from Subject Property

The site has PBS Number ID 3-801248 and has one active UST.

• Elmwood Greenhouses, Inc., 625 Dobbs Ferry Road, 0.078 mi from Subject Property

The site has PBS Number ID 3-800376. The facility has two active USTs.

• Elmwood Country Club, 850 Dobbs Ferry Road, 0.186 mi from Subject Property

The site has PBS Number ID 3-458791. The facility has five active USTS. Two USTs were previously closed/removed.

Based on the location of the three nearby sites in a presumed hydraulically down gradient or lateral location from the Subject Property, these sites are unlikely to pose a significant threat to the environmental integrity of the Subject Property.

4.1.2.8 Chemical Bulk Storage Tanks

The Chemical Bulk Storage (CBS) database lists facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground storage tanks of any size.

The Subject Property was not identified in the CBS database. One CBS site was identified within a ¼-mile radius of the Subject Property.

• Catskill Aqueduct Pump Station, Dobbs Ferry Road/East Runbrook, 0.209 mi from Subject Property

The site has UST_CBS Number 3-000309. The facility has one 6000 gallon UST that stores sodium hydroxide.

Based on the proximity of the site in a hydraulically lateral location and the type of material stored, this CBS site is unlikely to pose a significant threat to the environmental integrity of the Subject Property.

4.1.2.9 Aboveground Storage Tanks

The Aboveground Storage Tank database contains registered ASTs. The data comes from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database. The PBS Database lists facilities that have aboveground petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

The Subject Property was not identified in the PBS Database. One site was identified within a ¼-mile radius of the Subject Property.

• Elmwood Country Club, 850 Dobbs Ferry Road, 0.186 mi from Subject Property
The site has PBS Number 3-458791 and has one active AST.

Based on the proximity of the site in a hydraulically lateral location from the Subject Property, this site is unlikely to pose a significant threat to the environmental integrity of the Subject Property.

4.1.2.10 Major Oil Storage Facilities

The Major Oil Storage Facilities database lists facilities that may be onshore facilities or vessels with petroleum storage capacities of 400,000 gallons or greater. The Subject Property was not identified in the Major Oil Storage Facilities database, nor was any site identified within a ¼-mile radius of the Subject Property.

4.1.2.11 Indian Underground Storage Tanks

The Indian Underground Storage Tank database provides information about underground storage tanks (USTs) on Indian land. The Subject Property was not identified in the Indian UST database, nor was any site identified within a 1/4-mile radius of the Subject Property.

4.1.2.12 Federal Emergency Management Agency Tanks

The Federal Emergency Management Agency (FEMA) database lists all FEMA owned underground storage tanks. The Subject Property was not identified in the FEMA database, nor was any site identified within a 1/4-mile radius of the Subject Property.

4.1.2.13 State Institutional Control/Engineering Control Registry

The New York State Department of Environmental Conservation (NYSDEC) maintains a state registry with environmental remediation sites that have engineering and institutional controls in place. The Subject Property was not identified in the State Institutional Control/Engineering Control Registry, nor was any site identified within a ½-mile radius of the Subject Property.

4.1.2.14 Voluntary Cleanup Agreements

New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of Brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on “Greenfield” sites.

The Subject Property was not identified in the VCP, nor was any site identified within a 1/2-mile radius of the Subject Property.

4.1.2.15 Environmental Restoration Program

In an effort to spur the cleanup and redevelopment of Brownfields, New Yorkers approved a $200 million Environmental Restoration or Brownfields Fund as part of the $1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program (ERP), the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use.
The Subject Property was not identified in the ERP listing, nor was any site identified within a ½-mile radius of the Subject Property.

4.1.2.16 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 was not identified as a Brownfield, nor was any site identified within a ½-mile radius of the Subject Property.

4.1.3 Local Database Review

4.1.3.1 Local Brownfield Sites

The Environmental Protection Agency maintains a listing of Brownfield Sites. Brownfields are identified as former or current commercial or industrial use sites that are presently vacant or underutilized, on which there is suspected to have been a discharge of contamination to the soil or groundwater at concentrations greater than applicable cleanup criteria.

The Subject Property was not identified in the Brownfields Site database, nor was any site identified within a 1/2-mile radius of the Subject Property.

4.1.3.2 Local Open Dump Inventory

The Environmental Protection Agency maintains an Open Dump Inventory (ODI). An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria. The Subject Property was not identified in the ODI, nor was any site identified within a 1/2-mile radius of the Subject Property.

4.1.3.3 Local Registered Waste Tire Storage and Facilities

The Department of Environmental Conservation maintains a list of facilities registered to accept waste tires. The Subject Property was not identified in the SWTIRE database, nor was any site identified within a ½-mile radius of the Subject Property.

4.1.3.4 Local Registered Recycling Facility List

The Department of Environmental Conservation maintains a list of registered recycling facilities. The Subject Property was not identified in the SWRCY database, nor was any site identified within a ½-mile radius of the Subject Property.

4.1.3.5 Local Indian Open Dump

The Environmental Protection Agency reports on the Status of Open Dumps on Indian Lands (ODI). The Indian ODI reports the location of open dumps on Indian Land. The Subject Property was not identified in the Local Indian ODI, nor was any site identified within a 1/2-mile radius of the Subject Property.
4.1.3.6 Local United States Clandestine Drug Labs

The Drug Enforcement Administration maintains a listing of clandestine drug labs (CDL) locations. The Subject Property was not identified in the CDL listing.

4.1.3.7 Local Delisted Registry Sites

The New York State Department of Environmental Conservation maintains a listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites. The Subject Property was not identified on the Delisted Registry database, nor was any site identified within a 1-mile radius of the Subject Property.

4.1.3.8 Historical Petroleum Bulk Storage Database

The Historical Petroleum Bulk Storage (PBS) database lists facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. It is no longer updated due to the sensitive nature of the information involved.

The Subject Property was not identified in the Historical PBS database, nor was any site identified within a ¼-mile radius of the Subject Property.

4.1.3.9 Local Liens 2

The Environmental Protection Agency maintains a listing of Federal CERCLA liens. A Federal CERCLA lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. The Subject Property was not identified in the Local Liens 2 listing.

4.1.3.10 Local Land Use Control Information System

The Department of the Navy maintains a Land Use Control Information System (LUCIS). LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure Property. The Subject Property was not identified in the Local Liens 2 listing, nor was any site located within 1/2-mile of the Subject Property.

4.1.4 Other Environmental Databases

4.1.4.1 Hazardous Material Information System

The U.S. Department of Transportation maintains the Hazardous Materials Information Reporting System (HMIRS). The HMIRS contains hazardous material spill incidents reported to the DOT. The Subject Property was identified in the HMIRS.

- 715 Dobbs Ferry Road, Subject Property

The site has HMIRS Report Number 90070610. The hazardous material spill incident occurred on July 5, 1990. Approximately 0.0078 gallons of hypochlorite solution (<7%) was spilled on the Subject Property.
Based on the regulatory status of this HMIRS spill, it is unlikely to pose a threat to the environmental integrity of the Subject Property.

### 4.1.4.2 Spills

The Department of Environmental Conservation maintains data collected on spills reported to NYSDEC as required by one or more of the following: Article 2 of the Navigation Law, 6 NYCRR Section 613.8, or 6 NYCRR Section 595.2. It includes spills active as of April 1, 1986, as well as spills occurring since this date.

The Subject Property was identified in the Spills database. Two sites were identified within a 1/8-mile radius of the Subject Property.

- **Franks Nursery, 715 Dobbs Ferry Road, Subject Property**

  The facility has Spill Number 9205860. The spill occurred on August 8, 1992 and was closed on February 16, 1993. During a tank excavation product was observed in the ground water. No further action was required.

- **Franks Nursery, 715 Dobbs Ferry Road, Subject Property**

  The facility has Site ID 111187 and Spill Number 9205351. The spill occurred on August 7, 1992 and was closed on November 7, 1997. A line leak was identified during new installation of a UST. No further action was required.

- **Franks Nursery, 715 Dobbs Ferry Road, Subject Property**

  The facility has Site ID 198802 and Spill Number 0100881. The spill occurred on April 23, 2001. Approximately 500 gallons of No. 2 fuel oil was released due to a ruptured return line leading to the 6,000-gallon UST. It is unknown from the available information reviewed, how the released volume was derived. The spill number remains opened and below is a summary of the case.

  Clean Solutions, Inc. completed a subsurface investigation at the Subject Property on May 24, 2001 to determine the extent of the contamination from the line leak. A GeoProbe™ unit was utilized to complete 19 borings, both inside the nursery and outside in the adjacent rear parking lot. Heating oil contamination was observed at approximately eight feet below the surface. Six monitoring wells were installed inside the stockroom and in the rear parking lot to facilitate product removal. Monitoring wells were monitored on a weekly basis for the first month and monthly thereafter. During the last sampling event dated July 9, 2004, three monitoring wells were continued to be monitored. Two of the monitoring wells, MW-2 and MW-6, still contained semi-volatile and/or volatile organic compounds above the NYSDEC ground water criteria.

  In a letter dated October 13, 2004 from the site contractor, Dry As Bone, Inc, directed to the Westchester County Department of Health, indicates that the owner of the Subject Property filed for Chapter 11 and no longer is financially able to perform remediation.

- **Rukaj Residence, 669 Dobbs Ferry Road, 0.046 mi from Subject Property**

  The facility has Site ID 342613 and Spill Number 0413493. The spill occurred on March 28, 2005 and was closed on October 7, 2005. A snow plow hit the fill UST fill cap in the driveway. Rain water entered the tank, which began to overflow. No further action is required.

- **Rumbrook Park, 600 Dobbs Ferry Road, 0.081 mi from Subject Property**
The facility has Site ID 207194 and Spill Number 0011923. The spill occurred on February 5, 2001 and was closed on February 5, 2001. Two gallons of petroleum spilled when the fuel pump was vandalized. No further action is required.

Based on the regulatory status of these SPILL sites, the nearby spill sites are unlikely to pose a significant threat to the environmental integrity of the Subject Property. The Subject Property spill case will require further action to close out the case.

4.1.4.3 Historic Spills

The New York State Department of Environmental Conservation maintains a SPILLS database that contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the State must be reported by the spilled, and in some cases, by anyone who has knowledge of the spills. In 2002, the NYSDEC stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYSDEC as of January 1, 2002. Current information may be found in the NY SPILLS database.

The Subject Property was identified in the SPILLS database. One site was identified within a 1/8-mile radius of the Subject Property.

- Franks Nursery, 715 Dobbs Ferry Road, Subject Property
  The facility has Site ID 111187 and Spill Number 9205351. The spill occurred on August 7, 1992 and was closed on November 7, 1997. A line leak was identified during new installation of a UST. No further action was required.

- Rumbrook Park, 600 Dobbs Ferry Road, 0.081 mi from Subject Property
  The facility has Spill Number 0011923. The spill occurred on February 5, 2001 and was closed on February 5, 2001.

Based on the regulatory status of this HSPILL site, these HSPILL sites are unlikely to pose a significant threat to the environmental integrity of the Subject Property.

4.1.4.4 Department of Transportation Office of Pipeline Safety

The Department of Transportation, Office of Pipeline Safety (DOT OPS) maintains a listing of the Office of Pipeline Safety Incident and Accident data. The Subject Property was not identified in the DOT OPS listing.

4.1.4.5 Department of Defense Sites

USGS maintains a data set of federally owned or administered lands, administered by the Department of Defense (DOD), that have any area equal to or greater than 640 acres of the Unites States, Puerto Rico, and the U.S. Virgin Islands. The Subject Property was not identified in the DOD dataset, nor was any site identified within a 1-mile radius of the Subject Property.

4.1.4.6 Formerly Used Defense Sites

U.S. Army Corps of Engineers maintains a listing that includes locations of Formerly Used Defense Sites (FUDS) Property where the U.S. Army Corps of Engineers is actively working or will take necessary cleanup actions. The
Subject Property was not identified in the FUDS listing, nor was any site identified within a 1-mile radius of the Subject Property.

4.1.4.7 Superfund Consent Decrees

The Department of Justice, Consent Decree Library maintains a listing of major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. It is released periodically by United States District Courts after settlement by parties to litigation matters. The Subject Property was not identified in the Consent listing, nor was any site identified within a 1-mile radius of the Subject Property.

4.1.4.8 Records of Decision

The Environmental Protection Agency maintains a listing of Record of Decisions (ROD) documents. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup. The Subject Property was not identified in the ROD listing, nor was any site identified within a 1-mile radius of the Subject Property.

4.1.4.9 Uranium Mill Tailings Sites

The Department of Energy maintains a listing of Uranium Mill Tailings (UMTRA) Sites. Uranium ore was mined by private companies for federal use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. The Subject Property was not identified in the UMTRA listing, nor was any site identified within a ½-mile radius of the Subject Property.

4.1.4.10 Mines Master Index File

The Department of Labor, Mine Safety and Health Administration maintains a Mines Master Index (MINES) File. The MINES Files contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information. The Subject Property was not identified in the MINES File, nor was any site identified within a ¼-mile radius of the Subject Property.

4.1.4.11 Toxic Chemical Release Inventory System

The Environmental Protection Agency has a Toxic Release Inventory System (TRIS). TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313. The Subject Property was not identified in TRIS.

4.1.4.12 Toxic Substances Control Act

The Environmental Protection Agency has a Toxic Substance Control Act (TSCA). TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. The Subject Property was not identified by TSCA.
4.1.4.13  **FIFRA/TSCA Tracking System**

The Environmental Protection Agency and the Office of Prevention, Pesticides and Toxic Substances maintain the FIFRA Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substance Control Act (TSCA) Tracking System (FTTS). FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA, and EPCRA (Emergency Planning and Community Right-to-Know Act). The Subject Property was not identified by FTTS.

4.1.4.14  **FIFRA/TSCA Tracking System Administrative Case Listing**

The Environmental Protection Agency (EPA) kept a complete administrative case listing from the FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA Tracking System (FTTS) for all ten EPA regions. Some EPA regions are now closing out records so it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated. The Subject Property was not identified by HIST FTTS.

4.1.4.15  **Section 7 Tracking Systems**

The Environmental Protection Agency (EPA) maintains the Section 7 Tracking Systems (SSTS). Section 7 of the Federal Insecticide, Fungicide, and Rodenticide Act, as amended requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. The Subject Property was not identified by SSTS.

4.1.4.16  **Integrated Compliance Information System**

The Environmental Protection Agency (EPA) maintains the Integrated Compliance Information System (ICIS). ICIS supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program. The Subject Property was not identified by ICIS.

4.1.4.17  **Polychlorinated Biphenyl Activity Database System**

The Environmental Protection Agency (EPA) maintains the PCB Activity Database System (PADS). PADS identify generators, transporters, commercial stores and/or brokers and disposers of PCB’s who are required to notify the EPA of such activities. The Subject Property was not identified by PADS.

4.1.4.18  **Material Licensing Tracking System**

The Nuclear Regulatory Commission maintains the Material Licensing Tracking System (MLTS). MLTS contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. The Subject Property was not identified by MLTS.

4.1.4.19  **Radiation Information Database**

The Environmental Protection Agency (EPA) maintains the Radiation Information Database (RADINFO). RADINFO contains information about facilities that are regulated by the EPA regulations for radiation and radioactivity. The Subject Property was not identified by RADINFO.
4.1.4.20 Facility Index System/Facility Registry System

The Environmental Protection Agency (EPA) maintains the Facility Index System (FINDS). FINDS contains both facility information and ‘pointers’ to other sources that contain more detail. EDR includes the following FINDS databases in this report: Permit Compliance System, Aerometric Information Retrieval System, DOCKET, Federal Underground Injection Control, C-DOCKET, Federal Facilities Information System, State Environmental Laws and Statutes, and PCB Activity Data System. The Subject Property was not identified in FINDS.

4.1.4.21 RCRA Administrative Action Tracking System

The Environmental Protection Agency (EPA) maintains the RCRA Administrative Action Tracking System (RAATS). RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. The Subject Property was not identified by RAATS.

4.1.4.22 Hazardous Substance Waste Disposal Sites

The Hazardous Substance Waste Disposal Site (HSWDS) inventory list includes any known or suspected hazardous substance waste disposal sites. Also include are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that the United Stated Environmental Protection Agency (USEPA) Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. HSWDS are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites; rather each site will be further evaluated for listing on the Registry.

The Subject Property was not identified in the HSWDS inventory list, nor was any site identified within a ½-mile radius of the Subject Property.

4.1.4.23 Manifest

The Department of Environmental Conservation maintains a listing of hazardous waste manifest information (Manifest). The Subject Property was not identified in Manifest, nor was any site identified within a 1/4-mile radius of the Subject Property.

4.1.4.24 Dry Cleaners

The Department of Environmental Conservation maintains a listing of all registered dry cleaning facilities. The Subject Property was not identified in the dry cleaning facilities list, nor was any site identified within a ¼-mile radius of the Subject Property.

4.1.4.25 New York Pollutant Discharge Elimination System Dischargers

New York State has a state program which has been approved by the Environmental Protection Agency for the control of wastewater and storm water discharges in accordance with the Clean Water Act. Under New York State law, the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to ground waters and surface waters. The Subject Property was not identified in the NY SPDES listing.
4.1.4.26  **New York Air Emissions**

The Department of Environmental Conservation maintains an inventory of point source emissions data. The Subject Property was not identified in the NY AIRS listing.

4.1.4.27  **Indian Reservations**

USGS maintains a map layer portraying the Indian administered lands of the U.S. that have any area equal to or greater than 640 acres. The Subject Property was not identified in Indian Reservations, nor was any site identified within a 1-mile radius of the Subject Property.

4.1.4.28  **State Coalition for Remediation of Drycleaners Listing**

The Environmental Protection Agency has a State Coalition for Remediation of Drycleaners Listing (SCRD Drycleaners.) It is comprised of representatives of states with established drycleaner remediation programs. The Subject Property was not identified in SCRD Drycleaners Listing, nor was any site identified within a 1/2-mile radius of the Subject Property.

4.1.4.29  **New York Financial Assurance Listing**

The Department of Environmental Conservation maintains a listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay. The Subject Property was not identified in the NY Financial Assurance list.

4.1.4.30  **Coal Combustion Residues Surface Impoundments List**

The Environmental Protection Agency maintains a listing of coal combustion residues surface impoundments with high hazard potential ratings. The Subject Property was not identified in the Coal Combustion Residues Surface Impoundments list, nor was any site identified within a 1/2-mile radius of the Subject Property.

4.1.4.31  **Steam-Electric Plan Operation Data**

The Department of Energy maintains a listing of power plants that store ash in surface ponds. The Subject Property was not identified in the Steam-Electric Plan Operation Data list.

4.1.4.32  **PCB Transformer**

The Environmental Protection Agency has a PCB Transformer Registration Database. The database of PCB transformer registrations includes all PCB registration submittals. The Subject Property was not identified in the PCB Transformer Registration Database.

4.1.4.33  **Manufactured Gas Plants**

The Subject Property was not identified by EDR as a former manufactured gas plant, nor was any site identified within a 1-mile radius of the Subject Property.
4.1.5 Orphan Sites

EDR identified twenty Orphan Sites in the database search. Orphan Sites are sites for which a geographic location cannot be identified because of insufficient address information. Based on a review of the available location data for the Orphan Sites listed, it appears that most of the Orphan Sites are a considerable distance from the Subject Property (i.e., greater than 1/8-miles); therefore, the Orphan Sites are not expected to present a significant concern to the Subject Property.

4.2 PHYSICAL SETTING

4.2.1 Topography

Woodard & Curran reviewed EDR-provided historic topographic maps dating from 1902 to 1994 as well as current United States Geological Survey (USGS) topographic maps for information on topography and elevation of the Subject Property (Figure 1). The Subject Property is located approximately 320 feet above mean sea level. Discussion of the historic topographic maps is included in Section 4.3.4.

4.2.2 Geology

According to Caldwell et. al. (1991), the Subject Property is underlain by glacial till approximately three to nine feet thick. The glacial till is described as a poorly sorted mix of sand, gravel, silt and clay with boulders and cobbles and is generally unstratified.

According to Fisher et. al. (1970), the Subject Property is underlain by the Manhattan formation, which is a pelitic schist.

4.2.3 Hydrology and Hydrogeology

The Subject Property is located in the Sprain Brook River watershed, which is part of the larger Bronx River watershed, which drains to the Long Island sound. There are two small ponds on adjacent properties to the east of the Subject Property and a pond to the north of the Subject Property at the golf course (Figure 1). The Sprain Brook is located approximately 1/3-mile east–southeast of the Subject Property (Figure 1). The Sprain Brook in that region has been classified by the NYSDEC as a Class C surface water body. The designated uses for Class C surface water are fishing and limited primary and secondary recreational contact. The water is presumed to meet the requirements for these designated uses. The Subject Property is not located in a FEMA Flood Zone nor located in a national wetland.

Based on topography and surface water features in the area of the Subject Property, the local ground water flow is likely to the southeast toward the Sprain Brook River. Local ground water flow may vary due to the presence of local surface water features like the ponds located north and east of the subject property and underground utilities such as sewers and storm drains.

4.3 HISTORICAL USE INFORMATION

4.3.1 Chain of Title

The current owner of the Subject Property is the Town of Greenburgh. Historical ownership information was available from the current owner of the Subject Property and historical records. The information obtained is summarized below:
1967-1973  Beamary Realty Co Inc
1973-1973  Dagostino, Nicholas
1973-1994  Nad Realty Co Inc
1994-1998  Frank’s Nursery & Crafts, Inc
1998-2011  S & D Realty
2011-Present Town of Greenburgh

4.3.2 Sanborn Fire Insurance Maps

A total of three Sanborn Maps were identified as part of the records search ranging in date from 1924 to 1970 (Appendix C). A description of these Sanborn Maps is listed below.

- **1924 Sanborn Map** – The Subject Property is not located on the 1924 Sanborn Map.
- **1942 Sanborn Map** – The Subject Property is part of a larger parcel of land owned by Valley Falls Realty Company. Two streams are located south and west of the Subject Property. One small structure appears west of the Subject Property. Jersey Printing Company and Sprain Brook Parkway is located east of the Subject Property.
- **1950 Sanborn Map** – The Subject Property is not located on the 1950 Sanborn Map.
- **1967 Sanborn Map** – A greenhouse and two small dwellings are located at the Subject Property. Elmwood Country Club Golf Course appears north of the Subject Property across Dobbs Ferry Road.

4.3.3 Aerial Photographs

Historical aerial photographs of the Subject Property and the surrounding area obtained from EDR included 1953, 1964, 1974, 1985, 1989, 1994, and 2006 (Appendix D). The photographs were reviewed and are summarized in the Table 2 below.

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1953</td>
<td>No structures appear on the Subject Property. A golf course appears north of the Subject Property. A driving range appears west of the Subject Property. Several residential properties appear southeast of the Subject Property.</td>
</tr>
<tr>
<td>1964</td>
<td>The Subject Property and surrounding areas appear similar to the 1953 photograph.</td>
</tr>
<tr>
<td>1974</td>
<td>Two structures and a parking lot appear on the Subject Property. The Sprain Brook Parkway appears east of the Subject Property.</td>
</tr>
</tbody>
</table>
Date | Description
--- | ---
1985 | The photograph quality is poor and the Subject Property and surrounding area details are difficult to discern. The Subject Property and surrounding area appears similar to the 1974 photograph.
1989 | The Subject Property and surrounding area appears similar to the 1974 photograph.
1994 | The Subject Property appears in a similar configuration as it appears currently. One structure appears on the Subject Property. Nursery grounds appear east of the structure. A parking lot and paved surface appears north and south of the structure.
2006 | The Subject Property and surrounding area appear similar to the 1994 photograph.

4.3.4 Topographic Maps

Historical USGS topographic maps for the site and vicinity were obtained from EDR (Appendix E). These maps were reviewed and are summarized in Table 3 below:

<table>
<thead>
<tr>
<th>Date</th>
<th>Quadrangle</th>
<th>Scale</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1902</td>
<td>Tarrytown</td>
<td>1:62500</td>
<td>The Subject Property is undeveloped. A railroad line and Saw Mill River is located to the west of the Subject Property. The Bronx River Aqueduct and railroad line is located east of the Subject Property.</td>
</tr>
<tr>
<td>1967</td>
<td>White Plains</td>
<td>1:24000</td>
<td>One structure appears west of the Subject Property and southwest of the Subject Property. A state parkway appears east of the Subject Property.</td>
</tr>
<tr>
<td>1979</td>
<td>White Plains</td>
<td>1:24000</td>
<td>Two structures appear on the Subject Property. The surrounding area appears similar to the 1967 Topographic Map.</td>
</tr>
</tbody>
</table>

4.3.5 City Directories

City directory summaries were obtained from EDR (Appendix F) for 715 Dobbs Ferry Road. These directories were reviewed and are summarized in Table 4-1 below:

<table>
<thead>
<tr>
<th>Date</th>
<th>Source</th>
<th>Description</th>
</tr>
</thead>
</table>
### 4.4 LOCAL RECORDS REVIEW

#### 4.4.1 Department of Health

A Freedom of Information (FOI) request was submitted on August 18, 2011 to the Westchester County Department of Health (WCDOH). A Petroleum Bulk Storage (PBS) registration was on file for the Subject Property. A discussion of the PBS registration is discussed in Section 4.1.2.7 and Section 5.8.

WCDOH had three spill records on file for the Subject Property. Spill records are discussed in Section 4.1.4.2.

Remediation activities related to Spill Number 01000881 were on file at the WCDOH. Remediation activities are discussed in Section 4.1.4.2.

#### 4.4.2 Assessor’s Department

Woodard & Curran visited the Town of Greenburgh’s Assessor’s Department on September 1, 2011 to review files pertaining to the Subject Property. Assessor’s information is referenced in Section 2.1, Section 2.2, and Section 2.4.

#### 4.4.3 Planning Department

A Freedom of Information (FOI) request was submitted on August 18, 2011 to the Town of Greenburgh’s Planning Department. The Planning Department did not contain records of environmental significance relating to the Subject Property.

#### 4.4.4 Building Department

A Freedom of Information (FOI) request was submitted on August 18, 2011 to the Town of Greenburgh’s Building Department. The Building Department’s information is referenced in Section 4.1.2.7 and Section 5.8.
4.4.5 Fire Department

A Freedom of Information (FOI) request was submitted on August 18, 2011 to the Town of Greenburgh’s Fire Marshall. As of October 4, 2011, Woodard & Curran has not received a response from the Fire Marshall.

4.4.6 Department of Public Works

A Freedom of Information (FOI) request was submitted on August 18, 2011 to Westchester County’s Department of Public Works (DPW). The DPW did not contain records of environmental significance relating to the Subject Property.

4.4.7 Westchester County Department of Environmental Facilities

A Freedom of Information (FOI) request was submitted on August 18, 2011 to Westchester County Department of Environmental Facilities. As of October 4, 2011, Woodard & Curran has not received a response from the Department of Environmental Facilities.

4.4.8 Westchester County Department of Health

A Freedom of Information (FOI) request was submitted to the Westchester County Department of Health (WCDOH) on August 18, 2011. The WCDOH provided information regarding Spill Number 0100881, which was discussed previously in Section 4.1.4.2.

4.5 STATE RECORDS REVIEW

4.5.1 Department of Environmental Conservation

Woodard & Curran searched the New York State Department of Environmental Conservation (NYSDEC) Spills Incidents Database and Remedial Site Database. Two spill incidents were identified and information regarding these spills is discussed in Section 4.1.4.2.

4.5.2 Department of Health

A Freedom of Information (FOI) request was submitted to the New York State Department of Health (NYSDOH) on August 18, 2011. The NYSDOH did not contain records of environmental significance relating to the Subject Property.

4.6 SUMMARY OF SITE USES

The Subject Property is currently vacant. The Subject Property was most recently operated by Frank’s Nursery & Crafts, Inc. and utilized as a nursery and a retailer of lawn and garden products.

4.7 SUMMARY OF SURROUNDING LAND USES

Adjoining/nearby property was observed from the vantage of the Subject Property or from public access areas for indications of activities with the potential to pose an environmental concern to the Subject Property. The uses and features of adjoining/nearby Property include:
• Elmwood Country Club, located across from Dobbs Ferry Road, north of the Subject Property;
• Westchester Golf Range, west of the Subject Property;
• Elmwood Greenhouses, Inc; east of the Subject Property;
• Transmission lines; east of the Subject Property;
• E. Rumbrook Park; northeast of the Subject Property;
• Sprain Parkway; east of the Subject Property;
• Ridge Road County Park; southeast of the Subject Property;
• Single-family residence located east of the Subject Property;
• Residential properties located and west of the Subject Property.
• Westchester Greenhouses located to the south of the Subject Property.
5. SITE RECONNAISSANCE

Lauren Hamill of Woodard & Curran conducted the site reconnaissance on September 1, 2011 and was accompanied by Town of Greenburgh Engineer, Mr. Michael Lepre during the site reconnaissance.

The site reconnaissance was conducted on foot. Weather during the site reconnaissance was sunny and approximately 85 degrees Fahrenheit. The observations made during the site reconnaissance are provided on Figure 2 and photographs taken to document conditions during the site reconnaissance are provided in Appendix G.

5.1 INTERVIEW

Ms. Hamill was accompanied by Mr. Michael Lepre, Town Engineer for the Town of Greenburgh, during the September 1, 2011 site reconnaissance. Ms. Hamill conducted a telephone interview with Mr. Thomas Madden, Town of Greenburgh’s Planning Commissioner on September 15, 2011. The information provided by both parties is incorporated into this section (i.e., Section 5).

5.2 GENERAL OBSERVATIONS

The Subject Property is comprised of a one-story concrete building (Figure 2). The interior of the building contained surface mold throughout the interior of the building. The building was organized with retail space in front portion of the building and the rear of the building was utilized as a stockroom. Within the stockroom area was a smaller caged storage area, which could have housed potentially hazardous substances. A majority of the equipment and inventory was removed from the Subject Property. The building also has a small boiler room located on the southeast end of the building. The boiler room contains a day tank (i.e., emergency heating oil tank) and evidence of a petroleum spill was observed on the boiler room floor underneath the tank.

The exterior of the building was improved with two asphalt parking lots located (Figure 2). A large parking lot is located in front of the building south of Dobbs Ferry Road and a smaller parking lot is located behind the building. In addition, a loading dock and transformer is located behind building. An underground storage tank is located in overgrown brush behind the rear parking lot. A tented area located east of the building appears to have previously housed plants and garden products.

5.3 HEATING SOURCE

The building was previously heated using a heating oil fueled boiler, which was also used to provide hot water. As discussed above in Section 5.2, the building contained a separate boiler room, which housed a boiler and associated emergency heating oil tank.

5.4 SOLID WASTE

Neither solid waste nor solid waste receptacles were observed at the Subject Property. Solid waste was historically removed from the Site by the municipal solid waste haulers during Frank’s Nursery’s tenure at the Subject Property. It is assumed that previous owners/operators of the Subject Property utilized the same means of solid waste disposal.
5.5 STORM WATER DRAINAGE AND SANITARY SEWER SYSTEMS

Storm water flows off paved surfaces to the surrounding catch basins located in the parking lot and loading dock. The catch basins reportedly discharge to the municipal storm sewer system. No floor drains were observed inside the building. No visual evidence of staining was observed adjacent to the catch basins.

Sanitary wastewater generated at the Subject Property is reportedly discharged into the municipal sewer system.

5.6 WATER SUPPLY

The Subject Property is connected to the municipal water supply, which is provided by United Water.

5.7 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

Hazardous substances and petroleum products were observed at the Subject Property. Specifically, the following substances were observed at the Subject Property:

- One can of latex paint was observed inside the stockroom at the rear of the building.
- Two five-gallon containers of Wilt Pruf® Plant Protector was observed outside east of the building.
- Two 17 pound propane tanks were observed behind the building next to the transformer. The tanks were in fair condition with moderate rusted areas.

As discussed in Section 5.2, the Subject Property contains a boiler room, which houses a boiler and associated 30-gallon emergency heating oil tank. The day tank is mounted to the wall and evidence of a petroleum spill or leakage was observed underneath the day tank.

The Subject Property contains an UST used to store number two heating oil. The UST is located in overgrown brush at the rear of the building behind the paved parking lot. The underground storage tank was inaccessible at the time of the site visit due to the overgrown brush; however, it is unknown from the available information reviewed for this report on the amount of fuel oil in the UST at this time.

Three 55-gallon drums were observed outside, east of the building. The 55-gallon drums were not labeled at the time of the site visit and the contents are unknown. No staining or evidence of a release was observed around the drums.

5.8 UNDERGROUND STORAGE TANKS (UST)

One UST is located at the Subject Property as discussed above in Section 5.7 and shown on Figure 2. As identified in the expired Westchester County Petroleum Bulk Storage certificate (Appendix A), Tank 1 is a 6,000-gallon double-walled fiberglass reinforced plastic tank that was installed in 1992.

Two previous USTs occupied the sample location of the current Tank 1 and were closed/removed from the Subject Property. The initial Tank 1 was a 4,000-gallon steel UST that was closed/removed on August 1, 1992 and Tank 2 also occupied the same location as the current Tank 1 and was a 2,000-gallon steel UST that was closed/removed on July 1, 1993. All three USTs were utilized for number two heating oil.
5.9 ABOVEGROUND STORAGE TANKS (AST)

The Subject Property does not have any ASTs registered with the Westchester County Department of Health. As discussed in Section 5.7, a small day tank was observed in the boiler room at the Subject Property.

5.10 TRANSFORMERS

One transformer is located in the rear of the building and is situated on a concrete pad. The transformer is reportedly owned by Con Edison. The marking on the transformer were illegible and we could not ascertain if the transformer contained polychlorinated biphenyls (PCBs).

5.11 ODORS

Other than musty odors caused by the observed mold conditions discussed in Section 5.2, no odors were detected at the Subject Property.

5.12 POOLS OF LIQUID

Small pools of water were observed inside the building at the Subject Property and are attributed to flooding and roof leaks. No environmental concerns such as stains, odors or immiscible substances were observed.

5.13 SOIL AND PAVEMENT STAINING

As discussed in Section 5.7, staining was noted under the day tank in the boiler room. In addition, incidental stains were noted throughout the parking lot presumably from automotive fluids; however, no soil staining was observed.

5.14 PITS, PONDS, OR LAGOONS

No pits, ponds or lagoons were observed at the Subject Property.

5.15 WELLS

No potable water wells were observed on the Subject Property. Several monitoring wells were observed in the stockroom at the rear of the building and at the rear parking lot behind the building. These monitoring wells are associated with the spill investigation discussed in Section 4.1.4.2.

5.16 FILL

As discussed in Section 5.1, the Site was filled in 1968 and at subsequent times to facilitate Site development and redevelopment events. The extent and amount of imported fill material is unknown.
6. INTERVIEWS

Other than an interview with Mr. Michael Lepre and Mr. Thomas Madden discussed in Section 5.1 and questioning of local municipal officials discussed in Section 4.4, no other knowledgeable persons were available for interviewing.
7. FINDINGS AND CONCLUSIONS

Woodard & Curran conducted the Phase I ESA in general accordance with the ASTM “Standard Practice for Environmental Site Assessments E-1527-05” and the United States Environmental Protection Agency (EPA) All Appropriate Inquiry (AAI) rule (40 CFR Part 312). Woodard & Curran evaluated the Subject Property for evidence of the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of release into structures, soils, ground water, surface water, or sediments on the Subject Property. These conditions are referred to in this report as Recognized Environmental Conditions (RECs).

7.1 FINDINGS

Based on the information obtained and reviewed for this Phase I ESA, the following findings are provided:

- Small amounts hazardous substances and petroleum products were observed at the Subject Property, which included a paint can, five-gallon containers of Wilt Pruf®, and small residential size propane tanks (i.e., 17lbs). No evidence of a release associated with any of the hazardous materials
- A 6,000-gallon number two fuel oil UST is located at the Subject Property. Two previous heating oil USTs were historically located at the Subject Property in the same location as the existing UST.
- Three 55-gallon steel drums of unknown content were observed at the Subject Property; however, no staining or evidence of a release from the drums was observed.
- No aboveground storage tanks are registered with the WCDOH; however, a small day tank was observed in the boiler room at the Subject Property and staining was observed beneath the day tank.
- An electrical transformer was observed at the Subject Property and it was determined to be owned by the Consolidated Edison Company. The transformer is located on a concrete pad in the rear of the existing building. The PCB content of the transformer could not be determined from available information. No evidence of a discharge was observed in the vicinity of the transformer.
- The Subject Property was listed in four environmental databases including SPILLS, HIST SPILLS, UST, and HMIRS as follows:
  - Spill Number 9205860 was identified during a tank excavation and the spill case was closed on August 24, 1992 (HREC-1A).
  - Spill Number 9205351 was identified during a tank test during installation of the underground storage tank and was closed November 7, 1997 (HREC-1B)
  - Spill Number 0100881 was identified during equipment failure. No. 2 fuel oil had seeped under the parking lot behind the building. Remedial activities were initiated including soil remediation and ground water sampling; however, remediation activities ceased in 2004 when the former owner, S & D Realty, filed for Chapter 11 bankruptcy.
  - The existing Subject Property has one underground storage tank registered with the WCDOH.
The Subject Property was identified in the HMIRS database due to the release of less than one gallon of hypochlorite solution (>7%) (HREC-1C).

- The Subject Property was historically utilized for farming and a garden center, which has the potential of impacts from historical pesticide use. Additionally, the Subject Property was reportedly filled to facilitate the redevelopment of the Subject Property in 1968 to a garden center and then again in 1994 into Frank’s Nursery. The quality of the imported fill is unknown and could be deleterious.

7.2 CONCLUSIONS

Based on information reviewed during the Phase I ESA and the associated findings discussed above in Section 7.1, the following conclusions are provided:

- **Hazardous Substances**
  - The hazardous substances identified at the Subject Property are de minims quantities and appear to be remaining product/merchandise from the former retail store with no evidence of releases to the environment; therefore, the hazardous substances are not considered a REC.

- **Underground Storage Tank (REC-1)**
  - A 6,000-gallon number two heating oil UST is registered with the WCDOH and remains at the Subject property. The contents of the tank are unknown at the time of the Subject Property inspection. The UST represents a threat of a material release of petroleum products to the environment; therefore, the UST is designated as REC-1.

- **Spill Number 0100881 (REC-2)**
  - Spill Number 0100881 was reported on April 23, 2001 and remains an open spill case. Approximately 500-gallons of No. 2 fuel oil spilled on the Subject Property and seeped under the parking lot behind the building. Soil and ground water impacts were confirmed. All remediation activities ceased when the former owner, S & D Realty, Inc. filed for Chapter 11. The spill represents a material release to the environment and because the case remains active; this spill is designated as REC-2.

- **Drum Storage Area (REC-3)**
  - Three unknown 55-gallon drums were observed at the Subject Property at the rear of the tented nursery grounds located east of the building. Because the drums represent a material threat of a release to the environment this area is designated as REC-3.

- **Above Ground Emergency Heating Oil Tank (REC-4)**
  - A small boiler room is located adjacent to the rear stockroom. A small day tank was observed in the boiler room. Evidence of a petroleum spill or leakage was observed in the boiler room underneath the tank. The stained area beneath the day tank is a material release of a petroleum product of unknown quantity; therefore, the day tank is designated as REC-4.

- **Electrical Transformer (REC-5)**
  - An electrical transformer was observed at the Subject Property and it was determined to be owned by the Consolidated Edison Company. The transformer is located on a concrete pad in the rear of the
existing building. The PCB content of the transformer could not be determined from available information. No evidence of a discharge was observed in the vicinity of the transformer. The transformer represents a material threat of a release of hazardous and petroleum products to the environment; therefore, the transformer is designated as REC-5.

- **Historical Fill and Use (REC-6)**
  
  According to historical city directories, the Subject Property was utilized as a nursery since 1971. Nursery activities may have included application of pesticides and herbicides, and storage of hazardous substances. In addition, the redevelopment of the Site from farm land to a nursery in 1971 and Frank’s Nursery in 1994 may have included the use of deleterious fill material. Therefore, the historic fill and potential pesticide usage represents a potential material threat of hazardous and petroleum substances and is designated REC-6.

- **Historical Spills (HREC-1A, B & C)**
  
  In addition to the petroleum spill discussed previously, there were three other spills including two petroleum (HREC-1A and HREC-1B) and a sodium hypochlorite (HREC-1C). The spill cases were closed; however, because these spill cases were historical material releases of hazardous and petroleum substances the spills are designated as historical RECs.

### 7.3 RECOMMENDATIONS

Based on the findings and conclusions of this report, Woodard & Curran recommends the following:

- **Phase II Environmental Site Assessment** – Due the potential for a material threat of a release to the environment, we recommend a Phase II ESA to investigate REC-1 through REC-6. This investigation would include an investigation of soil and/or ground water to determine if a release to the environment occurred at each of the RECs.

- **Hazardous Materials Disposal** – We recommend characterizing and the proper disposal of the de minimis hazardous substances identified at the Subject Property off-site.

- **Historical RECs** – Three historical RECs were identified at the Site that were all historical spills. No further action is recommended regarding the sodium hypochlorite spill case because of the spill was the minimal reportable limit of five gallons of a readily degradable material that was mitigated at the time of the spill. The remaining spills, although closed, were associated with historical USTs in the same location of the existing 6,000-gallon UST. Therefore, these historical RECs related to the USTs will be evaluated during the investigation of the REC-1.

- **Underground Storage Tank (REC-1)** – In addition to the investigation of REC-1 as indicated above, we recommend an evaluation of the existing 6,000-gallon heating oil UST to resolve potential outstanding compliance issues. Although, no in operation, any UST system must be maintained or properly closed and/or removed in accordance with the WCDOH/NYSDEC requirements. Therefore, we recommend the following:

  o evaluate the UST appurtenances (e.g., interstitial monitoring equipment) to ensure compliance,

  o remove and close the UST or render the UST out-of-service in accordance with the WCDOH PBS requirements, and
- **Spill Number 0100881 (REC-2)** – W&C recommends closure of the open spill case 0100881, which will to include but may not be limited to:
  
  - Evaluation of historical soil data with respect to the most current NYSDEC soil cleanup objectives (SCO),
  - complete delineation of impacted soil, as necessary
  - evaluation of historical ground water data and continued ground water monitoring
  - remediation of soil and ground water, as necessary

Although not evaluated as part of this Phase I ESA, Woodard & Curran also recommends the investigation of building materials (e.g., lead based paint and asbestos containing materials) if future redevelopment plans will include demolition and off-site disposal of any portion of the existing building.
8. SIGNATURES

This work was conducted under the direction of a qualified environmental professional Lou Russo, PG, LEP who managed and contributed in writing the Phase I ESA for the Subject Property. Lou Russo is a Project Manager with Woodard & Curran in White Plains, NY. Lou Russo is also a Professional Geologist in Pennsylvania and Licensed Environmental Professional in Connecticut. Lauren Hamill lead the site reconnaissance and provided oversight of the records search review, and contributed in writing the Phase I ESA for the Subject Property. Lauren Hamill is a Regulatory Specialist with Woodard & Curran in White Plains, New York.

This report was prepared by:

Lauren Hamill
Regulatory Specialist

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

Lou Russo, PG, LEP
Project Manager
9. REFERENCES


EDR Aerial Photograph Print Service. August 18, 2011.


Environmental Protection Agency (EPA) website. September 8, 2011

Interview, Michael Lepre, Town of Greenburgh’s Engineer, September 1, 2011.

Interview, Thomas Madden, Town of Greenburgh’s Planning Commissioner, September 15, 2011.

New York State Department of Environmental Conservation website. September 2, 2011.


Town of Greenburgh Assessor’s Office. September 1, 2011.

Town of Greenburgh Building Department. September 1, 2011.


FIGURES
SITE MAP

TOWN OF GREENBURGH
715 DOBBS FERRY ROAD
GREENBURGH, NEW YORK 10507

PHASE 1 ESA

FIGURE 2

NOTE:
1. HREC-1C REPORT 90070610 (LOCATION UNKNOWN)

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COMMITMENT & INTEGRITY DRIVE RESULTS
APPENDICES (DISK)

APPENDIX A: STATE AND MUNICIPAL RECORDS

Town of Greenburgh Tax Map
Town of Greenburgh Zoning Map
Property Card
WCDOH Petroleum Bulk Storage Certificate
WCDOH Spill 010081 Documentation

APPENDIX B: EDR RADIUS REPORTS

APPENDIX C: SANBORNS MAPS

APPENDIX D: AERIAL PHOTOGRAPHS

APPENDIX E: TOPOGRAPHIC MAPS

APPENDIX F: CITY DIRECTORIES

APPENDIX G: PHOTOGRAPHS