

Phase I Environmental Site Assessment

**1 Alexander Place
Glen Cove, NY 11542**

Prepared for:

**U Park Garden Glen Cove LLC
c/o Liberty Development**

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Executive Summary

At the request of U Park Garden Glen Cove LLC c/o Liberty Development, LiRo Engineers, Inc. (LiRo) prepared this Phase I Environmental Site Assessment (ESA) for the property located at 1 Alexander Place, Glen Cove, NY (Site), as shown on Figure 1. The Site is located north of 1st Street, south of Elm Avenue, east of Cedar Swamp Road and west of Kelly Street and Wolfle Street. The Site is currently comprised of a 31,800 square-foot warehouse and office building and associated parking lot occupied by a non-profit organization referred to as SCO Family Services.

This Phase I ESA was prepared in accordance with ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process - E1527-13 (ASTM E1527-13). According to the United States Environmental Protection Agency (USEPA), the All Appropriate Inquiry (AAI) Final Rule is the process of evaluating a property's environmental conditions and assessing potential liability for any contamination. All appropriate inquiries must be conducted to obtain certain protections from liability under the federal Superfund Law (also known as Comprehensive Environmental Response Compensation and Liability Act [CERCLA]).

The purpose of this assessment is to identify recognized environmental conditions (RECs), historic RECs (HREC), and/or controlled RECs (CREC) associated with the Site. A REC, as defined by ASTM E1527-13 is *"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. de minimis conditions are not recognized environmental conditions."* An HREC is defined 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."* A CREC is defined as *"a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."*

This Phase I ESA was performed to evaluate RECs, HRECs, CRECs, and Business Environmental Risks (BERs) along with assessing potential liability for any contamination associated with the Site for the purpose of potential property transfer or redevelopment. This Phase I ESA consists of the following tasks:

- Records review;
- Site reconnaissance;
- Interviews; and
- Report preparation.

The Site address is 1 Alexander Place, located in Glen Cove, Nassau County, New York, as shown on Figure 1. The Site consists of three tax lots (approximately 1.40 acres), and a copy of a Site survey provided

by SCO Family Services is shown on Figure 2. The Site's Nassau County tax lot information is Section 22, Block A, Lots 418, 1023, and 204 from the Nassau County Assessor Land Records Viewer (Figure 3). The Site is surrounded by commercial, educational, recreational, and residential-use buildings. The surrounding property usage shown on Figure 4.

Based on the information evaluated during this Phase I ESA, the following RECs were identified in association with the Site:

- Historical Site Use - The historical uses of the Site include an electronic equipment manufacturer (North Hills Electronics) from 1960 to approximately 1972 (identified in the historical Sanborn Fire Insurance maps), and computer and electronic product manufacturer from 1972 to approximately 1991 (Porta Systems Corp. identified in the EDR and United States Environmental Protection Agency (USEPA) database). Documented on-Site hazardous waste generation and disposal, including chlorinated solvents, and historical manufacturing operations may have contributed to subsurface contamination.

Business Environmental Risks (BERs)

Although technically not defined as a REC, the following conditions are considered BERs with respect to the Site:

- Historical Use of Surrounding Properties – Several high environmental risk facilities such as a printing/manufacturing facility on the west-adjacent property (Continental Microwave Technology/Natal Woodworking), four gasoline filling stations and auto repair facilities, and one dry cleaning facility operated within close proximity to the Site historically.
- Historical Fill - A review of historical sources (e.g., historical aerial photographs and Sanborn Fire Insurance maps) indicate that a 230,000-gallon water standpipe associated with Nassau County Water Co. was observed onsite from 1915 until it was demolished around 1980 to pave the current parking lot. Historic fill of unknown origin and suspect buried structures, as well as the potential use of lead-based paint (based on the age of the former structure and use), have the potential to impact the Site.
- Asbestos-Containing Materials, Lead-Based Paint, and PCBs - Suspect ACM, LBP, and PCBs associated with buried structures/debris, historic fill material, and on-Site structures.

De minimis Conditions

The following conditions are considered *de minimis* conditions with respect to the Site:

- Water Damage and Potential Mold-Impacted Building Materials - The Site inspection revealed evidence of water infiltration/water damage and potential mold-impacted building materials throughout the Site building (first and second floors of the building additions and the first-floor warehouse area).
- Solid Waste and Garbage Disposed of/Stored Onsite - Solid waste and garbage discarded onsite from the neighboring laundromat and private dwellings was observed during the Site

reconnaissance.

Data Gap:

LiRo identified the following data gaps that might affect the evaluation of RECs associated with the Site:

- Final responses from the NYSDEC, the New York State Department of Health (NYSDOH), and the Nassau County Department of Health (NCDOH) were not received prior to the issuance of this Phase I ESA. If any pertinent information is provided in the agency's responses, LiRo will prepare an addendum summarizing these findings.

DRAFT

1.0 INTRODUCTION

At the request of U Park Garden Glen Cove LLC c/o Liberty Development, LiRo Engineers, Inc. (LiRo) prepared this Phase I Environmental Site Assessment (ESA) for the property located at 1 Alexander Place, Glen Cove, NY (Site), as shown on Figure 1. The Site is located north of 1st Street, south of Elm Avenue, east of Cedar Swamp Road and west of Kelly Street and Wolfle Street. The Site is currently comprised of a 31,800 square foot warehouse and office building and associated parking lot occupied by a non-profit organization, SCO Family Services.

The purpose of this assessment is to identify recognized environmental conditions (RECs), historic RECs (HREC), and/or controlled RECs (CREC) associated with the Site. A REC, as defined by ASTM E1527-13 is “(1) the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* to the *environment*; (2) the likely presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* or *likely release* to the *environment*; or (3) the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* under conditions that pose a *material threat* of a future *release* to the *environment*.” An HREC is defined as “a previous *release* of *hazardous substances* or *petroleum products* affecting the *subject property* that has been addressed to the satisfaction of the applicable regulatory authority or authorities without subjecting the *subject property* to any controls (for example, *activity and use limitations* or *other property use limitations*). A *historical recognized condition* is not a *recognized environmental condition*.” A CREC is defined as “*recognized environmental condition* affecting the *subject property* that has been addressed to the satisfaction of the applicable regulatory authority, or authorities with *hazardous substances* or *petroleum products* allowed to remain in place subject to implementation of required controls (for example, *activity and use limitations* or *other property use limitations*).”

LiRo prepared this Phase I ESA in conformance with ASTM E1527-13 and the United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) Final Rule. According to the USEPA, the AAI Final Rule is the process of evaluating the environmental conditions of a property and assessing potential liability for any contamination. All appropriate inquiries must be conducted to obtain certain protections from liability under the federal Superfund Law (also known as Comprehensive Environmental Response Compensation and Liability Act [CERCLA]).

This report is intended for the sole use of the User (U Park Garden Glen Cove LLC) unless written approval is granted by the User and LiRo.

1.1 Scope of Work

This Phase I ESA consists of the following tasks:

- Records review;
- Site reconnaissance;
- Interviews; and
- Report preparation.

Records Review - A review of the public records for the Site and the immediate vicinity was conducted to characterize environmental features of the Site and to identify past and present land use activities, on or in

the vicinity of the Site that might indicate the potential for the presence of RECs, HRECs, and/or CRECs. The review of the public records included:

- Evaluation of reasonably ascertainable public records that are practically reviewable and made available to LiRo by regulatory personnel regarding past, present, and pending enforcement actions and investigations at the Site and within the immediate vicinity.
- Evaluation of readily available aerial photographs, Sanborn fire insurance maps, city directories, and topographic maps of the Site and vicinity for evidence suggesting past uses that might have involved hazardous substances or petroleum products. The extent of the review of these resources was limited to information that was practically reviewable within the time and feasibility constraints of this Phase I ESA.

Site Reconnaissance - A Site reconnaissance was performed to identify signs of current and/or historical contamination on or adjacent to the Site, and to evaluate if any evidence of hazardous substances or petroleum product use existed based on the results of the records review. The Site reconnaissance included the following activities:

- A visual reconnaissance of the Site and adjacent properties was performed to observe signs of hazardous substance and/or petroleum spills, stressed vegetation, buried waste, underground storage tanks (UST), aboveground storage tanks (AST), subsidence, transformers and any unusual soil discoloration/stressed vegetation that might be indicative of the possible presence of contaminants on the subject property.
- A walkthrough was conducted on the property.
- Photographs of the Site were taken to document the current use and condition of the property and any significant observations such as unusually discolored soil, stressed vegetation, or other prominent features associated with the property.

Interviews - Where possible, interviews were conducted with appropriate local authorities to consider any local knowledge of hazardous substances or petroleum products on the subject property or on adjacent properties. In addition, the current property owner was interviewed regarding their knowledge of hazardous substances or petroleum products on the subject property or on adjacent properties.

Report Preparation - This task includes the evaluation of the environmental database report, Site conditions observed during the Site reconnaissance, and the Site personnel interviews.

1.2 Significant Assumptions

This Phase I ESA is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities that impaired the environmental status of the property might have occurred that could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the User. However, we note that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

1.3 Limitations and Exceptions

LiRo obtained information through various sources including an environmental database report provided by Environmental Data Resources, Inc. (EDR). It is possible that additional information exists for the property that was not provided to LiRo at the time that this Phase I ESA was prepared. The findings presented in this report are based upon information reasonably ascertainable or visible at the time of the assessment.

1.4 Special Terms and Conditions

This Phase I ESA does not warrant against the following.

- Conditions not visible at the time of the Site reconnaissance;
- Historical information that was not included in the records obtained;
- Information from off-Site contaminant sources not available in public records; and
- Conditions only accessible through Site investigation techniques (i.e., drilling or excavating).

ASTM E1527-13 Phase I ESA non-scope considerations not addressed in this report include biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, air quality unrelated to releases of hazardous substances or petroleum products into the environment, industrial hygiene, lead in drinking water, radon, regulatory compliance, and wetlands.

1.5 User Reliance

LiRo can attest that this Phase I ESA was prepared in accordance with ASTM E1527-13. This report is valid for 180 days after the date of issue, or until such time when new information pertinent to the assessment is obtained by the User or LiRo, whichever is less. The findings, opinions, and recommendations presented in this report are exclusive to the User and the assessed property. Written permission must be obtained from LiRo and the User for use of this report, its findings, opinions, and recommendations by other parties, persons, or firms.

1.6 Reason for Performing a Phase I ESA

According to the USEPA, the AAI Final Rule is the process of evaluating the environmental conditions of a property and assessing potential liability for any contamination. All appropriate inquiries must be conducted to obtain certain protections from liability under the federal Superfund Law (also known as CERCLA). The purpose of this Phase I ESA is to identify RECs, HRECS, CRECS, and environmental issues associated with the Site, as defined in ASTM E1527-13.

This Phase I ESA was prepared solely for use of the User, U Park Garden Glen Cove LLC.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Site address is 1 Alexander Place, located in Glen Cove, Nassau County, New York, as shown on Figure 1. The Site is approximately 1.4 acres, and consists of three tax lots. A copy of the Site Survey provided by SCO Family Services is shown on Figure 2. The Site’s Nassau County tax lot information is Section 22, Block A, Lots 418, 1023, and 204 from the Nassau County Assessor Land Records Viewer (Figure 3). The Site is surrounded by commercial, educational, recreational, and residential-use buildings. The surrounding property usage is detailed in the table below and on Figure 4.

2.2 Site and Vicinity General Characteristics

The Site is located in a suburban setting and surrounded by commercial, educational, recreational, and residential-use buildings. The surrounding property usage is detailed in the table below and on Figure 4.

North	Residential dwellings, Burger King, Elm Avenue
South	Tiegerman Middle School, Cove Sports Academy, Nassau Suffolk Home Supply, residential dwellings, 1 st Street, St. Rocco’s Bakery
East	Residential dwellings, Kelly Street, Wolfle Street
West	Alexander Place, Orchard Laundromat, Sopah Thai Kitchen, State Farm Insurance Agent office, Lorenzo’s Pizza, AJC Container Service, Cedar Swamp Road, bakery, nail salon, Cove Cleaners, Rallye Lexus dealership, Super Express Laundromat

2.3 Current Use of the Property

The Site is currently comprised of a 31,800 square foot warehouse and office building and associated parking lot occupied by non-profit organization SCO Family Services . According to the Nassau County LandRecord database, the one-story warehouse building was constructed in 1960, and additions were constructed between 1980 and 1994.

2.4 Current Uses of the Adjoining Properties

The area surrounding the Site primarily consists of commercial, educational, recreational, and residential-use buildings. The current uses of the properties adjoining the Site are provided in Section 2.2.

2.5 Physical Setting

2.5.1 Topography, Area Geology, and Hydrogeology

According to the USGS 7.5 Minute Series Topographic Map – 2019 Hicksville NY, Bayville, NY, Sea Cliff, NY, and Mamaroneck, NY Quadrangles, the elevation at the Site is approximately 140 feet above mean sea level (amsl).

Based on the Professional Paper 82 titled *The Geology of Long Island* by Myron L. Fuller (provided by United States Geological Survey), dated 1914, the fundamental deposits of Long Island are of the Cretaceous age. Review of the EDR found that a Preliminary Site Assessment (PSA) conducted by the Nassau County Department of Public Works (NCDPW) for a site located at 31 Sea Cliff Avenue (0.397 mi./SSW of the Site) indicated that the geology in the vicinity of the Site consists of the Upper Glacial Aquifer, the Port Washington confining unit, the Port Washington Aquifer, the Lloyd Aquifer, and bedrock. The Upper Glacial aquifer is composed of stratified beds of fine- to coarse-grained sand and gravel with a mix of silt and clay and extends to a depth of about 200 feet below ground surface (ft bgs). The Port Washington confining unit extends about 100 ft below the Upper Glacial Aquifer, and consists of silt and clay with some sand and gravel. The Port Washington Aquifer is approximately 50 ft. thick and is composed of sand and gravel with some amounts of silt and clay, and the Lloyd Aquifer is approximately 200 ft. thick and consists of layers of gravel, sand, sandy clay, silt, and clay. According to the PSA in the EDR, the crystalline bedrock is present at about 550 ft bgs.

According to the U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) STATSGO data summarized in the regulatory agency database report (Appendix A), soil in the area of the Site is described as Urban Land. Urban Land refers to soils that have been altered by human activities, thus making them unidentifiable. Typically, these soils have been mixed with other materials (e.g. brick and concrete), and characteristics can only be determined by on-site investigation.

The Site is located approximately 1.20 miles east of Glen Cove Creek. Based on review of the USGS Hydraulic Conditions Map for Long Island, NY 2013 (*Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers of Long Island, New York in 2016*), and information provided in the regulatory database report, groundwater flow in the vicinity of the Site is assumed to follow surface topography, and flow generally west-northwest towards Glen Cove Creek. A review of ArcGIS "Depth to Groundwater in the New York Metropolitan Area" map revealed one monitoring well (station no. N 1152.1) located within 0.78 mile southwest of the Site, where groundwater depth was reported at approximately 102.33 ft bgs. Further, the USGS Long Island Depth to Water Viewer and Hydraulic Conditions Map reported an estimated water table in the vicinity of the Site to range from 51 bgs to 75 bgs (the same maps report the depth to water to be approx. 101 ft bgs to 125 ft bgs in the area of the monitoring well). Thus, depth to groundwater is expected to be within 51 to 75 feet below grade. The estimated groundwater levels and/or flow directions may vary due to seasonal fluctuations in precipitation, local use demands, geology, underground structures, and dewatering operations. Depth to water was not verified during this Phase I ESA. Drinking water for Long Island is provided by the deeper Magothy Aquifer.

The current United States Fish and Wildlife National Wetlands Index map for the area of the Site was reviewed to determine if the Site is located in a regulated wetlands area. Based on a review of the map and observations made during the Site reconnaissance, the Site is not located within a regulated wetland area.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Site area (Community Panel Number 36059C0126G) was reviewed to assess whether the Site is located within a designated flood plain or flood zone. The Site is located in an unprinted area as of September 11, 2009.

3.0 USER PROVIDED INFORMATION

3.1 Title Record, Environmental Liens or Activity and Use Limitations (AUL)

LiRo did not perform a title or lien search as part of this Phase I ESA. In accordance with ASTM E1527-13, the title and lien search are the responsibility of the User and at the time of this report, no title or lien records were provided to LiRo.

3.2 Specialized Knowledge/Commonly Known or Reasonably Ascertainable Information

No information containing specialized knowledge of the Site was provided during the preparation of this Phase I ESA.

3.3 Owner, Property Manager, and Occupant Information

The Site is currently comprised of a 31,800 square foot warehouse and office building and associated parking lot occupied by a non-profit organization, SCO Family Services. SCO owned the Site since August 2001 under the organization's former name, "St. Christopher-Ottilie." According to the Nassau County LandRecord database, the first floor warehouse building was constructed in 1960, and the second-floor addition was constructed in 1980.

3.3 Previous Environmental Investigations

No previous subsurface environmental investigations were provided to LiRo for review as part of this Phase I ESA.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

The government records search developed by EDR includes federal, state, and local government databases of known or suspected inactive hazardous waste sites; petroleum and chemical bulk storage tank sites; reported spills, including leaking USTs; air pollution point sources; toxic wastewater dischargers; and, hazardous waste generators and treatment, storage, and disposal facilities.

A complete list of the federal and state databases searched by EDR is provided in Appendix A (Radius Report). Provided below is a summary of the sites identified through the federal and state regulatory agency databases review.

Federal, State and City List	Last Update	Site Appears on List	Search Radius	No. of Sites within Search Radius
Federal National Priority List (NPL Superfund)	10/20/2021	No	1 mile	1
Superfund Enterprise Management System (SEMS-ARCHIVE)	10/20/2021	No	½ mile	1
Corrective Action Report (CORRACTS)	9/13/2021	No	1 mile	1
RCRA Small Quantity Generator (SQG)	9/13/2021	No	¼ mile	1
RCRA Very Small Quantity Generator (VSQG)	9/13/2021	No	¼ mile	1
NY State Hazardous Waste Sites (NY SHWS)	8/9/2021	No	1 mile	4
NY Leaking Storage Tank Incident Reports (NY LTANKS)	8/9/2021	No	½ mile	15
NY Underground Storage Tank (NY UST)		No	¼ mile	8
NY Chemical Bulk Storage Database (NY CBS)	6/21/2021	No	¼ mile	1
NY Aboveground Storage Tank (NY AST)		No	¼ mile	3
NY TANKS		No	¼ mile	1
NY Voluntary Cleanup Agreements (NY VCP)		No	½ mile	1
US BROWNFIELDS	6/10/2021	No	½ mile	4
NY Registered Recycling Facility List (NY SWRCY)	9/30/2021	No	½ mile	1
NY Spills	8/9/2021	No	1/8 mile	25
RCRA-Non Generator (NonGen/NLR)	9/13/2021	Yes	¼ mile	4
Record of Decision (ROD)	10/20/2021	No	1 mile	1
NY Drycleaners	9/2/2021	No	¼ mile	1

Federal, State and City List	Last Update	Site Appears on List	Search Radius	No. of Sites within Search Radius
NY Registry of Inactive Hazardous Waste Disposal Sites (NY HSWDS)	1/1/2003	No	½ mile	1
NY Manifest	1/1/2019	Yes	¼ mile	3
NJ Manifest	12/31/2018	No	¼ mile	1
EDR Proprietary Manufactured Gas Plant Database (EDR MGP)		No	1 mile	1
EDR Hist Auto List		No	1/8 mile	4
EDR Hist Cleaner		No	1/8 mile	1

The Site was identified in the following databases:

- RCRA NonGen / NLR – The Site was identified in this database under “Porta Systems Corp” (EPA ID #NYD002055820) and “North Hills Electronics”. The database reports that the Site generated D-coded waste (e.g., ignitable and corrosive waste) in connection to communications equipment manufacturing. The Site received two violations (one general pertaining to generators, and one during a compliance evaluation inspection) between 1991 and 1992.
- Enforcement & Compliance History Information (ECHO) – The Site was identified in the EPA ECHO database under “Porta Systems Corp.” (Registry ID #110004337637). As of December 6, 1991, no violations were identified in the database, and the Site is now considered inactive.
- NY Manifest – The Site was identified in the NY Manifest database as “North Hills Electronics, Inc.” (EPA ID #NYD002055820). The Site generated D- and U-coded waste (e.g., non-listed ignitable wastes, non-listed corrosive wastes, 1,1,1-trichloroethane). The documentation of on-site chlorinated solvent and hazardous waste generation and off-site transportation and disposal poses a potential environmental concern with respect to the Site.

The following subsections provide a discussion of the surrounding properties that were identified in the environmental database report. Off-Site properties that meet the following criteria are discussed in this report:

- Facilities located immediately adjacent to the Site due to their proximity to the Site and the potential for surface water discharges (e.g., stormwater runoff) to enter the Site or through the migration of groundwater onto the Site; and,
- Facilities located topographically or hydraulically upgradient to the Site within the ASTM search radius.

For the purposes of this assessment, groundwater is assumed to flow west-northwest. Facilities that are located downgradient or cross-gradient to the Site (but not immediately adjacent to the Site) are not generally discussed in this report as these conditions are considered to pose a low potential environmental concern to the Site.

4.1.1 Federal National Priority List (NPL Superfund)

The National Priorities List (NPL) is also known as Superfund. It is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

The EDR report identified one NPL site (LI Tungsten Corp. located at Garvies Point Rd., approximately 0.939 mi/WNW) within the ASTM search radius (1 mile). The database indicates that the site is on the Final NPL list due to reported substances such as beryllium, antimony, polychlorinated biphenyls, ammonia, copper, manganese, radium, thorium, uranium, zinc, sodium hydroxide, barium, and cyanides. Although remediation is ongoing at LI Tungsten, the distance and location from the Site (0.939 mi/WNW (hydraulically downgradient)), it is unlikely that this NPL site represents an environmental concern with respect to the Site.

4.1.2 Superfund Enterprise Management System (SEMS)-ARCHIVE

The SEMS-ARCHIVE database tracks sites that have no further interest under the Federal Superfund Program based on available information. The EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites.

The EDR report identified one SEMS-ARCHIVE site (NYSDEC-Remediation-Photocircuits located at 31 Sea Cliff Ave., approximately 0.397 mi/SSW of the Site)) within the ASTM search radius (½ mile). The site (Site ID #0201660 and EPA ID #NYD096920483) is also outlined in Section 4.1.6. Based on the distance from the Site, and assumed hydraulic relationship (crossgradient), it is unlikely that this SEMS-Archive site represents an environmental concern with respect to the Site.

4.1.3 Corrective Action Report (CORRACTS)

The CORRACTS is a list of hazardous waste handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

The EDR report identified one CORRACTS site (NYSDEC- Remediation- Photocircuits located at 31 Sea Cliff Ave., approximately 0.397 mi/SSW) within the ASTM search radius (1 mile). This database lists reports completed for the site (EPA ID #NYD096920483) between 1994 and 2015 Based on the distance from the Site, and assumed hydraulic relationship (crossgradient), it is unlikely that this CORRACTS site represents an environmental concern with respect to the Site.

4.1.4 RCRA Small Quantity Generator (RCRA-SQG)

SQG sites that generate, transport, store, treat, and/or dispose of between 100 kg and 1,000 kg of hazardous waste per month as defined by the Resource Conservation and Recovery Act (RCRA).

The EDR report identified one (1) RCRA-SQG site (S & G Cleaners located at 10 Cedar Swamp Rd., approximately 0.014 mi/W of the Site) within the ASTM search radius (¼ mile). The site (EPA ID #NYD982737678) is listed as generating F-coded waste (e.g., spent halogenated solvents such as tetrachloroethylene (PCE), methylene chloride, trichloroethylene (TCE)).

The presence of a dry cleaning facility in close proximity to the Site is considered a BER.

4.1.5 RCRA Very Small Quantity Generator (RCRA-VSQG)

VSQG sites that generate, transport, store, treat, and/or dispose of less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month as defined by the Resource Conservation and Recovery Act (RCRA).

The EDR report identified one RCRA-VSQG site (Rallye Motors, Inc. located at 20 Cedar Swamp Rd., approximately 0.045 mi/SW of the Site) within the ASTM search radius (¼ mile). The site (EPA ID #NYD013600523) is listed as generating D-coded waste (e.g., ignitable waste). The site received a general generator violation and a non-financial record review violation in 1988. Both violations were addressed to the satisfaction of the EPA. Based on the lack of active violations, it is unlikely that the RCRA-VSQG site represents an environmental concern with respect to the Site.

4.1.6 NY State Hazardous Waste Sites (NY SHWS)

The State Hazardous Waste Sites records are the States' equivalent to CERCLIS. The sites identified in this database might or might not already be listed on the federal CERCLIS list. A summary of the noteworthy sites is provided below.

Listing	Distance (Miles)/Direction	Status/Available Data
Pall Corporation (30-36 Sea Cliff Ave.)	0.392 mi/SSW	This site (Site Code #58533) consists of a construction site (the Pall facility), one manufacturing facility, storage sheds, and parking areas. In the past, the site manufactured filtration products, and chemicals such as tetrachloroethene (PCE) and trichloroethene (TCE) were used. These spent solvents were released into the ground. Operable units OU1 and OU2 indicate that there is contaminated groundwater at the site, and VOCs have spread to the underlying sole-source aquifer, until about 130 ft below ground surface. The site's classification indicates that it poses as a significant threat to the public health or environment, and action is required, including actions pertaining to soil vapor intrusion of off-site structures.
Photocircuits Corporation (31 Sea Cliff Ave.)	0.397 mi/SSW	This site (Site Code #57697) is located south of the Pall Corporation site (across Sea Cliff Ave.), and contains several large, abandoned buildings, which used to manufacture printed circuit boards. Past investigations

Listing	Distance (Miles)/Direction	Status/Available Data
		documented chlorinated organic compounds exceeding groundwater standards. The site became a Class 2 site. Site-related contamination entered the Upper Glacial Aquifer, but the potential for plants or animal species being exposed to these contaminants is unlikely. On-site soils were contaminated with VOCs (e.g., PCE, TCE, and vinyl chloride). The contaminant concentrations trend lower toward the west; however, concentrations were detected in the northwest corner of the site. Like the Pall Corporation site, the site's classification indicates that it poses as a significant threat to the public health or environment, and action is required, including actions pertaining to soil vapor intrusion of off-site structures.
Pass and Seymour (45 Sea Cliff Ave.)	0.435 mi/SSW	This site (Side Code #55788) is located west of the Photocircuits Corp. site and was used as an industrial facility by Slater Electric since 1959. It is currently abandoned. The manufacturing process included a degreasing operation which uses PCE as the solvent, which was stored in two tanks. PCE was found in the soil beneath the site during a preliminary site investigation in August 1996, and a plume of groundwater contamination extends from the site to the north along Glen Cove Creek. The site's classification indicates that it poses as a significant threat to the public health or environment, and action is required, including actions pertaining to soil vapor intrusion of off-site structures.

Although these sites are active NYSDEC Superfund sites, based on their distance from the Site, and assumed hydraulic relationship (cross-gradient), it is unlikely that these NY SHWS sites represent an environmental concern with respect to the Site.

4.1.7 NY Leaking Storage Tank Incident Reports (NY LTANKS)

The NY Leaking Tanks database includes an inventory of reported leaking fuel/chemical storage tank incidents (e.g. tank test failures, tank failure, tank overfills) since April 1, 1986.

The EDR report identified fifteen (15) NY LTANKS sites within the ASTM search radius (½ mile). Of the 15 LTANK sites listed, 9 are located within close proximity (within 0.125 mile) and/or hydraulically upgradient of the Site. A summary of the sites is provided below.

Listing	Distance (Miles)/Direction	Status/Available Data
Bono Residence (27 1 st St.)	0.079 mi/SE	Spill No. 9913119 was assigned to this site on February 17, 2000 as a result of tank failure at a private dwelling. The spill was closed on May 31, 2000.
Glen Cove Water District (Kelly St.)	0.108 mi/ESE	Spill No. 9409395 was assigned to this site on October 13, 1994 as a result of tank test failure. The spill was closed on November 10, 1994.
Glen Cove High School (Desoris Ave.)	0.044 mi/SSW	Spill No. 8706069 was assigned to this site on October 19, 1987 as a result of tank test failure. The spill was closed on June 20, 1988.
Lexus Car Dealership (20 Cedar Swamp Rd.)	0.045 mi/SW	Spill No. 8907042 was assigned to this site on October 17, 1989 as a result of tank test failure. The spill was closed on January 28, 1994.
Rally Lexus (20 Cedar Swamp Rd.)	0.045 mi/SW	Spill No. 1602775 was assigned to this site on June 20, 2016 as a result of tank test failure. AARCO repaired a leak in a vapor recovery line under the tank dispenser and there was no release of product. The spill was closed on July 1, 2016.
Man Products (100 Carney St.)	0.250 mi/SW	Spill No. 8702257 was assigned to this site on June 19, 1987 as a result of tank test failure. The tank was removed on October 27, 1987, and no contamination was found. The spill was closed on November 23, 1988.
Harbor Fuel (10 Seacliff Ave.)	0.296 mi/SSW	Spill No. 8701073 was assigned to this site on May 7, 1987 as a result of tank test failure. The spill was closed on September 9, 1997.
Glen Cove Schools (Cedar Swamp Rd.)	0.360 mi/S	Spill No. 8901128 was assigned to this site on May 5, 1989 as a result of tank test failure. The tank passed the system test after the vent line was replaced. The spill was closed on July 5, 1989.
A-1 Recycling & Salvage	0.437 mi/SSW	Spill No. 9012049 was assigned to this site on

Listing	Distance (Miles)/Direction	Status/Available Data
(45B Seacliff Ave.)		May 6, 1986 as a result of tank test failure. The tank was removed on March 22, 1991. The spill was closed on December 4, 1991.

Based on the regulatory closure of the spills, it is unlikely that these LTANKS sites represent any environmental concern with respect to the Site.

4.1.8 NY Underground Storage Tank Sites (NY UST)

The NY UST database includes an inventory of sites with registered USTs, which are regulated under Subtitle I of the RCRA.

The EDR report identified eight (8) NY UST sites within the ASTM search radius (¼ mile). Of these eight sites, 7 are located within close proximity (within 0.125 mile) and/or hydraulically upgradient of the Site. A summary of the sites is provided below.

Listing	Distance (Miles)/Direction	Status/Available Data
Glen Cove Kelly St. Well (Kelly St.)	0.018 mi/E	This facility (ID No. 001261) is listed as having one active UST installed October 2001. The tank contains fresh / product and is equipped with a double wall steel tank with a product gauge and suction dispense method; however, one leak was detected at an unknown date.
Rallye Lexus, Inc. (20 Cedar Swamp Rd.)	0.045 mi/SW	This facility (ID No. 041132) is listed as having two active USTs. Both tanks were installed December 1989, and one leak is reported for both tanks at an unknown date.
Rallye Lexus (20 Cedar Swamp Rd.)	0.045 mi/SW	This facility (ID No. 21633) is listed as having one unregistered UST in the PBS program (Tank ID #262392). Additionally, the Nassau County Fire Marshall (NCFM) indicates that the site had four removed USTs (installed between May 1968 and June 1979), and one active UST installed on March 14, 1996.
Gulf – C & J Service (297 Glen St.)	0.098 mi/NW	This facility (ID No. 15718) is listed as having two USTs in the NCFM UST database. Both tanks were installed on April 29, 1985 and have since been removed.

Listing	Distance (Miles)/Direction	Status/Available Data
C & J Service Station (297 Glen St.)	0.098 mi/NW	This facility (ID No. 1-000027) is listed as having two active gasoline USTs, both installed on April 1, 1985.
Toffa, Peter (15 Hazel St.)	0.110 mi/WSW	This facility (ID No. 20451) is listed as having one active UST in the NCFM UST database, installed at an unknown date.
Inactive – ANG’s (73 Cedar Swamp Rd.)	0.241 mi/S	This facility (ID No. 32388) is listed as having one removed UST, which was installed on May 1, 1972 and removed after its last test date in 1991.

The Nassau County Fire Marshall UST database identified three leaks that were associated with the USTs on-site at Glen Cove Kelly St. Well and Rallye Lexus, Inc. After further investigation on the NYSDEC Spills Incidents Database, the spills that were associated with the same sites (e.g., Spill No. 8906239 at Kelly Street and Spill Nos. 8904412 and 9515671 at 20 Cedar Swamp Road) have all been closed. Based on the regulatory closure of the spills and the closed status of the other USTs, it is unlikely that the UST sites represent an environmental concern with respect to the Site.

4.1.9 NY Chemical Bulk Storage Tanks (NY CBS)

The NY CBS list show facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or underground tanks of any size.

The EDR report identified listed one NY CBS site (Kelly Street Well Site located at Kelly St., approximately 0.019 mi/E of the Site) within the ASTM search radius (¼ mile). The site (CBS No. 1-000065) is reported to be unregulated / closed. No further information was found about the tank. Based on the lack of violations associated with the CBS site identified above, it is unlikely that the listed CBS site represents an environmental concern with respect to the Site.

4.1.10 NY Aboveground Storage Tank (AST) Sites

The NY AST database includes an inventory of sites with registered ASTs.

The EDR report identified listed three (3) AST sites within the ASTM search radius (¼ mile). Of these three sites, two are located within close proximity (within 0.125 mile) and/or hydraulically upgradient of the Site. A summary is of the sites is provided below.

Listing	Distance (Miles)/Direction	Status/Available Data
Glen Cove Kelly St. Well (Kelly St.)	0.018 mi/E	This facility (ID No. 001261) is listed as having the following ASTs: one 80-gallon sodium hypochlorite AST, and one 325-gallon sodium

Listing	Distance (Miles)/Direction	Status/Available Data
		hypochlorite AST. Both tanks are indoors and aboveground.
Belvedere Stone (61 Cedar Swamp Rd.)	0.188 mi/S	This facility (ID No. 10611) is listed as having an unbranded AST (unit type DB) which was installed on November 25, 1981, and removed after April 1993.

Based on the lack of violations associated with the AST sites identified above, and the distance/location of the remaining site, it is unlikely that the listed AST sites represent an environmental concern with respect to the Site.

4.1.11 NY TANKS

The NY TANKS database contains records of facilities that are or have been regulated under the Bulk Storage Program.

The EDR report identified one NY TANKS site (Lexus Car Dealership located at 20 Cedar Swamp Road, approximately 0.045 mi/SW from the Site) within the ASTM search radius (¼ mile). The site (Facility ID #1-000441) is referred to as “Rallye Lex” and is unregulated / closed in the PBS program. Based on the lack of violations for the site in the NY TANKS database, it is unlikely that it represents an environmental concern with respect to the Site.

4.1.12 NY Voluntary Cleanup Agreements (NY VCP)

The NY Voluntary Cleanup Agreements (NY VCP) database is a listing of New York City voluntary cleanup program sites. The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the sites’ productive use. The program covers virtually any kind of site and contamination.

The EDR report identified one NY VCP site (Pass & Seymour located at 45 Sea Cliff Ave., approximately 0.435 mi/SSW of the Site) within the ASTM search radius (½ mile). The site (Site Code #58706, Registry #130053A) was added to the VCP records on November 30, 2000, and the site owner is reported as “Photocircuits Corporation.” Based on the distance from the Site, and assumed hydraulic relationship (cross-gradient), it is unlikely that this NY VCP site represents an environmental concern with respect to the Site.

4.1.13 US BROWNFIELDS

The US Brownfields database is a listing of Brownfields Sites. Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The EPA’s listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

The EDR report identified four (4) US BROWNFIELDS sites within the ASTM search radius (½ mile). A summary of the sites is provided below.

Listing	Distance (Miles)/Direction	Status/Available Data
Glen Cove Creek Area (Dogleg Creek and Mill Pond Areas)	0.498 mi/WSW	ACRES property ID: 10125 This BROWNFIELDS site is within the Targeted Brownfields Assessment (TBA) program. It is considered hazardous through a Phase II Environmental Assessment completed on or before November 1, 2000. No further information was reported for this site.
79 Hazel Street (79 Hazel St.)	0.227 mi/SSW	ACRES property ID: 122823 This site was entered into the BROWNFIELDS database around December 12, 2003 (Property No. 21 080 10). It is receiving a Hazardous Grant from the EPA. No further information was reported for this site.
T.M. Ber & Associates, Inc. (79 Hazel Ave.)	0.233 mi/SSW	ACRES property ID: 96221 According to the BROWNFIELDS database, the property is a 2-story industrial building/warehouse with a parking lot, constructed in 1937. It was formerly used as a pocketbook factory. A Phase I Assessment conducted on or before July 1, 2008 recommended a Phase II ESA to identify potential contamination from storage drums, offsite industrial uses, and onsite ACM and PCB light ballasts. No further information was reported for this site.
Tweezerman (55 Sea Cliff Ave.)	0.455 mi/SSW	ACRES property ID: 15314 According to the BROWNFIELDS database, the property was formerly used as a manufacturer for precision lenses. No further information was reported for this site.

Based on their distance from the Site, and assumed hydraulic relationship, it is unlikely that these US Brownfields sites represent an environmental concern with respect to the Site.

4.1.14 NY Registered Recycling Facility List (NY SWRCY)

The NY SWRCY database is a listing of recycling facilities.

The EDR report identified one NY SWRCY site (Pass & Seymour located at 45 Sea Cliff Ave, 0.435 mi/SSW of the Site) within the ASTM search radius (½ mile). This site is referred to as “A-1 Recycling and Salvage”. Based on the distance from the Site, and assumed hydraulic relationship, it is unlikely that this NY SWRCY site represents an environmental concern with respect to the Site.

4.1.15 NY Spills

The NY Spills database includes data collected on spills reported to NYSDEC since 4/1/1986.

The EDR report identified 25 NY Spill sites within the ASTM search radius (1/8 mile). A summary of the sites is provided below.

Listing	Distance (Miles)/Direction	Status/Available Data
C&J S/S (297 Glen St.)	0.098 mi/NW	Spill No. 9203012 was assigned on June 5, 1992 when waste oil and possible gas contamination was discovered during a routine tank removal onsite. The spill is still open in the NYSDEC database and was reassigned as of October 28, 2013.
City of Glen Cove (Kelly St.)	0.049 mi/ESE	Spill No. 8906239 was assigned on September 25, 1989 as a result of equipment failure. A leaking pipe produced a sufficient quantity of unknown petroleum in sump. According to the NYSDEC, the spill was diked and contained. The spill was closed on September 26, 1989.
Michael Suozzi Residence (31 First St.)	0.091 mi/SE	Spill No. 9510215 was assigned on November 15, 1995 as a result of equipment failure. A leak from a fuel line was contained, and the fuel line repaired. The spill was closed on November 16, 1995.
Residence (6 Wolfle St.)	0.101 mi/ENE	Spill No. 0810601 was assigned on December 20, 2008 as a result of equipment failure. The spill was closed on May 27, 2009.
Lilco (Wolf St. & Fairmont St.)	0.107 mi/ESE	Spill No. 9204306 was assigned on July 14, 1992 as a result of equipment failure. According to the NYSDEC, a transformer failed, and soil was affected. The spill was closed on July 16, 1992 after the soil was excavated and disposed of, and

Listing	Distance (Miles)/Direction	Status/Available Data
		lab analysis of the soil showed no elevated levels of polychlorinated biphenyls (PCBs).
Vittorio's Pizza (21 Cedar Swamp Rd.)	0.043 mi/SW	<p>Spill No. 1011228 was assigned on February 8, 2011 as a result of a traffic accident. According to the NYSDEC, approximately 20 gallons of oil was discharged to affected surfaces. Miller Environmental responded to the scene for clean-up, and approximately 300 gallons of oily water was recovered from an affected drainage structure, and 500 pounds of regulated solids from affected asphalt surfaces. After remediation, no further action was required. The spill was closed on February 28, 2011.</p> <p>Spill No. 1011229 was assigned on February 8, 2011 as a result of the traffic accident described above (duplicate report by hotline). The spill number was closed on February 8, 2011.</p> <p>Spill No. 1011232 was assigned on February 8, 2011 as a result of the traffic accident described above (reported by Nassau County Fire Marshal). The spill number was closed on February 8, 2011.</p>
Lexus Car Dealer (20 Cedar Swamp Rd.)	0.045 mi/SW	<p>Spill No. 8904412 was assigned on August 1, 1989 when a tank specialist found contamination in a closed dry well while preparing excavation for the installation of tanks. The contamination was cleaned out (approximately 180 yards stockpiled). The spill was closed on November 16, 2007.</p> <p>Spill No. 9515671 was assigned on March 6, 1996 when contaminated soil was found during a routine tank removal of a 4,000-gallon UST. The excavation was investigated by the NYSDEC, and the contamination was removed. The spill was closed on August 14, 1996.</p>
Unknown (27 Cedar Swamp Rd.)	0.049 mi/SSW	Spill No. 1900608 was assigned on April 18, 2019 as a result of equipment failure. The spill

Listing	Distance (Miles)/Direction	Status/Available Data
		was closed on May 6, 2019.
On Road (27 Cedar Swamp Rd.)	0.049 mi/SSW	Spill No. 9810672 was assigned on November 23, 1998 as a result of a failing transformer. The floor drain affected was cleaned out. The spill was closed on October 20, 2000. Spill No. 1010214 was assigned on December 30, 2010 as a result of equipment failure. A pole top transformer blew and spilled dielectric oil all over the sidewalk. The spill was cleaned and closed on March 29, 2011.
Glen Cove Station (And Glen St. Station)	0.055 mi/WNW	Spill No. 9608954 was assigned on October 18, 1996 as a result of equipment failure. Contaminated soil was removed and exported. The spill was closed on February 25, 2002.
Charles of Glen Cove (Glen St.)	0.055 mi/WNW	Spill No. 9009144 was assigned on November 20, 1990 when fuel oil was observed seeping into the basement of a hardware store. The spill was closed on February 15, 2007.
Roadway (Russell Pl./Elm)	0.081 mi/NNW	Spill No. 1203988 was assigned on July 23, 2012 as a result of equipment failure (i.e., main line backup). The spill was closed on July 24, 2012.
Residence (38 Elm Ave.)	0.085 mi/NE	Spill No. 8700551 was assigned on April 20, 1987 as a result of equipment failure. The spill was closed on April 21, 1987.
Vault 4/Roadway (4 Saint Rocco Pl.)	0.092 mi/SSE	Spill No. 1502850 was assigned on June 14, 2015 as a result of equipment failure. The spill was closed on July 22, 2015.
Former Church (34 Cedar Swamp Rd.)	0.094 mi/SSW	Spill No. 0551689 was assigned on December 23, 2005 when end point samples during tank removal revealed exceedance of benzo(a)pyrene. The spill was closed on March 6, 2006.
7 Hazel Street (7 Hazel St.)	0.098 mi/WSW	Spill No. 0202811 was assigned on June 17, 2002 as a result of human error. An underground storage tank was excavated and left on a

Listing	Distance (Miles)/Direction	Status/Available Data
		residential property, and heavy rain events caused the contents to spill. The spill was closed on July 3, 2002.
C&J Service Station (297 Glen Cove-Greenvale)	0.098 mi/NW	Spill No. 0025408 was assigned on February 14, 2001 when the caller witnessed an employee of the service station take a pail of waste oil and prepare to dump it. The spill was closed on January 7, 2002.
Astoria Federal (44 Cedar Swamp Rd.)	0.108 mi/SSW	Spill No. 1215589 was assigned on February 14, 2013 as a result of equipment failure. The spill was closed on August 28, 2013.
15 Hazel Street (15 Hazel St.)	0.110 mi/WSW	Spill No. 0202440 was assigned on April 1, 2002 when a house was demolished to turn the lot into a parking lot for the new Lexus dealership; the tank was never removed and there was a reported odor. The spill was closed on June 7, 2002.
Unknown (Cedar Swamp/2 nd Rd.)	0.117 mi/SSW	Spill No. 0502667 was assigned on June 6, 2005 as a result of equipment failure. The spill was closed on June 6, 2005.
Glen Street Yard (Cedar Swamp/2 nd Rd.)	0.117 mi/SSW	Spill No. 0609810 was assigned on November 28, 2006 as a result of equipment failure. The spill was closed on May 3, 2007.
Unknown (4 2 nd St.)	0.120 mi/S	Spill No. 0551685 was assigned on March 1, 2006 as a result of equipment failure. The spill was closed on August 29, 2006.
Minicozzi Residence (20 Hazel St.)	0.123 mi/SW	Spill No. 0401117 was assigned on May 2, 2004 as a result of equipment failure. The spill was closed on February 18, 2005.
Spinello Residence (20 Grove St.)	0.124 mi/SW	Spill No. 9412745 was assigned on December 22, 1994 as a result of equipment failure (i.e., a pinhole leak in fill line from tank to heater spilled oil). The spill was closed on December 23, 1994.
Roadway (2 Puca Ct.)	0.124 mi/NNE	Spill No. 0911651 was assigned on February 1, 2010 as a result of human error. The homeowner

Listing	Distance (Miles)/Direction	Status/Available Data
		<p>placed used oil tank curbside, and 3 gallons of oil spilled to the road surface. The spill was closed on August 25, 2010.</p> <p>Spill No. 0911630 was assigned on January 30, 2010 in relation to the previously described spill. The old tank was cut, and oil spilled onto the property. No waterways were affected. The spill was closed on August 25, 2010.</p>

Although a site with an open spill is located in close proximity to the Site (C&J Service Station located 0.098 mi/NW of the Site at 297 Glen Street), based on its assumed hydraulic gradient (downgradient), it is unlikely that this site as well as the remaining NY Spills sites represent an environmental concern with respect to the Site.

4.1.16 RCRA-Non Generator (NonGen/NLR Sites)

The RCRA NonGen/NLR database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

The EDR report identified three (3) RCRA NonGen sites within the ASTM search radius (¼ mile). Based on the sites’ current hazardous waste generation status (none), it is unlikely that any of the RCRA NonGen/NLR sites represent an environmental concern with respect to the Site.

4.1.17 Record of Decision (ROD)

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

The EDR report identified one ROD site (LI Tungsten Corp. located at Garvies Point Road (EPA ID NYD986882660)) within the ASTM search radius (1 mile). Reports (not detailed in the database) were submitted for the site through this database from 1999-2016. Based on the distance from the Site, and assumed downgradient hydraulic relationship, it is unlikely that this ROD site represents an environmental concern with respect to the Site.

4.1.18 NY Drycleaners

The NY Drycleaners database provides a listing of all registered dry cleaning facilities.

The EDR report identified one (1) NY Drycleaners site (S & G Cleaners located at 10 Cedar Swamp Road) within the ASTM search radius (¼ mile). This site is reported to generate F-coded waste (e.g., spent halogenated solvents), and is also found in the RCRA-SQG, ICIS, US AIRS, and NY Manifest databases. The site received three air violations from Nassau County. A review of the NYSDEC DECinfo Locator database indicated that this site has an Air Facility Registration Certificate issued by the NYSDEC to “Cove Cleaners” currently located at 10 Cedar Swamp Road (Registration ID No. 1-2805-00122/00002).

According to the certificate, the site currently has a vapor barrier installed with a general exhaust ventilation system in place. The presence of an active dry cleaner in close proximity to the Site with documented use of chlorinated solvents onsite is considered a BER.

4.1.19 NY Manifest

NY Manifest is a database that identifies sites that disposed of hazardous waste and tracks them from the generator through transporters to a treatment, storage, and disposal facility (TSD).

The EDR report identified two (2) NY Manifest sites within the ASTM search radius (¼ mile). It is unlikely that these NY Manifest sites represent an environmental concern with respect to the Site.

4.1.20 NJ Manifest

NJ Manifest is a database that identifies sites that disposed of hazardous waste and tracks them from the generator through transporters to a treatment, storage, and disposal facility (TSD).

The EDR report identified one NJ Manifest site within the ASTM search radius (¼ mile). It is unlikely that this NJ Manifest site represents an environmental concern with respect to the Site.

4.1.21 EDR Proprietary Manufactured Gas Plant Database (EDR MGP)

The EDR MGP database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

The EDR report identified one (1) EDR MGP site (Glen Cove MGP located at Stanco St., appx. 0.146 mile west-southwest from the Site) within the ASTM search radius (1 mile). No further information was found in the database.

Further review of the site using NYSDEC's DECinfo Locator found that the site is referred to as "K – Glen Cove (C) MGP" (Side Code #130089) and is currently active in the State Superfund Program. According to the NYSDEC, the site's former MGP operations began in 1905 and continued through 1929, which contaminated both subsurface soils and groundwater at the site. The contaminants of concern include coal tar. Remedial actions successfully achieved soil cleanup objectives (SCOs) for commercial use, and it currently has an active LIPA electrical substation onsite.

A Site Management Plan was implemented around 2012 to manage residual contamination. A Fish and Wildlife Impact Analysis (FWIA) completed in 2006 concluded that the site contaminants do not pose a current risk to the environment. In addition, sampling indicated that soil vapor intrusion is not a concern on- or off-site.

Although currently in the State Superfund Program, the site is located hydraulically downgradient from the Site, and current site conditions indicate that contamination is controlled; thus, the EDR MGP site does not pose an environmental concern with respect to the Site.

4.1.22 EDR Hist. Auto

The EDR Hist. Auto database includes sites that operated historically as gas stations, auto repair garages, and services stations. This database classifies as “High Risk Historical Records” (HRHR).

The EDR report identified four (4) EDR Hist. Auto sites within the target property search radius (1/8 mile). A summary of the sites that are within close proximity (< 0.125 mi) and/or hydraulically upgradient is provided below.

Listing	Distance (Miles)/Direction	Status/Available Data
Trevi Auto Service Inc. (23 2 nd Street)	0.117 mi/SSE	This site operated historically as a gasoline service station under the name Trevi Auto Service Inc. from 2003-2012.
Valley Transmissions Inc. (369 Glen Street)	0.095 mi/NW	This site operated historically as an automotive transmission repair shop under the name Valley Transmissions Inc. in 2001.
C & J Service Station Inc. (297 Glen Street)	0.098 mi/NW	This site operated historically as a gasoline service station under the name Caz Eds & Franks Service Station from 1969-1976, and C & J Service Station from 1974-2014.
Ceder Brook Gulf Inc. (403 Cambridge Ct)	0.121 mi/NNW	This site operated historically as a gasoline service station under the name Ceder Brook Gulf Inc. from 2007-2014.

The presence of four historical gasoline filling stations and/or auto repair shops in close proximity of the Site (within 0.125 mile) is considered a BER.

4.1.23 EDR Hist. Cleaner

The EDR Hist. Cleaner database includes sites that operated historically as dry cleaners and laundromats. This database classifies as “High Risk Historical Records” (HRHR).

The EDR report identified one EDR Hist. Cleaner site within the target property search radius (1/8 mile). A summary of the site is listed below.

Listing	Distance (Miles)/Direction	Status/Available Data
S & G Cleaners & Tailors Inc. (10 Cedar Swamp Road Ste 14)	0.014 mi/W	This site is reported to have operated from 1991 to 2012. No further records or years are found.

The presence of one historical dry cleaner in close proximity of the Site (within 0.125 mile) is considered a business environmental risk (BER).

4.2 Historical Use Information on the Property/Adjoining Properties

4.2.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps (i.e., Sanborn maps) were obtained from EDR for 1915, 1925, 1931, 1947, and 1972. The maps are provided in the EDR report (Appendix B). A summary of the historical Site and surrounding property operations is provided below.

Year	Comments
1915	<p><u>Site</u> The Site is undeveloped with the exception of a 10” water pipe running from the eastern portion of the Site to a water standpipe associated with Nassau County Water Co. located in the eastern portion of the Site.</p> <p><u>Surrounding Properties</u> <u>North:</u> A “Private Road” with two private dwellings is observed adjacent-north of the Site, as well as a carpenter (“Capr.”). To the northeast of the Site is a two-story building used for trucking, and six structures utilized as wagon sheds, two 2-story private dwellings, and one structure with an auto garage. Further north one block is Elm Avenue, a hotel, bar, barber, and three unidentified structures. Two additional private dwellings and a tool house are observed near Cedar Swamp Road northwest of the Site. <u>South:</u> The areas to the south of the Site are undeveloped. Three private dwellings and an auto garage are observed one block southwest of the Site, and one 2-story dwelling and a structure referred to as “Poultry” were observed two blocks southwest of the Site. <u>East:</u> The areas to the east of the Site are undeveloped. <u>West:</u> Three private dwellings are observed adjacent-west of the Site, accompanied by a “Fr. Auto House.” “Standard Oil Co.” is observed at 1222-1224 Cedar Swamp Road. The property consists of one 2-story building with an office, one “Corporation Studding” shed, one pump house, one structure labeled “H.Cl.”, and two oil tanks.</p>
1925	<p><u>Site</u> The previously noted standpipe located on-site has an updated capacity of 230,000 gallons.</p> <p><u>Surrounding Properties</u> <u>North:</u> Three small existing structures of indiscernible character previously observed adjacent-north of the Site have been demolished, the building labeled “carpenter” is now three auto garages, two storefronts were built northwest of the Site, and the hotel, bar, and barber are now a private dwelling, store, and storage space. <u>South:</u> One dwelling and auto garage are observed adjacent-south of the Site. Multiple private dwellings, stores, and auto garages are observed one block south of the Site. One tile store was observed southwest of the Site. <u>East:</u> An auto garage was observed adjacent-east of the Site, and a shed was observed northeast of the Site. <u>West:</u> The structures observed on the “Standard Oil Co.” property include two auto garages, one oil tank, and a pump house; the existing structure labeled “H.Cl.” was demolished. One block west of the Site (and north of Standard Oil Co.) is a yard referred</p>

Year	Comments
	to as “A. Nigro Lumber Yard,” accompanied with an office, “Piles,” and three areas of lumber storage.
1931	<p><u>Site</u> No changes were observed from the 1925 Sanborn map.</p> <p><u>Surrounding Properties</u> <u>North:</u> Additional dwellings and stores were observed north of the Site. <u>South:</u> A 2-story public school was observed adjacent-south of the Site, including an auditorium. <u>East:</u> Additional dwellings with auto garages, and standalone auto garages were observed adjacent-east of the Site. <u>West:</u> Three stores were observed adjacent-west of the Site. The label for “Standard Oil Co.” is no longer shown on the Sanborn map, and an office was constructed adjacent-south of the property. The lumber yard is also no longer shown on the map. Additionally, a structure referred to as “Slaughter House” was observed next to the tile store one block southwest of the Site.</p>
1947	<p><u>Site</u> No changes were observed from the 1931 Sanborn map.</p> <p><u>Surrounding Properties</u> <u>North:</u> A structure referred to as “Beer Depot” was observed north of the Site, adjacent to Russel Place. A filling station with three tanks was observed at 306 Glen Street, approx. 2 blocks north-northwest of the Site. <u>South:</u> The public school is now referred to as “The Coles Public School” built in 1929. While the area remains heavily residential, a new store was observed south of the Site at 33 Cedar Swamp Rd. <u>East:</u> No changes were observed from the 1931 Sanborn map. <u>West:</u> The property located at 22-24 Cedar Swamp Road is now referred to as “Contractor’s Warehouse.” An existing dwelling located one block west of the Site is now a restaurant, and a church referred to as “St. Hyacinth’s” was noted two blocks southwest.</p>
1972	<p><u>Site</u> The Site is developed with one structure in the southwest portion of the Site (i.e., the original building constructed in 1960 before the additions). The structure is a one-story building referred to as “Electronics Equipment Manufacturing” with offices. The building has unprotected steel framing and fire resistive but has non-masonry floors and roof. There are two automatic sprinkler systems located in the northwestern and southwestern portion of the warehouse.</p> <p><u>Surrounding Properties</u> <u>North:</u> The area adjacent-north of the Site is further developed into one- and two-story residential dwellings with auto garages. <u>South:</u> No significant changes are noted from the 1947 Sanborn maps.</p>

Year	Comments
	<p>East: Additional one- and two-story residential dwellings are observed adjacent-east of the Site, in addition to a large ballpark.</p> <p>West: One two-story building constructed in 1964 is referred to as “PRTG.” (i.e., printing). The building one block west of the Site formerly referred to as “Contractor’s Warehouse” is now noted as “Service”, and a two-story building of indiscernible character was constructed to the north.</p>

The historical use of the Site includes an electronics equipment manufacturer from 1960 to approximately 1972. The former manufacturing operation is considered a REC.

A water standpipe was observed on the Sanborn Maps between 1915 and 1972. It was demolished around 1980 (based on the historical aerial imagery review) to pave the current parking lot. Historic fill of unknown origin and suspect buried structures have the potential to impact the Site, and is considered a BER.

4.2.2 Historical Aerial Photographs

Historical aerial photographs were obtained by EDR for 1938, 1947, 1951, 1953, 1962, 1966, 1974, 1976, 1980, 1985, 1994, 2006, 2009, 2013, and 2017 as presented in Appendix C.

The following is a summary of the Site and surrounding property usage as determined from the aerial photograph review.

Year	Comments
1938	<p>Site: The Site is developed with two paths running northwest to southeast, and a large water standpipe located in the northern portion of the Site. A portion of a structure located south of the Site is included within the southwestern Site boundaries.</p> <p>Surrounding Properties: The surrounding area appears to be mostly residential neighborhoods surrounded by wooden, vacant land. Vacant land appears adjacent-east of the Site, and a large building of indiscernible character (possibly of educational nature) is observed south of the Site. Long Island Railroad tracks are observed west and northwest of the Site, and a manufacturing gas plant is observed approximately 800 ft/WSW of the Site.</p>
1947	<p>Site: The structure located south of the Site was demolished, so the portion of the building included within Site boundaries is no longer observed.</p> <p>Surrounding Properties: The surrounding properties appear as previously noted in the 1938 aerial photograph besides minor changes to the land, existing structures south of the site, and the development of more residential neighborhoods within ¼ mile of the Site.</p>
1951	<p>Site: No change from the 1947 aerial photograph.</p> <p>Surrounding Properties: The area adjacent-west of the Site is developed with structures (commercial in nature) and dwellings, and the area north of the Site is further developed with dwellings.</p>
1953	<p>There are no significant changes to the Site or surrounding properties from the 1951 aerial photograph.</p>

Year	Comments
1962	<p>Site: A one-story structure is observed in the southwestern portion of the Site, and vehicles are parked near the vicinity of the building.</p> <p>Surrounding Properties: The existing buildings located approximately ¼ mi/WNW of the Site have been demolished, as well as the existing manufacturing gas plant west of the Site. Large structures are observed ¼ mi/SW of the Site, and further southwest are industrial buildings with large, paved parking lots.</p>
1966	<p>Site: The western, eastern, and southern portion of the Site are utilized as parking areas for employees.</p> <p>Surrounding Properties: A structure is observed adjacent-west of the Site boundary, and large buildings are constructed west of Cedar Swamp Road. Kelly Street is developed east of the Site near the residential neighborhoods along with tennis courts.</p>
1974	<p>Site: There appears to be no change from the 1966 aerial photograph. The section of the photograph depicting the Site is of poor quality.</p> <p>Surrounding Properties: A baseball field is constructed adjacent-east and south of the Site.</p>
1976	<p>There are no significant changes to the Site or surrounding properties from the 1974 aerial photograph.</p>
1980	<p>Site: The existing Site building received an addition which extended the building into the western portion of the Site. Additionally, the existing water standpipe previously noted in the northern portion of the parking lot is no longer shown on-site.</p> <p>Surrounding Properties: A small structure appeared on the existing baseball field east of the Site. A large structure with a parking lot is observed one block west of the Site, and one large structure is noted three blocks south of the Site.</p>
1985	<p>Site: A paved asphalt lot is observed in the northern portion of the Site.</p> <p>Surrounding Properties: No significant changes are observed from the 1980 aerial photograph.</p>
1994	<p>Site: A rectangular addition is constructed east of the existing Site building.</p> <p>Surrounding Properties: No significant changes are observed from the 1985 aerial photograph besides a small strip mall being constructed one block west of the Site.</p>
2006	<p>Site: There are no significant changes from the 1994 aerial photograph.</p> <p>Surrounding Properties: The baseball field south of the Site is now a paved parking lot for the adjacent school, and a large structure was constructed behind the school.</p>
2009	<p>There are no significant changes to the Site or surrounding properties from the 2006 aerial photograph.</p>
2013	<p>Site: A small structure is observed in the parking lot (identified as an electrical box during the Site reconnaissance).</p> <p>Surrounding Properties: No significant changes are observed from the 2009 aerial photograph.</p>
2017	<p>There are no significant changes to the Site or surrounding properties from the 2013 aerial photograph.</p>

A 230,000-gallon water standpipe associated with Nassau County Water Co. was observed on-site in 1938 (1915 in the Sanborn Fire Insurance maps) until it was demolished around 1980 to pave the current parking lot. Historic fill of unknown origin and suspect buried structures have the potential to impact the Site, and is considered a BER.

4.2.3 Historical Topographic Maps

Historical topographic photographs were obtained by EDR for 1897, 1898, 1900, 1947, 1954/1955, 1967/1968, 1975/1979, 2013, 2016, and 2019 as presented in Appendix D.

The maps generally corroborate the overall development of the Site and the surrounding area presented in the Aerial maps. The Oyster Bay LIRR Branch was observed near the Site since 1897. Structures labeled “Sewage Disposal” was observed less than 1.5 mile west of the Site, adjacent to Glen Cove Creek. However, based on LiRo’s review of historical USGS Topographic Maps, no additional RECs associated with the Site or the surrounding properties were identified.

4.2.4 City Directories

A review of historical city directories from 1972 through 2017 was conducted by EDR. A copy of the historical city directories can be found in Appendix E.

The Site was occupied by three businesses (i.e., North Hills Electronics, North Hills Association, and Intac) from 1972 until 1977. In 1982, only North Hills Association and North Hills Electronics occupied the Site building, until Displex, Inc. also occupied the building in 1987. In 2005, “Saint Christopher Otilie” was noted as the owner, until SCO Family of Services was listed in 2010. From 2014 to 2017, SCO Family of Services and 24 Hr. Locksmith Services operated out of the Site building.

Additionally, the directory indicated that the adjacent property usage consisted primarily of the following: residences located at 2 Alexander Place from 1972 to 2017, and Chiu Technical and Vesuvio Cheese, Inc. located at 7 Alexander Place from 1982 to 1987 until Micronics Technology / Continental Microwave Technology occupied the site from 1992 to 1995. In 2010, “Glen Painting & Contracting”, “Natal Woodworking”, “Omega Marble & Tile Corp.”, & “Wallpapers Unlimited” occupied 7 Alexander Place until only Natal Woodworking remained until 2017.

As discussed above, historical onsite manufacturing operations is considered a REC.

Historical industrial operations of a surrounding property (7 Alexander Place) from 1982 to 2017 is considered a BER.

4.3 Freedom of Information Law Requests

LiRo submitted Freedom of Information Law (FOIL) requests to the USEPA, NYSDEC, New York Department of Health (NYDOH), the Nassau County Department of Health (NCDOH), and Nassau County Fire Commission (Hazardous Materials Division). Copies of the FOIL requests are included in Appendix F.

A summary of the responses received to date is provided below.

- The USEPA provided access to an online database (MyProperty) where public information could be found regarding the Site. Research through this database found that the Site was registered in the Resource Conservation and Recovery Act Information System (RCRA INFO) as “Porta Systems Corp.” (EPA ID #NYD002055820). The National Industry Classification System (NAICS) assigned codes 33429 (“Other Communications Equipment Manufacturing) and 334119 (Other Computer Peripheral Equipment Manufacturing) to the Site, which indicate that the Site engaged in the manufacturing of electronic computers (e.g., mainframes, workstations, laptops, and computer servers) and computer peripheral equipment (e.g., printers, monitors, and terminals). The Site generated ignitable and corrosive waste. The Site has been considered inactive in the RCRA INFO system since circa 1991.
- The NYSDEC requested additional information regarding the Site, and a final response was not received prior to the completion of this report.
- The Nassau County Fire Commission (Hazardous Materials Division) could not find any documents pertaining to environmental incidents at the Site upon a diligent search for records.
- The NYSDOH and the NCDOH acknowledged the FOIL requests, but final responses were not received prior to the completion of this report.

Final responses from the NYSDEC, NYSDOH, and NCDOH were not received prior to the issuance of this Phase I ESA.

4.4 Vapor Migration

ASTM E1527-13 requires the evaluation of vapor migration with respect to the surrounding properties of the Site.

The current uses of the properties surrounding the Site (as observed during the Site reconnaissance) include a laundromat, dry cleaners, nail salon, and Lexus Car Dealership (with an onsite auto repair shop). The Lexus Car Dealership, located at 20 Cedar Swamp Road (approx. 0.045 mi/SW of the Site), currently has an unregistered underground storage tank with no access for inspection, and a closed spill. Also, the historical use of properties in close proximity to the Site include a manufacturing facility (west-adjacent property), four automobile repair facilities/gasoline filling stations, and a dry cleaner.

Based on the current and historical use of the surrounding properties, the potential for vapor migration from offsite sources exists at the Site.

5.0 SITE RECONNAISSANCE

The Site reconnaissance was conducted on December 20, 2021 by Sophia Waxenberg of LiRo. Ms. Waxenberg was accompanied by Mr. Hayden Blades and Mr. Frederick DeMaggio of SCO Family of Services. Mr. Blades (Owner's representative) provided Site access during the Site reconnaissance. The Site reconnaissance included a visual inspection / walkthrough of the Site to identify any evidence of activities or conditions that might be relevant to this assessment. The photographs from the Site reconnaissance are provided in Appendix G.

A brief description of the Site reconnaissance observations is provided below.

Interior Inspection

The Site encompasses approximately 31,800 sf, is irregularly shaped, and is improved by a two-story office building and one-story warehouse. The original one-story warehouse building was constructed in 1960 (as per a property card obtained from the Nassau County Tax Assessor's Land Records Viewer), the first building addition and asphalt parking lot were constructed in 1980, and the second-floor additions were completed prior to 1994. It is currently used as office space for a non-profit organization (SCO Family of Services). A vegetated area bordered by a stone retaining wall were observed in the northwestern portion of the parking lot. The Site generally slopes from east to west, and north to south in the southern portion of the Site. The main entrance is located on the eastern side of the Site building while a side entrance enclosure was installed on the northern side, facing the main parking lot.

The first floor of the main building consists of the main lobby accessible from the eastern side of the Site building, one unisex bathroom on the south side, one men's and one women's bathroom on the north side, one conference room, six offices, janitor's closet, and a mail room. The janitor's closet did not have a slop sink, and one can of metal polish was noted. The second floor of the main building consists of one bathroom, one conference room, two offices, and two open areas with cubicles. Water damage was observed on the ceiling tiles throughout the first-floor offices. The interior finishes of the main building consist of ceiling tiles, carpet, lath and plaster ceilings, and drywall.

The warehouse consists of a one-story open floor plan with over 30 office and cubicle spaces, six bathrooms, kitchenettes, computer/IT room, and conference rooms. The office was active at the time of the walkthrough. Drywall partitions separate the open warehouse space into individual offices and larger shared cubicle spaces. An electrical room observed in the northwestern corner of the warehouse housed a sprinkler system, fire alarm system, electrical panels, and the electrical switch for the automatic generator located on the northern side of the building. A meter provided by Long Island Power Authority for the generator was observed near the electrical panels. Bottles of antifreeze, coolant, de-icer, and bug cleaner were observed in the electrical room. General Electric panels were observed in the closet spaces located in the hallway adjacent to the electrical room. The boiler room located near the electrical room stored bottles of humidifier and industrial strength glass cleaner with ammonia. A slop sink with routine janitorial cleaning supplies (i.e., mops, buckets) was observed adjacent to the boiler and hot water heater. The boiler is a Dunkirk Radiator Corp. low-pressure gas-fired boiler (Serial No. 439700325). An opening in the ceiling allows for proper ventilation of the boiler and hot water heater, which is an A.O. Smith Pro Max Automatic Storage Water Heater built on December 15, 2009 (Serial No. 0950A018821). The hot-water heating system connects to radiators throughout the building. The building is cooled through central air utilizing

approximately twelve Luxaire and Lennox mechanical AC units located on the roof. Ceiling vents were observed throughout the bathrooms and offices. The property card obtained for the Site indicated that there are three chimneys on-site; evidence of one brick chimney was noted in the northern portion of the warehouse (now painted over and half removed). The warehouse building is unfinished and consists of concrete flooring, carpet, cinderblock walls, sheetrock wall partitions, metal joists, two fireproof doors, and steel beam ceilings. Ceiling tiles were also observed in the makeshift individual offices, and water damage was observed throughout.

The 1980 building addition includes one floor east of the existing Site building. The first floor includes a cafeteria with a kitchen and storage room, two large file storage rooms, board room, lobby, and offices. An electric elevator was observed in Staircase B (within the lobby to the building addition) which provides access to the second floor. An Elevator Motor room was noted adjacent to the staircase where the elevator motor was observed in addition to storage of routine janitorial supplies (e.g., garbage can, cleaning supplies, cans of stainless-steel cleaner, bottles of industrial strength glass cleaner with ammonia, glass cleaner, and bathroom cleaner). The elevator is maintained by Nouveau Elevator. No leaking or staining was observed in this room.

Water damage was observed on the ceiling tiles in the cafeteria and the storage room in the cafeteria. A box of 18" fluorescent lights was observed in the storage room, along with various cleaning supplies (e.g., 6 bottles of humidifier, one bottle of Windex glass cleaner, bottles of heavy duty drain opener, disinfectant, insulating foam sealant, stain remover, lock fluid, carpet cleaner, metal polish, and cans of paint and Rustoleum®) and petroleum products (e.g., motor oil SAE 20). Additionally, approximately 10 lead-acid batteries were observed in the storage room. No staining or leaks were observed in the vicinity of the storage room.

The second floor of the building addition was constructed prior to 1994 upon review of historical aerial photographs and consists of approximately eleven offices for SCO Family of Services employees, designated office space (two bathrooms and five offices) for St. Christopher-Ottillie Services employees (a branch of SCO), and open office space for Human Resources. One janitor's closet was equipped with a slop sink, routine cleaning supplies, and electrical panels for the second floor and stock room. Water damaged ceiling tiles were observed throughout the second-floor hallways and offices.

Exterior Inspection

The exterior portion of the Site was inspected as part of the Site reconnaissance. The main entrance is located near the small parking lot associated with Tax Lot 1023, and a side entrance enclosure was installed on the northern side of the Site building, facing the main parking lot. Access to the roof is provided via the southeastern-most staircase of the building. The roof consists of approximately twelve mechanical units manufactured by either Luxaire or Lennox, which provide central air throughout the building.

The Site lot is bordered by chain link fence and stone retaining wall surrounding the property and associated parking lot. The asphalt parking lot associated with the Site was observed in the northern, western, and southwestern portions of the Site. Approximately five storm drains were noted throughout the parking lot.

One 12 cubic-foot rubber garbage bin was observed adjacent-west of the Site building (near the large parking lot). Site representative Mr. Blades indicated that waste is transported off-site to another building for trash collection.

One concrete shed was observed in the northeastern portion of the Site and is currently for equipment and supply storage. The shed consists of concrete and cinderblock walls. Small vents were observed near ground level, and one floor drain was observed near the entrance. Three old lead acid batteries were stored outside the shed entrance, and solid waste (e.g., old tires and empty buckets) was noted adjacent-east of the shed. Numerous petroleum products (e.g., 5-gallon gasoline cans and bottles of motor oil, engine oil, lock fluid, hydraulic jack oil, and gear oil) and hazardous substances (e.g., cans of inverted striping paint, belt dressing, lithium grease lubrication, and Raid™, and bottles of fuel injector cleaner, weed killer, rust cleaner) were observed inside the shed. The presence of a floor drain and vents in the shed along with a rusted sign labeled “Danger - Hazardous Chemicals.” Minimal staining was observed inside the shed near the entrance during the Site reconnaissance. The staining observed is considered a *de minimis* condition.

One severed pipe was observed on the southern side of the warehouse building, accompanied by patching on the existing concrete wall. The use of this pipe is unknown. Near the same wall are four lead cleanout plugs that enable access to the sewer and drain pipe system located below the property.

The National Grid natural gas meter (Serial No. 7309739) was observed on the northern side of the Site building exterior. Just east of the natural gas meter is the Fire Department sprinkler connection and an electrical box associated with the Generac Standby Generator used to provide power to the building. The generator is in good condition. An old, corroded pipe was observed near the generator, but the origins of the pipe are unknown. A large electrical unit was observed in the center of the large parking lot.

A sump pump drainage pit was observed in the northwestern portion of the Site in the vegetated area adjacent to the large parking lot. The pit is enclosed in an aboveground concrete structure covered in vegetation and accessed via metal door. Two drains empty into the pit, which was covered by rocks and dark soil. The Site foreman indicated that a plumber visits the Site annually to check the sump pump.

A portion of the site includes a sliver of vegetated land part of Tax Lot 204. Solid waste from the neighboring laundromat and private dwellings (e.g., old tires, empty buckets, lawn mowers, mirrors, and building material scraps) was observed in this area. The remaining portion of the land that extends out to Cedar Swamp Road is vacant and full of vegetation. The presence of solid waste and garbage located on-site is considered a *de minimis* condition.

The Site is located in an area that is primarily characterized by commercial, residential, and educational use. The Site is bound to the north by residential neighborhoods (e.g., one- and two-story dwellings) and Russell Place, Johnell Place, and Elm Avenue; to the east by Kelly Street followed by residential neighborhoods (e.g., one- and two-story dwellings); to the south by educational and commercial use properties (e.g., Tiegerman Middle School, Cove Sports Academy, and a restaurant); and, to the west of the Site by Alexander Place followed by residential and commercial use properties (e.g., dwellings, Orchard Laundromat, a restaurant, strip mall (including a nail salon and dry cleaners), and Rallye Lexus Car Dealership). The laundromat located adjacent-west of the Site does not provide dry-cleaning services.

The following *de minimis* conditions were identified as a result of the December 20, 2021 Site inspection:

- The Site inspection revealed evidence of water infiltration/water damage and potential mold-impacted building materials throughout the Site building (first and second floors of the building additions and the first-floor warehouse area).
- Solid waste and garbage discarded onsite from the neighboring laundromat and private dwellings was observed during the Site reconnaissance.

5.1 Methodology and Limiting Conditions

A visual inspection/walkthrough was conducted at the Site and the surrounding properties.

5.2 Observations

The following sections summarize the observations made during LiRo's Site reconnaissance.

5.2.1 Current Uses of the Property

The Site is currently comprised of a 31,800 square foot warehouse and office building and associated parking lot occupied by a non-profit organization, SCO Family Services (SCO). According to the Nassau County LandRecord database, the one-story warehouse building was constructed in 1960, and additions were constructed between 1980 and 1994.

5.2.2 Hazardous Substances and Petroleum Products in Connection with Identified Uses

Numerous petroleum products (e.g., 5-gallon gasoline cans and bottles of motor oil, engine oil, lock fluid, hydraulic jack oil, and gear oil) were observed inside the shed north of the Site building. Old lead-acid batteries were observed outside of the shed.

Bottles of motor oil (SAE 20) were observed in the cafeteria storage room in the 1980 building addition. Approximately 10 lead-acid batteries were observed in the storage room. No staining or leaks were observed in the vicinity of the chemicals during the December 20, 2021 Site reconnaissance.

5.2.2 Storage Tanks

Storage tanks were not observed during the December 20, 2021 Site reconnaissance.

5.2.3 Heating/Cooling

The boiler room is located near the electrical room on the main floor of the warehouse building. The boiler is a Dunkirk Radiator Corp. low-pressure gas-fired boiler (Serial No. 439700325). An opening in the ceiling allows for proper ventilation of the boiler and hot water heater, which is an A.O. Smith Pro Max Automatic Storage Water Heater built on December 15, 2009 (Serial No. 0950A018821). The hot-water heating system connects to radiators throughout the building. The building is cooled through central air through approximately twelve Luxaire and Lennox mechanical AC units located on the roof.

5.2.4 Drains or Pits

A sump pump drainage pit was observed in the northwestern portion of the Site in the vegetated area adjacent to the large parking lot. The pit is enclosed in an aboveground concrete structure covered in vegetation and accessed via metal door. Two drains empty into the pit, which was covered by rocks and dark soil. The Site foreman, Mr. Frederick DiMaggio, indicated that a plumber visits the Site annually to check the sump pump.

Approximately five storm drains were observed throughout the large and small parking lots. Four lead cleanout plugs were observed near the southern side of the Site building, which enable access to the sewer and drain pipe system located below the property.

5.2.6 Odor

No odors were observed on Site during the December 20, 2021 Site reconnaissance.

5.2.7 Pools of Liquid

No pools of liquid were observed on Site during the December 20, 2021 Site reconnaissance.

5.2.8 Drums

Drums were not observed during the December 20, 2021 Site reconnaissance.

5.2.9 Polychlorinated Biphenyls

LiRo documented observed suspect PCB-containing materials throughout the Site (i.e., within accessible areas only). The Owner's representative indicated that fluorescent light fixtures were used throughout the Site building; however, ballasts were not observed. Additionally, PCBs may be present in historic fill and suspect buried structures/debris.

5.2.10 Surface Depressions, Ponds, and Lagoons

No surface depressions, ponds, or lagoons were observed during the December 20, 2021 Site reconnaissance.

5.2.11 Stained Soil or Pavement

Minor staining was observed in the shed during the December 20, 2021 Site reconnaissance.

5.2.12 Stressed Vegetation

Stressed vegetation was not observed during the December 20, 2021 Site reconnaissance.

5.2.13 Solid Waste

Solid waste (e.g., old tires and empty buckets) was observed adjacent-east of the shed in the northern portion of the Site. One 12 cubic-foot rubber garbage bin was observed adjacent-west of the Site building (near the large parking lot). Site representative Mr. Blades indicated that waste is transported off-site to another

building for trash collection.

A portion of the site includes a sliver of land part of Tax Lot 204. Solid waste from the neighboring laundromat and private dwellings (e.g., old tires, empty buckets, lawn mowers, mirrors, and building material scraps) was observed in this area.

5.2.14 Wastewater

The building's sewer piping has been connected to the city municipal sewers and is serviced with water underground from the City of Glen Cove. No odors were observed.

5.2.15 Wells

No wells were observed during the December 20, 2021 Site reconnaissance.

5.2.16 Suspect Asbestos Containing Materials (ACM)

LiRo observed suspect ACM such as 2' x 4' ceiling tiles and 9' x 9' vinyl floor tiles.

5.2.17 Suspect Lead-Based Paint

Suspect lead-based paint was not observed during the Site reconnaissance.

5.2.18 Other Environmental Concerns

Visible water damage was observed throughout the office ceiling tiles and some floor tiles on the first and second floors.

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6.0 INTERVIEWS AND QUESTIONNAIRE

As part of this Phase I ESA, LiRo conducted an interview regarding the Site's historical operations and potential environmental concerns relative to the Site. Additionally, LiRo provided a questionnaire to the User (U Park Garden Glen Cove, LLC c/o Liberty Miracle Limited) for completion.

6.1 Interview

LiRo conducted an interview with Mr. Hayden Blades, the Owner's representative and the Vice President of Facilities and Property Management for SCO Family of Services. According to Mr. Blades, the Site was formerly an industrial/manufacturing operation approximately 30 years ago (name unknown). Additionally, he confirmed that the on-site building utilized fluorescent light fixtures but was not aware of any asbestos containing building materials or lead based paint on-site. He confirmed that the building was served by local water, sanitary, and stormwater utilities, and was not aware of any septic/cesspool systems located at the Site in the past.

6.2 User Questionnaire

LiRo provided the User Questionnaire to Ms. Jennifer Chen of U Park Garden Glen Cove, LLC (c/o Liberty Miracle Limited) for completion. The User Questionnaire was not completed prior to the completion of this report.

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7.0 FINDINGS AND CONCLUSIONS

Based on the information evaluated during this Phase I ESA, the following RECs were identified in association with the Site:

- Historical Site Use - The historical uses of the Site include an electronic equipment manufacturer (North Hills Electronics) from 1960 to approximately 1972 (identified in the historical Sanborn Fire Insurance maps), and computer and electronic product manufacturer from 1972 to approximately 1991 (Porta Systems Corp. identified in the EDR and United States Environmental Protection Agency (USEPA) database). Documented on-Site hazardous waste generation and disposal, including chlorinated solvents, and historical manufacturing operations may have contributed to subsurface contamination.

Business Environmental Risks (BERs)

Although technically not defined as a REC, the following conditions are considered BERs with respect to the Site:

- Historical Use of Surrounding Properties – Several high environmental risk facilities such as a printing/manufacturing facility on the west-adjacent property (Continental Microwave Technology/Natal Woodworking), four gasoline filling stations and auto repair facilities, and one dry cleaning facility operated within close proximity to the Site historically.
- Historical Fill - A review of historical sources (e.g., historical aerial photographs and Sanborn Fire Insurance maps) indicate that a 230,000-gallon water standpipe associated with Nassau County Water Co. was observed onsite from 1915 until it was demolished around 1980 to pave the current parking lot. Historic fill of unknown origin and suspect buried structures, as well as the potential use of lead-based paint (based on the age of the former structure and use), have the potential to impact the Site.
- Asbestos-Containing Materials, Lead-Based Paint, and PCBs - Suspect ACM, LBP, and PCBs associated with buried structures/debris, historic fill material, and on-Site structures.

De minimis Conditions

The following conditions are considered *de minimis* conditions with respect to the Site:

- Water Damage and Potential Mold-Impacted Building Materials - The Site inspection revealed evidence of water infiltration/water damage and potential mold-impacted building materials throughout the Site building (first and second floors of the building additions and the first-floor warehouse area).
- Solid Waste and Garbage Disposed of/Stored Onsite - Solid waste and garbage discarded onsite from the neighboring laundromat and private dwellings was observed during the Site reconnaissance.

Data Gap:

LiRo identified the following data gaps that might affect the evaluation of RECs associated with the Site:

- Final responses from the NYSDEC, the New York State Department of Health (NYSDOH), and the Nassau County Department of Health (NCDOH) were not received prior to the issuance of this Phase I ESA. If any pertinent information is provided in the agency's responses, LiRo will prepare an addendum summarizing these findings.

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8.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part.

We possess the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The Qualifications for the following Environmental Professionals is included Appendix I.

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