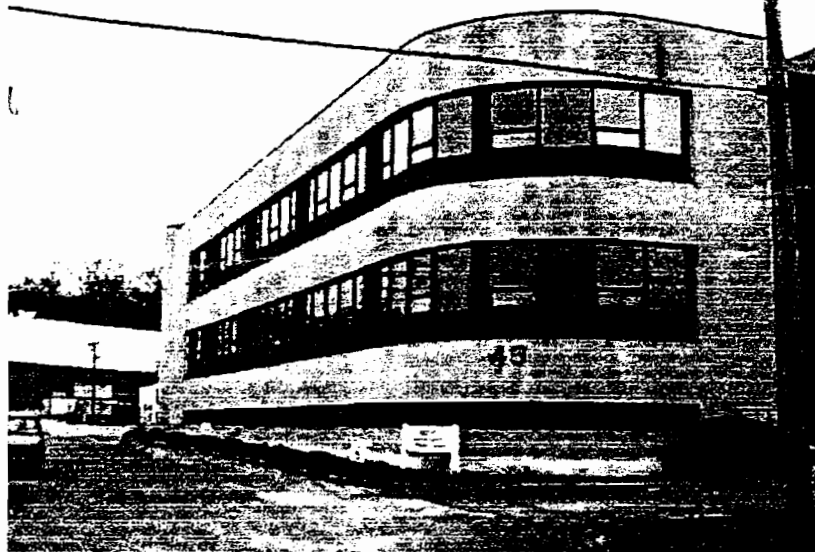


PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property located at 45 Sea Cliff Avenue

in Glen Cove, New York



Prepared for Fletcher, Sibell, Migatz, Burns & Mulry

April 4, 1996

*TABLE OF CONTENTS AND REPORT FORMAT FOR
MKA PHASE I ENVIRONMENTAL SITE ASSESSMENT*

A. EXECUTIVE SUMMARY

B. INTRODUCTION

- 1. Purpose*
- 2. Limiting Conditions and Methodology Used*

C. SITE DESCRIPTION

- 1. Location and Legal Description*
- 2. Site and Vicinity Characteristics*
- 3. Information (if any) Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience (pursuant to Section 5)*
- 4. Current Uses of the Property*
- 5. Historical Usage of the Property (to the extent identified)*
- 6. Current and Past Uses of Adjoining Properties (to the extent identified)*
- 7. Descriptions of Structures, Roads, Other Improvements on the Site (including heating/cooling system, sewage disposal, source of potable water)*

D. RECORD REVIEW

- 1. Standard Environmental Record Sources, Federal and State*
- 2. Summary of Environmental Records Review*
- 3. Physical Setting Sources*

E. *INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS*

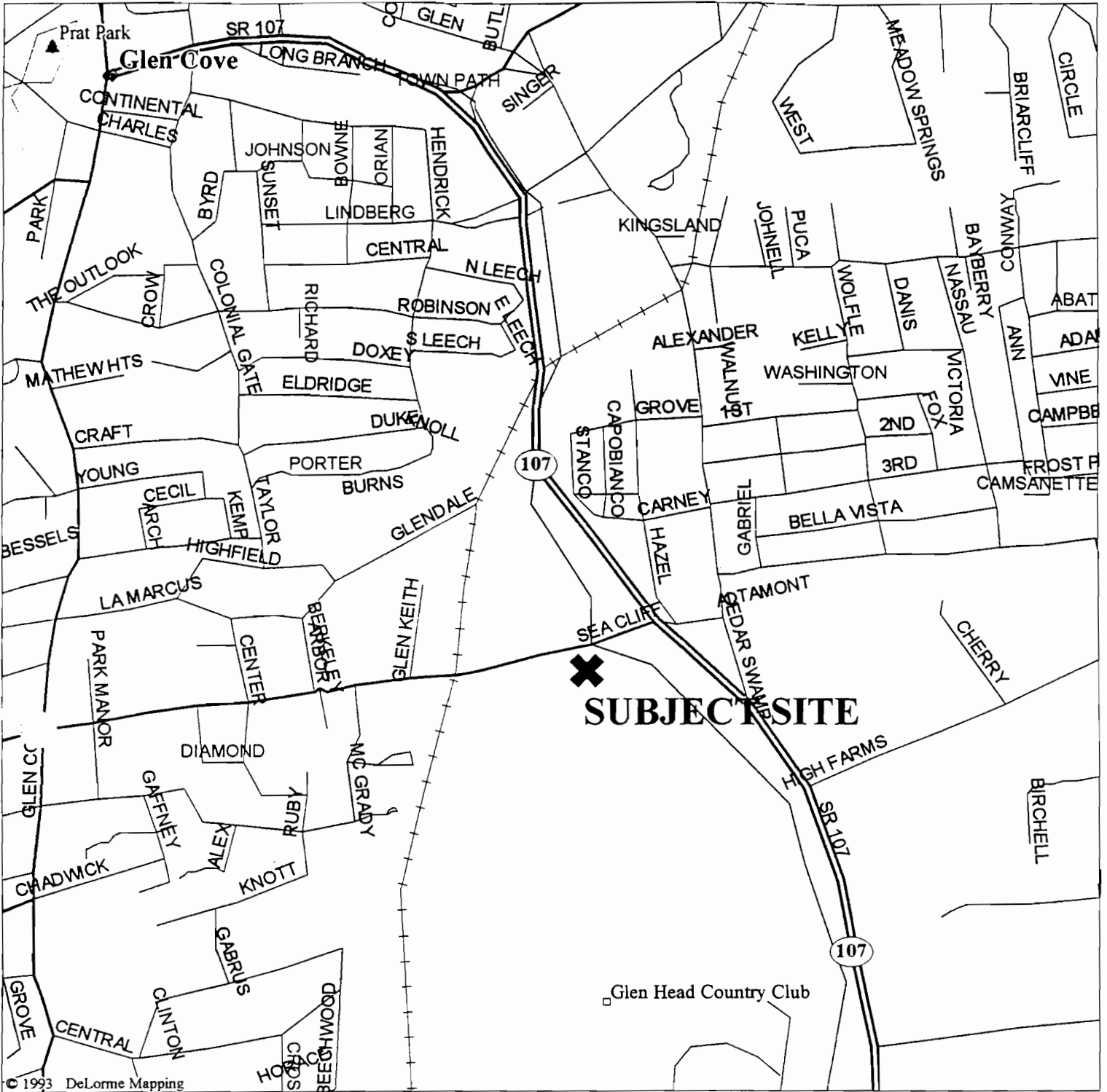
1. *Physical Site Inspection*
2. *Current Uses of Property*
3. *Past Uses of Property*
4. *Potential Asbestos Containing Materials (PACM)*
5. *Above Ground Tanks*
6. *PCB's*
7. *Drums (Interior or Exterior)*
8. *Stains or Corrosion*
9. *Pools of Liquid (if any)*
10. *Odors*
11. *Interior Wall Coverings (if Lead Based Paint is an issue)*
12. *Radon*
13. *Underground Storage Tanks*
14. *Solid Wastes*
15. *Stressed Vegetation*
16. *Sumps, Pits, Ponds, Lagoons or Wetlands (if any)*
17. *Waste Water*
18. *Wells (if any)*
19. *Underground Injection Control*
20. *Possibility of Migrating Hazardous Substances*
21. *Additional Concerns (if any)*
22. *Interviews*

F. *FINDINGS AND CONCLUSIONS*

G. *SIGNATURES OF ENVIRONMENTAL PROFESSIONAL*

H. *PROFESSIONALS QUALIFICATIONS*

I. *APPENDICES*



© 1993 DeLorme Mapping

- LEGEND**
- State Route
 - Geo Feature
 - Population Center
 - Street, Road
 - Major Street/Road
 - State Route
 - Railroad
 - River
 - Open Water

Scale 1:10,938 (at center)

1000 Feet

200 Meters

SITE LOCATION MAP
 Mag 15.00
 Thu Apr 04 13:43:36 1996

A. EXECUTIVE SUMMARY:

The property is located at 45 Sea Cliff Avenue in Glen Cove, New York. The property is approximately 7.5 acres in size. There are eight (8) industrial buildings on the site which total 122,000 square feet in size. The main building is divided into four buildings and is 72,000 square feet (see site survey and main building survey). The buildings are presently vacant.

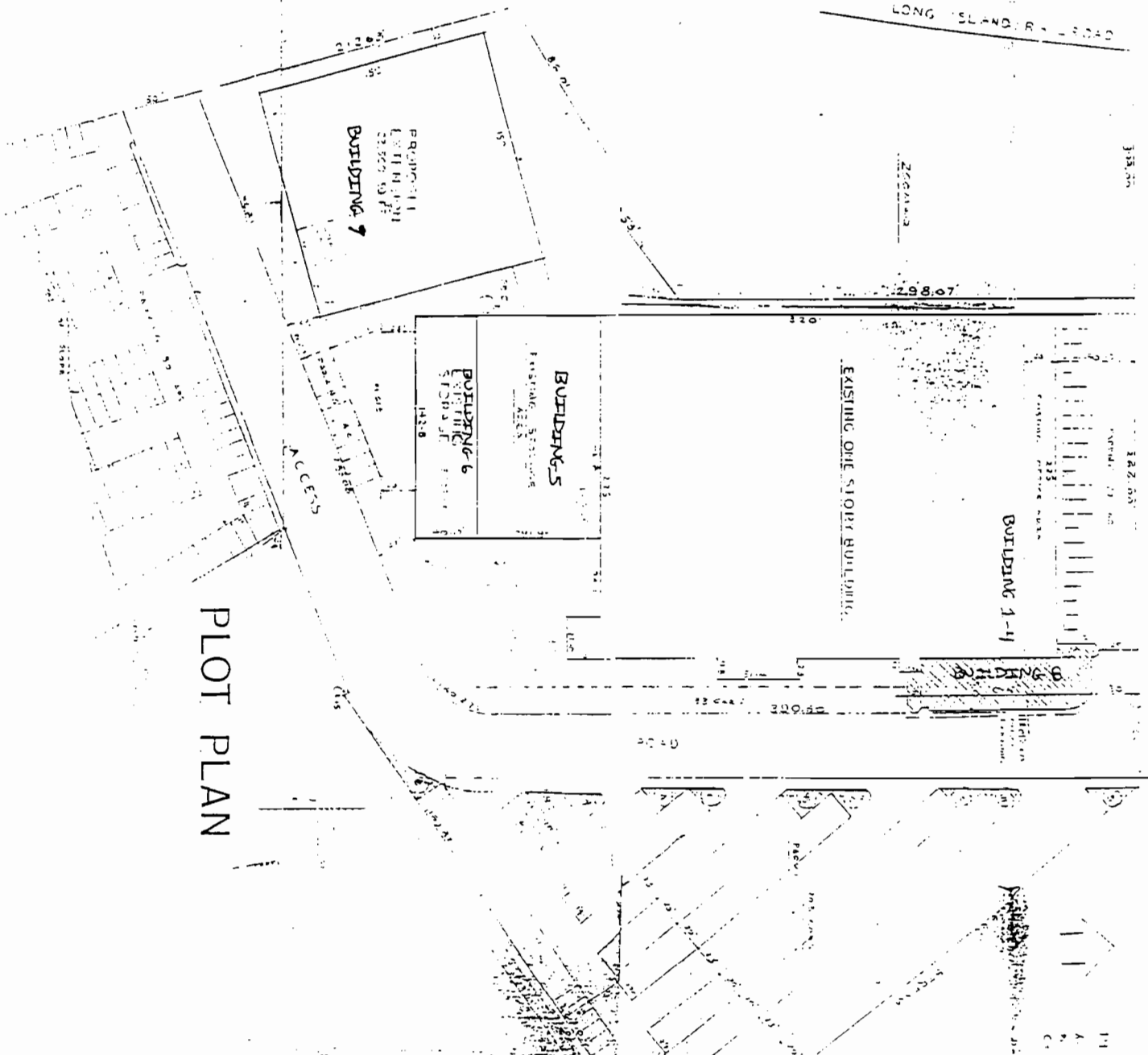
It was determined from the physical site inspection, records review and interviews that there were recognized environmental conditions with regard to the subject site. Recognized environmental conditions are those conditions which could adversely effect the environmental integrity of the property.

The facility was previously utilized by the Slater Electric Company (which became the Pass & Seymour Company), for the manufacture of electrical wiring devices. It has been recommended by the Nassau County Department of Public Works that the Pass & Seymour site be listed as a NYSDEC Class II Inactive Hazardous Waste Site due to on-site soil and groundwater contamination by tetrachloroethene and dichloroethene (according to the NCDPW report titled "Engineering Investigations at Inactive Hazardous Waste Sites, Preliminary Site Assessment at the Sea Cliff Avenue Industrial Area)". However, the confirmed presence of volatile organics in the soil and groundwater at the site does not necessarily indicate that the NYSDEC will, as a matter of course, designate the site as a Class II Inactive Hazardous Waste Site. The NYSDEC policy regarding such classification has been modified over the past several months and any additional, recent information on soil and groundwater quality at the site would be considered in reaching a determination by the NYSDEC regarding site classification. Only one of the eleven most recent soil samples exceeded soil cleanup objectives. Two of the three on-site groundwater monitoring wells exceeded the maximum contaminant level. However, lack of contaminants in one well indicated the probability of no upgradient source of further contamination. This could indicate that on-site soil remediation may eliminate groundwater contamination at the site. In fact, such contamination may eventually be eliminated as a result of on-going groundwater flow.

There were four (4) 55 gallon drums of oil noticed in the boiler room. None of these drums showed any signs of chemical staining or leakage. There were no above ground storage tanks noticed inside the buildings. There were no signs of friable Potential Asbestos Containing Material (PACM), noticed inside the buildings. The building is heated by oil and there is one (1) 20,000 gallon underground heating oil tank on the subject site. This tank was installed in 1977 and is properly registered with the Nassau County Department of Health. There were no outside above ground tanks or any outside 55 gallon drum storage areas noticed on the subject site. There were four (4) above ground electrical transformers noticed on the site, none of which showed any signs of chemical staining or leakage. There were no signs of severely stressed vegetation or soil contamination noticed on the subject site.

Further consultation with the Nassau County Department of Health and the NYSDEC would be necessary to determine further required classification and remediation plans.

LONG ISLAND R. ROAD



PLOT PLAN

PLANNING SHEET
A. 1st - 2nd - 3rd - 4th - 5th - 6th - 7th - 8th - 9th - 10th - 11th - 12th - 13th - 14th - 15th - 16th - 17th - 18th - 19th - 20th - 21st - 22nd - 23rd - 24th - 25th - 26th - 27th - 28th - 29th - 30th - 31st - 32nd - 33rd - 34th - 35th - 36th - 37th - 38th - 39th - 40th - 41st - 42nd - 43rd - 44th - 45th - 46th - 47th - 48th - 49th - 50th - 51st - 52nd - 53rd - 54th - 55th - 56th - 57th - 58th - 59th - 60th - 61st - 62nd - 63rd - 64th - 65th - 66th - 67th - 68th - 69th - 70th - 71st - 72nd - 73rd - 74th - 75th - 76th - 77th - 78th - 79th - 80th - 81st - 82nd - 83rd - 84th - 85th - 86th - 87th - 88th - 89th - 90th - 91st - 92nd - 93rd - 94th - 95th - 96th - 97th - 98th - 99th - 100th

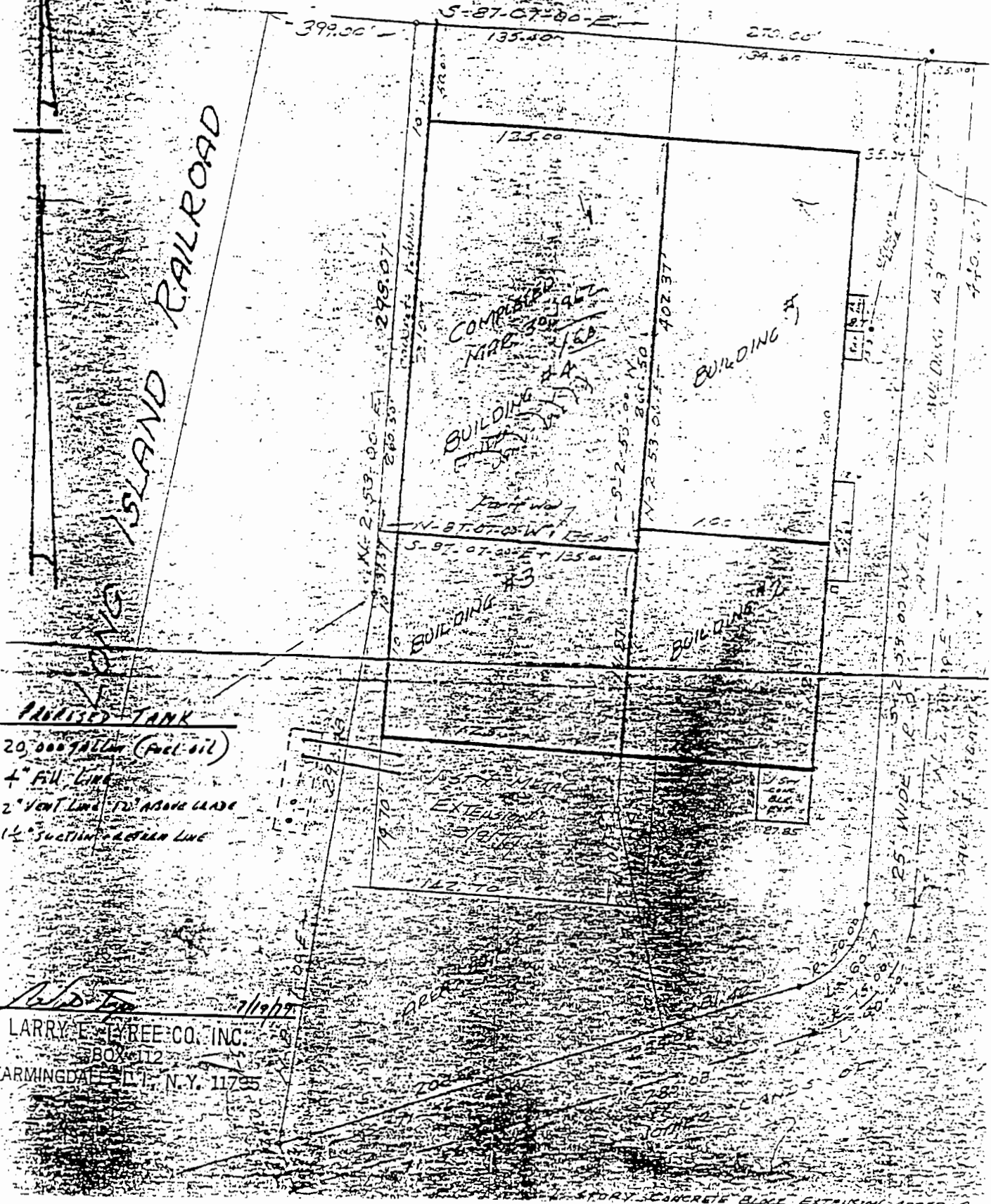
TYPICAL CORNER
PLANNING PLAN
SCALE 1" = 100'

SERIAL NOTES

Area of site	22,500 sq. ft.
Area of exhibition area	14,470 sq. ft.
Area of parking building	4,230 sq. ft.
Area of proposed extension	6,530 sq. ft.
Percentage of increase	29%
Project	11,425 sq. ft. 100'
Reason provided	See provisions
Condition	17' front set back from building

APPROVED
CITY OF NEW YORK
DEPT. OF PLANNING
STREET AND ADMINISTRATION
SP 19188
11/20/77

SEA CLIFF AVENUE



PROPOSED TANK
 20,000 GALLON (Fuel oil)
 4" Fill Line
 2" Vent Line TO ABOVE GRADE
 1/2" Suction RETURN LINE

11/19/67
LARRY E. TREE CO. INC.
 BOX 112
 FARMINGDALE, L.I., N.Y. 11735

MAIN BUILDING SURVEY

B. INTRODUCTION:

1. Purpose:

The general purpose of this Phase I Environmental Site Assessment is to determine whether or not the property is subject to certain recognized environmental conditions which may effect property use or increase the risk of liability exposure associated with the property. Recognized environmental conditions include the presence or possible presence of hazardous substances or petroleum related products that indicate an existing release , past release, or a significant threat of a release into structures on the property, into the ground, groundwater or surface water. Recognized environmental conditions can include past uses, disposal practices, spills, off-site contamination, and regulatory compliance.

The findings and conclusions of this report can be found in Sections F. Sections C, D, E describe the property, reviews records related to the property and contains information gathered during site reconnaissance and interviews. MKA Phase I Site Assessments are prepared by environmental professionals, supervised by Professional Engineers. Signatures and qualification statements can be found in Sections G and H of this report.

2. Limiting Conditions and Methodology Utilized:

The limiting conditions and methodology used in preparing this Phase I Environmental Site Assessment Report are those contained in ASTM Standard E1527-93. This practice does not address requirements of any state or local laws or any federal laws other than the appropriate inquiry provisions of CERCLA's "Innocent Landowner Defense". Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

The report is not, and should not be construed as, a guaranty, warranty, or certification of the presence or absence of any toxic substances, (which can be made only with testing), and contains no formal plans or recommendations to rectify or remediate the presence of any toxic substances, (which may be subject to regulatory approval). No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice under ASTM Standards is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property.

Except for acts and omissions by Middleton, Kontokosta Associates Ltd. (MKA), or its employees which are shown to be grossly negligent and which represent intentional misconduct, Fletcher, Sibell, Migatz, Burns & Mulry P.C. has agreed, to the maximum extent permitted by law, to hold harmless and indemnify MKA from and against any and all claims and liabilities arising in respect to the Environmental Site Assessment performed by MKA on behalf of Fletcher, Sibell, Migatz, Burns & Mulry. All liability on the part of MKA shall be limited solely to the cost of this report. MKA shall have no liability for any other damages, whether consequential, compensatory, punitive, or special arising out of, incidental to, or as a result of this report. MKA assumes no liability for the use of this report by any person or entity other than the client for whom the report was prepared.

C. SITE DESCRIPTION:

1. Location and Legal Description:

The subject site is located at 45 Sea Cliff Avenue in Glen Cove, New York. The property is 7.5 acres in size (327,835 square feet), and is zoned for industrial usage.

2. Site and Vicinity Characteristics:

The property site and vicinity characteristics listed below were analyzed utilizing a current USGS 7.5 Minute Topographic Map. This information is useful in determining the grade and topography of the subject site. It was determined that the property is primarily flat and there were no slopes, depressions or rolling hills observed on the subject site. The site has been graded for industrial usage and slopes on the subject site range from 0 to 3 percent.

3. Information Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience:

No information concerning any environmental liens that may be currently recorded against the property was reported to MKA. Moreover, no specialized knowledge or experience related to recognized environmental conditions at the property was reported to MKA prior to site examination.

4. Current Uses of the Property:

The current use of the property is industrial. The property is approximately 7.5 acres in size. There are eight (8) buildings on the site which total 122,000 square feet size. The main building is divided into four buildings and is 72,000 square feet (see site survey and main building survey). The buildings are presently vacant.

5. Historical Usage of the Property:

The purpose of reviewing historical use sources is to identify any prior use of the property or adjoining properties, which could lead to the presence of recognized environmental conditions that may adversely effect the property. In reviewing all reasonably ascertainable standard historical sources from the present to 1920, it was determined that the original building was constructed in 1963 and four additional buildings were added between 1970 and 1983. These buildings were utilized by the Slater Electric Corporation (a manufacturer of electrical wiring devices), and the Pass and Seymour Company since that time. Prior to 1963, it is believed that the property was vacant land.

6. Current and Past Uses of the Surrounding Properties:

The past and current use of the adjoining properties is industrial. The property is bordered on all sides by industrial properties. The property borders are as follows:

North - *The property is bordered to the north by Sea Cliff Avenue, the August Thomsen (a manufacturer of decorative cake baking equipment), building and the Associated Drapery building.*

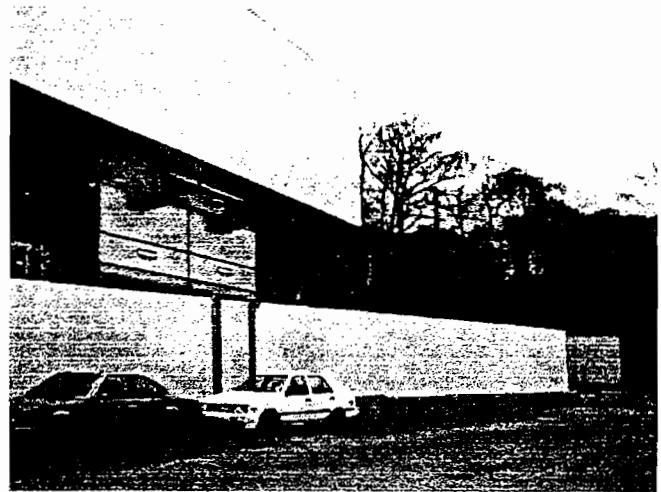
South - *The property is bordered to the south by a Photocircuits building and the Glen Head Country Club.*

East - *The property is bordered to the east by the Glen Cove Creek and the Photocircuits Corporation Headquarters.*

West - *The property is bordered to the west by the Tweezerman Corporate building.*



BORDER TO THE NORTH



BORDER TO THE SOUTH



BORDER TO THE EAST



BORDER TO THE WEST

7. General Description of Structure;

A. Improvements;

The property is approximately 7.5 acres in size. There are eight (8) buildings on the site which total 122,000 square feet size. The main building is divided into four buildings and is 72,000 square feet (see site survey and main building survey). The buildings are presently vacant.

B. Heating and Cooling System;

The building is heated by an oil fired heating system. There are overhead heaters in the manufacturing areas and overhead duct heating units in the office areas.

C. Roads;

The subject site is entered via Sea Cliff Avenue which is located to the north of the site.

D. Potable Water Supply;

The potable water supply comes from the municipal water supply system. There were no on-site drinking water supply wells noticed on the subject site.

E. Sewage Disposal;

The buildings are connected to the municipal sewer system.

D. RECORD REVIEW:

I. Standard Environmental Record Source, Federal and State:

In preparing this Phase I Environmental Site Assessment Report the following reasonably ascertainable standard environmental record sources were reviewed:

<i>Federal NPL Site List</i>	-	<i>Within 1 mile</i>
<i>Federal RCRA-TSD Generators List</i>	-	<i>Within 1 mile</i>
<i>Federal CERCLIS List</i>	-	<i>Within 1/2 mile</i>
<i>Federal RCRA Generators List</i>	-	<i>Property and Surrounding Properties</i>
<i>State List of Inactive Hazardous Waste Sites</i>	-	<i>Within 1 mile</i>
<i>State Spill List</i>	-	<i>Within 1/4 mile</i>
<i>Local Records</i>	-	<i>Waste Sites, Landfills, Underground Storage Tanks, Emergency Releases Contaminated Wells</i>
<i>Local Sources</i>	-	<i>Department of Health, Fire Department, Planning Department, Water/Electric Utility Company</i>

2. Summary of Environmental Records Review:

NPL:

The National Priorities List did not indicate the presence of any USEPA confirmed hazardous waste facilities within a mile radius of the subject site.

RCRA-TSD:

The USEPA RCRA-TSD (Treatment, Storage or Disposal), database did not indicate the presence of any treatment, storage or disposal facilities within a mile radius of the subject site.

CERCLIS:

The site directly to the east was identified as a USEPA CERCLIS (Comprehensive Environmental Responsibility Cleanup Liability Information Systems), site. This site was identified as:

Photocircuits: 31 Sea Cliff Avenue, Glen Cove:

It should be noted that negotiations are presently underway to determine that nature and extent of the contamination at this site as well as applicable remedial techniques for the cleanup of this site.

RCRA HAZARDOUS WASTE GENERATORS LIST:

The subject site as well as the site to the east and southwest were identified as RCRA Waste Generators sites were identified as:

Slater Electric: 45 Sea Cliff Avenue (subject site):

A-1 /Recycling: 45B Sea Cliff Avenue (site to the southwest of the site):

Photocircuits: 31 Sea Cliff Avenue (site to the east of the subject site):

It should be noted that the identification of the subject site and any site surrounding the subject as RCRA Hazardous Waste Generators does not necessarily indicate an increased risk of property contamination.

STATE HAZARDOUS WASTE SITES:

There was one (1) New York State Department of Environmental Conservation Inactive Hazardous Waste Site within a mile radius of the subject site. This site was identified as:

Photocircuits Corporation: 31 Sea Cliff Avenue, Glen Cove (directly to the east of the subject site):

Photocircuits Corporation is one of several properties which comprise the Sea Cliff Avenue Industrial Area (which includes the subject site). The property was formerly owned by Powers Chemco from 1954 to 1971 and by the Kollmorgen Corporation from 1971 to 1986. Kollmorgen and Photocircuits manufactured printed circuit boards. Past investigations at this site have documented high concentrations of chlorinated organics in the groundwater. A Preliminary Site Assessment (PSA), conducted on the Sea Cliff Industrial Area by the Nassau County Department of Public Works through a mutual delegation agreement with the NYSDEC has determined that Photocircuits is a possible source of contamination and thereby posing a threat to the environment.

It should be noted that negotiations are presently underway to determine the nature and extent of the contamination at this site as well as applicable remedial techniques for the cleanup of this site. It should also be noted that the subject site was also believed to be a source of contamination and the PSA recommended that the subject site be listed as a Class II Inactive Hazardous Waste Site. To date, several subsurface reports have been submitted to the NYSDEC and the enforcement division of the NYSDEC is in the process of determining whether or not the subject site should be added to the Inactive Hazardous Waste Site Registry.

STATE SPILL LIST:

The New York State Department of Environmental Conservation (NYSDEC) Spill Information System Database was searched in order to ascertain whether any hazardous materials, spill incidents, known landfill sites, etc. were reported in reference to the subject site. Sea Cliff Avenue was searched in order to determine if any spill incidents on this street would effect the site.

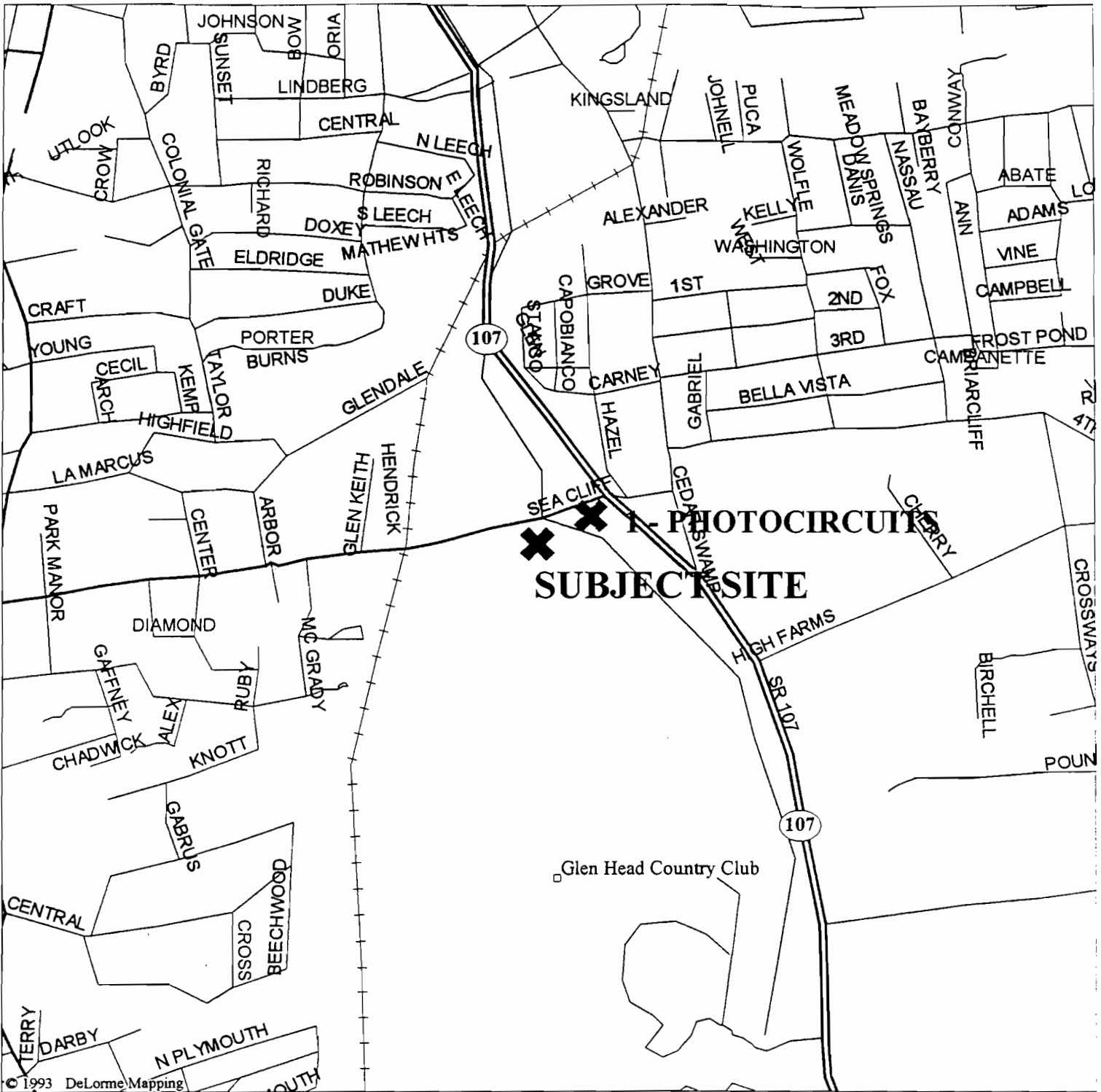
The search indicated that there have been four (4) reported incidents with regard to the subject site (property located at 45 Sea Cliff Avenue in Glen Cove, New York). The 10,000 gallon underground heating oil tank failed a petrotite test on November 30, 1987. Subsequently, the tank was removed along with all contaminated soils and the spill incident was closed by the NYSDEC on June 29, 1989. The search indicated that there were three additional spills on the property, all of which were minor and were closed by the NYSDEC. The search indicated that there were thirteen (13) additional spills on Sea Cliff Avenue, none of which would have an apparent adverse impact on the subject site. (see appendix for more information regarding the above referenced spills).

STATE HAZARDOUS SUBSTANCE WASTE DISPOSAL SITE STUDY:

The New York State Department of Environmental Conservation (NYSDEC) Hazardous Substance Waste Disposal Site Study was examined in order to determine if there were any known or suspected hazardous waste sites within the vicinity of the subject site. The search indicated that there were no known or suspected hazardous waste sites within a half mile radius of the subject site.

NASSAU COUNTY DEPARTMENT OF HEALTH (NCDH):

The Nassau County Department of Health Industrial Waste Systems files were searched in order to determine if there were any registered underground tanks or above ground tanks on the subject site. The search indicated that there were one (1) 20,000 gallon underground heating oil tanks, a 1,000 gallon above ground hydraulic oil and three 275 gallon above ground waste oil tanks on the site. The 1,000 gallon tank and the three 275 gallon tanks have been removed from the site. The 20,000 gallon tank was installed in 1977 and is properly registered with the NCDH.



- LEGEND**
- State Route
 - Geo Feature
 - Population Center
 - - - Street, Road
 - - - Major Street/Road
 - == State Route
 - Railroad
 - River

Scale 1:10,938 (at center)

1000 Feet

200 Meters

NEAREST WASTE SITES
 Mag 15.00
 Thu Apr 04 13:31:44 1996

4. Physical Setting Source:

A current USGS 7.5 Minute Topographic Map and the United States Department of Agriculture, Soil Conservation Service (SCS), "Soil Survey of Nassau County, New York, (February, 1987)" has identified the various soil types that are found in the project area. The soil types identified in the project area are:

1. Riverhead Series - The Riverhead Series consists of deep, well drained, moderately coarse-textured soils that formed mantle of sandy loam or fine sandy loam over thick layers of coarse sand and gravel. These soils occur in rolling to steep areas on moraines and in level to gently sloping areas on outwash plains. These soils range from nearly level to steep; however, they generally are nearly level to gently sloping.

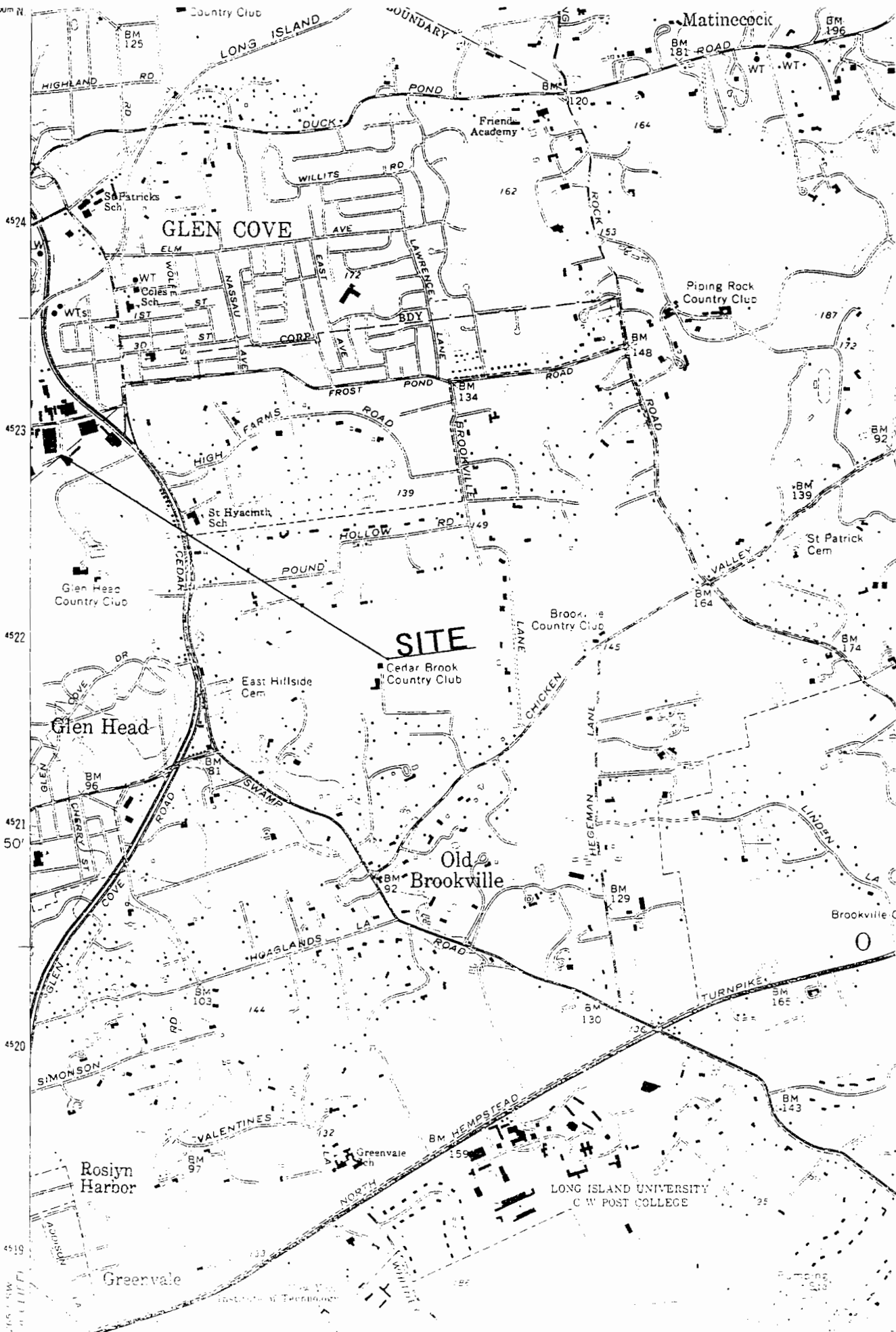
2. Cut and Fill Land (Urban Land) - Cut and Fill Land is made up of areas that have been altered in grading operations for housing developments, shopping centers, and similar non-farm uses. Generally, the initial grading consists of cuts and fills for streets or parking lots. During this phase, excess soil is stockpiled for final grading and topdressing around houses and other buildings.

The subject site is situated in an area that has been identified by the Long Island Comprehensive Waste Treatment Management Plan (208 study) as being in Hydrogeologic Zone VIII. This zone is characterized as being "located on the north shore of Nassau and Suffolk Counties" with groundwater flow towards the harbor, bays, or to the Long Island Sound, (see figure 2 - Hydrogeologic Zones).

Groundwater resources for the subject area are present in both upper Glacial surface aquifer and the underlying Magothy aquifer. The Magothy is a confined aquifer comprised of interbedded sand, silt and clay with some gravelly zones and is present throughout the subject vicinity. The upper glacial aquifer is comprised of permeable, unconsolidated sands and gravels and is also in the subject vicinity.

The groundwater flow beneath the subject site is in a generally northeasterly direction as obtained from groundwater contour maps developed by the U.S. Geologic Survey, (USGS, see figure 3 - Groundwater Flow). It is also important to note that there is primarily only a horizontal downward component to the groundwater in this general area. The depth to groundwater in the subject area is approximately seven (7) feet based upon available topography and groundwater contour information.

4524 N



4519

73° 50'

74° 00'

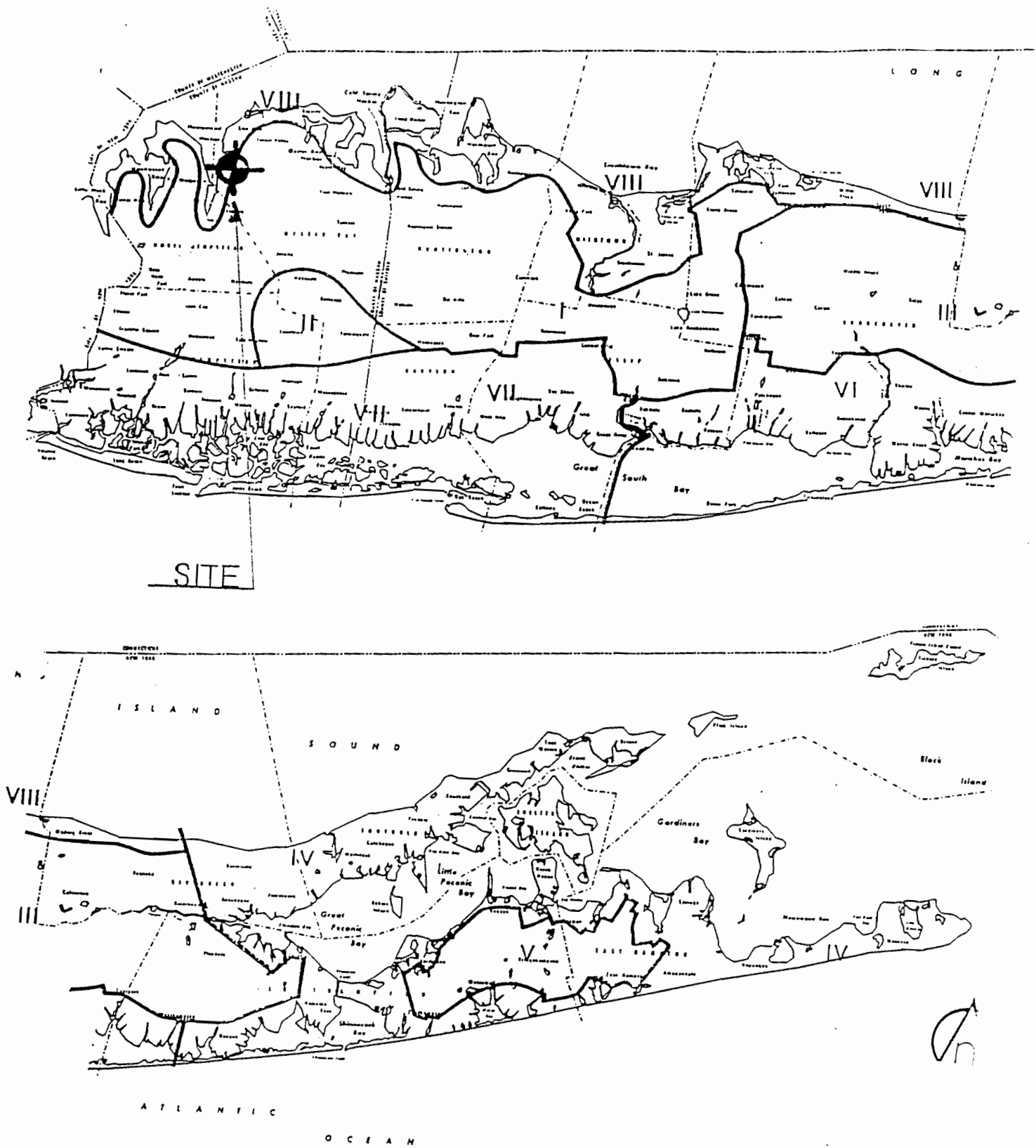
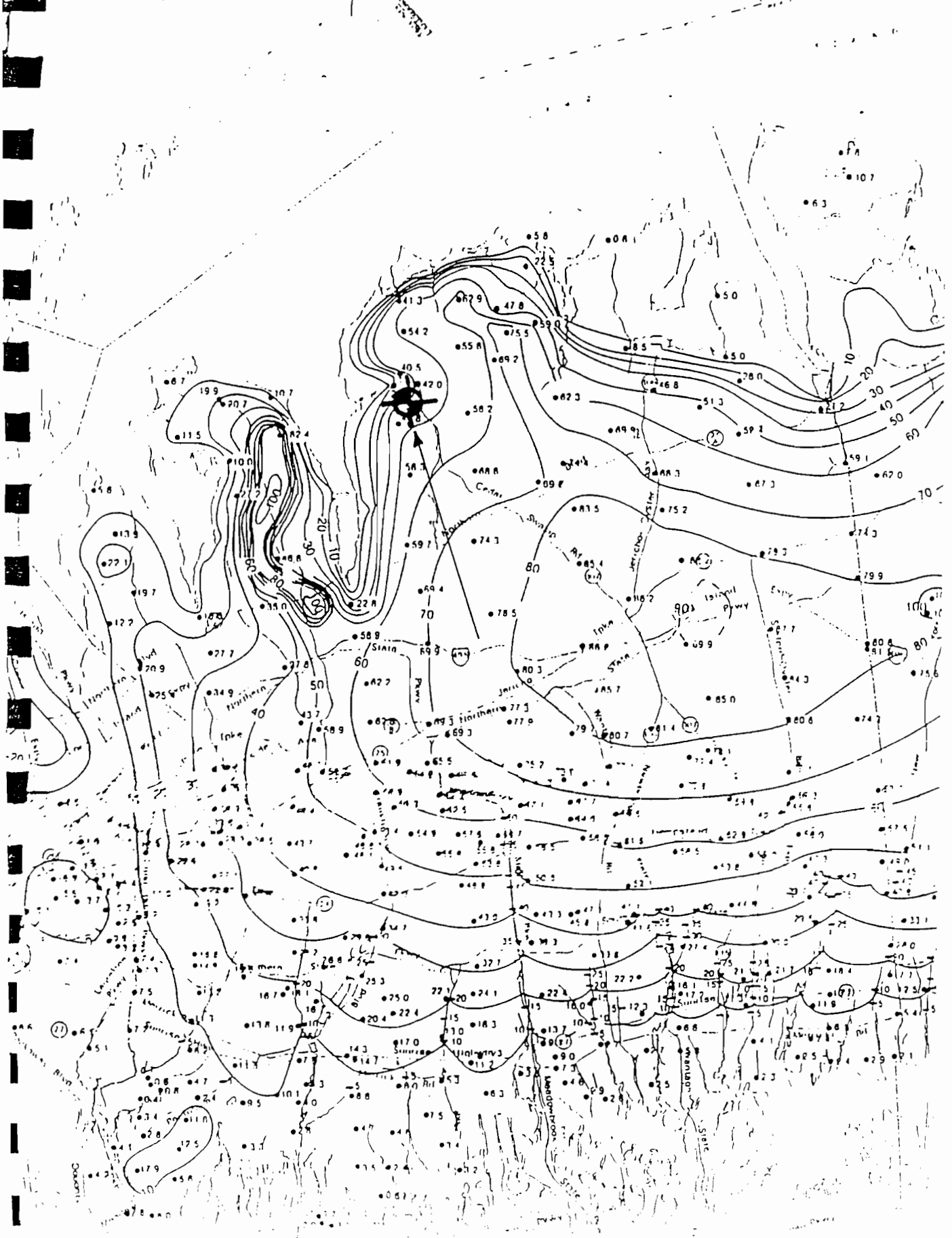


FIGURE 2 - HYDROGEOLOGIC ZONES

FIGURE 3 — GROUNDWATER FLOW



E. INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS:

The purpose of site reconnaissance is to identify any recognized environmental conditions that could adversely effect the property. The site reconnaissance was conducted by Donald J. Middleton, Jr. on March 24, 1996. The site and the periphery of the site was inspected visually and physically.

1. Physical Site Inspection:

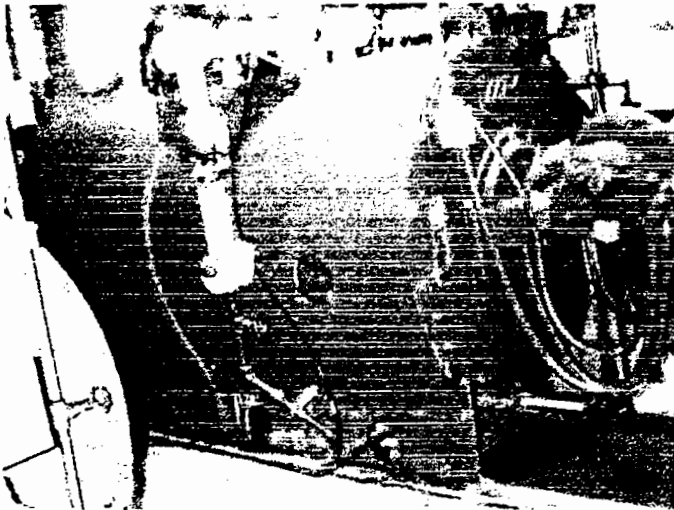
The property is located at 45 Sea Cliff Avenue in Glen Cove, New York. The property is approximately 7.5 acres in size. There are eight (8) buildings on the site which total 122,000 square feet size. The main building is divided into four buildings and is 72,000 square feet (see site survey and main building survey). The buildings are presently vacant.

The first area examined was the 72,000 square foot building. This building contains buildings 1 - 4 and has a main floor and no basement. The office areas had 1 by 1 foot vinyl floor tiles and 8 by 8 inch vinyl floor tiles, sheetrock walls and 2 by 4 foot fiberglass ceiling tiles. The manufacturing areas had concrete floors, concrete block walls and a corrugated steel ceiling. There was one (1) floor drain noticed in the boiler room and four floor drains located in the bathrooms. It is believed that the floor drains are connected to the municipal sewer system and do not drain into any on-site cesspool or drywell. It is recommended that these drains be properly closed. There were no above ground tanks noticed in any of the office areas or the manufacturing area. Neither the boiler nor any of the overhead pipes in the manufacturing areas were insulated by Potential Asbestos Containing Material (PACM). There were three (3) 55 gallon drums of oil noticed in the boiler room. None of these drums showed any signs of staining or leakage.

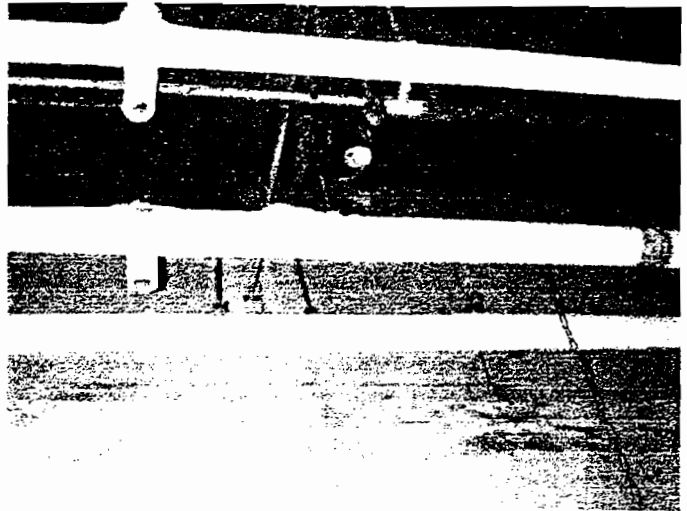
The next areas examined were buildings #5 - #7. These areas are utilized for storage and had concrete floors, concrete block walls and corrugated steel ceilings (with the exception of building #6 which is a "Butler Style" building and had a metal and plastic ceiling). There were no floor drains, 55 gallon drums or any above ground tanks noticed in these areas. A sample of the fireproofing covering the main structural beams in building #7 was extracted and contained no asbestos.

The next area examined was building #8. This office area in the front of the building had carpeted floors, sheetrock walls and 2 by 4 foot fiberglass ceiling tiles. There were no 55 gallon drums, above ground tanks or any floor drains noticed in these areas. The area under the ceiling tiles was examined and the corrugated steel ceilings were covered in the same fireproofing found in building #7 (both buildings were constructed around the same time).

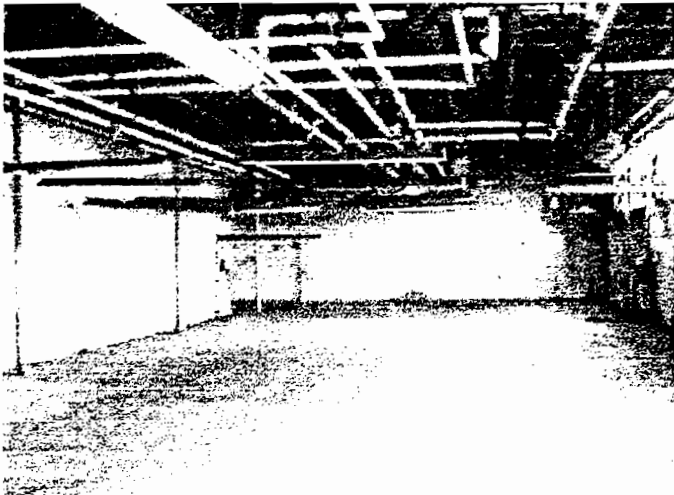
The next area examined was the outside grounds. The building is heated by oil and there is one (1) 20,000 gallon underground heating oil tank on the subject site. This tank was installed in 1977 and is properly registered with the Nassau County Department of Health. There were no outside above ground tanks or any outside 55 gallon drum storage areas noticed on the subject site. There were four (4) above ground electrical transformers noticed on the site, none of which showed any signs of chemical staining or leakage. There were no signs of severely stressed vegetation or soil contamination noticed on the subject site.



BOILER



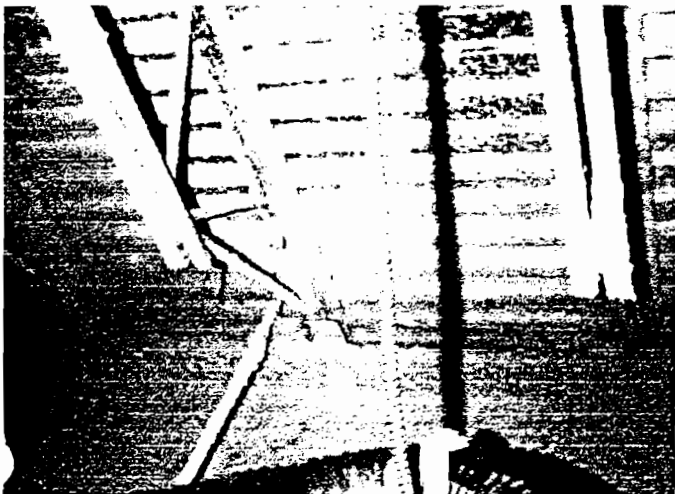
FIBERGLASS INSULATION ON PIPES



MANUFACTURING AREA



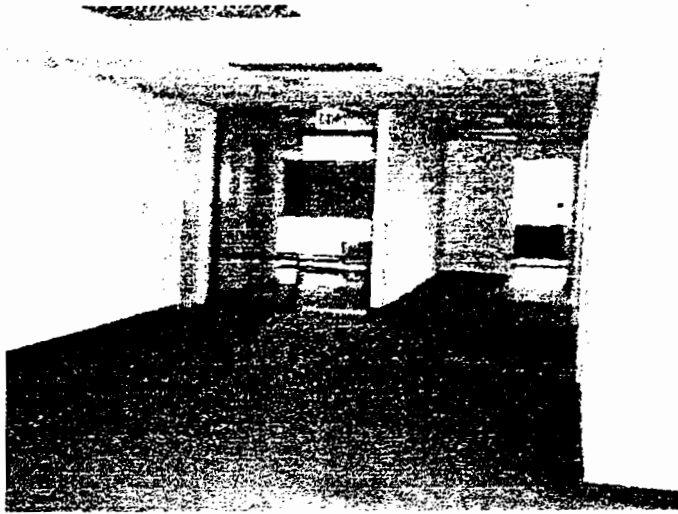
WAREHOUSE AREA



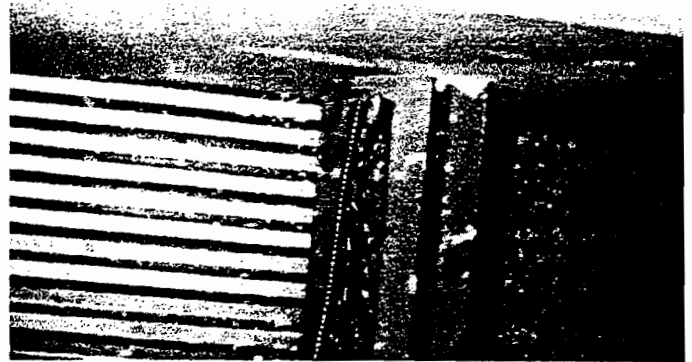
FIREPROOFING ON CEILING



OIL DRUMS IN BOILER ROOM



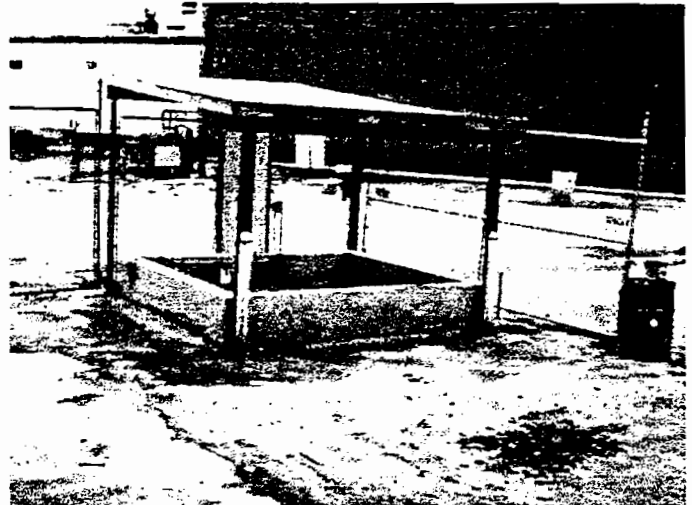
FRONT BUILDING OFFICE AREA



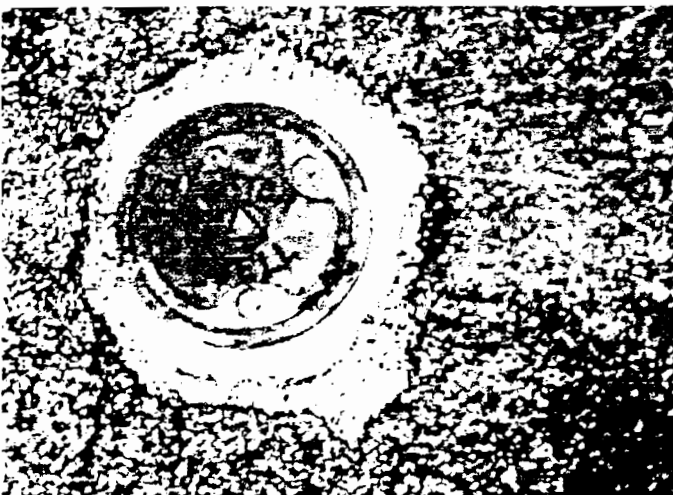
AREA ABOVE CEILING TILES



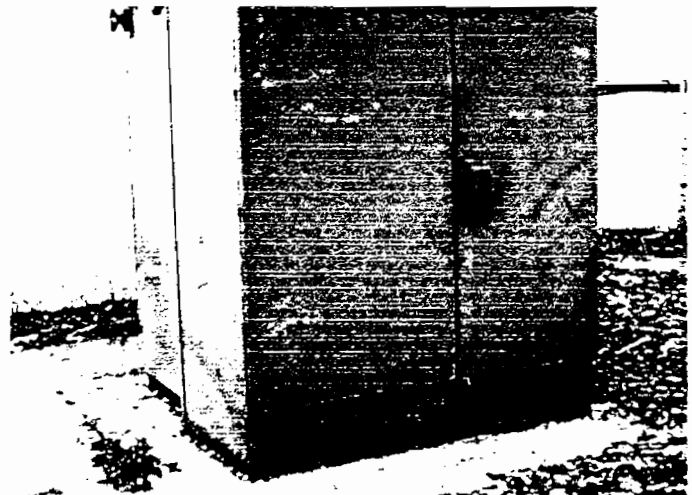
CONFERENCE ROOM



BERMED AREA (FOR TANKS)



GROUNDWATER MONITORING WELL



ELECTRICAL TRANSFORMER

2. Current Uses of the Property:

The current uses are not likely to involve the use, treatment, disposal or generation of hazardous substances or petroleum products (building is presently vacant).

3. Past Uses of the Property:

To the extent that indications of past uses of the property were visually or physically observed on the site visit, or were identified in the interviews or records review, the past uses were likely to involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum. Large quantities of heavy metals (such as steel, brass and aluminum), as well as several types of solvents (such as tetrachloroethene), were utilized on site for the manufacture of electrical wiring devices. Heating oil is stored in a 20,000 gallon underground storage tank. This tank is properly registered with the Nassau County Department of Health. Waste oil were generated from the plastic injection molding machines. All wastes were stored in above ground tanks and were disposed off-site.

4. Potential Asbestos Containing Material (PACM):

Potential Asbestos Containing Material was identified at:

- 1. Floor Tiles (main building office area).*

The floor tiles were in good condition and removal is not recommended. It is recommended that a sample of the tiles be analyzed for asbestos should any renovations be planned for this area in the future.

5. Above Ground Tanks:

There were no above ground storage tanks on the subject site.

6. PCB's:

There were four (4) above ground electrical transformers noticed on the subject site. None of these tanks showed any signs of staining or leakage.

7. Drums (Interior or Exterior):

There were three (3) 55 gallon drums of oil noticed inside the boiler room. None of these drums showed any signs of staining or leakage.

8. Pavement Stains or Corrosion:

There were no signs of stains or corrosion on any concrete floors inside the building.

9. Pools of Liquid:

There were no unusual pools of liquid or sheens detected on the subject site.

10. Odors:

There were no strong, pungent or noxious odors with regard to the subject site.

11. Interior Wall Coverings (if Lead Based Paint is an issue):

There were no signs of interior wall coverings in severely poor or flaking condition.

12. Radon:

Radon is a colorless, odorless, radioactive gas. Radon comes from the natural decay of uranium that is found in nearly all soils. Radon typically moves through the ground and into buildings through cracks and openings in the foundation. The USEPA has developed a "Map of Radon Zones" indicating the levels of radon concentrations from testing and aerial surveys conducted in all counties in New York State. It was determined that Nassau County was designated as "Zone 3" areas where the concentrations are the lowest in the state (see "Map of Radon Zones" in Appendix for more information).

13. Underground Storage Tanks:

Heating oil is stored in a 20,000 gallon underground storage tank. This tank is properly registered with the Nassau County Department of Health.

14. Solid Wastes:

No solid wastes are presently generated on-site (property is vacant). There were no areas on site which appeared to be filled or graded by non-natural causes.

15. Stressed Vegetation or Stained Soil:

There were no signs of stressed vegetation or stained soil noticed on the subject site.

16. Sumps, Pits, Ponds, Lagoons or Wetlands:

There were no visible sumps, pits, ponds, lagoons or wetlands noticed on the subject site.

17. Waste Water:

There were no signs of improper disposal of waste water into drains, ditches or streams on the site.

18. Wells:

There were no irrigation wells on the subject site. There were three (3) groundwater monitoring wells noticed on the site. These wells were installed as part of on-going environmental investigation into groundwater contamination in the Sea Cliff Avenue Industrial Area (see enclosed NYSDEC PSA Report). There are two water supply wells and three (3) diffusion wells on the site which were utilized for supplying water and recharging non-contact cooling water (from Slater Electric's plastic injection molding processes), into the ground. A New York State Pollution Discharge Elimination Systems Permit (SPDES), was issued effective 1/1/79 to 1/1/84 was issued to Slater Electric for the discharge non-contact cooling water into the diffusion wells (permit has since been closed).

19. Underground Injection Control (floor drains or interior drywells):

The Federal Environmental Protection Agency Underground Injection Control (UIC) Program is Congressionally mandated under the Safe Drinking Water Act. The UIC Program is designed to prevent any contamination of underground sources of drinking water by any man-made well, drywell or other subsurface hole that is deeper than its largest surface dimension. Generally, State and local regulatory programs implement UIC. Currently, regulatory efforts are concentrating on testing and sealing floor drains in industrial, automobile repair and dry cleaning facilities. It is expected that this initial focus will expand in the near future to include other facilities, drywells, etc.. There was one (1) floor drain noticed in the boiler room and four floor drains in the bathrooms. It is believed that these drains are connected to the municipal sewer system and do not drain into an on-site cesspool or drywell. It is recommended that these drains be properly closed.

20. Possibility of Migrating Hazardous Substances:

Due to the distance, groundwater flow direction and nature of the contamination, the nearest known identified hazardous waste site was not judged to have the potential for adversely impacting the subject site.

21. Additional Concerns:

There were no additional concerns with regard to the subject site.

22. Interviews:

The following persons were interviewed with regard to the subject site.

- 1. Stan Sibell - Fletcher, Sibell, Migatz, Burns & Mulry (for site inspection)*
- 2. Bill Blackford and Kevin Hildreth - Photocircuits Corporation (potential buyers of the building)*
- 3. David Hill - Building Manager (for building information)*
- 4. Carmine Anzalone - City of Glen Cove Building Department (for building age and date of construction)*
- 5. Russ Burns - City Of Glen Cove Environmental Manager (for site and area information)*
- 6. Hayden Brewster - NYSDEC Enforcement Division (for information regarding the Sea Cliff Avenue Industrial Area Preliminary Site Assessment Report)*
- 7. Richard Barbour - ERM Northeast (environmental consultant for the property owners)*
- 8. Lori Lutzker - Nassau County Department of Health (for environmental information)*
- 9. Patty Giangaspro - Coles Information Service (for past property usage information)*

F. FINDINGS AND CONCLUSIONS:

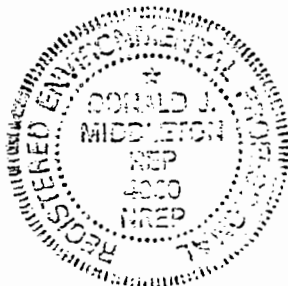
We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 on the property located at 45 Sea Cliff Avenue in Glen Cove, New York. This assessment has revealed evidence of recognized environmental conditions in connection with the property. The site reconnaissance, interviews and review of records have found the presence or possible presence of hazardous substances or petroleum related products that could indicate an existing release, past release or significant threat of a release into structures on the property, into ground, groundwater or surface water.

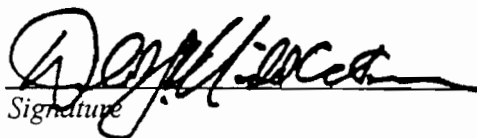
The facility was previously utilized by the Slater Electric Company (which became the Pass & Seymour Company), for the manufacture of electrical wiring devices. It has been recommended by the Nassau County Department of Public Works that the Pass & Seymour site be listed as a Class II Inactive Hazardous Waste Site due to on-site soil and groundwater contamination by tetrachloroethene and dichloroethene (according to the NCDPW report titled "Engineering Investigations at Inactive Hazardous Waste Sites, Preliminary Site Assessment at the Sea Cliff Avenue Industrial Area"). However, the confirmed presence of volatile organics in the soil and groundwater at the site does not necessarily indicate that the NYSDEC will, as a matter of course, designate the site as a Class II Inactive Hazardous Waste Site. The NYSDEC policy regarding such classification has been modified over the past several months and any additional, recent information on soil and groundwater quality at the site would be considered in reaching a determination by the NYSDEC regarding site classification. Only one of the eleven most recent soil samples exceeded soil cleanup objectives. Two of the three on-site groundwater monitoring wells exceeded the maximum contaminant level. However, lack of contaminants in one well indicated the probability of no upgradient source of further contamination. This could indicate that on-site soil remediation may eliminate groundwater contamination at the site. In fact, such contamination may eventually be eliminated as a result of on-going groundwater flow.

Further consultation with the Nassau County Department of Health and the NYSDEC would be necessary to determine further required classification and remediation plans.

G. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS:

This Phase I Environmental Site Assessment report was reviewed by;




Signature

H. PROFESSIONALS QUALIFICATIONS:

MKA Phase I Environmental Site Assessment reports are prepared by or under the supervision of the following professionals:

DONALD J. MIDDLETON SR.

Don Middleton is President of Middleton, Kontokosta Associates, an environmental consulting firm he founded in 1983 with offices on Long Island and New York City. Don has more than 20 years of public service experience. He served as Assistant Professor at the Fordham University Graduate School of Social Service at Lincoln Center in 1970 and '71, and was appointed by Mayor John Lindsay to the Mayor's Office of Neighborhood Services from 1972 to '76. From 1976 to 1983, Don served as Long Island Regional Director for the New York State Department of Environmental Conservation, having been appointed by Governor Hugh Carey.

Since establishing his firm, Don has directed a number of environmental consulting projects. Over the past seven years Don's firm has specialized in preparing Environmental Site Assessments to assist banks, the FDIC and the RTC to assess and avoid clean-up liability and litigation costs associated with contaminated properties. Don's firm has also been involved in major environmental impact studies for state and local governmental agencies and a number of private clients. Don's firm's clients include more than thirty banks and a range of private clients, including Browning-Ferris Industries and the Rolite Corporation. Don has been a member of the Board of the Long Island Association since 1985 and serves as Chairman of the Association's Environment and Energy Committee. He has served on the Board of Directors of the New York League of Conservation Voters, the Board of the Museum of Long Island Natural Science, and as Chairman of the Town of Babylon Board of Assessment Review.

Don has both his Bachelor of Science degree and Masters degree from Fordham University.

E.M. KONTOKOSTA

Manny Kontokosta has been a Consulting Engineer in private practice since 1957. Founded Kontokosta Associates in 1968 and as a principal of Kontokosta Associates, has supervised the design of a range of projects over the past twenty years. Such projects include waterfront development, land development, condominiums, industrial and commercial complexes, education centers and other various projects.

Formed Middleton, Kontokosta Associates, Ltd. with Donald J. Middleton, in 1983, a firm that joins the skills of Kontokosta Associates with additional experience and skills in environmental permit services, impact analysis, pollution control, natural resource management and waste management.

Manny has his Bachelor of Civil Engineering from Polytechnic Institute of NY, 1952 and his Masters in Architectural Studies from Columbia University. Manny is a New York State Licensed Professional Engineer as of 1965.

DONALD J. MIDDLETON JR.

Don Middleton Jr. has been a Vice President at Middleton, Kontokosta Associates Ltd. from May 1988 to the present. Serves as the manager of the Environmental Site Assessment Program. This program helps property owners to avoid clean-up liability and litigation cost often associated with asbestos and hazardous waste contaminated properties. Conducting and supervising field inspection of the subject property, a regulatory agency search and a survey of past and current property use. A "Phase One" report is then submitted and if analysis shows no sign of contamination, the service is concluded.

If contamination is suspected, air, water, and soil samples are collected and a report on the laboratory analyses and findings is then submitted. This "Phase Two" report includes mortgage or loan recommendations and clean up costs. Environmental Site Assessments have been prepared for more than 35 lending institutions on Long Island, in the tri-state area and throughout the country. Assessments have also been conducted for real estate & law firms, the FDIC & RTC.

Don Jr. received his Bachelors of Science from Fordham University College of Business Administration in May of 1988 (where he completed his undergraduate education in three years). Don Jr. attended Iona College in New Rochelle, New York from September 1985 - May 1986. Don Jr. has also attended the NYU School for Continuing Education where he received his New York State Department of Health Asbestos Investigator & Management Planners Licenses in 1993.

GARY S. ROGERS

Gary Rogers has been the Chief Designer at Kontokosta Associates from 1977 to the present. Responsible for design supervision on a range of buildings and projects developed by the firm. Served as Job Captain and Project Coordinator on most projects. As Chief Designer involved in projects which included waterfront development, condominium construction, school construction, hotel construction, rehabilitation and renovation, space planning and interior design, structural and mechanical design. Associate; Middleton, Kontokosta Associates, Ltd., 1983 to present. Firm joins the comprehensive design and development skills of Kontokosta Associates with additional experience and skills in environmental permit services, impact analysis, pollution control, natural resource management and waste management. Gary graduated from the Pratt Institute in New York with his Bachelor of Architecture in 1970. Gary became a NY State Licensed Registered Architect in 1977.

Gary has held teaching position at the Pratt Institute; Institute for Design and Construction; New York School of Interior Design, 1970 to 1976 and has also positions with several New York firms involved in urban design and zoning analysis in mixed use community and government projects, 1970 to 1976. Gary was awarded the Matthew, W. DelGaudio Award of the New York Society of Architects - For Excellence in Total Design, 1970, the Roosevelt Housing Competition Award - New York City, 1975 and the Queens Chamber of Commerce - Excellence in Design - First Place, 1981 & 1982.

.D. (CONSULTANT)

... in Civil Engineering (1984) from
in Civil Engineering from Stevens Institute of
such as risk assessments for municipal landfills,
supply and treatment, groundwater investigations
ing firm as Vice President-Director of Water
Health Engineer for a County Department of
Council of Engineering Examiners and is a member
s.

ANO. (CONSULTANT)

... and has prepared numerous Phase II
developments to commercial/industrial properties.
investigations. Upon extraction of soil and/or
laboratory analysis on the samples, Frank evaluates the
results to the client. Frank has performed numerous
investigations for municipalities. Frank received his B.A. in Water
Hydrogeology from Adelphi.

... order to determine the physical setting of the subject site,
... searched in order to evaluate and recognized environmental
... on the subject site.

...
(Conservation Service)
(Groundwater Flow Map)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEAREST INACTIVE HAZARDOUS WASTE SITE INFORMATION

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 DIVISION OF HAZARDOUS WASTE REMEDIATION
 INACTIVE HAZARDOUS WASTE DISPOSAL REPORT

4/1/95

CLASSIFICATION CODE: 2 REGION: 1 SITE CODE: 130009
 EPA ID: NYD09620483

NAME OF SITE : Photocircuits Corporation
 STREET ADDRESS: 31 Sea Cliff Avenue
 TOWN/CITY: COUNTY: ZIP:
 Glen Cove Nassau 11542

SITE TYPE: Open Dump- Structure-X Lagoon- Landfill- Treatment Pond-
 ESTIMATED SIZE: 9.97 Acres

SITE OWNER/OPERATOR INFORMATION:

CURRENT OWNER NAME....: Photocircuits Corporation
 CURRENT OWNER ADDRESS.: 31 Sea Cliff Avenue, Glen Cove, NY
 OWNER(S) DURING USE...: Powers Chemco/Kollmorgen/Photocircuits
 OPERATOR DURING USE...: Photocircuits Corporation
 OPERATOR ADDRESS.....: 31 Sea Cliff Avenue, Glen Cove, NY
 PERIOD ASSOCIATED WITH HAZARDOUS WASTE: From 1954 To present

SITE DESCRIPTION:

Photocircuits Corporation is one of several properties that comprise the the Sea Cliff Avenue Industrial Area. The property was formerly owned by Powers Chemco (1954-1971) & Kollmorgen Corporation (1971-1986). Kollmorgen and Photocircuits manufactured printed circuit boards. Past investigations of this area have documented high concentrations of chlorinated organics in the groundwater underlying the site. To identify the source of these contaminants, a Preliminary Site Assessment (PSA) was conducted by the Nassau County Department of Public Works (NCDPW) thru a Municipal Delegation Agreement with the NYSDEC. The investigation relied largely on compilation and interpretation of existing raw data.

The PSA report noted the presence of volatile organic compounds (VOCs), particularly 1,1,1-trichloroethane (1,1,1-TCA), in the soil and groundwater associated with these premises, and identifies Photocircuits as a possible source of methylene chloride, 1,1,1-TCA and tetrachloroethene. The concentration in the aquifer is also well above the applicable standard, and is thereby presenting a significant threat to the environment.

HAZARDOUS WASTE DISPOSED:

TYPE	QUANTITY (units)
1,1,1-Trichloroethane {TCA (F001)}	unknown

SITE CODE: 130009

ANALYTICAL DATA AVAILABLE:

r- Surface Water- Groundwater-X Soil-X Sediment-

CONTRAVENTION OF STANDARDS:

Groundwater-X Drinking Water- Surface Water- Air-

LEGAL ACTION:

TYPE...: State- Federal-
STATUS: Negotiation in Progress- Order Signed-

REMEDIAL ACTION:

Proposed- Under design- In Progress- Completed-
NATURE OF ACTION:

GEOTECHNICAL INFORMATION:

SOIL TYPE: Silty and sandy till
GROUNDWATER DEPTH: Approximately 4 feet

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Soil on the premises has been contaminated with VOCs, and this contamination has spread to the underlying sole-source aquifer.

ASSESSMENT OF HEALTH PROBLEMS:

Soil and groundwater (sole source aquifer) are contaminated with volatile organics. Exposures to contaminated soil are not expected as access to the site is restricted by fencing. Exposure to contaminated groundwater is not expected because public water serves the area. The groundwater contamination could potentially affect other could affect other area public supply wells. However, the water quality is monitored regularly to safeguard the drinking water supply.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPILLS INFORMATION SYSTEMS DATABASE INFORMATION

- LOCATION* - *Street address where spill occurred.*
- TOWN* - *Municipality where spill occurred.*
- COUNTY* - *County where spill occurred.*
- DATE* - *Date spill occurred. If unknown, date spill was first reported to the NYSDEC.*
- NUMBER* - *NYSDEC assigned spill number.*
- MATERIAL* - *Classification of material spilled.*
1 - Petroleum, 2 - Non Petro/Non Hazmat, 3 - Hazmat, 4 - Sewage, 5 - Unknown
- PETROLEUM-* *Petroleum Product Spilled.*
1 - Gasoline 2 - #2 Fuel 3 - #4 Fuel 4 - #6 Fuel 5 - Diesel 6 - Jet Fuel
7 - Waste Oil 8 - Non PCB 9 - PCB Oil 10 - Kerosene 11 - Unknown
- CAUSE* - *Cause of spill.*
1 - Human Error 2 - Traffic Accident 3 - Equipment Failure
4 - Vandalism 5 - Tank Test Failure 6 - Sloppy Housekeeping
7 - Deliberate Dumping 8 - Abandoned Drums 9 - Leaking Tank Discove
10 - Tank Overfill 11 - Other 12 - Unknown
- SPILLER* - *Name of the spiller.*
- SOURCE* - *Code which identifies origin of spiller.*
1 - Commercial Facility 2 - Non Commercial Facility 3 - Major Oil Facility
4 - Non Major Oil Facility 5 - Gasoline Station 6 - Passenger Vehicle
7 - Tractor Trailer 8 - Tanker Truck 9 - Private Dwelling
10 - Vessel (Boat) 11 - Railroad Car 12 - Unknown
- IMPACT ON* - *Environmental resource affected by spill.*
1 - Land 2- Sewer (fumes) 3 - Groundwater 4 - Surface Water 5 -
- STATUS* - *Status of spill. A = Active Spill (on-going monitoring by NYSDEC)*
C = Closed Spill (spill cleaned and monitoring complete)
- CLEANER* - *Persons responsible for spill.*
1 - DEC Project 2 - Spiller 3 - Other Agency 4 - No Action Taken
- CLEAN DATE-* *Date on which spill was deemed environmentally clean by NYSDEC.*
- INVESTIGATOR-* *NYSDEC person investigating spill.*

GLEN COVE & SEA CLIFF AV	GLEN COVE	NASSAU	10/21/91	9107741	1	9	3	LILCO	1	C	1	2	2	2/14/92	WALSH
10 SEACLIFF AVENUE	GLEN COVE	NASSAU	8/7/87	8701073	1	6	6		1	A	3	4	4	/ /	TITF
133 SEACLIFF ROAD	GLEN COVE	NASSAU	10/27/92	9208628	1	2	9	FRANK MCHUGH RESIDENCE	9	C	1	2	2	10/27/92	NONE
46 SEACLIFF AVENUE	GLEN COVE	NASSAU	1/8/87	8606287	1	2	12	SUNRISE OIL	8	C	2	2	2	1/20/87	ACAMPOR
46 SEACLIFF ROAD	GLEN COVE	NASSAU	4/8/87	8700223	1	7	7	SLATER ELECTRIC	1	C	4	4	4	4/10/87	WALEK
46 SEACLIFF AVENUE	GLEN COVE	NASSAU	11/30/87	8707417	1	2	6	SLATER ELECTRIC INC.	1	C	3	2	2	6/29/89	O'NEILL
13 SEACLIFF AVENUE	GLEN COVE	NASSAU	3/7/88	8710216	1	1	3	PHOTO CIRCUITS	1	C	4	2	2	8/2/88	WALEK
46B SEACLIFF AVENUE	GLEN COVE	NASSAU	4/1/188	8800337	1	6	6	KEYCO MOTOR FREIGHT	1	C	3	2	2	6/20/88	GOENTIZ
SEACLIFF AVE & GLENKEITH	GLEN COVE	NASSAU	6/2/88	8801965	1	2	1	AA&M CARTING	8	C	1	3	3	6/13/88	WALEK
46 SEACLIFF AVENUE	GLEN COVE	NASSAU	11/8/88	8806630	1	2	3	SLATTER ELECTRIC	1	C	2	3	3	11/9/88	PARISH
30 SEACLIFF AVENUE	GLEN COVE	NASSAU	1/20/89	8808374	3	0	3	PALL CORP	1	C	4	2	2	1/20/89	MARZA
SEA CLIFF AVENUE	GLEN COVE	NASSAU	2/24/89	8809146	1	2	9	TROUSDELL VILLAGE	9	C	2	3	3	2/24/89	NCFM
31 SEA CLIFF AVE.	GLEN COVE	NASSAU	6/26/89	8901928	1	2	3	PHOTO CIRCUITS	1	C	3	2	2	6/16/89	LEUNG
GLEN COVE AVE & SEACLIFF	GLEN COVE	NASSAU	3/1/90	8911766	1	1	11	UNICO/TREVI AUTO	5	C	3	2	2	2/22/91	HAAS
SEACLIFF AVE/GLEN COVE R	GLEN COVE	NASSAU	2/6/91	9011647	1	2	12	HARBOR FUEL CO	2	C	1	2	2	2/7/91	NONE
46B SEACLIFF AVENUE	GLEN COVE	NASSAU	2/16/91	9012049	1	2	6	A-1 RECYCLING & SALVAGE	1	C	1	2	2	3/22/91	DEROSA
31 SEACLIFF AVE	GLEN COVE	NASSAU	6/29/93	9302726	6	11	11	PHOTO CIRCUITS	1	C	1	3	3	9/2/94	GIBBONS

NEAREST CERCLIS SITE INFORMATION

NAME PHOTOCIRCUITS DIV/KOLLMORGEN CORP
ADDRESS 31 SEA CLIFF AVE
CITY GLEN COVE
COUNT NASSAU
STATE NY
ZIP CODE 11542
EPA CODE 05
FACILITY ID NYD096920483
COMMENTS

USEPA RCRA INFORMATION (FOR THE SUBJECT SITE AND ADJACENT SITES)

A-1 RECYCLING & SALVAGE	45B SEA CLIFF AVE	GLEN COVE	NASSAU	NY	11542	01	NYD9869842/6	
THE AUTO ADVICE SQUAD, INC.	166A SEA CLIFF AVENUE	GLEN COVE	NASSAU	NY	11542	01	NYD981559313	
JAMES AUTO WORKS	162 SEA CLIFF AVE	GLEN COVE	NASSAU	NY	11542	01	NYD987009446	
PALL CORP	65 SEA CLIFF AVE	GLEN COVE	NASSAU	NY	11542	01	NYD987017274	
PALL CORPORATION	30 SEA CLIFF AVE	GLEN COVE	NASSAU	NY	11542	01	NYD002054419	
PHOTOCIRCUITS	31 SEA CLIFF AVE	GLEN COVE	NASSAU	NY	11542	01	NYD096920483	
MULTIWIRE DIVISION KOLLMORGEN CORP.	31 SEA CLIFF AVENUE	GLEN COVE	NASSAU	NY	11542	01	NYD096920483	
SLATER ELECTRIC INC	45 SEA CLIFF AVENUE	GLEN COVE	NASSAU	NY	11542	01	NYD002036964	SUBJECT SITE
TREVI AUTO SERVICE INC	170 SEA CLIFF AVE	GLEN COVE	NASSAU	NY	11542	01	NYD987033877	
TROUSDELL VILLAGE	72 SEA CLIFF AVE	GLEN COVE	NASSAU	NY	11579	01	NYD038155289	
V-MAN AUTOMOTIVE INC	63 SEA CLIFF AVE	GLEN COVE	NASSAU	NY	11542	01	NYD986980977	
NYS DOT BIN 1036889	RTE 107 OVER SEA CLIFF	GLEN COVE	NASSAU	NY	11542	01	NY0000348441	

NASSAU COUNTY DEPARTMENT OF HEALTH INFORMATION

APPLICATION FOR RENEWAL OF A TOXIC OR HAZARDOUS MATERIALS
STORAGE FACILITY PERMIT
DIVISION OF ENVIRONMENTAL HEALTH
NASSAU COUNTY DEPARTMENT OF HEALTH

PAGE 1
10/01/95

FACILITY ID NUMBER : 001256
APPLICATION DUE : 12/01/95

NEW YORK STATE
TAX EXEMPT?
MUNICIPALITY
() YES () NO
IF YES, INDICATE
TAX EXEMPT NUMBER
AND ENCLOSE COPY
OF CERTIFICATE
(FORM ST-119.1)
CERTIFICATE
NUMBER:

087 10-95

PASS & SEYMOUR/LE
49 SEA CLIFF AVENUE
GLEN COVE NY 11542

FACILITY NAME: PASS & SEYMOUR/LEGRAND GLEN COVE NY 11542
STREET ADDRESS: 49 SEA CLIFF AVENUE
FACILITY PHONE: 516-671-7000

CONTACT PERSON: GEORGE RUPPELT
CONTACT TITLE: MAINT. FOREMAN
CONTACT PHONE: 516-671-7000

FACILITY OWNER: ENVIRONMENTAL DEVELOPMENT CORP. YONKERS NY 10704
STREET ADDRESS: 755 YONKER AVENUE
OWNER PHONE: 914-965-3390

PROPERTY OWNER: _____ STREET ADDRESS: _____ PROPERTY PHONE: _____

PERMITTEE NAME: PASS & SEYMOUR/LEGRAND GLEN COVE NY 11542
STREET ADDRESS: 49 SEA CLIFF AVENUE
PERMITTEE PHONE: 516-671-7000

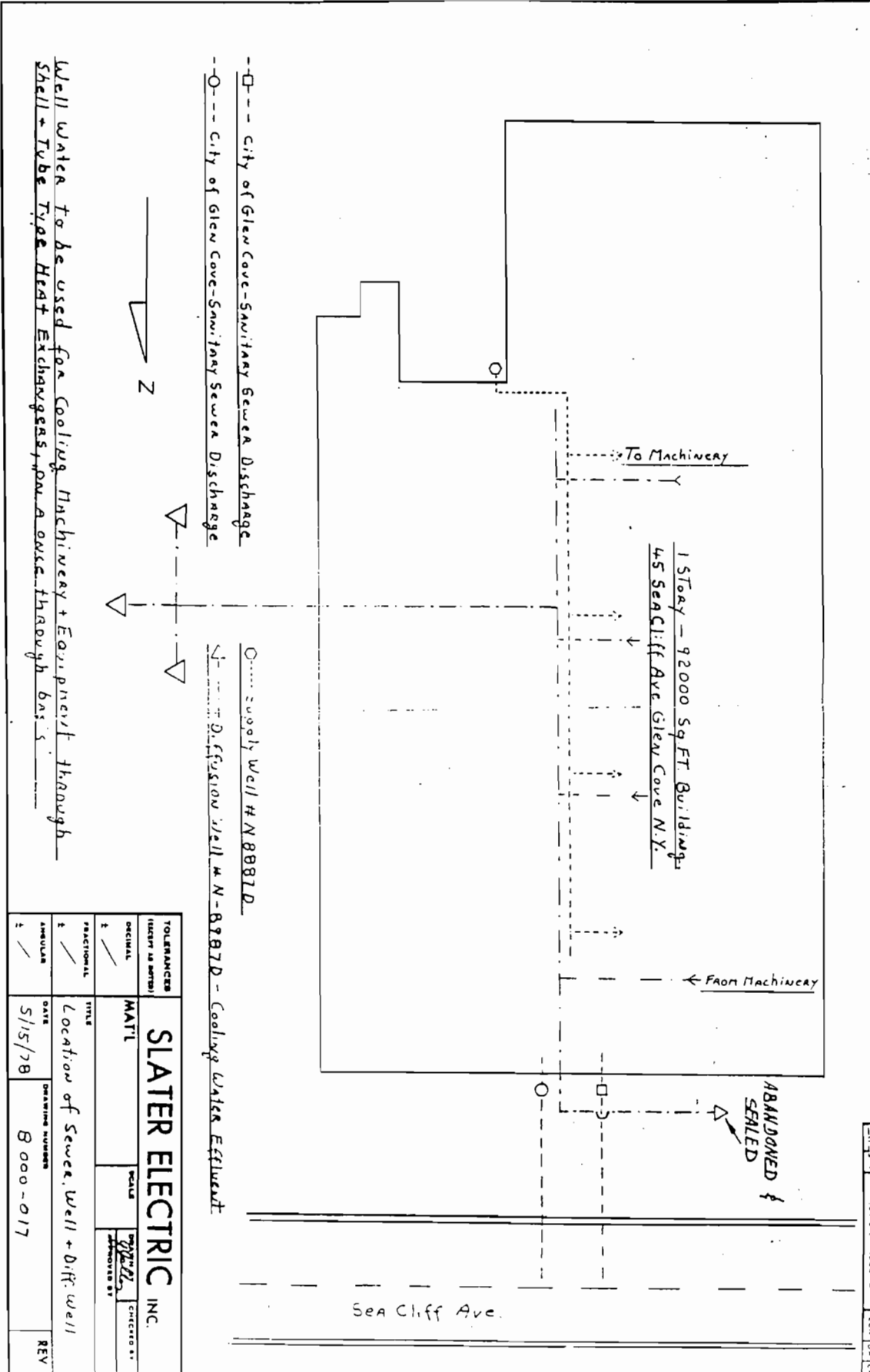
PERMITTEE'S RELATIONSHIP TO FACILITY OWNER: SAME OPERATOR OF FACILITY OTHER SPECIFY _____

TANK/STORAGE	CAPACITY	STATUS	LOCATION	TYPE OF MATERIAL STORED
0001	TANK 275	INSERVC	OUTDOOR	WASTE OIL
0002	TANK 275	INSERVC	OUTDOOR	WASTE OIL
0003	TANK 275	INSERVC	OUTDOOR	WASTE OIL
0004	TANK 1000	INSERVC	OUTDOOR	OIL, HYDRAULIC <i>OUT OF SERVICE</i>
0007	TANK 20000	INSERVC	BELOW	OIL, FUEL #2
0001	BULK 275	INSERVC	OUTDOOR	MULTIPLE CHEMICALS STORED IN BULK
0002	BULK 505	INSERVC	INDOOR	MULTIPLE CHEMICALS STORED IN BULK

IF THERE IS ANY TANK(S) OR STORAGE AREA(S), AT YOUR FACILITY WHICH ARE NOT ABOVE PLEASE PROVIDE US WITH THE FOLLOWING INFORMATION ABOUT EACH TANK OR STORAGE AREA: CAPACITY, LOCATION, TYPE OF MATERIAL STORED IN THE TANK OR AREA, AND THE SIZE OF THE TANK OR AREA.

I HEREBY AFFIRM UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS FORM AND ON ANY ATTACHED FORMS, STATEMENTS AND EXHIBITS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRINT NAME: _____ SIGNATURE: *George Rupelt* TITLE: *Maint Foreman*



Well Water to be used for Cooling Machinery & Equipment through Shell & Tube Type Heat Exchangers, on a case through basis.

TOLERANCES (UNLESS AS SHOWN)		SLATER ELECTRIC INC.	
±	ORIGINAL	DATE	REV
±	REVISIONAL	5/15/78	B 000-017
±	ANGULAR	DRAWING NUMBER	
TITLE		REV	
Location of Sewer, Well & Diff. Well			
DATE			
5/15/78			
DRAWING NUMBER			
B 000-017			
CHECKED BY			
APPROVED BY			

New York State Department of Environmental Conservation
B.L.D.C.#40, STATE UNIVERSITY OF NEW YORK
STONY BROOK, NEW YORK 11794



Peter A.
Corina

January 3, 1978

Slater Electric Inc.
45 Sea Cliff Avenue
Glen Cove, NY 11542

RE: SPDES Permit No. NY 010 6241
Reference No.

Dear Sir:

Enclosed please find the State Pollutant Discharge Elimination System Permit for the discharge from Slater Electric Inc. at same as above.

Please carefully read the general and other conditions and the schedule contained in the permit to insure compliance during the term of the permit. This permit should be kept available on the premises of the discharging facility at all times.

Sincerely yours,

Handwritten signature of Andrew R. Yerman.

Andrew R. Yerman, P.E.
Region 1
Water Quality Engineer

ARY/eE
Encl.

cc: W. Garvey
A. Machlin
Agency

"NP" "W"

Copies: SPDES File
Region #1
Nassau Co. H.D. ✓
Mr. Crandall - BMS
Mr. Pagano - BIP

Facility ID No. : NY 010 5241
Effective Date : February 1, 1979
Expiration Date : February 1, 1984

Attch: Part II-Gen'l Cond.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES)
DISCHARGE PERMIT

Special Conditions
(Part I)

This SPDES permit is issued in compliance with Title 8 of Article 17 of the Environmental Conservation Law of New York State and in compliance with the provisions of the Federal Water Pollution Control Act, as amended by the Federal Water Pollution Control Act Amendments of 1972, P.L. 92-500, October 18, 1972, (33 U.S.C. §1251 et. seq.) (hereinafter referred to as "the Act").

Slater Electric Inc.

(SIC 8888)

is authorized to discharge from the facility described below:

45 Sea Cliff Avenue
Glen Cove, NY 11542

Glen Cove (C), Nassau County

into receiving waters known as:

Groundwaters

(Class GA)

in accordance with the effluent limitations, monitoring requirements and other conditions set forth in this permit.

This permit and the authorization to discharge shall expire on midnight of the expiration date shown above and the permittee shall not discharge after the expiration date unless this permit has been renewed, or written authorization is given by the Department. In order to receive authorization to discharge beyond the expiration date, the permittee shall submit such information, forms, and fees as are required by the Department of Environmental Conservation no later than 180 days prior to the expiration date.

By Authority of George K. Hansen, P.E., Chief, PDES Permit Section
Designated Representative of Commissioner of the
Department of Environmental Conservation

12-21-78
Date

George K. Hansen
Signature

FINAL EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

During the period beginning February 1, 1979 and lasting until February 1, 1980 the discharges from the permitted facility shall be limited and monitored by the permittee as specified below:

Outfall Number	Effluent Parameter	Discharge Limitations				Monitoring Measurement Frequency
		kg/day (lbs/day)		Other Units (Specify)		
		Daily Avg.	Daily Max.	Daily Avg.	Daily Max.	
001	Flow			360,000	gpd	Monthly
	Temperature*					Monthly
	Iron			0.6	mg/l	Monthly

(Non-contact cooling water)

*Monitoring requirement only

- Prohibitions:
- (a) No biocides, slimicides or corrosion control chemicals authorized for use under this permit. If such additive are either presently used or proposed to be used, approval by NYSDEC is required.
 - (b) There shall be no discharge to either ground or surface of industrial waste from storage areas for waste chemicals and oils.
 - (c) Scavenger disposal - any liquid wastes from processing operations shall be collected in an acceptable container for removal by a licensed industrial waste scavenger. of each removal occurrence must be maintained and submitted with the regular monitoring report.

The pH shall not be less than 6.5 standard units nor greater than 8.5 standard units shall be monitored as follows: on a monthly grab sample.

Samples taken in compliance with the monitoring requirements specified above shall be at the following location(s): on the effluent prior to discharge to the diffusion well

The daily average discharge is the total discharge by weight or in other appropriate as specified herein, during a calendar month divided by the number of days in the month that the production or commercial facility was operating. Where less than daily sampling is required by this permit, the daily average discharge shall be determined by the sum of all the measured daily discharges in appropriate units as specified herein divided by the number of days during the calendar month when the measurements were made.

The daily maximum discharge means the total discharge by weight or in other appropriate as specified herein, during any calendar day.

MONITORING, RECORDING AND REPORTING

a) The permittee shall also refer to the General Conditions (Part I of this permit for additional information concerning monitoring and reporting requirements and conditions.

b) The monitoring information required by this permit shall be summarized and reported by submitting a completed and signed Discharge Monitoring Report form once every 6 months to the Department of Environmental Conservation and other appropriate regulatory agencies at the offices specified below. The first report will be due no later than Sept. 28, 1979. Thereafter, reports shall be submitted no later than the 28th of the following month(s): March, Se

Chief, Waste Source Monitoring Section
New York State Department of Environmental Conservation
Room 300 - 50 Wolf Road - Albany, New York 12233

Regional Engineer - Region #1
New York State Department of Environmental Conservation
Building 40 - SUNY
Stony Brook, NY 11794

Nassau County Department of Health
240 Old Country Road
Mineola, NY 11501

c) If so directed by this permit or by previous request, Monthly Wastewater Treatment Plant Operator's Reports shall be submitted to the DEC Regional Office and county health department or county environmental control agency specified above.

d) Each submitted Discharge Monitoring Report shall be signed as follows:

1. If submitted by a corporation, by a principal executive officer of at least the level of vice president, or his duly authorized representative, if such representative is responsible for the overall operation of the facility from which the discharge described in the Discharge Monitoring Report originates;
2. If submitted by a partnership, by a general partner;
3. If submitted by a sole proprietor, by the proprietor;
4. If submitted by a municipality, State or Federal agency, or other public entity; by a principal executive officer, ranking elected official, commanding officer, or other duly authorized employee.

e) Unless otherwise specified, all information submitted on the Discharge Monitoring Form shall be based upon measurements and sampling carried out during the most recently completed reporting period.

f) Blank Discharge Monitoring Report Forms are available at the above addresses.

Rec'd 5

APPLICATION FORM "C" FOR STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) FOR INDUSTRIAL OR MINING

1. APPLICANT DATA

APPLICATION TYPE: New Renewal Modification

IF RENEWAL OR MODIFICATION, GIVE PREVIOUS APPLICATION NO., EFFECTIVE DATE, EXPIRATION DATE:
 No. NY- Effective Date Expiration Date

OWNER'S NAME (Corporate, Partnership or Individual): Slater Electric Inc.

TYPE OF OWNERSHIP: Corporate Individual Partnership

OWNER'S MAILING ADDRESS (Street, City, State, Zip Code):
45 Sea Cliff Avenue Glen Cove, N.Y. 11542

REFER ALL CORRESPONDENCE TO: (Name, Title and Address):
Gunter Gallas

TELEPHONE NO. (Include Area Code):
516 671-70

FACILITY NAME: Slater Electric Inc. FACILITY LOCATION (Street or Road): 45 Sea Cliff Avenue CITY, TOWN OR VILLAGE: Glen Cove

COUNTY: Nassau GIVE EXPLICIT DIRECTIONS TO LOCATION, if Necessary:

NATURE OF BUSINESS OR TYPE OF FACILITY: Manufacturer of Wiring Devices NO. OF EMPLOYEES: 400

2. IF ALL YOUR WASTE IS DISCHARGED TO A PUBLICLY OWNED WASTE TREATMENT FACILITY AND/OR A LICENSED WASTE SCAVENGER AND TO THE BEST OF YOUR KNOWLEDGE YOU ARE NOT REQUIRED TO OBTAIN AN SPDES PERMIT, COMPLETE THIS SECTION ONLY, SIGN APPLICATION AND RETURN.

AND/OR

NAME AND ADDRESS OF MUNICIPALITY RESPONSIBLE FOR RECEIVING WASTE: City of Glen Cove

NAME AND ADDRESS OF LICENSED WASTE SCAVENGER:

3. PRODUCTION DATA (Use additional forms, if necessary)

PRINCIPAL TYPES OF PROCESSING DONE AT THIS FACILITY:
Molding, Stamping, Die Casting, Assembly of Electrical Parts

PRINCIPAL PRODUCTS AND AMOUNTS PRODUCED PER TIME UNIT	RAW MATERIALS AND AMOUNTS CONSUMED PER TIME UNIT
1.	1. Steel 12,000 lbs. 24H/D
2.	2. Brass 5,000 lbs. 24H/D
3. <u>400,000 Misc. Wiring Devices Per 24 H/D</u>	3. Molding Compounds 42,000 lbs. 24H/D
4.	4. Aluminum 2,200 lbs. 24H/D
5.	5. Cardboard 1,300 lbs. 24H/D

4. DOES ANY OF YOUR DISCHARGES CONTAIN OR IS IT POSSIBLE FOR ANY DISCHARGE TO CONTAIN ONE OR MORE OF THE FOLLOWING SUBSTANCES AS A RESULT OF YOUR OPERATIONS, ACTIVITIES OR PROCESSES?

Aluminum Arsenic Boron Chromium Fluorides Lead Nickel Selenium
 Ammonia Barium Cadmium Copper Gold Manganese Oil & Grease Silver
 Antimony Beryllium Chlorine Cyanide Iron Mercury Phenols Sulfides

Corrosion control chemicals (specify) _____

Halogenated organics or halogenated hydrocarbons (e.g. chlorinated, fluorinated or brominated) (specify) _____

Herbicides or pesticides (specify) _____

Radioactivity (specify) _____

Slimicides, biocides or algacides (specify) _____

Substituted aromatics (e.g. derivatives of benzene, pyridene, biphenyl, naphthalene, coal or petroleum tar, etc.) (specify) _____

Surfactants (specify) _____

None of the above

Specify the trade names and manufacturer of any chemicals used at this facility which are not listed above and whose specific constituents are not known to you:
Calgon CL-14W - Specific formula is supplied under separate cover by Calgon Corp., Teterboro, New Jersey

Explanation of above: (Attach additional sheets, if necessary) _____

NONE

ATA (Continued) (See Instructions) ATTACH SKETCH SHOWING OUTFALL LOCATIONS

OUTFALL NO.	<input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Existing	<input type="checkbox"/> Replacement <input type="checkbox"/> Expansion	TYPE OF WASTE Non Contacting Cooling Water	TYPE OF TREATMENT (If none, so state) NONE
DESIGN FLOW 360,000 Gal/Day	ACTUAL FLOW 320,000 Gal/Day	FREQUENCY OF DISCHARGE <input checked="" type="checkbox"/> Continuous <input type="checkbox"/> Intermittent <input type="checkbox"/> Batch		IS FLOW EQUALIZATION PROVIDED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe in
PERIOD OF DISCHARGE 12 Months per year		6 Days per week		24 Hour

SURFACE DISCHARGE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If "Yes", Name of Receiving Waters	Classification	Waters Index No.
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SUBSURFACE DISCHARGE <input type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes", Name of nearest Surface Water Brookville Creek	Distance 400 Ft.	SOIL TYPE Sandy Gravel	Depth to 10
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OUTFALL NO.	<input type="checkbox"/> Proposed <input type="checkbox"/> Existing	<input type="checkbox"/> Replacement <input type="checkbox"/> Expansion	TYPE OF WASTE	TYPE OF TREATMENT (If none, so state)
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DESIGN FLOW Gal/Day	ACTUAL FLOW Gal/Day	FREQUENCY OF DISCHARGE <input type="checkbox"/> Continuous <input type="checkbox"/> Intermittent <input type="checkbox"/> Batch		IS FLOW EQUALIZATION PROVIDED? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe in
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PERIOD OF DISCHARGE Months per year		Days per week		Hour
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SURFACE DISCHARGE <input type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes", Name of Receiving Waters	Classification	Waters Index No.
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SUBSURFACE DISCHARGE <input type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes", Name of nearest Surface Water	Distance Ft.	SOIL TYPE	Depth to
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OUTFALL NO.	<input type="checkbox"/> Proposed <input type="checkbox"/> Existing	<input type="checkbox"/> Replacement <input type="checkbox"/> Expansion	TYPE OF WASTE	TYPE OF TREATMENT (If none, so state)
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DESIGN FLOW Gal/Day	ACTUAL FLOW Gal/Day	FREQUENCY OF DISCHARGE <input type="checkbox"/> Continuous <input type="checkbox"/> Intermittent <input type="checkbox"/> Batch		IS FLOW EQUALIZATION PROVIDED? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe in
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PERIOD OF DISCHARGE Months per year		Days per week		Hour
--	--	---------------	--	------

SURFACE DISCHARGE <input type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes", Name of Receiving Waters	Classification	Waters Index No.
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SUBSURFACE DISCHARGE <input type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes", Name of nearest Surface Water	Distance Ft.	SOIL TYPE	Depth to
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OUTFALL NO.	<input type="checkbox"/> Proposed <input type="checkbox"/> Existing	<input type="checkbox"/> Replacement <input type="checkbox"/> Expansion	TYPE OF WASTE	TYPE OF TREATMENT (If none, so state)
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DESIGN FLOW Gal/Day	ACTUAL FLOW Gal/Day	FREQUENCY OF DISCHARGE <input type="checkbox"/> Continuous <input type="checkbox"/> Intermittent <input type="checkbox"/> Batch		IS FLOW EQUALIZATION PROVIDED? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe in
------------------------	------------------------	--	--	--

PERIOD OF DISCHARGE Months per year		Days per week		Hour
--	--	---------------	--	------

SURFACE DISCHARGE <input type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes", Name of Receiving Waters	Classification	Waters Index No.
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SUBSURFACE DISCHARGE <input type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes", Name of nearest Surface Water	Distance Ft.	SOIL TYPE	Depth to
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7. COMMENTS:

This treatment is desired to eliminate Fe build-up and deposits on heat exchangers for a water cooling system.

8. I hereby affirm under penalty of perjury that information provided on this form and any attached supplemental forms is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

APPLICANT'S SIGNATURE (See Instructions) *[Signature]* Date 5/16/78 Printed Name ALEX PERITZ Title V.P. MFG.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES)
 DISCHARGE PERMIT
 GENERAL CONDITIONS

(PART II)

<u>Section</u>	<u>PAGE</u>
1. General Provisions.....	1
2. Prohibitions	1-2
3. Exclusions.....	2
4. Modification, Suspension, Revocation.....	2-3
5. Reporting Noncompliance.....	3-4
6. Inspections.....	4
7. Transfer of Ownership.....	5
8. Permit Renewal.....	5
9. Special Provisions - New or Modified Disposal Systems	5
10. Monitoring Recording and Reporting.....	6-8
10.1 General.....	6
10.2 Monitoring Locations.....	6
10.3 Recording of Monitoring Activities and Results.....	7
10.4 Analytical Methods.....	7-8
10.5 Application for Alternate Test Procedures.....	8
10.6 Confidential Information.....	8
11. Disposal System Operation and Quality Control.....	9-10
11.1 General.....	9-10
11.2 Prohibition of Bypass.....	10
11.3 Special Condition-Disposal Systems with Septic Tanks	10
11.4 Disposal of Collected Solids.....	10
12. Conditions Applicable to a Publicly Owned Treatment Works (POTW) And Users of a POTW	11-12
12.1 General.....	11
12.2 National Pretreatment Standards: Prohibited Discharges.....	11-12

PART II - GENERAL CONDITIONS

1. GENERAL PROVISIONS

a. A determination has been made on the basis of a submitted application, plans, or other available information, that compliance with the specified permit provisions will reasonably assure compliance with applicable water quality standards. Satisfaction of permit provisions notwithstanding, if operation pursuant to the permit causes or contributes to a condition in contravention of State water quality standards, or if the Department determines, on the basis of notice provided by the permittee and any related investigation, inspection or sampling, that a modification of the permit is necessary to assure maintenance of water quality standards or compliance with other provisions of ECL Article 17, or the Act, the Department may require such a modification and may require abatement action to be taken by the permittee and may also prohibit the noticed act until the permit has been modified.

b. All discharges authorized by this permit shall be consistent with the terms and conditions of this permit; facility expansions, production increases, or process modifications which result in new or increased discharges of pollutants must be reported by submission of a new SPDES application or, if such new or increased discharge does not violate the effluent limitations specified in this permit, by submission to the permit issuing authority of notice of such new or increased discharges of pollutants (in which case the permit may be modified to specify effluent limitations for any pollutants not identified and limited herein); the discharge of any pollutant not identified and authorized or the discharge of any pollutant more frequently than or at a level in excess of that identified and authorized by this permit shall constitute a violation of the terms and conditions of this permit.

c. The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, shall not be affected thereby.

d. If the discharge(s) permitted herein originate within the jurisdiction of an interstate water pollution control agency, then the permitted discharge(s) must also comply with any applicable effluent standards or water quality standards promulgated by that interstate agency.

2. PROHIBITIONS

a. The following discharges into the waters of the State are hereby prohibited:

- (1) The discharge of any radiological, chemical or biological warfare agent or high-level radioactive waste, such as terms are defined by the Act or pursuant thereto;

- (2) Any discharge which the Secretary of the Army acting through the Chief of Engineers finds would substantially impair anchorage and navigation;
- (3) Any discharge to which the Regional Administrator has objected in writing pursuant to any right to object provided the Administrator in Section 402(d) of the Act; and
- (4) Any discharge from a point source which is in conflict with a plan or amendment thereto approved pursuant to section 208(b) of the Act, or any other discharge not permitted by this article, article 17 of the ECL, other rules and regulations adopted or applicable pursuant thereto, the Act, or the provisions of a SPDES permit.

3. EXCLUSIONS

a. The issuance of this permit by the Department and the receipt thereof by the Applicant does not supersede, revoke or rescind an order or modification thereof on consent or determination by the Commissioner issued heretofore by the Department or any of the terms conditions or requirements contained in such order or modification thereof.

b. The issuance of this permit does not convey any property rights in either real or personal property, or any exclusive privilege; nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations; nor does it obviate the necessity of obtaining other assent required by law for the discharge authorized.

c. This permit does not authorize or approve the construction of any onshore or offshore physical structures or facilities or the undertaking of any work in any navigable waters.

d. Nothing in this permit shall be deemed to preclude the institution of any action nor relieve the permittee from any responsibilities, liabilities, or penalties to which the permittee is or may be subject under Section 311 of the Clean Water Act as amended.

4. MODIFICATION, SUSPENSION, REVOCATION

a. If the permittee fails or refuses to comply with an interim or final requirement in a SPDES permit, such noncompliance shall constitute a violation of the permit for which the Commissioner may modify, suspend, or revoke the permit or take direct enforcement action pursuant to law. When, at any time during or prior to a period for compliance, the permittee announces or otherwise lets it be known, or the Commissioner on reasonable cause determines, that the permittee

will not make the requisite efforts to achieve compliance with an interim or final requirement, the Commissioner may modify, suspend or revoke the permit and take direct enforcement action pursuant to law, without waiting for expiration of the period for compliance with such requirements.

b. After notice and opportunity for a hearing, this permit may be modified, suspended, or revoked in whole or in part during its term for cause including, but not limited to, the following:

1. Violation of any terms or conditions of this permit; or;
2. Obtaining this permit by misrepresentation or failure to disclose fully all relevant facts, or false or inaccurate statements or information in the application; or;
3. A change in any physical circumstances, requirements or criteria applicable to discharges that requires either a temporary or permanent reduction or elimination of the authorized discharges, such as:
 - (i) standards for construction or operation of the discharging facility
 - (ii) the characteristics of the waters into which such discharge is made
 - (iii) the water quality criteria applicable to such waters,
 - (iv) the classification of such waters, or
 - (v) effluent limitations or other requirements applicable pursuant to the Act or State Law.

c. Notwithstanding (b) above, if a toxic effluent standard or prohibition (including any schedule of compliance specified in Section 17-0813 of the Environmental Conservation Law or Section 307(a) of the Act) is established for a toxic pollutant which is present in the discharge authorized herein and such standard or prohibition is more stringent than any limitation upon such pollutant in this permit, or if this permit contains no limitations on such pollutants, this permit shall be revised or modified in accordance with the toxic effluent standards or prohibition and the permittee shall be so notified.

d. This permit shall be modified, or alternatively, revoked and reissued, to comply with applicable effluent standard or limitation issued or approved under sections 301(b)(2) and (D), 304(b)(2) and 307(a)(2) of the Clean Water Act, if the effluent standard or limitation so issued or approved:

- (1) Contains different conditions or is otherwise more stringent than any effluent limitations in the permit; or
- (2) Controls any pollutant not limited in the permit.

The permit as modified or reissued under this paragraph shall also contain any other requirements of the Act then applicable.

5. REPORTING NONCOMPLIANCE

a. If for any reason the permittee does not comply with or will be unable to comply any daily maximum effluent limitation specified in this permit or should any unusual extraordinary discharge of wastes occur for the permitted facilities, the permittee immediately notify the Department of Environmental Conservation Regional Office by telephone and provide the following information in writing within five days of such notification:

- (1) Cause of noncompliance;
 - (2) A description of the noncomplying discharge including its impact upon the receiving waters;
 - (3) Anticipated time the condition of noncompliance is expected to continue, or if such condition has been corrected, the duration of the period of noncompliance;
 - (4) Steps taken by the permittee to reduce and eliminate the noncomplying discharge; and
 - (5) Steps to be taken by the permittee to prevent recurrence of the condition of noncompliance.
- b. Permittee shall take all reasonable steps to minimize any adverse impact to navigable waters resulting from noncompliance with any effluent limitation specified in this permit, including such accelerated or additional monitoring as may be necessary to determine the nature and impact of the non-complying discharge.
- c. Except as provided herein under Prohibition of Bypass of Treatment Works, nothing in this permit shall be construed to relieve the permittee from civil or criminal penalties for noncompliance.
- d. It is recognized that equipment malfunction, acts of God or other circumstances beyond the control of the Permittee may sometimes result in effluent concentrations exceeding the permit limitations despite the exercise of appropriate care and maintenance measures and corrective measures by the Permittee. The Permittee may come forward to demonstrate to the Department that such circumstances exist in a case where effluent concentrations exceed those set forth in this permit. The Permittee, however, is not bound to wait for or solicit such demonstrations prior to the initiation of any enforcement proceeding; nor must it accept as valid on its face the statements made in any such demonstration. Nevertheless, if the Department sees fit to enforce in an administrative or judicial proceeding any provision of any permit issued to the Permittee by any permitting agency, the Permittee may raise at that time the issue of whether under the Constitution, statute, or decisional law it is entitled to a defense that its conduct was caused by circumstances beyond its control.

6. INSPECTIONS

- a. The permittee shall allow the Commissioner of the Department of Environmental Conservation, the Regional Administrator, and/or their authorized representative upon the presentation of credentials:
1. To enter upon the permittee's premises where an effluent source is located or in which any records are required to be kept under the terms and conditions of this permit;
 2. To have access to and copy, at reasonable times, any records required to be kept under the terms and conditions of this permit;
 3. To inspect any monitoring equipment or practices being maintained pursuant to this permit; or

4. To have access to and sample any discharge of pollutants to waters or to publicly owned treatment works resulting directly or indirectly from activities or operations of the owner or operator of the premises in which the effluent source or outlet is located.

7. TRANSFER OF OWNERSHIP

- a. Any permittee who intends to transfer a SPDES permit is required to notify the Department in advance of the transfer. In the case of a change of ownership only, notice to the Department is required prior to change; in the case of an ownership change accompanied by a change or proposed change in wastewater characteristics, a minimum of 180 days prior notice to the Department is required.
- b. The terms and conditions of this permit are binding on the successors or assigns in interest of the original permittee.

8. PERMIT RENEWAL

- a. Any permittee who wishes to continue to discharge after the expiration of a permit shall apply for renewal of its permit no later than 180 days prior to the permit's expiration date (unless permission for a later date has been granted by the Department) by submitting any forms, fees, or supplemental information which may be required by the Department. Upon request, the Department shall provide the permittee with specific information concerning forms, fees, and supplemental information required.
- b. If this permit expires before a new permit is issued, the permittee shall continue to comply with all the terms and conditions of this permit until a new permit is issued.

9. SPECIAL PROVISIONS - NEW OR MODIFIED DISPOSAL SYSTEMS

- a. Prior to construction of any new waste disposal system or modification which would materially alter the volume of, or the method or effect of treatment or disposing of the sewage, industrial waste or other wastes, from an existing waste disposal system, the Permittee shall submit to the Department or its designated field office for review, an approvable engineering report, plans and specifications which have been prepared by a person or firm licensed to practice Professional Engineering in the State of New York.
- b. The construction of the above new or modified disposal system shall not start until the Permittee receives written approval from the Department or its designated field office.
- c. The construction of the above new or modified disposal system shall be under the general supervision of a person or firm licensed to practice Professional Engineering in New York State, and upon completion of construction that person or firm shall certify to the Department or its designated field office that the system has been fully completed in accordance with the approved engineering report, plans and specifications, permit and letter of approval.

- d. The Department and its designated field offices review wastewater disposal system reports, plans, and specifications for treatment process capability only, and approval by either office does not constitute approval of the system's structural integrity.

10. MONITORING RECORDING AND REPORTING

10.1 General

- a. The permittee shall comply with all recording, reporting, monitoring and sampling requirements herein and such other additional terms, provisions, requirements or conditions that the Department may deem to be reasonably necessary to achieve the purposes of the Environmental Conservation Law, Article 17, the Act, or rules and regulations adopted pursuant thereto.
- b. Samples and measurements taken to meet the monitoring requirements specified herein shall be representative of the volume and nature of the monitored discharge. Composite samples should be "flow-proportioned" if necessary to obtain a representative sample.
- c. The permittee shall periodically calibrate and perform maintenance procedures on all monitoring and analytical instrumentation to insure accuracy of measurements.

10.2 Monitoring Locations

- a. Permittee shall take samples and measurements to meet the monitoring requirements at the locations specified.
- b. Unless specified otherwise, samples of the effluent shall be taken at the point of combined flow into the outfall sewer.
- c. Unless specified otherwise, samples of the influent wastewater shall be taken at the point of plant inflow.

10.3 Recording of Monitoring Activities and Results

a. The permittee shall make and maintain records of all information resulting from the monitoring activities required by this permit.

b. The permittee shall record for each measurement or sample taken pursuant to the requirements of this permit the following information: (1) The date, exact place, and time of sampling; (2) The dates analyses were performed; (3) Who performed the analyses; (4) The analytical techniques or methods used; and (5) The results of all required analyses.

c. If the permittee monitors any pollutant more frequently than is required by this permit, he shall include the results of such monitoring in the calculation and reporting of the values required on the Discharge Monitoring Report form. Such increased frequency shall be indicated on the Discharge Monitoring Report form.

d. The permittee shall retain for a minimum of three (3) years all records of monitoring activities and results including all records of calibration and maintenance of instrumentation and original chart recordings from continuous monitoring instrumentation. This period of retention shall be extended during the course of any pending or solved litigation or other proceedings regarding the discharge of pollutants by the permittee or when requested by the Commissioner, the Department of Environmental Conservation or the EPA Regional Administrator.

10.4 Analytical Methods

a. Following promulgation of guidelines establishing test procedures for the analysis of pollutants, published pursuant to Section 136 of the Federal Water Pollution Control Act, as amended, all sampling and analytical methods used to meet the monitoring requirements specified above shall conform to such guidelines. If the Section 136 guidelines do not specify test procedures for any pollutants to be monitored by this permit and until such guidelines are promulgated, sampling and analytical methods used to meet the monitoring requirements specified in this permit shall, unless otherwise directed by the Commissioner, conform to the latest edition of the following references:

1. Standard Methods for the Examination of Water and Wastewater, 14th Edition, 1976, American Public Health Association, New York, New York 10019.
2. A. S. T. M. Standards, Part 31, Water; Atmospheric Analysis, 1975, American Society for Testing and Materials, Philadelphia, Pennsylvania 19103.

3. Methods for Chemical Analysis of Water and Wastes,
1974, Environmental Protection Agency Water Quality
Office, Analytical Quality Control Laboratory, NECR,
Cincinnati, Ohio 45268.

10.5 Application for Alternate Test Procedures

a. The applicant shall submit his application to the Director of the Bureau of Monitoring and Surveillance, Division of Pure Waters, N.Y.D 50 Wolf Road, Albany, New York 12233.

b. Unless and until printed application forms are made available, a application for an alternate test procedure may be made by letter in triplicate. Any application for an alternate test procedure shall:

- (1) Provide the name and address of the responsible person or firm making the discharge (if not the applicant) and the applicable ID number of the existing or pending permit, issuing agency, and type of permit for which the alternate test procedure is requested, and the discharge serial number.

- (2) Identify the pollutant or parameter for which approval of a alternate testing procedure is being requested.

- (3) Provide justification for using testing procedures other than those specified in Table I, FEDERAL REGISTER, 28759, Vol. 38. No. 199 Tues. Oct. 16, 1973, or as amended.

- (4) Provide a detailed description of the proposed alternate test procedure, together with references to published studies of the applicability of the alternate test procedure to the effluents in question.

10.6 Confidential Information

a. Except for data determined to be confidential under Section 17-0805 of the Environmental Conservation Law or Section 308 of the Act, all such reports shall be available for public inspection at the offices of the Department of Environmental Conservation and the Regional Administrator of EPA Region II. Knowingly making any false statement on any such report may result in the imposition of criminal penalties as provided for in Section 71-1933 of the Environmental Conservation Law or Section 309 of the Act.

11. DISPOSAL SYSTEM OPERATION AND QUALITY CONTROL

11.1 General

a. The disposal system shall not receive or be committed to receive wastes beyond its design capacity as to volume and character of wastes treated, nor shall the system be materially altered as to: type, degree, or capacity of treatment provided; disposal of treated effluent; or treatment and disposal of separated scum, liquids, solids or combinations thereof resulting from the treatment process without prior written approval of the Department of Environmental Conservation or its designated field office.

b. The permittee shall at all times maintain in good working order and operate as efficiently as reasonably possible any disposal system or systems installed or used by the permittee to achieve compliance with the terms and conditions of this permit.

c. Any maintenance of the disposal system that may cause a degradation of effluent quality shall be scheduled during non-critical water quality periods and shall be carried out in a manner approved by the New York State Department of Environmental Conservation.

d. When required under Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6NYCRR650), sufficient personnel meeting qualifications for operators of sewage treatment works as required therein shall be employed to satisfactorily operate and maintain the treatment works.

e. The permittee shall not discharge floating solids or visible foam, unless specifically authorized by this permit.

11.2 Prohibition of Bypass of Treatment Works

a. Bypass or diversion of wastes from any portion of the treatment facilities is prohibited except:

(1) Where unavoidable to prevent loss of life, serious injury or severe property damage. Severe property damage includes substantial physical damage to property; damage to the treatment facilities which would cause them to become inoperable; or substantial and permanent loss of natural resources which can reasonably be expected to occur in the absence of a bypass. It does not include economic loss caused by delays in production; and

(2) Where there are no feasible alternatives to bypass, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime; and

(3) Where the permittee promptly but in no event later than 24 hours after the permittee learns of the bypass, submits notice of the bypass or an anticipated need for bypass to the Department containing the information required by Section 5 of this Part.

Where the permittee knows in advance of the need for the bypass, this notification shall be submitted for approval to the Department before the date of bypass. Bypass shall be either:

- (i) Prohibited by the Department in consideration of the adverse effects of the bypass and the factors set out above, or
- (ii) Allowed under conditions determined to be necessary by the Department to minimize any adverse effects.

11.3 Special Condition - Disposal Systems with Septic Tanks

If a septic tank is installed as part of the disposal system, it shall be inspected by the permittee or his agent for scum and sludge accumulation at intervals not to exceed one year's duration, and such accumulation will be removed before the depth of either exceeds one-fourth ($\frac{1}{4}$) of the liquid depth so that no settleable solids or scum will leave in the septic tank effluent. Such accumulation shall be disposed of in an approved manner.

11.4 Sludge Disposal

a. The storage or disposal of collected screenings, sludges, other solids or precipitates separated from the permitted discharges and/or intake or supply water by the permittee shall be done in such a manner as to prevent creation of nuisance conditions or entry of such materials into classified waters or their tributaries, and in a manner approved by the Department. Any live fish, shellfish, or other animals collected or trapped as a result of intake water screening or treatment may be returned to their water body habitat. The permittee shall maintain records of disposal on all effluent screenings, sludges and other solids associated with the discharge(s) herein described. The following data shall be compiled and reported to the Department or its designated field office upon request:

- 1.a. The sources of the materials to be disposed of;
- 2.b. The approximate volumes and weights;
- 3.c. The method by which they were removed and transported;
- 4.d. Their final disposal locations.

12. CONDITIONS APPLICABLE TO A PUBLICLY OWNED TREATMENT WORKS (POTW) AND USERS OF A POTW

12.1 GENERAL

- a. Notice shall be given the Department of Environmental Conservation of any new introduction of pollutants into the POTW from a source which would be a new source as defined in Section 306 of the Act if such source was discharging pollutants; and, except as to such categories and classes of sources specified by the Commissioner, any new introduction of pollutants which exceed 10,000 gallons on any one day into the POTW from a source which would be subject to Section 301 of the Act if such source was discharging pollutants; and any substantial change in volume or character of pollutants being introduced into the POTW at the time of issuance of the permit. Such notice shall include information on the quality and quantity of effluent to be introduced into the POTW; and an anticipated impact of such change in the quantity or quality of effluent to be discharged from the POTW.
- b. The permittee shall require any industrial user of the POTW to comply with the requirements of Section 204(b), 307, and 308 of the Act. Any industrial user subject to the requirements of Section 307 of the Act shall be required by the permittee to prepare and transmit to the New York State Department of Environmental Conservation periodic notice (over intervals not to exceed 9 months) of progress toward full compliance with Section 307 requirements. The permittee, upon receipt of such reports shall transmit a copy promptly to the Department.
- c. The permittee shall require any industrial user of storm sewers to comply with the requirement of Section 308 of the Act.
- d. For discharges from publicly owned treatment works, appropriate measures will be established by the permittee to insure compliance by industrial users with any system of user charges and recovery of construction costs required under the provisions of the Act.
- e. Persons discharging industrial waste to a publicly owned treatment works shall comply with toxic effluent standards and pretreatment standards and with monitoring, reporting, recording, sampling and entry requirements provided by the Act or the Environmental Conservation Law, Article 17 or adopted pursuant to the Act or the Environmental Conservation Law, Article 17.

12.2 NATIONAL PRETREATMENT STANDARDS: PROHIBITED DISCHARGES

(Note: The following Section was published in the Federal Register, Vol. 43, No. 123 - Monday June 26, 1978. The effective date of the regulation (Part 403) was August 25, 1978)

§403.5 National Pretreatment Standards: Prohibited Discharges.

- (a) Pollutants introduced into POTW's by any source of a nondomestic discharge shall not inhibit or interfere with the operation or performance of the works. These general prohibitions apply to all such users of a POTW whether or not the user is subject to other National Pretreatment Standards or any National, State, or local Pretreatment Requirements.

(b) The following pollutants may not be introduced into a POTW:

(1) Pollutants which create a fire or explosion hazard in the POTW;

(2) Pollutants which will cause corrosive structural damage to the POTW, but in no case discharges with pH lower than 5.0 unless the works is specifically designed to accommodate such discharges;

(3) Solid or viscous pollutants in amounts which will cause obstruction to the flow in sewers, or other Interference with the operation of the POTW;

(4) Any pollutant, including oxygen demanding pollutants (BOD, etc.) released in a discharge of such volume or strength as to cause Interference in the POTW.

(5) Heat in amounts which will inhibit biological activity in the POTW resulting in Interference but in no case heat in such quantities that the temperature at the treatment works influent exceeds 40°C(104°F) unless the works is designed to accommodate such heat.

(c) POTW's developing POTW Pretreatment Programs pursuant to §403.8 shall be required to develop and enforce specific limits for discharges of the pollutants listed in §403.5(b)(1)-(5). In addition, any POTW in violation of an NPDES Permit requirement as a result of Interference by a pollutant listed in §403.5(b)(1)-(5) shall be required by the EPA or NPDES state to develop and enforce such specific limits.

(d) Where specific prohibitions or limits on the pollutants or pollutant parameters listed in §403.5(b)(1)-(5) are developed by a POTW, either as a requirement of an Approved POTW Pretreatment Program pursuant to §403.8 or an NPDES Permit, such limits shall be incorporated in the NPDES Permit issued to the POTW and shall replace and be enforceable in lieu of the general prohibitions set forth in this section.

(e) Compliance with the provisions of this section is required beginning on the effective date of this regulation, except for paragraph (b)(5) of this section which must be complied with within 3 years of the effective date of this regulation.

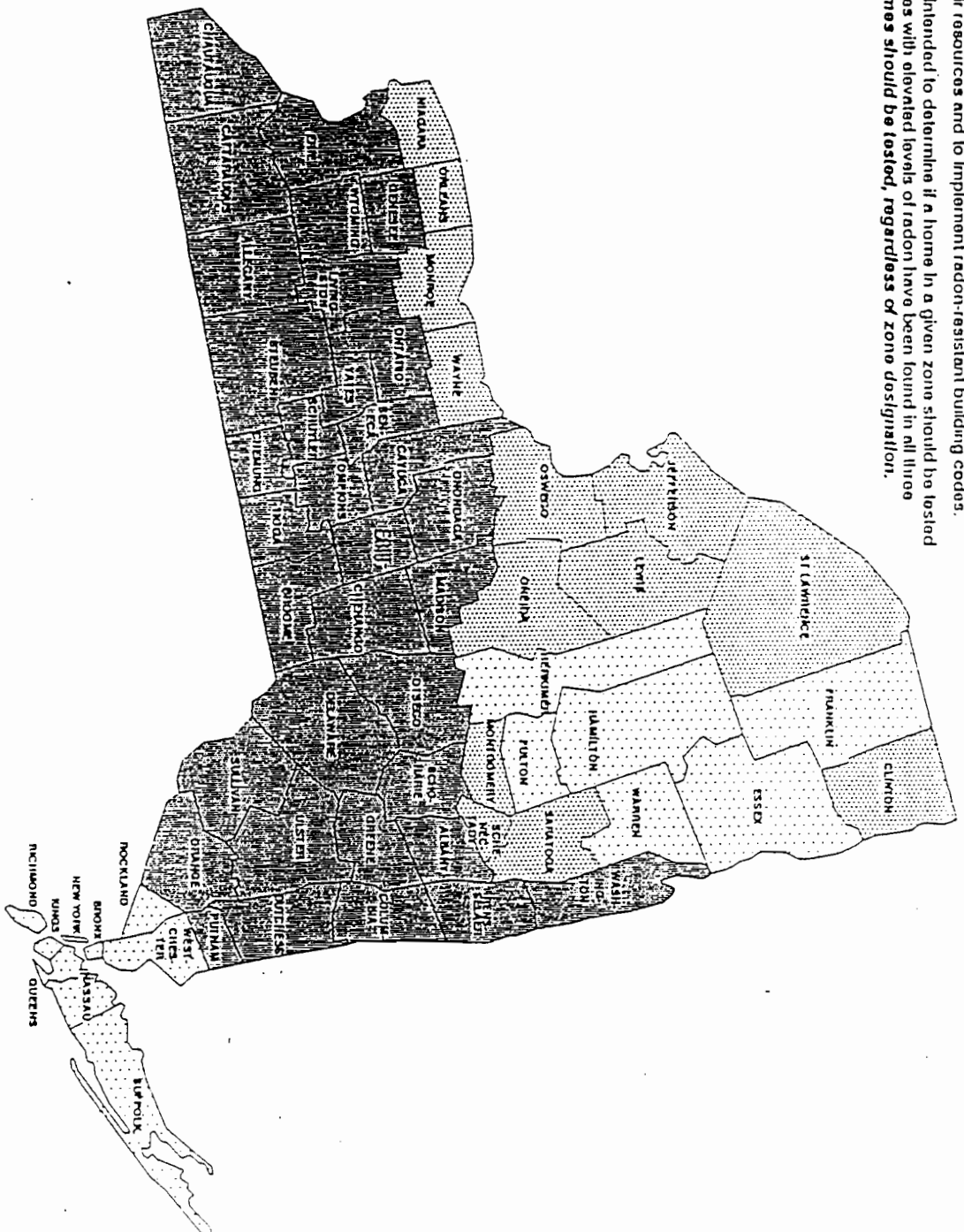
NASSAU COUNTY ASSESSORS OFFICE INFORMATION


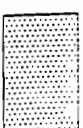

USEPA MAP OF RADON ZONES

NEW YORK - EPA Map of Radon Zones

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. **All homes should be tested, regardless of zone designation.**



- Zone 1 
- Zone 2 
- Zone 3 

IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of New York" before using this map. This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.

1995 CONTINGENCY PLAN

CONTINGENCY PLAN

PASS & SEYMOUR

JANUARY, 1995

CONTINGENCY PLAN
PASS & SEYMOUR
GLEN COVE, NEW YORK
JANUARY, 1995

TABLE OF CONTENTS

<u>SCOPE</u>	<u>PAGE NO.</u>
1.0 FACILITY IDENTIFICATION AND GENERAL INFORMATION	1
1.1 INTRODUCTION	1
1.2 WASTE GENERATING OPERATIONS	3
1.2.1 WASTE OIL	3
1.2.2 WASTE SAFETY SOLVENT	3
1.3 WASTE STORAGE	7
2.0 EMERGENCY COORDINATORS	7
3.0 IMPLEMENTATION OF THE CONTINGENCY PLAN	8
4.0 EMERGENCY RESPONSE PROCEDURES	9
4.1 NOTIFICATION	9
4.2 CONTAINMENT AND CONTROL	11
4.3 POST-EMERGENCY ACTIONS	12
5.0 EMERGENCY EQUIPMENT	12
6.0 COORDINATION AGREEMENTS	
6.1 NASSAU COUNTY DEPT. OF HEALTH	13
6.2 NEW YORK STATE DEPT. OF ENVIRONMENTAL CONSERVATION	13
6.3 NASSAU COUNTY FIRE MARSHAL	14
6.4 GLEN COVE FIRE DEPARTMENT	14
6.5 GLEN COVE POLICE DEPARTMENT	14
6.6 COMMUNITY HOSPITAL AT GLEN COVE	14
6.7 NASSAU COUNTY POLICE DEPARTMENT	15
7.0 EVACUATION PLAN	15
8.0 REPORTS	15

CONTINGENCY PLAN
PASS & SEYMOUR
GLEN COVE, NEW YORK
JANUARY, 1995

LIST OF FIGURES

<u>FIGURE NO.</u>		<u>PAGE NO.</u>
1-1	LOCATION MAP	2
1-2	SITE PLAN	4

LIST OF TABLES

<u>TABLE NO.</u>		<u>PAGE NO.</u>
1-1	BULK/HAZARDOUS WASTE GENERATION DATA	6

LIST OF DRAWINGS

<u>DRAWING NO.</u>		<u>PAGE NO.</u>
SLAT- 83-01-13	FACILITY LAYOUT WITH FIRE FIGHTING EQUIPMENT AND OTHER SAFETY FACILITIES	POCKET

PAGE #1

CONTINGENCY PLAN
PASS & SEYMOUR
GLEN COVE, NEW YORK
JANUARY, 1995

SCOPE

THIS CONTINGENCY PLAN HAS BEEN PREPARED IN ACCORDANCE WITH NYCRR PART (C) 3 AND RCRA 265 SUBPART D, AND IS INTENDED TO OUTLINE THE EXISTING HAZARDOUS WASTE ACTIVITY AT PASS & SEYMOUR'S GLEN COVE NEW YORK MANUFACTURING FACILITY SO AS TO ASSIST THE VARIOUS STATE, COUNTY AND LOCAL GOVERNMENTAL AGENCIES AND AUTHORITIES IN THE EVENT OF AN EMERGENCY. THE PLAN IDENTIFIES POSSIBLE EMERGENCY CONDITIONS, RESPONSE PROCEDURES, EMERGENCY EQUIPMENT AND COORDINATION AGREEMENTS WITH THE LOCAL AUTHORITIES.

1.0 - FACILITY IDENTIFICATION AND GENERAL INFORMATION

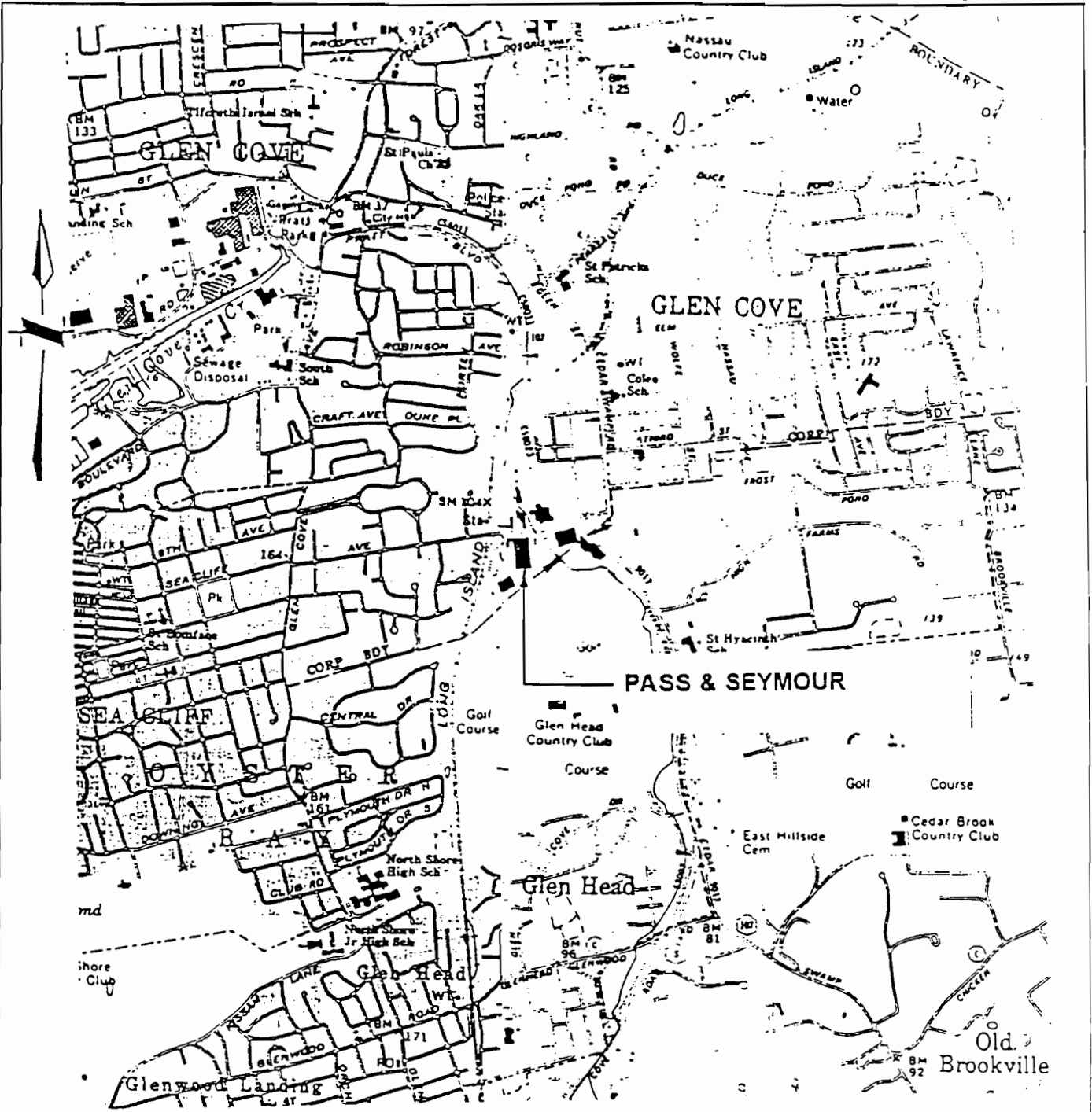
1.1 - INTRODUCTION

PASS & SEYMOUR IS A MEDIUM-SIZED MANUFACTURING FACILITY, ENGAGED IN THE PRODUCTION OF ELECTRICAL WIRING DEVICES SUCH AS SWITCHES, JUNCTION BOXES, RECEPTACLES, ECT.

PASS & SEYMOUR'S MANUFACTURING FACILITY IS LOCATED ON A 7.5 ACRE SITE AT 45 SEA CLIFF AVENUE, GLEN COVE, NEW YORK. THE FACILITY IS LESS THAN 1,500 FEET WEST OF CEDAR SWAMP ROAD, 1,000 FEET EAST OF GLEN COVE AVENUE, AND LESS THAN 500 FEET WEST OF THE SEA CLIFF RAILROAD STATION. SEE FIGURE 1-1, LOCATION MAP.

PASS & SEYMOUR HAS BEEN IN OPERATION AT THIS LOCATION SINCE EARLY 1988. THE GLEN COVE FACILITY CONSISTS OF A NUMBER OF INTER-CONNECTED BUILDINGS, WHICH WERE ADDED ON AS OPERATIONS EXPANDED. THE BUILDINGS PRESENTLY OFFER PASS & SEYMOUR APPROXIMATELY 122,000 SQUARE FEET OF FLOOR SPACE AND HOUSE THE COMPANY'S ADMINISTRATIVE AND MANUFACTURING DEPARTMENTS. THE MAJOR MANUFACTURING OPERATIONS AT THIS LOCATION INVOLVE PLASTIC INJECTION MOLDING, METAL STAMPING, COMPONENT ASSEMBLY, PACKAGING AND SHIPPING. A SITE PLAN IS SHOWN IN FIGURE 1-2.

FIGURE 1-1



LOCATION MAP
SCALE: 1" = 2000'

PASS & SEYMOUR
GLEN COVE, NEW YORK
JANUARY, 1995



HOLZMACHER, McLENDON & MURRELL, P.C.
CONSULTING ENGINEERS ENVIRONMENTAL SCIENTISTS and PLANNERS

MELVILLE, N.Y.
FARMINGDALE, N.Y.
RIVERHEAD, N.Y.

PAGE #3

PASS & SEYMOUR EMPLOYS APPROXIMATELY 300 PEOPLE. THE NORMAL WORKING HOURS ARE FROM 8:00A.M. UNTIL 4:30P.M.. OPERATIONS IN THE INJECTION MOLDING DEPARTMENT ARE CONDUCTED 24 HOURS A DAY ON A THREE SHIFT BASIS.

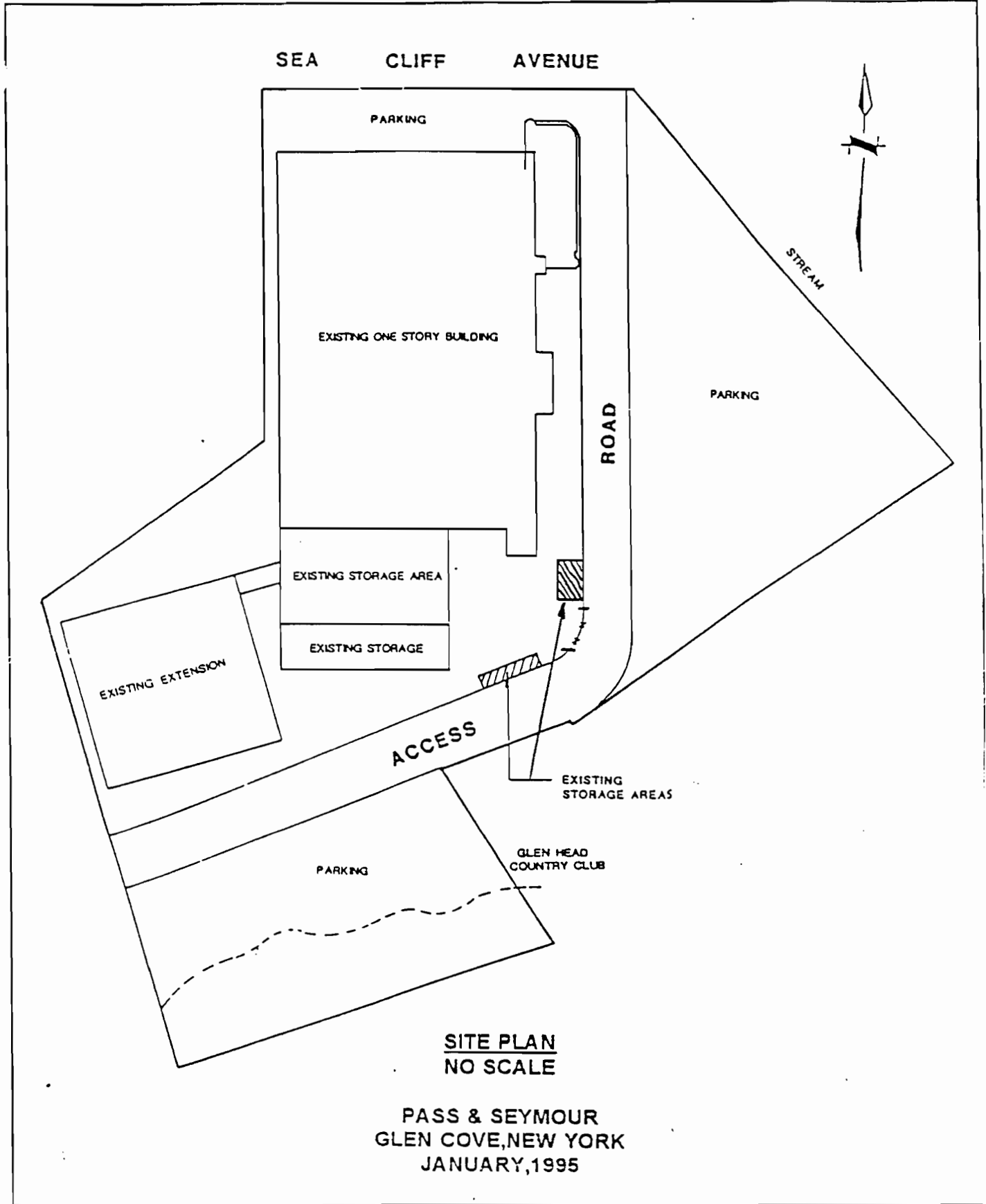
1.2 - WASTE GENERATING OPERATIONS

VARIOUS WASTE MATERIALS THAT ARE GENERATED FROM PROCESS OPERATIONS REQUIRING OFF-SITE DISPOSAL THROUGH A NEW YORK STATE LICENSED WASTE SCAVENGER ARE EXPLAINED BELOW.

1.2.1 - WASTE OIL

- (A) PASS & SEYMOUR OPERATES A NUMBER OF INJECTION MOLDING MACHINES WHICH USE HYDRAULIC OIL. AFTER CONTINUED USE FOR A CERTAIN PERIOD OF TIME, THE HYDRAULIC OIL LOOSES SOME OF ITS PHYSICAL CHARACTERISTICS (E.G. VISCOSITY) AND MUST BE REPLACED WITH FRESH OIL. THE WASTE HYDRAULIC OIL (APPROXIMATELY 200 GALLONS A MONTH) IS TRANSFERRED BY PUMP TO METAL DRUMS AND MOVED OUTSIDE TO THE DRUM STORAGE AREA, WHERE IT IS TRANSFERRED BY PUMP INTO ONE OF THE THREE (3) 275 GALLON ABOVE GROUND TANKS. THE WASTE OIL IS DISPOSED OF VIA A LOCAL WASTE OIL SCAVENGER.
- (B) THE TAPPING MACHINES USED IN THE STAMPING DEPARTMENT USE A WATER SOLUBLE OIL FOR LUBRICATION PURPOSES. THE WASTE OIL DISCHARGED FROM THESE MACHINES (APPROXIMATELY 55 GALLONS PER MONTH) IS COLLECTED IN METAL DRUMS, MOVED OUTSIDE AND TRANSFERRED TO ONE OF THREE (3) 275 GALLON STEEL TANKS AND DISPOSED OF VIA A LOCAL WASTE OIL SCAVENGER.
- (C) MISCELLANEOUS WASTE OILS GENERATED BY THE MAINTENANCE DEPARTMENT (APPROXIMATELY 15 GALLONS PER MONTH) ARE HANDLED IN THE SAME MANNER AS THE WASTE HYDRAULIC AND LUBRICATING OILS.

FIGURE 1-2



PAGE # 5

1.2.2 - WASTE SAFETY SOLVENT

SAFETY SOLVENT (A HYDROCARBON SOLVENT) IS USED TO CLEAN METAL PUNCH PRESS DIES IN THE STAMPING DEPARTMENT'S WASHING TANK. WASTE SOLVENT GENERATED HERE (APPROXIMATELY 55 GALLONS A MONTH) IS COLLECTED IN METAL DRUMS AND TRANSFERRED TO THE DRUM STORAGE AREA TO AWAIT OFF-SITE DISPOSAL VIA A LICENSED INDUSTRIAL WASTE SCAVENGER.

PAGE # 6

TABLE 1-1

BULK/HAZARDOUS WASTE GENERATION DATA

<u>PROCESS/ OPERATION</u>	<u>WASTE</u>	<u>QUANTITY PER MONTH</u>
INJECTION MOLDING	HYDRAULIC OIL*	200 GAL.
TAPPING MACHINES	WATER SOLUBLE OIL*	55 GAL.
MAINTENANCE DEPT.	WASTE OIL*	15 GAL.
WASHING TANKS/ STAMPING DEPT.	SAFETY SOLVENT (HYDROCARBON SOLVENT)	55 GAL.

* THESE WASTE MATERIALS ARE NOT CONTAMINATED WITH ANY PROCESS/HAZARDOUS MATERIALS, AND THEREFORE, ARE NOT HAZARDOUS WASTE. THESE MATERIALS ARE REMOVED OFF-SITE BY A LOCAL WASTE OIL SCAVENGER.

PAGE #7

1.3 - WASTE STORAGE

THE WASTES GENERATED AT PASS & SEYMOUR WHICH REQUIRE OFF-SITE DISPOSAL ARE TEMPORARILY STORED ON-SITE IN METAL DRUMS OR STEEL TANKS THAT ARE COMPATIBLE WITH THE MATERIAL STORED. WASTE OILS ARE STORED IN THREE (3) ABOVE GROUND STEEL TANKS. ALL OTHER WASTES ARE STORED IN 55 GALLON METAL DRUMS. THE HOLDING TANKS ARE LOCATED OUTSIDE IN A COVERED STORAGE AREA, INSTALLED OVER A CONCRETE BERM. THE METAL DRUMS ARE STORED IN A COVERED AREA, INSTALLED OVER A CONCRETE BERM. EACH BERM HAS 110 % CAPACITY OVER THE VOLUME OF MATERIAL STORED. THESE BERMS PREVENT ANY ACCIDENTIAL SPILL COMING IN CONTACT WITH THE GROUND.

2.0 - EMERGENCY COORDINATORS

PASS & SEYMOUR'S EMERGENCY COORDINATORS INCLUDE ONE PRIMARY EMERGENCY COORDINATOR AND ONE ALTERNATE EMERGENCY COORDINATOR. THE COORDINATORS, THEIR ADDRESSES, DUTIES, RESPONSIBILITIES AND OTHER DETAILS ARE EXPLAINED AS FOLLOWS:

PRIMARY EMERGENCY COORDINATOR

MR. GEORGE ROPPELT
4 BRIDLE PATH
FARMINGVILLE, NEW YORK 11738
(516) 289-6496

ALTERNATE EMERGENCY COORDINATOR

MR. KARL TICHY
11 LARK LANE
EAST NORTHPORT, NEW YORK 11731
(516) 368-7792

PAGE # 8

DURING NORMAL OPERATING HOURS (8:00A.M.-4:30P.M.), AT LEAST ONE OF THE ABOVE-NAMED EMERGENCY COORDINATORS WILL BE ON-SITE. IN CASE OF AN EMERGENCY DURING OFF-DUTY HOURS, EACH CAN BE REACHED AT HOME BY TELEPHONE. THE EMERGENCY COORDINATOR WILL BE RESPONSIBLE FOR HANDLING ALL EMERGENCY SITUATIONS IN THE FACILITY (POSSIBLE EMERGENCY SITUATIONS ARE DISCUSSED IN LATER SECTIONS). TO IMPLIMENT THE CONTINGENCY PLAN, THE EMERGENCY COORDINATORS ARE AUTHORIZED TO COMMIT THE NECESSARY RESOURCES OF THE FACILITY AND TO INSTRUCT THEIR EMPLOYEES TO ASSIST IN THE EVENT OF AN EMERGENCY.

EACH EMERGENCY COORDINATOR IS THOROUGHLY FAMILIAR WITH ALL ASPECTS OF PASS & SEYMOURS CONTINGENCY PLAN, FACILITY OPERATIONS, PLANT LAYOUT, AND THE LOCATION AND USE OF ALL EMERGENCY EQUIPMENT. IT WILL BE THE RESPONSIBILITY OF THE EMERGENCY COORDINATOR TO IDENTIFY ANY AND ALL IMMINENT AND ACTUAL EMERGENCY CONDITIONS, ASSES THE SITUATION AND INITIATE IMPLEMENTATION OF THE CONTINGENCY PLAN AS HE SEES FIT.

THE EMERGENCY COORDINATOR WILL ALSO BE RESPONSIBLE FOR ALL POST-EMERGENCY ACTIONS INCLUDING, BUT NOT LIMITED TO, POST-EMERGENCY CLEAN-UP, SAFE DISPOSAL OF HAZARDOUS MATERIALS AND SUBMISSION OF A WRITTEN REPORT ON THE INCIDENT TO THE NYSDEC.

3.0 - IMPLEMENTATION OF THE CONTINGENCY PLAN

THE PROVISIONS OF THIS CONTINGENCY PLAN WILL BE IMPLEMENTED WHEN EVER AN INCIDENT (SPILL, FIRE OR EXPLOSION) OCCURING AT PASS & SEYMOUR'S FACILITY THREATENS OR PRESENTS A HAZARD TO HUMEN HEALTH AND/OR THE ENVIRONMENT. THE EMERGENCY COORDINATOR HAS THE FULL RESPONSIBILTY AND AUTHORITY TO MAKE THIS DETERMINATION. THE FOLLOWING POTENTIAL EMERGENCIES, DEPENDING ON THE DEGREE OF SERIOUSNESS, MIGHT CALL FOR THE IMPLEMENTATION OF THE CONTINGENCY PLAN:

- (A) ON SITE SPILLAGE DURING TRANSFER OR STORAGE OF WASTES LISTED IN TABLE 1-1.
- (B) ANY FIRE, EXPLOSION OR RELEASE OF DANGEROUS FUMES AS A RESULT OF A FIRE OR EXPLOSION.

PAGE #9

- (C) ANY OTHER CONDITION WHICH IS DETERMINED BY THE EMERGENCY COORDINATOR AS DANGEROUS OR HARMFUL TO HUMAN HEALTH AND/OR THE ENVIRONMENT.

THE POTENTIAL FOR ANY SPILL, LEAK OR UNPLANNED SUDDEN OR NON-SUDDEN RELEASE OF WASTES FROM PASS & SEYMOUR'S STORAGE FACILITY IS MINIMIZED, BECAUSE THE DRUMS HOLDING VARIOUS WASTE MATERIALS ARE COMPATIBLE WITH THE MATERIALS STORED, AND ARE FREQUENTLY INSPECTED. THE STORAGE AREA WAS BUILT TO CONTAIN ANY SPILL, LEAK OR UNPLANNED SUDDEN OR NON-SUDDEN RELEASE OF ANY WASTE, AND IS PROTECTED FROM RAINFALL.

4.0 - EMERGENCY RESPONSE PROCEDURES

EMERGENCY RESPONSE PROCEDURES AT PASS & SEYMOUR SHALL INCLUDE IDENTIFICATION OF AN ACTUAL OR IMMINENT EMERGENCY CONDITION, NOTIFICATION OF PLANT PERSONNEL AND OUTSIDE EMERGENCY PERSONNEL (POLICE, FIRE, AMBULANCE), CONTAINMENT AND CONTROL, AND CLEAN-UP. THE SERIOUSNESS OF ANY EMERGENCY CONDITION, AS DETERMINED BY THE EMERGENCY COORDINATOR, WILL DICTATE WHAT EMERGENCY RESPONSE ACTION(S) SHOULD BE TAKEN.

4.1 - NOTIFICATION

- (A) ANY EMPLOYEE DISCOVERING A FIRE OR HAZARDOUS RELEASE THAT IS NOT READILY CONTROLLABLE WITH EQUIPMENT AND MATERIALS ON-HAND, MUST USE THE PAGING TELEPHONE SYSTEM TO SUMMON THE EMERGENCY COORDINATOR.. IF THE EMERGENCY SITUATION INVOLVES A FIRE OR EXPLOSION, THE EMPLOYEE MUST IMMEDIATELY NOTIFY PLANT PERSONNEL AND THE LOCAL FIRE DEPARTMENT.
- (B) ALL EMPLOYEES HEARING THE ANNOUNCEMENT/ALARM MUST SHUT DOWN AND SECURE THEIR EQUIPMENT AND PROCEED IMMEDIATELY TO THE PARKING LOT TO AWAIT FURTHER INSTRUCTIONS FROM THE EMERGENCY COORDINATOR.

PAGE #10

- (C) THE EMERGENCY COORDINATOR, UPON BEING NOTIFIED OF AN EMERGENCY SITUATION, MUST IMMEDIATELY ASSESS THE SITUATION, NOTIFY THE APPROPRIATE PARTIES AND DETERMINE WHAT TYPE OF RESPONSE ACTION SHOULD BE TAKEN TO CONTAIN AND CONTROL THE INCIDENT. IN THE CASE OF FIRE OR EXPLOSION, HE WILL ORDER THE IMMEDIATE EVACUATION OF THE PLANT, IF THIS HAS NOT ALREADY BEEN DONE.
- (D) THE EMERGENCY COORDINATOR OR HIS DEPUTY WILL CONDUCT A ROLL CALL FOR ALL EMPLOYEES WHO HAVE SIGNED IN TO ENSURE THAT ALL EMPLOYEES ARE ACCOUNTED FOR.
- (E) IN CASE OF AN EMERGENCY SUCH AS FIRE OR EXPLOSION, THE EMERGENCY COORDINATOR WILL NOTIFY:
- (1) GLEN COVE FIRE DEPARTMENT- BY CALLING THE TELEPHONE EXCHANGE OPERATOR.
 - (2) NASSAU COUNTY FIRE MARSHAL'S OFFICE-24 HOUR HOT LINE (516) 535-7078.
 - (3) GLEN COVE POLICE DEPARTMENT-(516) 676-1000
 - (4) COMMUNITY HOSPITAL AT GLEN COVE-(516) 676-5000
 - (5) NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION - 24 HOUR HOT LINE - (518) 457-7362.
- NORMALLY THE GLEN COVE POLICE DEPARTMENT WILL CALL FOR AN AMBULANCE IF ONE IS REQUIRED AND NOTIFY THE GLEN COVE HOSPITAL OF EXPECTED CASUALTIES.
- (F) IN A NON-FIRE EMERGENCY, SUCH AS SPILLAGE, ECT., THE EMERGENCY COORDINATOR WILL NOTIFY:
- (1) GLEN COVE FIRE DEPARTMENT - BY CALLING THE TELEPHONE EXCHANGE OPERATOR.
 - (2) GLEN COVE POLICE DEPARTMENT - (516) 676-1000.

PAGE #11

- (3) NASSAU COUNTY FIRE MARSHAL'S OFFICE - 24HOUR HOT LINE (516) 535 - 7078.
- (4) NASSAU COUNTY DEPARTMENT OF HEALTH - 24 HOUR HOT LINE - (516) 795 - 0880.
- (5) NEW YORK STATE DEPARTMENT OF CONSERVATION - 24 HOUR HOT LINE - (800) 457 - 7362.

IN NOTIFYING THE AUTHORITIES, THE EMERGENCY COORDINATOR SHOULD PROVIDE THE FOLLOWING INFORMATION:

- (1) NAME, LOCATION, ADDRESS AND TELEPHONE NUMBER OF WHERE HE IS CALLING FROM.
- (2) ADDRESS AND LOCATION OF THE EMERGENCY.
- (3) NATURE OF THE EMERGENCY.
- (4) MATERIALS INVOLVED.
- (5) EXPECTED NUMBER OF CASUALTIES (IF APPLICABLE).

4.2 - CONTAINMENT AND CONTROL

THE EMERGENCY COORDINATOR WITH THE ASSISTANCE OF PERSONNEL IN THE FACILITY OR ANY EMERGENCY PERSONNEL RESPONDING TO THE INCIDENT, WILL TAKE ALL NECESSARY MEASURES TO CONTAIN AND PREVENT THE SPREAD OF ANY HAZARDOUS CONDITION.

- (A) IN CASE OF A WASTE HYDRAULIC OIL, WATER SOLUBLE MACHINE OIL, SAFETY SOLVENT SPILL OR LEAK, PASS & SEYMOUR WOULD USE ABSORBENT MATERIALS IN THE FORM OF BLANKETS, PILLOWS, OR GRANULES TO CONTAIN THE SPILL.
- (B) IN CASE OF A DRUM LEAK, THE CONTENTS OF THE LEAKING DRUM SHALL BE IMMEDIATELY TRANSFERRED TO A SECURE DRUM. ANY SPILLAGE WILL BE HANDLED AS PREVIOUSLY EXPLAINED.

PAGE #12

- (C) IN CASE OF A TANK LEAK, THE CONTENTS OF THE LEAKING TANK SHALL BE TRANSFERRED TO ANOTHER TANK OR INTO PORTABLE DRUMS. ANY SPILLAGE WILL BE HANDLED AS PREVIOUSLY EXPLAINED.

- (D) IN CASE OF A FIRE, HAND - HELD FIRE EXTINGUISHERS WILL BE USED TO ISOLATE AND CONTAIN THE INCIDENT. IN A MAJOR FIRE OR EXPLOSION WITHIN THE MAIN PLANT FACILITY, THE AUTOMATIC SPRINKLER SYSTEM WILL BE ACTIVATED.

4.3 - POST EMERGENCY ACTIONS

FOLLOWING THE CONTAINMENT AND CONTROL OF AN EMERGENCY, THE EMERGENCY COORDINATOR WILL BE RESPONSIBLE FOR THE POST EMERGENCY ACTIONS. THIS MAY INCLUDE THE COLLECTION, TREATMENT AND DISPOSAL OF ANY CONTAMINATED SOIL, WATER OR OTHER MATERIALS AFFECTED BY THE EMERGENCY.

THE EMERGENCY COORDINATOR WILL BE RESPONSIBLE FOR ENSURING THAT ALL EMERGENCY EQUIPMENT IS RESTORED TO ITS OPERATING CONDITION. HE WILL ALSO INVESTIGATE THE CAUSE OF THE EMERGENCY AND TAKE ALL NECESSARY ACTIONS TO PREVENT ITS REOCCURANCE. THIS MAY INCLUDE AMENDMENTS TO THE CONTINGENCY PLAN.

ALL FOLLOW-UP REPORTS REGARDING THE EMERGENCY SITUATION, ACTION TAKEN AND THE FACILITY'S CAPABILITIES TO PREVENT AND HANDLE SUCH AN EMERGENCY IN THE FUTURE WILL BE PREPARED BY THE EMERGENCY COORDINATOR. A COPY OF THIS REPORT WILL BE SUBMITTED TO NYSDEC.

5.0 - EMERGENCY EQUIPMENT

PAGING TELEPHONES, TO BE USED FOR INTERNAL WARNING AND TO NOTIFY AND/OR SUMMON EMERGENCY RESPONSE PERSONNEL (FIRE, POLICE, ECT.) ARE LOCATED THROUGHOUT PASS & SEYMOUR'S FACILITY.

PAGE #13

WALL-MOUNTED FIRE EXTINGUISHERS ARE STRATEGICALLY LOCATED THROUGHOUT THE FACILITY. THE PLANT BUILDINGS CONTAIN APPROXIMATELY 75 WALL-MOUNTED EXTINGUISHERS. ALL ARE DESIGNED TO CONTROL CLASS B (LIQUID) AND CLASS C (ELECTRICAL) FIRES. IN ADDITION TO THE ABOVE MENTIONED EXTINGUISHERS, THE PLANT IS EQUIPPED WITH AN AUTOMATICALLY ACTIVATED OVERHEAD SPRINKLER SYSTEM.

PASS & SEYMOUR MAINTAINS A NUMBER OF FIRST AID KITS TO HANDLE MINOR CUTS, BURNS AND ABRASIONS. THE LOCATION OF THE FIRE EXTINGUISHERS, FIRST AID KITS, EYE WASH STATIONS AND THE FIRE SERVICE CONNECTIONS ARE SHOWN IN DRAWING SLAT 83 - 01 - 03.

6.0 - COORDINATION AGREEMENTS

6.1 - NASSAU COUNTY DEPARTMENT OF HEALTH

THE NASSAU COUNTY DEPARTMENT OF HEALTH (NCDH) HAS RECEIVED A COPY OF THIS CONTINGENCY PLAN. IN CASE OF AN EMERGENCY SITUATION INVOLVING RELEASE OF HAZARDOUS WASTES TO THE ENVIRONMENT, THE BUREAU OF LAND RESOURCES MANAGEMENT SHOULD BE NOTIFIED AT (516) 535 - 2406. DURING NON-WORKING HOURS AND ON WEEKENDS NCDH CAN BE REACHED AT ITS 24 - HOUR HOTLINE (516) 795 - 0880.

6.2 - NEW YORK STATE DEPT. OF ENVIRONMENTAL CONSERVATION

THE REGIONAL DIRECTOR OF SOLID WASTE FOR THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) HAS RECEIVED A COPY OF THIS CONTINGENCY PLAN. IN CASE OF A SUDDEN OR NON - SUDDEN RELEASE OF HAZARDOUS WASTE TO THE ENVIRONMENT, THE NYSDEC SHOULD BE NOTIFIED.

UPON NOTIFICATION OF AN INCIDENT, REPRESENTATIVES OF NYSDEC WILL ASSIST IN ASSESSING ANY NECESSARY REMEDIAL ACTIONS. IN CASE OF AN EMERGENCY, THE NYSDEC SHOULD BE NOTIFIED BY CALLING (516) 751 - 7900. DURING NON - WORKING HOURS AND ON WEEKENDS, THE NYSDEC CAN BE REACHED AT ITS 24 HOUR HOT LINE (1- 800) 457 - 7362.



PAGE #14

6.3 - NASSAU COUNTY FIRE MARSHAL

THE NASSAU COUNTY FIRE MARSHAL'S OFFICE HAS RECEIVED A COPY OF THIS CONTINGENCY PLAN. THE FIRE MARSHAL, AT THE REQUEST OF THE LOCAL FIRE DEPARTMENT RESPONDING TO AN EMERGENCY CONDITION, WILL PROVIDE ASSISTANCE IN SITUATIONS INVOLVING FIRES OR EXPLOSIONS AND IN SPILLS INVOLVING FLAMMABLE LIQUIDS WHERE A POTENTIAL FIRE OR EXPLOSIVE CONDITION EXISTS.

6.4 - GLEN COVE FIRE DEPARTMENT

THE CHIEF OF THE GLEN COVE FIRE DEPARTMENT HAS RECEIVED A COPY OF THIS CONTINGENCY PLAN. THE GLEN COVE FIRE DEPARTMENT LOCATED ON GLEN COVE AVENUE, GLEN COVE, WILL BE THE LOCAL FIRE DEPARTMENT RESPONDING TO ANY EMERGENCY CONDITION AT PASS & SEYMOUR'S FACILITY. IN CASE OF AN EMERGENCY, THE GLEN COVE FIRE DEPARTMENT SHOULD BE NOTIFIED BY CALLING THE TELEPHONE EXCHANGE OPERATOR OR 676- 0366.

6.5 - GLEN COVE POLICE DEPARTMENT

THE CHIEF OF THE GLEN COVE POLICE DEPARTMENT HAS RECEIVED A COPY OF THIS CONTINGENCY PLAN. THE GLEN COVE POLICE DEPARTMENT LOCATED AT 146 GLEN STREET, GLEN COVE, WILL BE THE LOCAL POLICE DEPARTMENT RESPONDING TO ANY EMERGENCY CONDITION AT PASS & SEYMOUR'S FACILITY. IN AN EMERGENCY, GLEN COVE POLICE DEPARTMENT WILL NOTIFY AND SUMMON AN AMBULANCE IF ONE IS REQUIRED. IN CASE OF AN EMERGENCY, THE GLEN COVE POLICE DEPARTMENT SHOULD BE NOTIFIED BY CALLING (516) 676 - 1000.

6.6 - COMMUNITY HOSPITAL AT GLEN COVE

THE COMMUNITY HOSPITAL AT GLEN COVE HAS RECEIVED A COPY OF THIS CONTINGENCY PLAN. GLEN COVE HOSPITAL IS LOCATED ON ST. ANDREWS LANE, GLEN COVE. IN CASE OF AN EMERGENCY, THE GLEN COVE HOSPITAL SHOULD BE CONTACTED AT (516) 676 - 5000. IN MOST EMERGENCY CONDITIONS, THE GLEN COVE POLICE DEPARTMENT WILL SUMMON AN AMBULANCE AND ALSO NOTIFY THE GLEN COVE HOSPITAL OF THE EXPECTED CASUALTIES.

PAGE #15

6.7 - NASSAU COUNTY POLICE DEPARTMENT

THE DEPUTY INSPECTOR AT THE CIVIL PREPAREDNESS DIVISION OF THE NASSAU COUNTY POLICE DEPARTMENT, HAS RECEIVE A COPY OF THIS CONTINGENCY PLAN. IN CASE OF AN EMERGENCY, THE NASSAU COUNTY POLICE DEPARTMENT SHOULD BE NOTIFIED BY CALLING THE EXCHANGE OPERATOR OR (516) 535 - 7524.

7.0 - EVACUATION PLAN

PERSONNEL AT PASS & SEYMOUR'S FACILITY WILL BE EVACUATED IN CASE OF FIRE, EXPLOSION, OR ANY OTHER EMERGENCY CONDITION WHICH THE EMERGENCY COORDINATOR DETERMINES AS BEING A DANGER TO PERSONNEL. IF EVACUATION IS NECESSARY, PLANT PERSONNEL WILL BE NOTIFIED OVER THE PAGING SYSTEM.

8.0 - REPORTS

FOLLOWING AN EMERGENCY CONDITION WHICH REQUIRED IMPLEMENTATION OF ALL OR PART OF THE CONTINGENCY PLAN, THE EMERGENCY COORDINATOR SHOULD SUBMIT A REPORT OF THE INCIDENT TO THE REGULATORY AGENCIES. THE REPORT SHOULD CONTAIN THE FOLLOWING INFORMATION:

- (1) COMPANY NAME, LOCATION AND TELEPHONE NUMBER.
- (2) DATE AND TIME OF INCIDENT.
- (3) THE NATURE AND CAUSE OF THE INCIDENT.
- (4) ALL ACTIONS TAKEN BY PASS & SEYMOUR AND OTHER EMERGENCY RESPONSE PERSONNEL AS A RESULT OF THE INCIDENT.
- (5) A DESCRIPTION OF THE CLEAN - UP EFFORTS TAKEN FOLLOWING THE INCIDENT.
- (6) A DESCRIPTION OF THE ADEQUACY OF THE CONTINGENCY PLAN OR AMENDMENTS TO THE CONTINGENCY PLAN.

PAGE #16

- (7) A DESCRIPTION OF ANY CORRECTIVE MEASURES INITIATED TO PREVENT A SIMILAR OCCURANCE.
- (8) THE CONDITION OF ALL EMERGENCY EQUIPMENT AT THE FACILITY.

THE REPORT SHOULD BE FOWARDED TO THE FOLLOWING AGENCIES:

- (1) NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- (2) NASSAU COUNTY DEPARTMENT OF HEALTH.

ASBESTOS SAMPLE RESULTS

ASBESTOS BULK SAMPLE ANALYSIS
(NY State ELAP Method 198.1)

Date Received: 03/25/96

CLIENT: MIDDLETON, KONTOKOSTA, ASSOCIATES,

Date Analyzed: 03/25/96

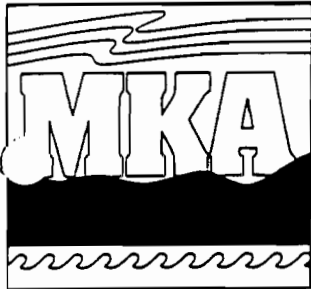
45 Sea Cliff Ave., Glen Cove, N.Y.

Analyst(s) Signature: [Signature]

Client Sample ID:	#1				
Laboratory Sample ID:	6531263				
Analytical Technique:	PLM W/Disp Stain				
Is the sample Homogeneous:	Yes				
Sample Color:	Tan				
Sample Treatment:	None				
Asbestos Found:	ND				
	Type	%	Type	%	Type
Materials Found:	Cellulose	70			
	Nonfibrous Mat.	30			
Sample Collection From:	45 Sea Cliff Ave.,				
	Glen Cove, N.Y.				

Client Sample ID:					
Laboratory Sample ID:					
Analytical Technique:					
Is the sample Homogeneous:					
Sample Color:					
Sample Treatment:					
Asbestos Found:					
	Type	%	Type	%	Type
Materials Found:					
Sample Collection From:					

None Detected
< = Trace



A JOINT VENTURE KONTOKOSTA ASSOCIATES

MIDDLETON, KONTOKOSTA ASSOCIATES, LTD.
Environmental Planners, Engineers and Architects

April 4, 1996

DONALD J. MIDDLETON
E.M. KONTOKOSTA, P.E.
GARY S. ROGERS, R.A.

*Mr. Stan Sibell, Esq.
Fletcher, Sibell, Migatz, Burns & Mulry P.C.
22 Bayview Avenue
Manhasset, NY 11030*

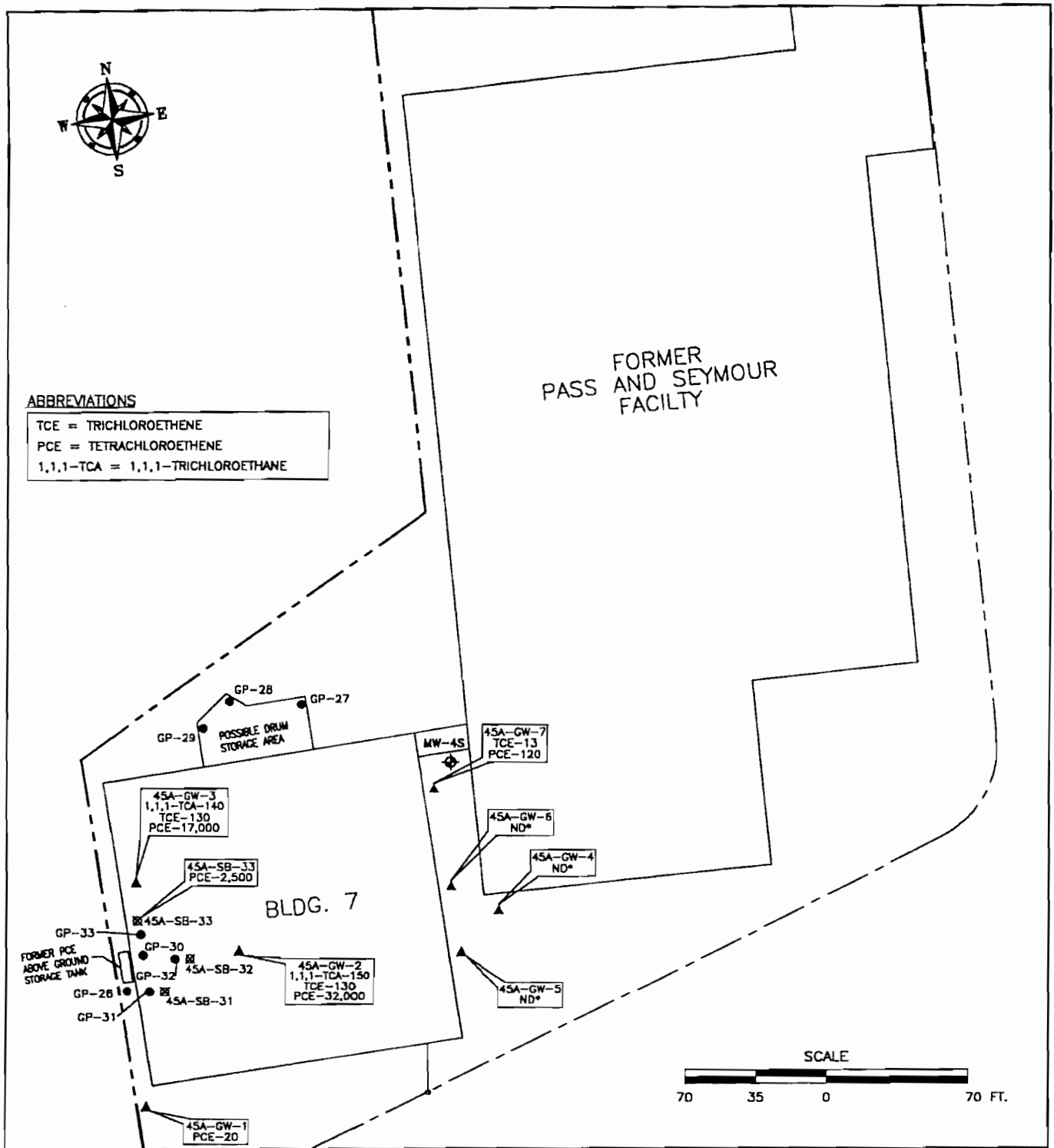
MKA Invoice 96-055

RE: Invoice for Phase I Environmental Site Assessment (property located at 45 Sea Cliff Avenue in Glen Cove, New York).

FOR: Professional Services Rendered: March, 1996

- 1. Physical inspection of the subject site.*
- 2. A survey of adjacent properties for past and current land use.*
- 3. A review of the New York State Department of Environmental Conservation's Spill Information Systems Database and the NYSDEC publication "Inactive Hazardous Waste Disposal Sites in New York State - Volume 1."*
- 4. A review of the Environmental Protection Agency's publication "Comprehensive Environmental Response, Comprehension and Liability Information Systems" (CERCLIS) site list and RCRA Waste Handlers site list.*
- 5. A survey of soil and groundwater conditions.*
- 6. Identification of any suspected asbestos containing materials.*
- 7. Preparation and submission of a Phase I Environmental Site Assessment Report.*


<i><u>Lump Sum Fee</u></i>	<i>\$ 2,000.00</i>
<i><u>Total Due:</u></i>	<i>\$ 2,000.00</i>



LEGEND

- PROPERTY LINE
 - RIGHT-OF-WAY
 - SAMPLING LOCATION (1996)
 - ▲ GROUNDWATER GRAB SAMPLE LOCATION (1998)
 - ◆ MONITORING WELL LOCATION
 - ⊠ SOIL SAMPLE LOCATION (1998)
 - ND* NO ANALYTES DETECTED IN EXCESS OF NYSDEC CRITERIA
- NOTE: ALL RESULTS REPORTED IN PARTS PER BILLION (ppb)

DWG: 87800118 07/28/98

FIGURE 2-4	
SOIL AND GROUNDWATER GRAB SAMPLING RESULTS (SITE 45A)	
PHOTOCIRCUITS CORPORATION GLEN COVE, NEW YORK	
	
DRWN: J.R.F.	CHK'D: C.B.S.
SCALE: AS SHOWN	DATE: 07/28/98