

PHASE I ENVIRONMENTAL RISK REVIEW

**26, 34 GARDEN STREET
&
10, 16 COTTAGE PLACE
NEW ROCHELLE, NEW YORK**

prepared for

**1955 Central Avenue
Yonkers, New York**

prepared by

DRE Environmental, Inc.

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PHASE I - ENVIRONMENTAL SITE ASSESSMENT

26, 34 Garden Street & 10, 16 COTTAGE PLACE New Rochelle, New York

This report documents the findings of the Phase I Environmental Site Assessment performed at the property and building known as and located at 26, 34 Garden Street & 10, 16 COTTAGE PLACE, New Rochelle, County of Westchester, NY. Parcels 3-802-0030, 0032, 0033, 0036, 0038

The purpose of the report is to document "recognized environmental conditions" regarding the property and adjacent sites as defined by the American Society of Testing and Materials (ASTM) Site Assessment Standard. The work was performed following the protocols and review limitations recommended by the ASTM Standard Practices for Environmental Site Assessments, E1527-13. The report summarizes the information gathered and observations made during the investigation.

The field work was performed by Donald R. Elmendorf and by other qualified staff of DRE ENVIRONMENTAL, inc. The field and background investigation were conducted during October 2016.

The background information gathering tasks included review of published information from the US EPA, New York State Department of Environmental Conservation, Westchester County Department of Health, and the City of New Rochelle. The agencies were queried regarding practically reviewable historical records and files regarding water, sewer, waste storage and other environmental concerns at the subject site or adjacent properties. The historical record search goal is to investigate past uses over the historical period of time beginning when the property was not yet developed, or 1940 to present. DRE ENVIRONMENTAL, inc. reviewed available reports; area USGS topographic maps, highway and site maps, and available aerial photographs. DRE ENVIRONMENTAL, inc. also reviewed the practically available public information files for the above information regarding adjoining properties.

The field investigation involved the visual inspection of the property, buildings, and surrounding properties to identify "recognized environmental conditions" and any potential facility maintenance or operational practices at this property which might have in the past compromised environmental quality at the subject or adjoining sites, or possibly pose a future "recognized environmental condition". The investigation also

focused on the identification of current potential sources of environmental contamination or conditions, and any potential adjoining property facility maintenance or operational practices on which might present a current potential liability or possibly cause a future environmental condition.

The report is organized into two sections. SECTION I relates only to the subject property. SECTION II relates to properties adjoining to the subject property. The report summarizes the investigative format used to survey the environmental conditions regarding this property and adjoining properties.

SECTION I - SUBJECT PROPERTY

A. PRESENT LAND USE AND BUSINESS PRACTICES

The subject property comprises four commercial buildings and one residential building. The combined parcels comprise approximately three quarters acres of land. The residential parcel on Cottage Place is a two and one half story apartment building with approximately 1,000 sq. ft. of occupied space. The residence was constructed as a residential single family home in the early 1900's, with conversion to multiple apartments over the years, based on information from available records.

The 16 Cottage Place is a single story masonry structure with approximately 1,200 sq. ft. of floor area used for a Kitchen and Bath dealer and other similar warehousing purposes.

The property at 10 – 12 Cottage place is a retail tire and auto repair facility present on the site for over 60 years. The property was once a gasoline station with tanks currently closed on place and prior uses unknown.

28 Garden Street and 34 Garden Street are commercial properties with retail uses documented over the years.

Figure 1 schematically depicts the site, and the property location. The properties in this report are discussed collectively, unless specific information is noted for a particular site.

B. PAST LAND USE AND BUSINESS PRACTICES

Prior use is documented to the early 1900's. The area has been both residential along Cottage Place and retail along Garden Street throughout its history of use.

C. PHYSICAL SITE CHARACTERISTICS

1. Topography

The topography on the site is sloped downward to the north and east, with the area to the southwest at a much higher elevation. The property is nearly 100 percent covered with impermeable surface materials consisting of the building and concrete walks.

2. Surficial Geology and Soils

The area geology typically consists of shallow gravel soils overlying granite bedrock. Based on the soils maps and discussions with the City of New Rochelle, the subsurface conditions of the region do not exhibit unusual geologic conditions to the subject property or to adjoining site properties.

3. Surface Waters

The property is fully developed land with no surface water on site.

D. PHYSICAL STRUCTURE CONDITIONS

The following paragraphs detail the findings of the review for physical "recognized environmental conditions" identified at the time of the site reconnaissance.

1. Asbestos

Based on the age of the building and visible observation, friable asbestos containing materials, as defined by the US EPA, was observed in the structure. Specifically flooring tiles throughout the structure and likely the associated mastics. However, based on the age of the buildings asbestos there is a likelihood that other asbestos will be encountered in the buildings. At this time no action is required, if the buildings are demolished or heavily modified an asbestos survey should be conducted by a licensed asbestos investigator.

2. Fuels & Chemicals on Site

Electricity and natural gas are the fuels now used at the site to heat the building and water. The sites had heating oil but have been converted to natural gas over the years.

3. Underground Storage Tanks

The corner property on Garden and Cottage currently the tire store is a former gasoline station. There are two in ground abandoned 3000 gallon gasoline tanks closed in place in prior to 2000, and a former 1,000 gallon heating oil tank which was removed in 2001. There is no documentation on the closure of the two gasoline tanks were tank. The heating oil tank was cleaned, removed, and observed by the City of New Rochelle Fire Department. IRA CONKLIN in 2001 collected soil samples on four sides of the abandoned gasoline tanks and found no indication of petroleum products in the soil. The heating tank removal included collection of samples, and found no petroleum products in the soils. As there are no records on who closed the gasoline tanks, the tanks' condition, and when they were abandoned, caution should be taken in respect to whether or not the site has been impacted by those tanks in the past. Further, soil borings did not extend to bedrock such there is no comprehensive site assessment conducted on those tanks on record. The other properties have no record of heating oil or gasoline tanks on site.

There are no open spill cases on the property at this time.

4. Drinking Water & Wastewater

The subject parcels are connected to the public water supply system. The property uses the public sewage treatment system for the sanitary waste disposal.

5. Federal, State or Local List of Hazardous Waste Sites

The subject site is not a listed local, state or federal hazardous waste site. See Appendix C for a listing databases reviewed. Based on the information available from the City of New Rochelle Building Department and the NYS DEC and Westchester County Health Department, the subject facility is not currently subject to environmental enforcement or litigation action.

6. Radon

Regionally, radon may be considered a moderate concern.

7. Environmental Permits

The facility requires no permits at this time. However a review of the City of New Rochelle records indicate that there are over 14 known open building department

permits on these properties overall. 20 Cottage street has 6, 10 Cottage has 4, 34 Garden has 4.

8. Waste Generation

The facility generates residential and retail commercial type of wastes.

9. Lead Based Paint

The buildings were constructed during a period that Lead based paint was used as a paint for residential buildings. No action is recommended at this time.

10. Physical Signs of Contamination on or Around the Property

Within the property bounds as defined by adjoining properties, there are no significant visible "recognized environmental conditions" on the property as defined by the ASTM standard. However, we have a condition that must be noted. Although soil borings in the vicinity of the two abandoned gasoline tanks showed no evidence of petroleum compounds to the sides of these abandoned tanks, the soils beneath the tanks were not tested for petroleum compounds and no records are known to exist on the tanks' closure or condition at the time of closure. As such there is a potential for residual petroleum to have impacted the soils beneath the tanks. This is not an actionable condition per the NYS DEC at this time, but if the site is renovated and the tanks are removed the potential for encountering petroleum impacted soils exists based on our experience with similar tanks at other properties over our years of experience.

E. ENVIRONMENTAL RISKS SUMMARY

Within the property bounds as defined by adjoining properties, there are no significant visible "recognized environmental conditions" on the property as defined by the ASTM standard. However, we have a condition that must be noted. Although soil borings in the vicinity of the two abandoned gasoline tanks showed no evidence of petroleum compounds to the sides of these abandoned tanks, the soils beneath the tanks were not tested for petroleum compounds and no records are known to exist on the tanks' closure or condition at the time of closure. As such there is a potential for residual petroleum to have impacted the soils beneath the tanks. This is not an actionable condition per the NYS DEC at this time, but if the site is renovated and the tanks are removed the potential for encountering petroleum impacted soils exists based on our experience with similar tanks at other properties over our years of experience.

SECTION II - ADJACENT PROPERTIES

A. PRESENT LAND USE AND BUSINESS PRACTICES

The adjacent area is primarily highways with a mix of commercial and residential properties. All properties are downgradient of the subject parcels. Refer to the aerial photo for neighborhood characteristic.

B. PAST LAND USE AND BUSINESS PRACTICES

Land use has stayed the same general type for the nearly the past 100 years based on historical maps.

C. PHYSICAL SITE CHARACTERISTICS

1. Topography

The topography in the areas adjacent to the property comprises gently rolling hills, all properties are downgradient of the subject properties.

D. PHYSICAL SITE CONDITIONS OF ADJACENT PROPERTIES

The following paragraphs detail the findings of the review for physical environmental concerns or hazards in the area.

1. Asbestos

Friable asbestos containing materials, as defined by the US EPA, is likely to be incorporated into some building materials installed before 1978 on nearby structures. Such asbestos containing material at adjoining sites will have no foreseeable impact on the subject site.

2. Fuels

Natural gas, electric, and heating oil are the fuels typically used in the residential and commercial area.

3. Chemicals

There are no nearby and adjoining sites which are cross or up gradient that in our opinion are likely to handle chemicals that would pose a "recognized environmental conditions" as defined by the ASTM.

4. Underground Storage Tanks and Spills

There are no known registered underground storage tanks on the nearby up gradient or adjoining sites. Knowledge of tanks under 1,100 gallons or unregistered tanks is beyond the scope of this survey.

5. Transformers

No large transformers were noted on the adjoining properties.

6. Wastewater Discharges

The area is serviced by the public sewer system.

7. Waste Generation

The wastes are typically stored in closed dumpsters until removed by the City or a commercial hauler. There are no enforcement or other actions against the operation.

8. Groundwater Monitoring or Drinking Water Wells

According to the City of New Rochelle Building Department, the buildings in the area are serviced by the public water supply.

9. Federal, State or Local List of Hazardous Waste Sites

There are no properties within the ASTM search area and geologically connected listed on local, state or federal hazardous waste site databases.

10. Environmental Litigation or Regulatory Enforcement Action

Based on the information available from the City of New Rochelle and the historical record search, there are no known nearby properties within 1/2 mile and cross or up gradient of the subject site which are the subject of environmental enforcement.

11. Wetland or Sensitive Ecological Area

There are no adjacent sites which are designated wetlands.

12. Physical Signs of Contamination On or Around the Adjoining Property

There are no adjoining properties which exhibit a visible potential to pose an environmental risk to the subject property at the time of the site reconnaissance.

13. Potential Environmental Risks

Based on a visual review of the business type and property uses, it is our opinion that no adjoining properties exhibit a visible potential to pose a "recognized environmental condition" to the subject property at the time of the site reconnaissance.

E. ENVIRONMENTAL RISKS SUMMARY

Based on a visual review of the business type and property uses, it is our opinion that no adjoining properties exhibit a visible potential to pose a "recognized environmental condition" to the subject property at the time of the site reconnaissance.

SUMMARY

Within the property bounds as defined by adjoining properties, there are no significant visible "recognized environmental conditions" on the property as defined by the ASTM standard. However, we have a condition that must be noted. Although soil borings in the vicinity of the two abandoned gasoline tanks showed no evidence of petroleum compounds to the sides of these abandoned tanks, the soils beneath the tanks were not tested for petroleum compounds and no records are known to exist on the tanks' closure or condition at the time of closure. As such there is a potential for residual petroleum to have impacted the soils beneath the tanks. This is not an actionable condition per the NYS DEC at this time, but if the site is renovated and the tanks are removed the potential for encountering petroleum impacted soils exists based on our experience with similar tanks at other properties over our years of experience.

Based on a visual review of the business type and property uses, it is our opinion that no adjoining properties exhibit a visible potential to pose a "recognized environmental condition" to the subject property at the time of the site reconnaissance.

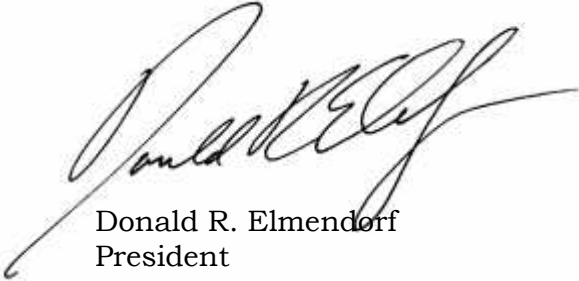
LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

This report represents our professional opinion of the "recognized environmental conditions" at the subject site and adjoining properties following the protocols and

review limitations defined by the ASTM Standard Practices for Environmental Site Assessments, E1527-13.

In preparing this report, DRE Environmental, Inc. has accepted as true the information gathered by site personnel and that provided by governmental agency officials. DRE Environmental, Inc. warrants that the services performed were conducted in a competent and professional manner in accordance with standard consulting practices and procedures. DRE Environmental, Inc. cannot warrant the actual site conditions described in this report beyond matters amenable to visual confirmation. There are no third party rights or benefits conferred under this report. Use of this report is strictly limited to the client designated on the title page; the only party to whom DRE Environmental, Inc. intends to confer any rights. Any reliance on the contents of this report by any third party is the sole responsibility of that party.

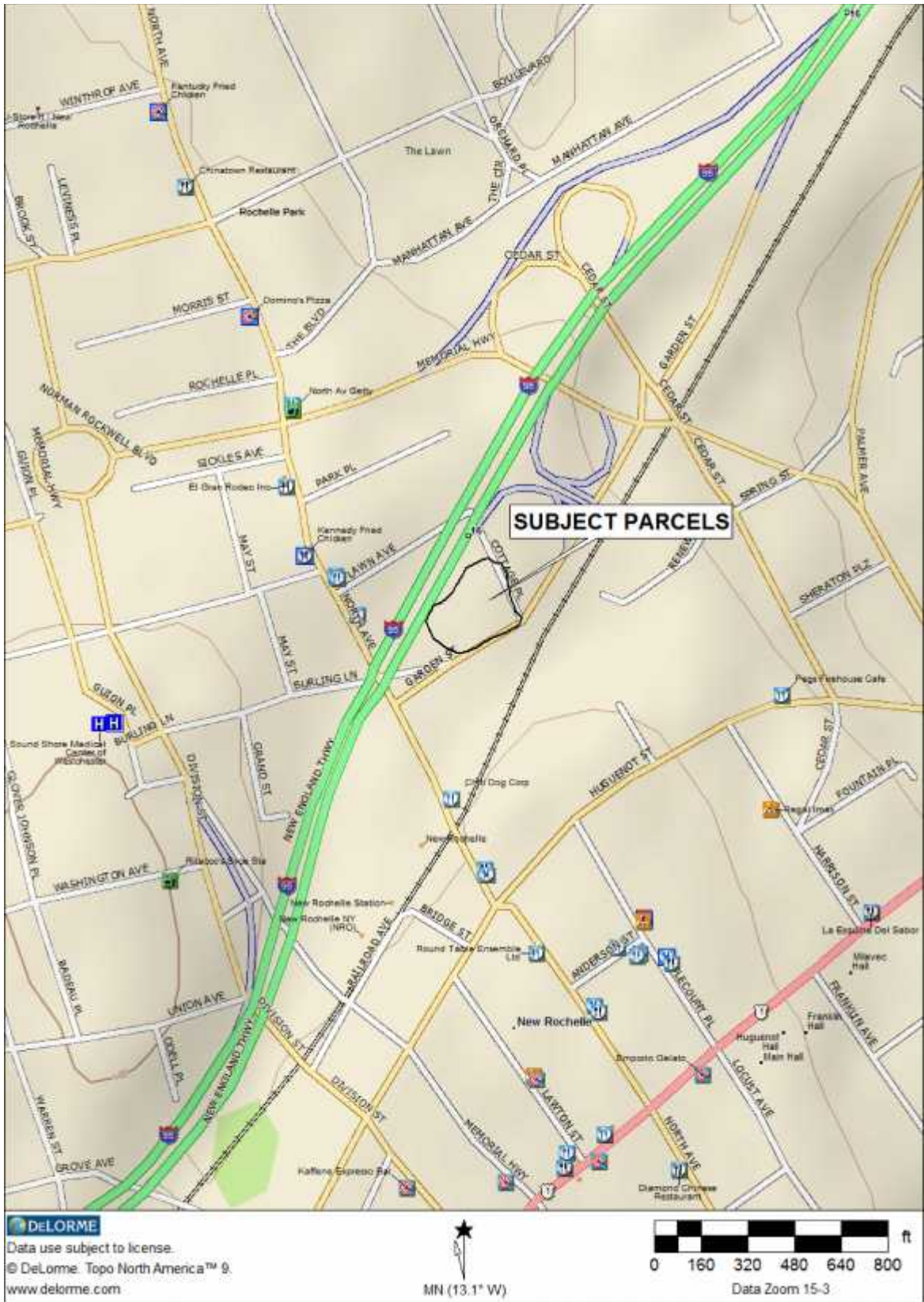
DRE ENVIRONMENTAL, Inc.



Donald R. Elmendorf
President

APPENDIX A

SITE AND LOCATION PLANS



**26, 34 Garden Street & 10, 16 COTTAGE PLACE
 New Rochelle, New York**



**26, 34 Garden Street & 10, 16 COTTAGE PLACE
New Rochelle, New York**

APPENDIX B

PHOTOGRAPHS



26 Garden Street



34 GARDEN STREE



34 Garden & 10 Cottage

16 COTTAGE



APPENDIX C

HAZARDOUS SITE DATABASES

DATABASE REFERENCE GUIDE

NPL NATIONAL PRIORITIES LIST

The NPL Report, also known as the Superfund List, is an EPA listing of uncontrolled or abandoned hazardous waste sites. The list is primarily based upon a score which the site receives from the EPA's Hazardous Ranking System. These sites are targeted for possible long-term remedial action under the Superfund Act of 1980. US Environmental Protection Agency

CERCLIS COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM

The CERCLIS Database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. A site is placed in CERCLIS may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL). CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) are removed from the CERCLIS Database. US Environmental Protection Agency

RCRIS TS RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM - TREATMENT, STORAGE, AND DISPOSAL FACILITIES

The RCRIS_TS Report contains information pertaining to facilities which either treat, store, or dispose of EPA regulated hazardous waste. The following information is also included in the RCRIS_TS Report: - Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS), Inspections & evaluations conducted by federal and state agencies, reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties, Information pertaining to corrective actions undertaken by the facility or EPA., and a complete listing of EPA regulated hazardous wastes which are generated or stored on-site US Environmental Protection Agency

RCRIS LG RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM - LARGE QUANTITY GENERATORS

The RCRIS_LG Report contains information pertaining to facilities which either generate more than 1000kg of EPA regulated hazardous waste per month, or meet other applicable requirements of the Resource Conservation And Recovery Act. US Environmental Protection Agency

RCRIS SG RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM - SMALL QUANTITY GENERATORS

The RCRIS_SG Report contains information pertaining to facilities which either generate between 100kg and 1000kg of EPA regulated hazardous waste per month, or meet other applicable requirements of the Resource Conservation And Recovery Act. US Environmental Protection Agency

ERNSEMERGENCY RESPONSE NOTIFICATION SYSTEM

ERNS is a national computer database system that is used to store information concerning the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS Reporting System contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. US Environmental Protection Agency

LRST NEW YORK LEAKING STORAGE TANKS

The New York Leaking Storage Tank Report is a comprehensive listing of all leaking storage tank cases reported to The New York State Department of Environmental Conservation Spill Prevention and Response Section which have not yet been resolved. The information for the LST Report is extracted from the original spills list provided by the NYSDEC. Information pertaining to leaking storage tank cases which have been resolved can be provided upon request.

SWF NEW YORK ACTIVE SOLID WASTE FACILITY REGISTER

The New York Solid Waste Facility Register is a comprehensive listing of all active and inactive permitted solid waste landfills and processing facilities within the State of New York. NY Dept. of Environmental Conservation

HWS NEW YORK INACTIVE HAZARDOUS WASTE DISPOSAL SITES

The New York Inactive Hazardous Waste Disposal Sites List contains summary information pertaining to those facilities that are deemed potentially hazardous to the public health and welfare by the New York State Department of Environmental Conservation (NYSDEC).

NFRAP NO FURTHER REMEDIAL ACTION PLANNED SITES

The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS Database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration. US Environmental Protection Agency

FINDS FACILITY INDEX SYSTEM

The FINDS Report is a computerized inventory of all facilities that are regulated or tracked by the U.S. Environmental Protection Agency. These facilities are assigned a unique identification number which serves as a cross-reference for other databases in the EPA's Program System. Each FINDS record indicates the EPA Program Office which is responsible for the tracking of the facility. US Environmental Protection Agency

TRI TOXIC RELEASE INVENTORY SYSTEM

The TRI Report contains information concerning the industrial release and/or transfer of toxic chemicals as reportable under Title III of the Superfund Amendments And Reauthorization Act Of 1986 (SARA Title III). US Environmental Protection Agency

CBS NEW YORK CHEMICAL BULK STORAGE TANKS

The New York Chemical Bulk Storage Report contains information pertaining to active and inactive facilities that store regulated substances in aboveground storage tanks with capacities of 185 gallons or greater, and/or underground storage tanks of any size. NY Dept. of Environmental Conservation

MOSF NEW YORK MAJOR OIL STORAGE FACILITIES

The Major Oil Storage Facilities Report contains summary information on active and inactive facilities with petroleum storage capacities in excess of four-hundred thousand gallons. NY Dept. of Environmental Conservation

PBS NEW YORK PETROLEUM BULK STORAGE TANKS

The New York DEC Petroleum Bulk Storage Report is a comprehensive listing of all reported active and inactive facilities that have petroleum storage capacities in excess of 1100 gallons, and less than four hundred thousand gallons. The PBS information from the Delegated Counties in the State of New York; Cortland, Nassau, Rockland, Suffolk

SPILLS NEW YORK SPILLS REPORT

The New York Spills Report is a comprehensive listing of all hazardous materials spills reported to The New York State Department of Environmental Conservation which have not yet been resolved. Information pertaining to spills which have been resolved can be provided upon request.

TELEPHONE CONTACT NUMBERS

US Environmental Protection Agency	
Office of Solid Waste and Emergency Response	703/603-8881 202/260-4610
Office of Information Resources Management	800/908-2493
Office of Pollution Prevention and Toxics	202/260-1531
New York State Dept. of Environmental Conservation	
Spill Prevention and Response Section	518/457-7363
Bureau of Solid Waste	518/457-2051
Hazardous Waste Remediation Division	518/457-0740

Appendix D

PROFESSIONAL RESUME

ENVIRONMENTALPROFESSIONAL STATEMENT

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

DONALD R. ELMENDORF, PE

Mr. Elmendorf is a licensed Professional Engineer with over 30 years of diverse experience in the fields of Environmental Engineering and Environmental Sciences. He is president of DRE Environmental, Inc. a consulting firm that provides specialized engineering and environmental consulting services, which began operations in 1988. The firm list of repeat clients which includes Banks, Insurance Companies, Real Estate Companies, Fortune 500 Corporations, Attorneys, and a wide variety of private businesses.

Mr. Elmendorf's professional experience has encompassed **all** areas of Professional Environmental Engineering, Environmental Sciences, and Workplace Health & Safety and Industrial Hygiene. He has extensive experience in the areas of; Environmental Regulations and Compliance Programs, Indoor Air Quality, CERCLA/RCRA projects, hazardous waste management, Environmental Impact Statement Preparation, Indoor Air Quality programs, Industrial Hygiene and OSHA compliance programs, Environmental Risk Management, Environmental Risk Investigations including Phase I and II Site Audits, Soil and Groundwater Contamination and Remediation, Hazardous Materials Contamination and Remediation, and Oil Spill Clean-up and Response, Life Safety and Fire Hazard Assessments and Risk Management, Forensic Engineering and many other related engineering services.

He is thoroughly familiar with the various EPA, OSHA, Federal, State and Local environmental codes, standards and regulations which govern this industry. He has certifications from the US EPA, OSHA and various State agencies regarding Asbestos Management, Hazardous Waste Investigation and Hazardous Waste Spill Response, OSHA Confined Space Entry, and Underground Storage Tank System Design and Investigations. Mr. Elmendorf is also been certified by several court jurisdictions as qualified and competent in the area of national, state and local Environmental, and Fire and Building Codes and building construction related issues.

Mr. Elmendorf is a graduate of Syracuse University with a BS in Environmental & Mechanical Engineering. He was also educated in Forestry and Environmental Sciences at the SUNY College of Environmental Sciences and Forestry. He is a registered Professional Engineer in New York, Connecticut and New Jersey. Mr. Elmendorf is currently an active member of The National Society of Professional Engineers, the American Society of Testing & Materials; and the ASTM E-50 Environmental Standards Committee. He has been a guest speaker at many seminars speaking on various environmental related subject matter. He has been a guest on several television shows regarding environmental topics, and has been published in technical journals and newspapers on various environmental topics.

EDUCATION

- * B.S. Environmental and Mechanical Engineering, Syracuse University.
- * SUNY College of Forestry, Syracuse University.
- ** REGISTERED PROFESSIONAL ENGINEER - NEW YORK, NEW JERSEY
- ** NEW JERSEY - UNDERGROUND STORAGE TANK PROGRAM - Certified Installation, Closure, Tank Testing, & Subsurface Investigations
- * OSHA 40 Hazardous Materials Worker / Supervisor Certifications
- * OSHA Confined Space Certification

Appendix E

Tank Abandonment Certificate

Department of Fire
90 Beaufort Place
New Rochelle, NY 10801
Andrew Sandor
Chief of Department



(914) 654-2212
Writer's Telephone:
(914) 654-2211

City of New Rochelle New York

30-34 Garden Street

--10917--

~~Dec. 17-36 Store 1080 gal. #2 fuel oil in tank~~
~~u/ground. TANK REMOVED 5/15/01 L.D.~~

~~--Anthony DiBenedetto & Samuel Mauro~~

~~--burner repl. 9/27/66 ----- Cyclotherm~~

2 - 3000 GAC GAS TANKS FILLED WITH SQUARRY ^{6/14/01} L.D.
10/15/01 / Beckett Burner / Permit #01-079
10/15/01 / 275 gallon fuel oil tank / Permit #01-080
2/6/18 / 275 Removed / Building demolished