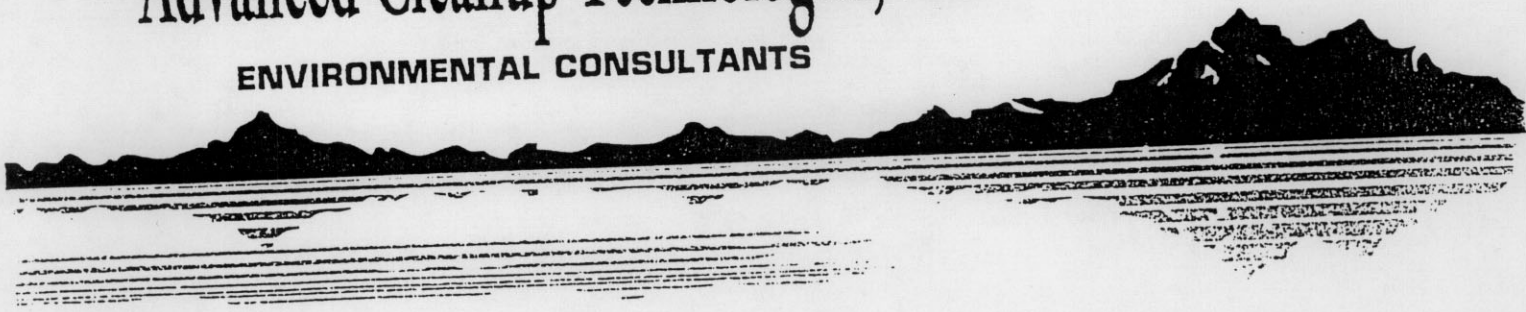


Advanced Cleanup Technologies, Inc.

ENVIRONMENTAL CONSULTANTS



PHASE I / PHASE II ENVIRONMENTAL SITE ASSESSMENT

161 Sweet Hollow Road
Old Bethpage, New York

September 16, 1994

Prepared for:

Ms. Laura Shames
Bank Leumi Trust Company Of New York
139 Centre Street
New York, New York 10013

*This may be
a draft
document*



CERTIFICATION

Property Location: 161 Sweet Hollow Road
Old Bethpage, New York

Advanced Cleanup Technologies, Inc. inspected the above-referenced property on August 26, 1994 as part a Phase I Environmental Site Assessment. The Assessment included research into the historical uses of the property and surrounding land; a review of regulatory agency files pertaining to the property and an interview with building representatives regarding past and present conditions at the property. In addition, limited subsurface sampling was conducted in order to assess the affect of potential sources of contamination present at the site.

The Phase I/Phase II Assessment was performed to meet the minimum requirements established by ASTM's Standard Practice for Environmental Site Assessments (E 1527-93, May, 1993). The Assessment has also considered other environmental issues such as asbestos, radon and lead which are not covered by the ASTM standard.

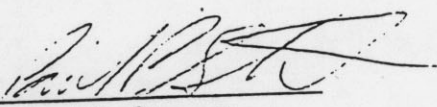
The results of the Assessment are contained in this report. Based upon this Assessment, Advanced Cleanup Technologies, Inc. makes the following conclusions and representations concerning the scope of the Assessment and the environmental quality of the property.

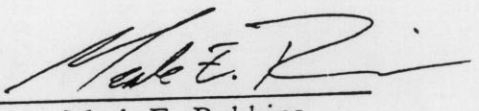
It is our opinion that the Phase I/Phase II Environmental Site Assessment of the property has revealed no issues of environmental concern. No further assessment work is necessary in order to evaluate the environmental condition of the subject property.

We hereby certify that we have no interest, present or contemplated, in the properties inspected and that neither the employment to make the inspection nor the compensation is contingent on the value of the properties. The analyses, opinions and conclusions contained in this report are limited only by any reported assumptions or limiting conditions described herein, and are our personal unbiased professional opinions and conclusions.

We further certify that this inspection was performed in conformity with the ASTM Standard and the scope outlined in this report. This inspection report accurately reflects current federal, state and local guidelines.

Dated: September 16, 1994

X 
By: Paul P. Stewart
Vice President

X 
By: Mark E. Robbins
Project Manager



<u>TABLE OF CONTENTS</u>		<u>Page No.</u>
1.0	Introduction and Scope of the Assessment	1
2.0	Property Description	2
2.1	Site Vicinity	2
2.2	Site Construction Details	2
2.3	Building Interior	3
2.4	Building Exterior	4
3.0	Findings and Results of the Assessment	4
3.1	Asbestos	4
3.2	Storage Tanks	4
3.3	Hazardous Materials	6
3.4	Radon	9
3.5	Drinking Water	9
3.6	Polychlorinated Biphenyls (PCB's)	9
3.7	Prior Use Investigation	9
3.8	Neighborhood Hazardous Waste Activities Review	10
4.0	Conclusions	12
5.0	Exclusions and Disclaimer	13



FIGURES

NUMBER

TITLE

1

Locational Diagram

2

Site Diagram

3

Radius Search Diagram, One Mile

4

Radius Search Diagram, Quarter Mile

5

Risk Diagram

6

Inactive Hazardous Waste Diagram

TABLE

NUMBER

TITLE

1

TPH Results

2

RCRA Metals Results

3

Volatile Organics Results

4

Tabulated Database Search Results

APPENDICES

SECTION

TITLE

A

Regulatory Agency Documents

B

Laboratory Reports

C

Historical Documents

D

Database Search Results



1.0 INTRODUCTION AND SCOPE OF THE INVESTIGATION

Advanced Cleanup Technologies, Inc. (ACT) was retained to perform a Phase I/Phase II Environmental Site Assessment of the property located at 161 Sweet Hollow Road in Old Bethpage, New York. The purpose of the assessment was to identify any potential environmental liabilities at the property.

The Phase I portion of the assessment was performed to meet or surpass the industry standard established by ASTM's Standard Practice for Environmental Assessments. It consisted of a visual inspection of the premises, interviews with property representatives regarding past and present conditions at the property, research into historical uses of the property and surrounding land and a review of regulatory agency files pertaining to the property. The Assessment also includes an overview of the site's hydrogeological setting and an evaluation of environmental risks associated with asbestos, radon and lead.

The Phase II portion of the assessment involved subsurface soil sampling and analysis in the vicinity of potential environmental concerns identified in a previous Phase I report. These locations included an underground storage tank, a former septic system and a liquid discharge point from an off-site source.

A site inspection was performed by Mark E. Robbins of ACT on August 26, 1994. The owner of the property, Mr. Frank Marchhart, was present during the inspection and provided information regarding the property. Mr. Marchhart stated that he has owned the property since approximately 1986.

The inspection consisted of the following activities.

- A visual examination of the interior and exterior of the premises;
- An evaluation of land usage in the area surrounding the site;
- Photography of the site.

All relevant Nassau County and Town Of Oyster Bay agencies were contacted for information pertaining to this property, including:

- Building Department;
- Department of Health;
- Tax Assessor;
- Department of Public Works;
- Fire Marshal.

Databases of environmental information maintained by Federal and State agencies were also searched for known sources of environmental contamination at the site and its vicinity.



2.0 PROPERTY DESCRIPTION

2.1 Site Vicinity

The subject property, 161 Sweet Hollow Road, is located in an industrial area in the eastern portion of Nassau County. A Locational Diagram showing the site and its vicinity is provided as Figure 1. The property is located approximately 1,000 feet northeast of the Old Bethpage Landfill and the Town Of Oyster Bay Reclamation Center and approximately 4,000 north of Bethpage State Park.

The property is located at the southeast corner of Sweet Hollow Road and Winding Road. The site is bordered on the west side, across Winding Road, by a two story brick building. A glass and mirror facility is located east of the property. A two story brick machine shop is located south of the subject property. A 4 story office building is located north of the subject property, across Sweet Hollow Road.

The topography of the area is generally level. The ground surface in the vicinity of the property is generally covered with asphalt and landscaped lawns. The approximate elevation of the property is 170 feet above mean sea level.¹

The subsurface beneath the site consists of unconsolidated sand and gravel layers from the ground surface to approximately 1,200 feet below ground surface. The major aquifer systems underneath the subject property, from ground surface down, are the unconsolidated glacial aquifer and the Jameco Gravel of the Pleistocene Series and the Magothy and Lloyds aquifers of the Cretaceous Series. Bedrock underneath the subject property is approximately 1,200 feet below ground surface.² Regional ground water flow in the vicinity of the site is to the south and southeast.

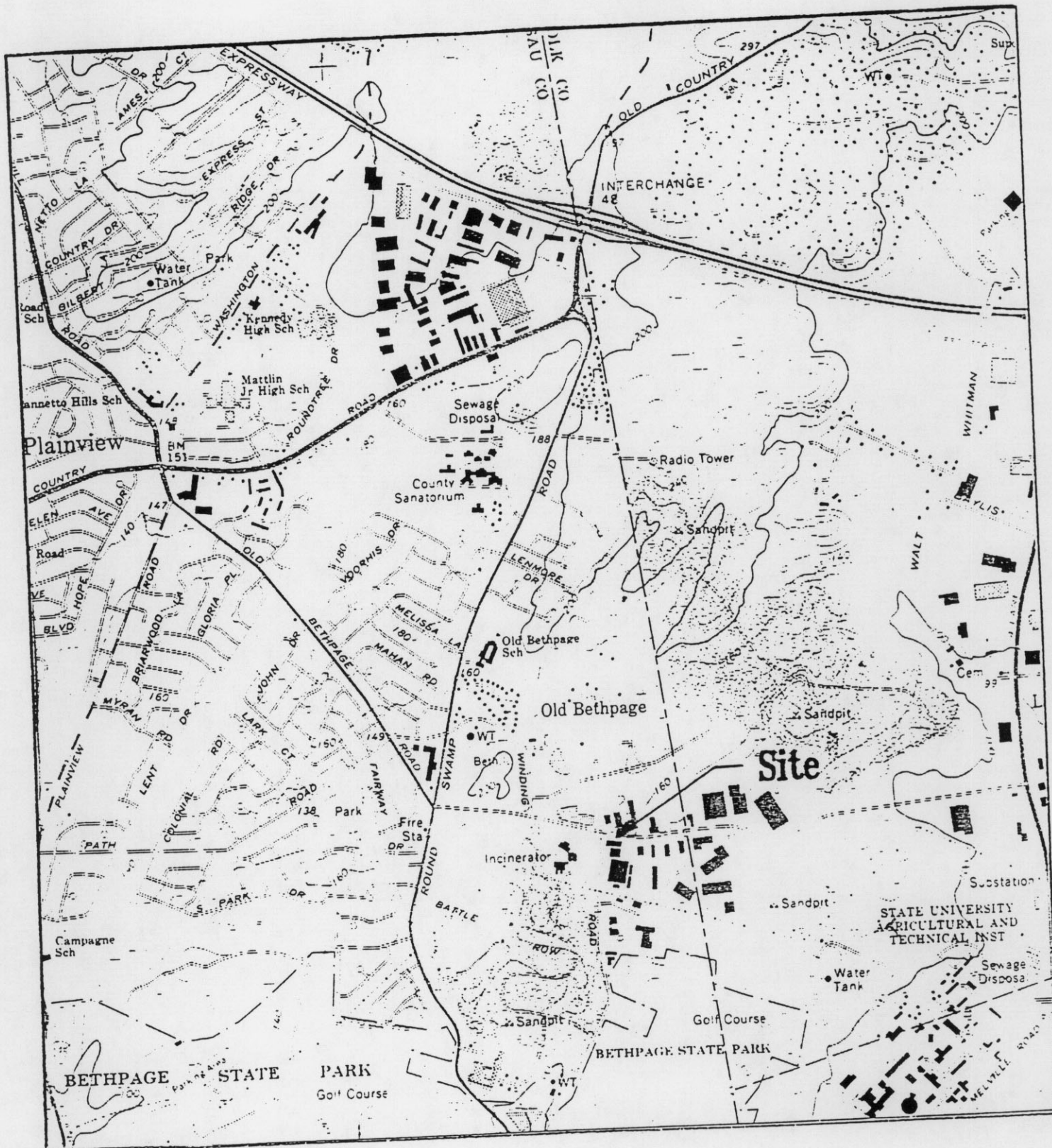
2.2 Site Construction Details

The subject property consists of a 2 story brick and concrete manufacturing building which is situated on a plot of land approximately 85,500 square feet in size (Photograph #1). A diagram of the site is provided as Figure 2. The building was unoccupied during the inspection. The building is constructed on a concrete slab and has no basement.

The building is supplied heat by several gas fired, forced air heaters which are suspended from the ceiling. The gas meters are located at the northeast corner of the building (Photograph

¹ USGS 7.5 Minute Series Topographic Map, Huntington Quadrangle, New York.

² From Hydrogeologic Framework Of Long Island, New York by Smolensky, D.A., Buxton, H.T., and Shernoff, P.K., 1989.



Contour interval is 20 Feet.

From USGS 7.5 min. Topographic map of New York, Huntington Quadrangle

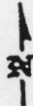


FIGURE 1	
LOCATIONAL DIAGRAM	
JOB No.: BETHPAGE-396	DATE: 9/12/94
DWG. No.: PHI/II-396-02	SCALE: 1" = 2000'
DRAWN BY: MARINA LEVINA	APPR. BY: PAUL STEWART

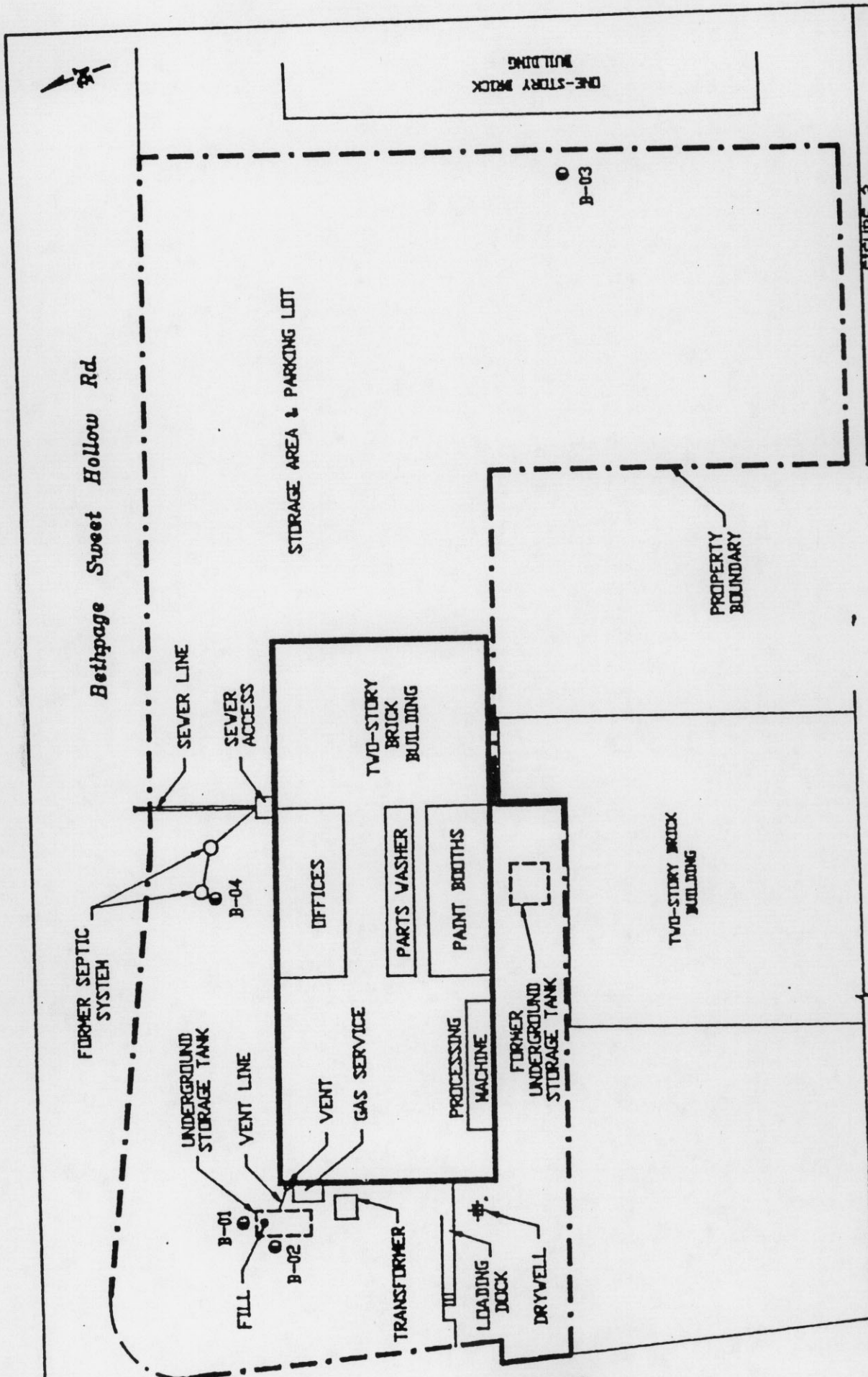


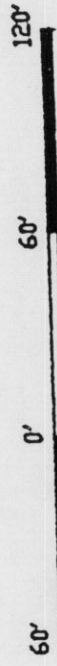
FIGURE 2

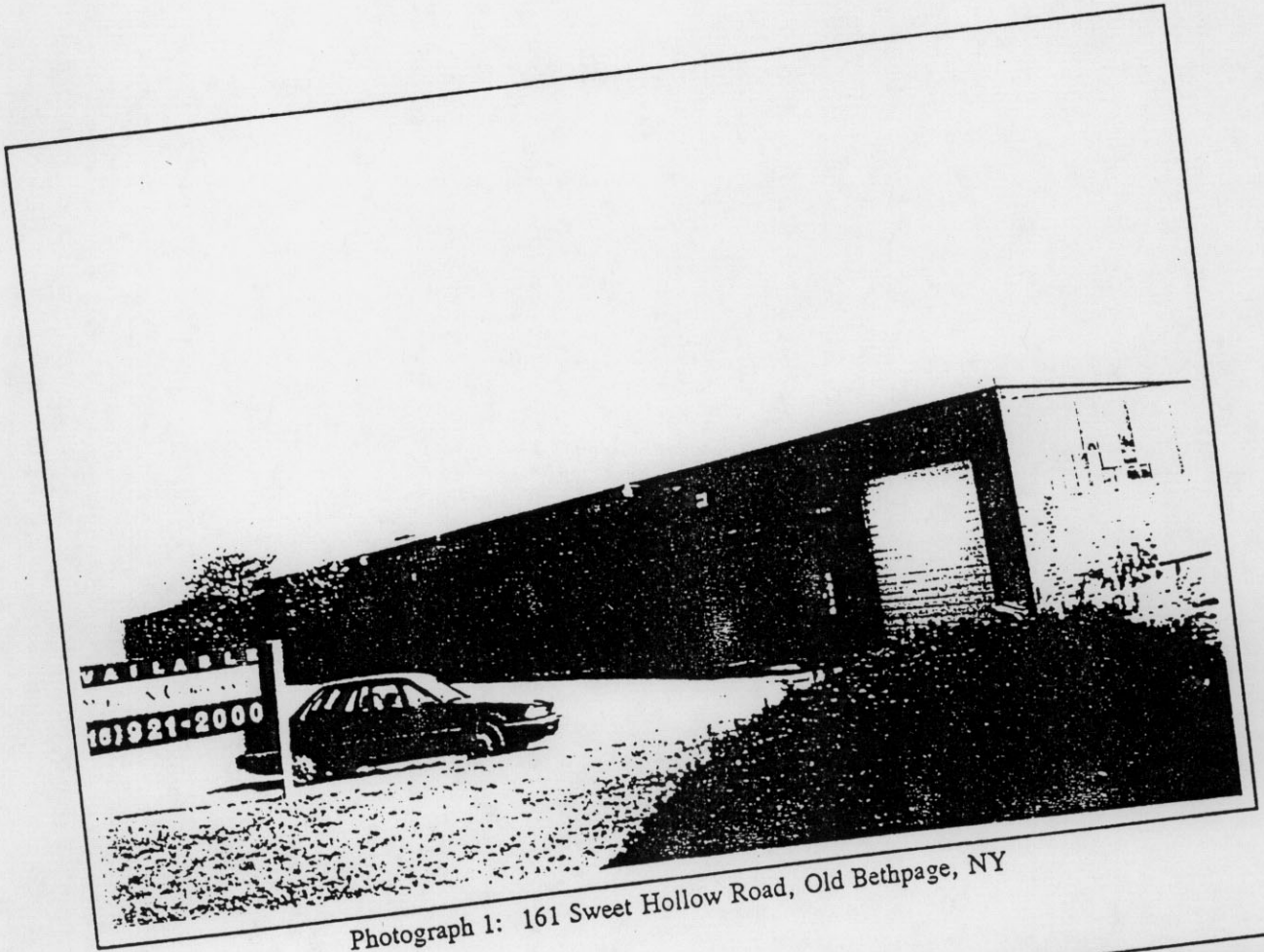
SITE DIAGRAM

JOB No.:	BETHPAGE-396	DATE:	9/16/94
DOC. No.:	PHI/II-396-01	SCALE:	1" = 60'
DRAWN BY:	MARINA LEVINA	APPR. BY:	PAUL STEWART

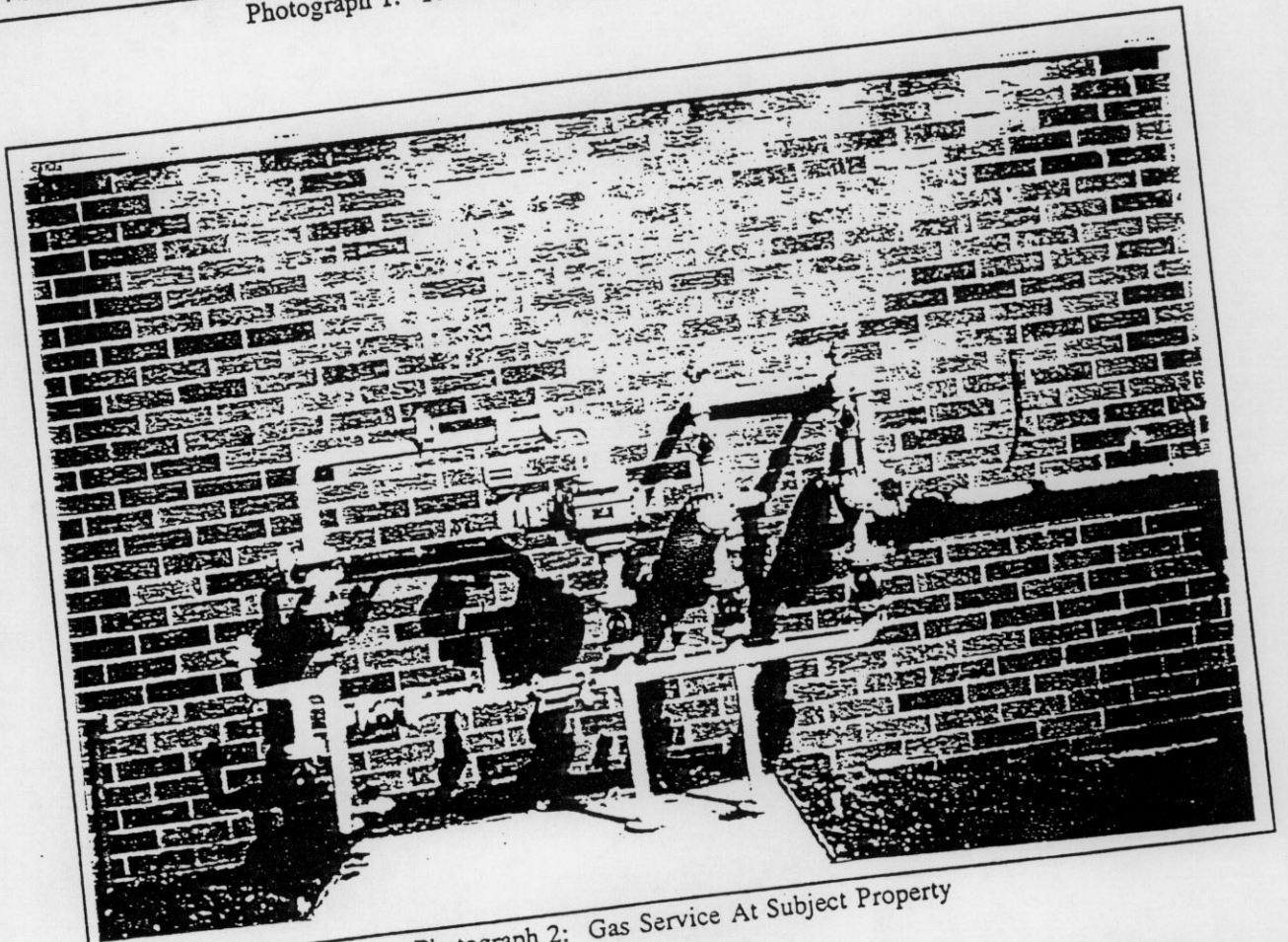
LEGEND

● B-01 SOIL BORING





Photograph 1: 161 Sweet Hollow Road, Old Bethpage, NY



Photograph 2: Gas Service At Subject Property



#2). The water service enters the building along the north side, from Sweet Hollow Road. The main electrical breaker boxes are located inside the building at the northeast corner. A pad-mounted transformer is located immediately outside the building from the electrical boxes.

The property was previously connected to an on-site septic system which is located in the northern parking lot. The property was connected to the municipal sewer system on March 11, 1987. An exterior sewer trap is located along the northern wall of the building. The sewer line then transects northeast and perpendicular to the building and connects to the municipal sewer in the street.

Two parking lots for the property are located along the eastern and northern borders of the property. These parking lots contained several drywells for the temporary storage of surface water runoff. No stains or odors were detected in the vicinity of any of the drywells. A loading dock for the off-loading of materials is located at the southeast corner of the property.

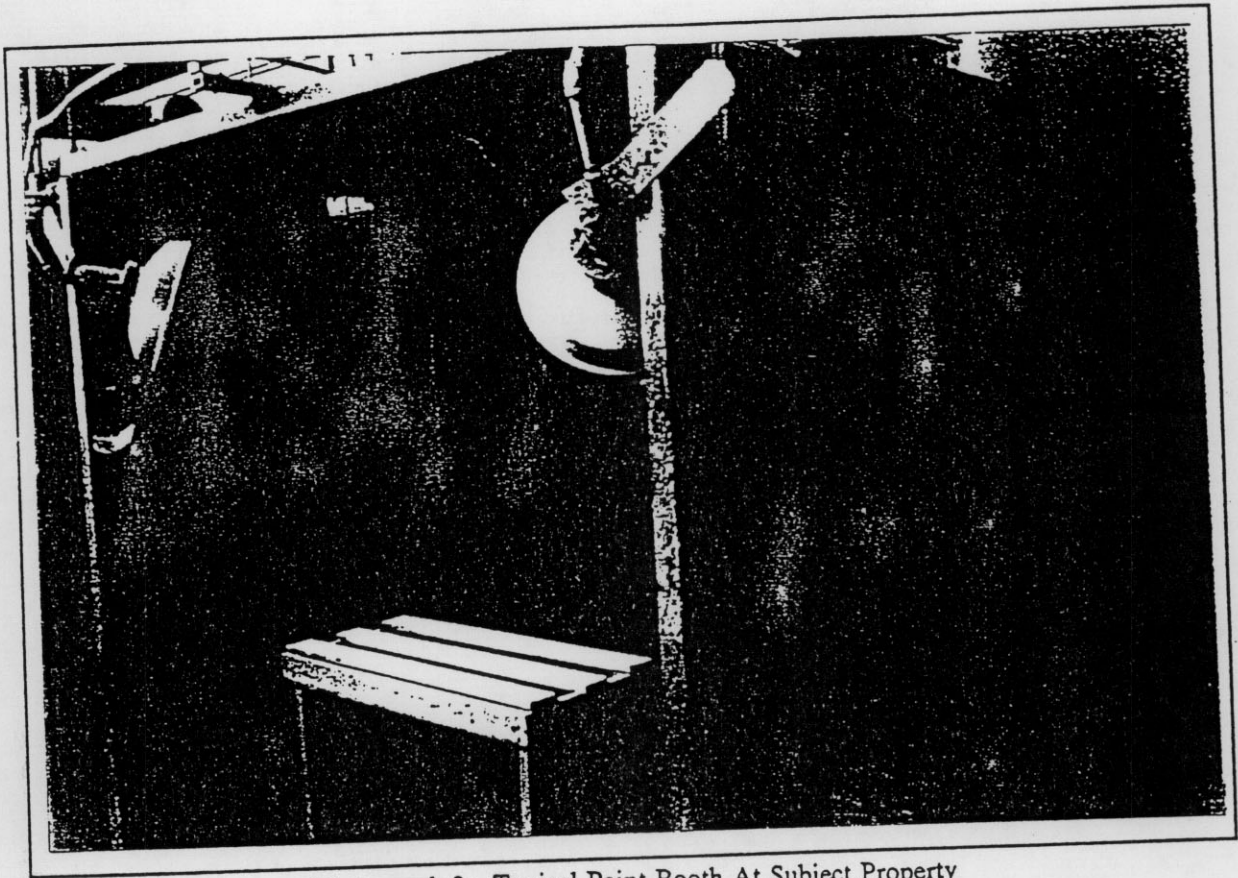
2.3 Building Interior

The interior of the building was last occupied by Aluminum Louvre Corporation. The President of the company, Mr. Frank Marchhart, stated during the inspection that the company was involved in the manufacturing of several aluminum parts. The operations at the facility involved the utilization of a large parts washer machine, a processing machine and 3 paint booths. The parts were moved through the facility via a ceiling-mounted conveyor system.

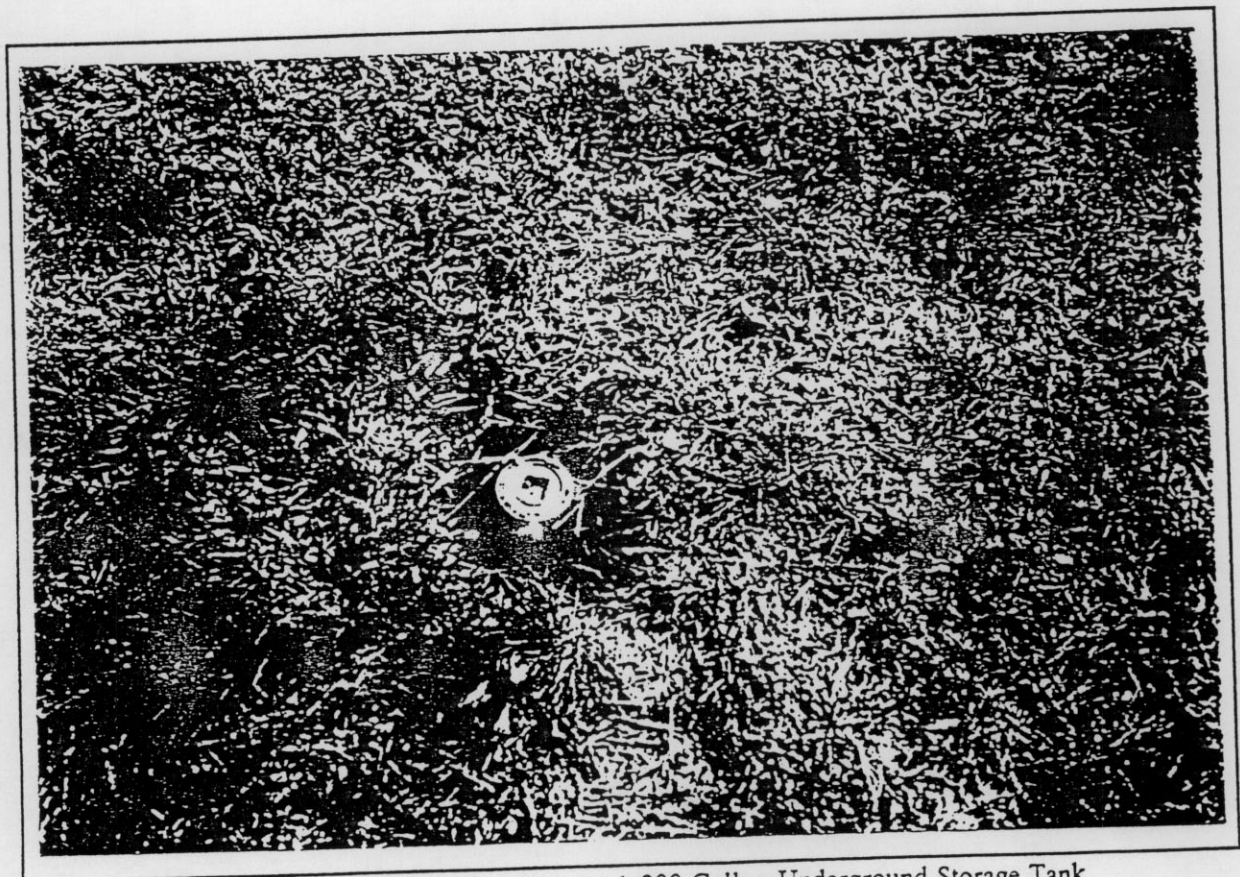
The spray booths are located along the southern wall of the building (Photograph #3). The spray booths were observed to be coated with several layers of both paint and a hard powder substance. No floor drains were observed in the paint booths or in the vicinity of the paint booths. The estimated cost to remove and dispose of the spray booths would be approximately \$2,500.

The file of the Nassau County Department of Health (NCDOH) contained numerous inspections of the property in reference to the air emissions from the spray booths. Appendix A contains copies of all records obtained from each regulatory agency searched. No violations were noted on any of the inspections.

The office space for the facility is located along the northern wall of the building and is divided into two floors. The offices have carpeted floors, painted walls and suspended fiberglass ceilings. The ceiling of the factory portion of the building are exposed steel beams. No insulation was observed in the steel beams.



Photograph 3: Typical Paint Booth At Subject Property



Photograph 4: Fill Pipe For Current 1,000 Gallon Underground Storage Tank



The eastern portion of the building was used as a parts storage area. The western portion of the building contained the manufacturing portion of the facility. This portion contained several machines utilized in the manufacturing process. No stains were observed in the vicinity of the machines.

2.4 Building Exterior

Access to the office portion of the building is via a door located along the northern wall. The factory portion of the building can be accessed via a roll-up door located at the northwest corner of the building or via the loading dock.

The exterior storage area and parking lot located at the east and southeast portions of the property are surrounded by a chain-link fence and contain several areas where various construction debris is stored. A dumpster is located in the storage area at the southeast corner of the building. Two roll-up doors provide access to the building from the exterior storage area and parking lot.

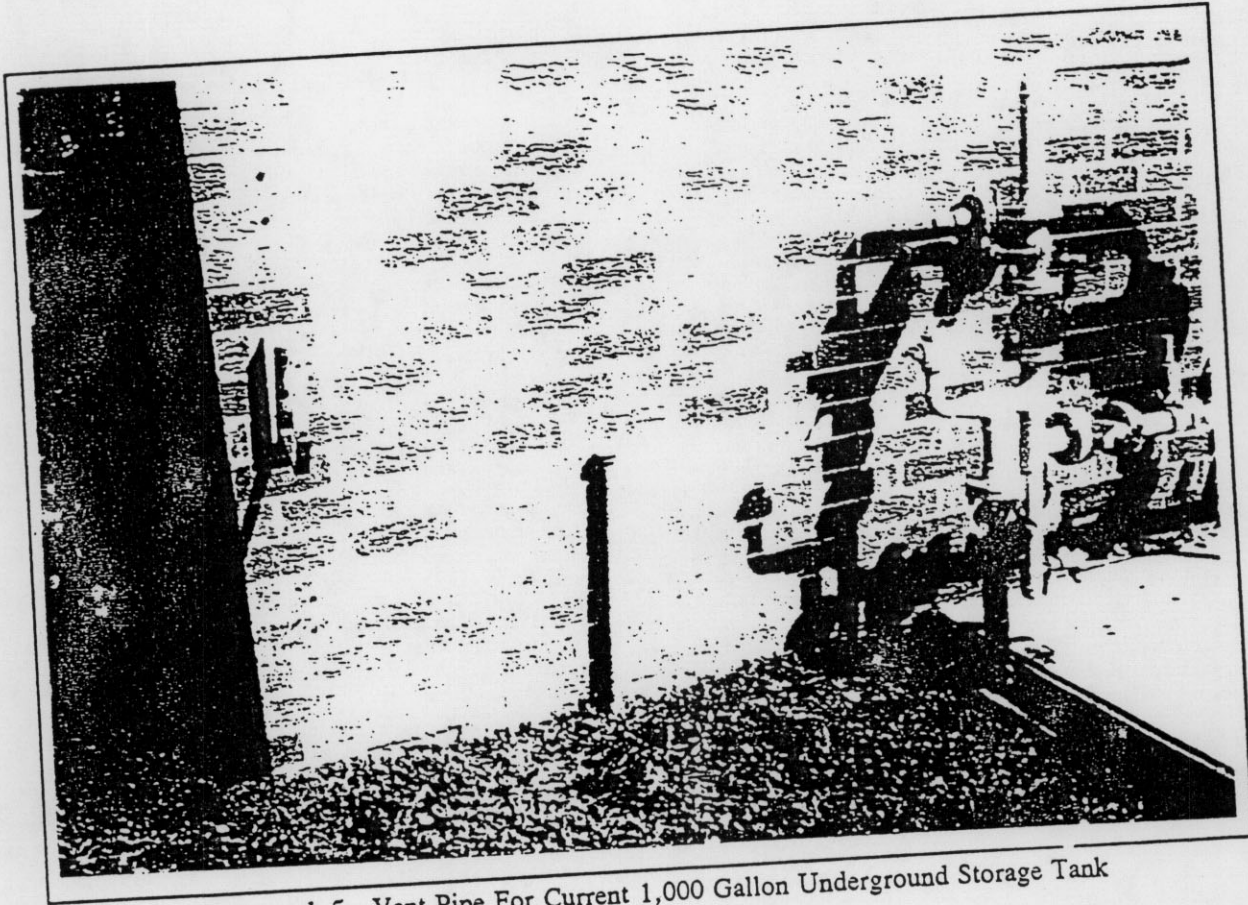
3.0 FINDINGS AND RESULTS OF THE ASSESSMENT

3.1 Asbestos

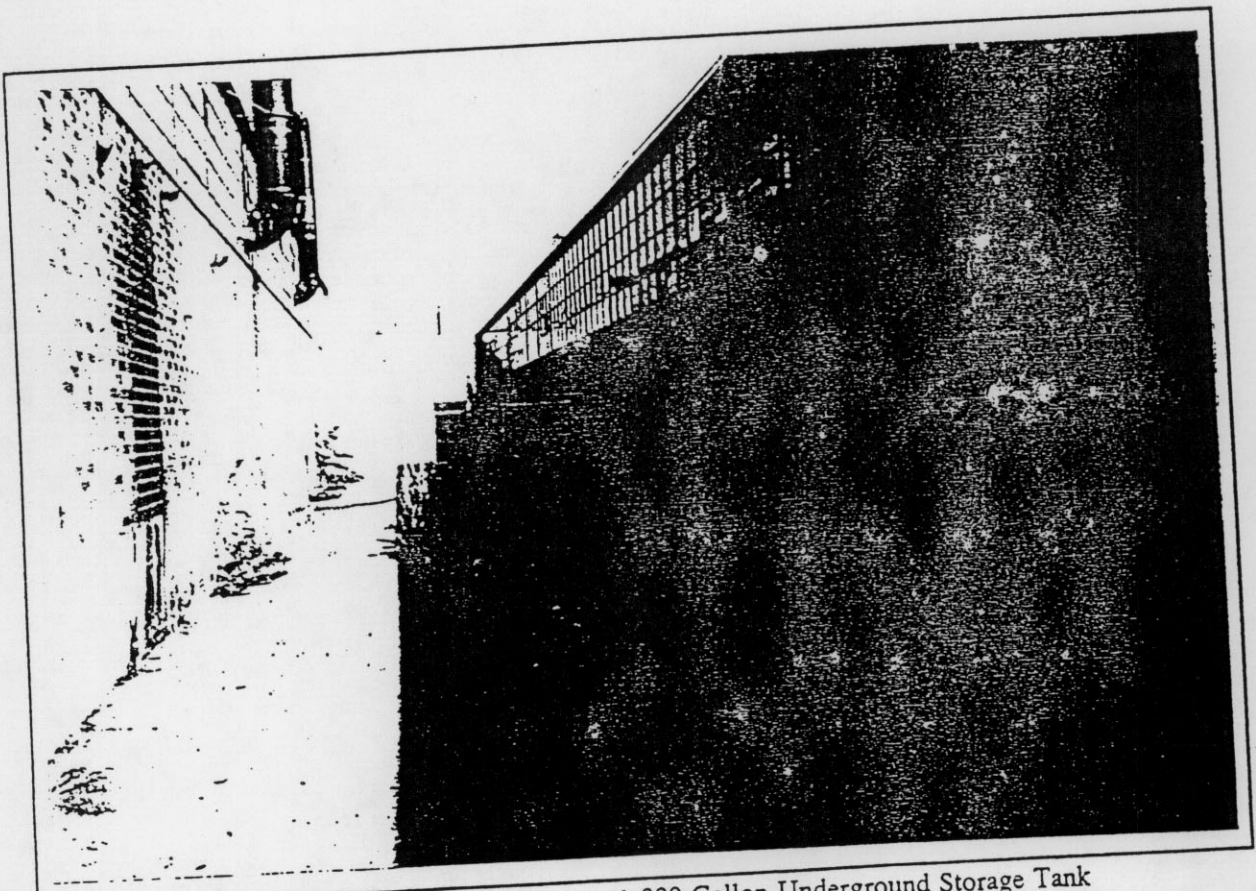
An inspection of the property for asbestos-containing materials (ACM) such as pipe and boiler insulation, ceiling tiles and floor tiles was conducted. No suspect asbestos-containing thermal system insulation, such as air-cell pipe insulation, was observed in any area of the subject property. No boilers were observed at the property. No suspect tiling was observed at the property. Several areas of the office spaces were observed to contain friable sheetrock tape and spackling. The sheetrock tape was observed to be damaged in several areas. A sample of the sheetrock tape was obtained and analyzed for asbestos content. Appendix B contains the laboratory report for the asbestos analysis. The spackling tape was identified as not containing any asbestos-containing materials.

3.2 Storage Tanks

No aboveground storage tanks were observed at the property. One vent pipe and 1 fill pipe were observed at the northwest portion of the property (Photographs #4 and #5). According to Mr. Marchhart, there is a 1,000 gallon underground storage tank (UST) containing diesel fuel in this area. Mr. Marchhart stated that when he purchased the property, the UST was present but had never been utilized. The Nassau County Fire Marshal's (NCFM) office is the regulatory agency which maintains the registrations for USTs in Nassau County. The NCFM's office does not have a file pertaining to the subject property.



Photograph 5: Vent Pipe For Current 1,000 Gallon Underground Storage Tank



1,000 Gallon Underground Storage Tank



In order to assess the soil quality in the vicinity of the 1,000 gallon UST, soil borings B-01 and B-02 were installed in the vicinity of the tank. Figure 2 provides the location of each sampling point. Prior to the subsurface sampling, a Ground-Penetrating Radar (GPR) survey was conducted in the vicinity of the UST in order to delineate the boundaries of the tank and any subsurface piping associated with the tank.

Soil samples were obtained in both borings at 5 foot intervals from the ground surface down to 22 feet. All of the soil samples obtained consisted of yellow to brown, medium to coarse sand with minor gravels. No olfactory evidence of contamination was detected in any of the samples.

The samples from each boring were composited and transmitted to an outside laboratory for analysis in accordance with EPA Method 418.1 for Total Petroleum Hydrocarbons (TPH). Appendix B contains copies of the laboratory reports from the analyses. Table 1 provides the results of the TPH analyses.

Table 1: TPH Results
Old Bethpage, New York

	TPH Result (mg/kg)
B-01 5 ft to 22 ft	19.7
B-02 5 ft to 22 ft	21.3

As Table 1 shows, trace levels of petroleum contamination were detected in both B-01 and B-02. Because the samples from each boring were composited, this petroleum contamination should be considered an average concentration over the sampling depth of 5 feet to 22 feet.

While New York State has no specific remedial criteria for petroleum contaminated soils, this limited contamination is well below accepted clean up criteria (1,000 ppm TPH in New Jersey and 500 ppm in Massachusetts). Therefore, a limited amount of soil contamination may be encountered if the tank was to be removed. However, that contamination will not require remediation under accepted cleanup criteria.

A review of the NCDOH file pertaining to the subject property indicated that a UST was removed from the property during 1987. Photograph #6 provides the location of the former tank. A 1,000 gallon fuel oil tank located adjacent to the southern wall of the building was fit tested on July 27, 1987. The system reportedly failed the fit test. The New York State Department of Environmental Conservation (NYSDEC) was notified of the failure and requested that either the tank be excavated and contaminated soil be removed, segregate all parts of the



UST system and individually fit test each part or abandon the tank in place and install monitoring wells. The site was given the NYSDEC Spill Number of 87-3422.

The 1,000 gallon underground tank was excavated and removed in the presence of a NYSDEC official on September 28, 1987. According to a NCDOH document, the NYSDEC noted that one hole was observed in the tank but no contaminated soil was observed in the tank pit. The location of the hole was not documented. The NYSDEC then gave authorization to backfill the tank pit and the file was closed.

The NCDOH file additionally documented the presence of a 275 gallon above ground storage tank utilized for the storage of trichloroethane (TCA). The above ground tank was not present during the inspection. The location of the former aboveground tank was not documented.

not much found in ground water

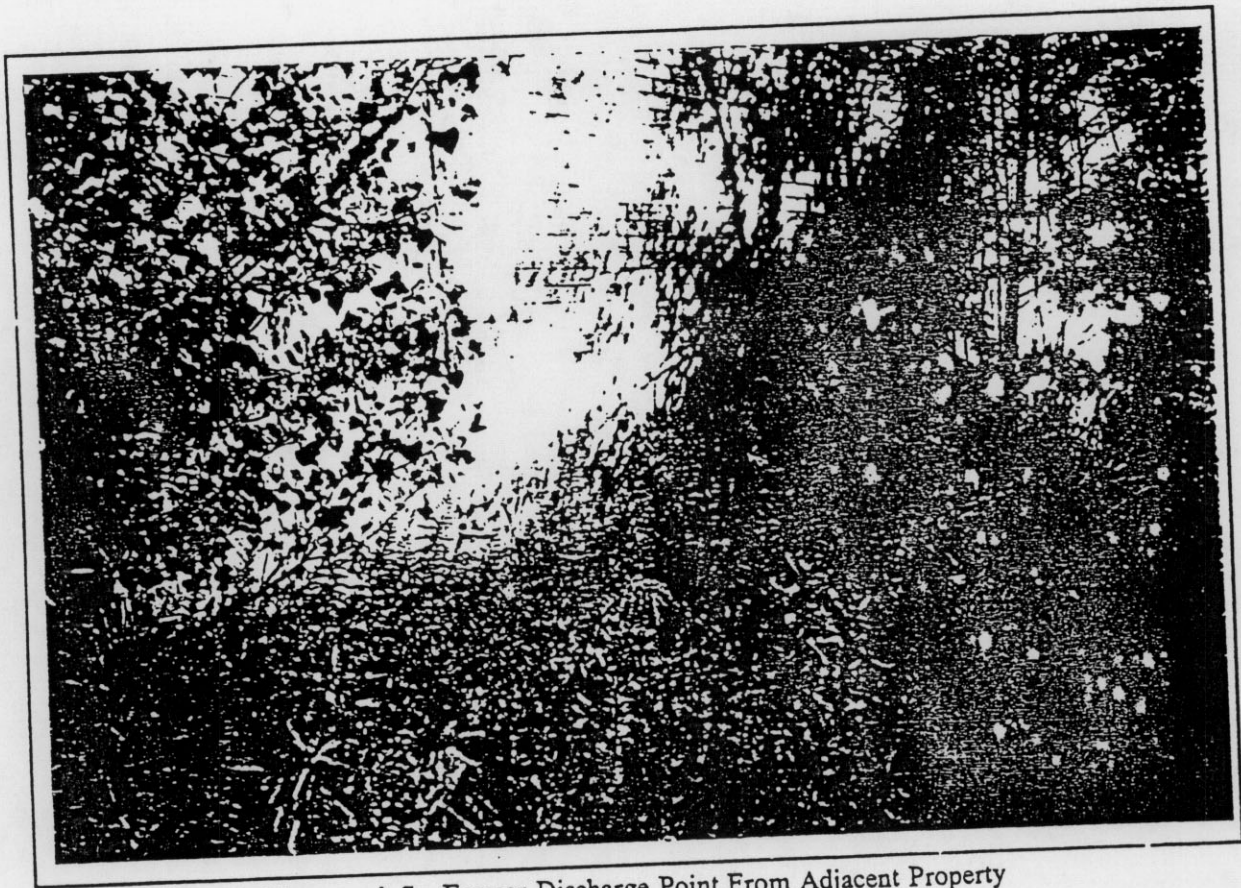
3.3 Hazardous Materials

A visual inspection of the property was conducted for evidence of potential hazardous material contamination. An area of stressed vegetation was observed along the eastern property boundary. A small diameter PVC pipe originating from the adjacent building was plugged and was observed to be immediately above the stressed area (Photograph #7).

According to Mr. Marchhart, the company east of the subject property previously discharged what was described as a "milky-white substance" through the small diameter pipe onto the subject property. Mr. Marchhart inquired with the property owner as to the contents of the substance. The property owner stated that the substance is silica-containing water which is used as an abrasion lubricant in the manufacturing of glass and mirrors.

Boring B-03 was installed at the center of the stressed area and soil was sampled from ground surface to a depth of 2 feet. The soil sample was analyzed for Total RCRA Metals Table 2 provides the results of the analysis.

Late



Photograph 7: Former Discharge Point From Adjacent Property



Photograph 8: Transformer At Subject Property



**Table 2: RCRA Metals Results
Old Bethpage, New York**

Parameter	Boring B-03 mg/kg	Boring B-04 mg/kg	Recommended Cleanup Level* mg/kg
Silver	<0.005	<0.005	200
Arsenic	<0.300	<0.300	7.5
Lead	15.4	2.44	30
Cadmium	<0.001	<0.001	1.0
Chromium	2.54	5.34	10.0
Mercury	<0.0005	<0.0005	0.1
Selenium	<0.250	<0.250	2.0
Barium	5.32	2.84	300.0

*...From NYSDEC TAGM Memorandum, November, 1992

As Table 2 shows, none of the RCRA Metals detected in boring B-03 were above the recommended soil cleanup levels set forth by the NYSDEC. This indicates that the discharge from the adjacent property has not impacted soils at the subject property. The stressed area is likely the result of the previous constant flow of liquid from the pipe.

Additionally, boring B-04 was installed in the immediate vicinity of the former on-site septic system in order to assess the impact of the septic system on the surrounding soil. A composite soil sample was obtained from the depth of 5 feet to 11 feet below ground surface. The soil sample was analyzed for RCRA Metals and for volatile organics in accordance with EPA Method 624. Table 2 provides the results of the RCRA Metals analysis and Table 3 provides the results of the volatile organics analysis.

As Table 2 shows, none of the RCRA Metals detected in boring B-04 were above the recommended soil cleanup levels set forth by the NYSDEC. As Table 3 shows, no volatile organic compounds were found above the detection limit of 2.0 micrograms per Liter. These results indicate that the discharge to the former septic system has not impacted the soils at the property.

*Milky
white S
1 to
no 12*

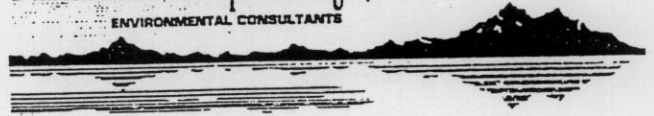
**Table 3: Volatile Organics Results
Old Bethpage, New York**

Parameter	B-04 5 ft to 17 ft	Parameter	B-04 5 ft to 17 ft
trans-1,3-Dichloropropene	<2.0	Chloromethane	<2.0
Trichloroethene	<2.0	Bromoethane	<2.0
Dibromochloromethane	<2.0	Vinyl Chloride	<2.0
1,1,2-Trichloroethane	<2.0	Methylene Chloride	<2.0
Benzene	<2.0	1,1-Dichloroethene	<2.0
cis-1,3-Dichloropropene	<2.0	1,1-Dichloroethane	<2.0
2-Chloroethyl Vinyl Ether	<2.0	trans-1,2-Dichloroethene	<2.0
Bromoform	<2.0	Chloroform	<2.0
Tetrachloroethene	<2.0	1,2-Dichloroethane	<2.0
1,1,2,2-Tetrachloroethane	<2.0	Trichlorofluoromethane	<2.0
Toluene	<2.0	1,1,1-Trichloroethane	<2.0
Chlorobenzene	<2.0	Carbon Tetrachloride	<2.0
Ethylbenzene	<2.0	Bromodichloromethane	<2.0
1,3-Dichlorobenzene	<2.0	1,2-Dichloropropane	<2.0
1,2-Dichlorobenzene	<2.0	Total Xylenes	<2.0
1,2-Dichlorobenzene	<2.0	Chloroethane	<2.0

Note: Minimum Detection Limit of <2.0 µg/L.

Mr. Marchhart indicated that waste cleaners utilized during previous manufacturing were stored in 55 gallon drums and carted off-site. No indication as to the previous storage location for the drums prior to off-site removal was observed during the inspection.

No indication of previous environmental investigations, such as groundwater monitoring wells, was observed at the property.



3.4 Radon

Radon levels for Nassau County are not documented. However, since the depth to bedrock in this area of Long Island is over 1,200 feet, the likelihood of radon gas being present is remote. Studies in glacial surficial deposits of Long Island document mean radon concentrations of 0.87 picoCuries per Liter (pC/L.)³ These mean concentration are well below the USEPA action level of 4.0 pC/L.

3.5 Drinking Water Quality

The subject property is supplied with water by a municipal water authority. The water authority obtains its water supply from wells installed in both the Magothy and Lloyds aquifers. The quality of this water is monitored by the water authority.

3.6 Polychlorinated Biphenyls (PCB's)

One electrical transformer is located at the property (Photograph #8). Figure 2 provides the location of the transformer. No stains or odors were detected in the vicinity of the transformer. An environmental engineer for the Long Island Lighting Company (LILCO) states that LILCO transformers do not contain PCBs. No other equipment which could contain PCB's such as elevators or hydraulic lifts, were observed at the property.

3.7 Prior Use Investigation

In order to determine the prior uses of the property, all available regulatory agency file covering the subject property were obtained and reviewed. No Sanborn Maps were documented covering the property and no historical aerial photographs were readily available for this assessment. The area in the vicinity of the subject property is zoned as an industrial area.

The file of the Town of Oyster Bay Building Department documents the original construction of the property as 1966. The Building Department file reported that a factory was built at this time. The file also documented the installation of the septic system during 1965. A previous Phase I Environmental Site Assessment of the property was conducted during April, 1994. A copy of the previous Phase I report is included as Appendix C.

³ Field Studies of Radon in Rocks, Soils and Water, edited by Linda C.S. Gundersen and Richard B. Wanty, USGS, 1993.



3.8 Neighborhood Hazardous Waste Activity Review

In an effort to determine the potential impact from hazardous waste activities at the subject property and neighboring properties, a review of information on waste sites within one mile of the subject property was conducted. Table 4 provides a breakdown of the database search results along with numbered identification for each property for the accompanying figures. The review included a search of the following Federal data sources:

- National Priorities List (NPL) and Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS);
- Resource Conservation and Recovery Act Information System (RCRIS);
- Emergency Response and Notification System (ERNS);

In addition, the following State data sources were searched:

- New York State Department of Environmental Conservation (NYSDEC) Spills List;
- NYSDEC Major Oil Storage Facility Database;
- NYSDEC Chemical Bulk Storage Database;
- NYSDEC Solid Waste Management Facilities Database;
- NYSDEC listing of Inactive Hazardous Waste Disposal Sites;
- NYSDEC listing of Leaking Underground Storage Tanks;
- NYSDEC listing of Petroleum Bulk Storage Facilities.

The CERCLIS and NPL databases are maintained by the United States Environmental Protection Agency (USEPA) and contain records for each of the hazardous waste facilities nominated or chosen for the NPL. The CERCLIS database was searched for sites within a radius of ½-mile from the subject property. Three sites were found in the database within ½ mile of the subject property. These sites are shown in Figure 3 in the one mile search, Figure 4 in the ¼ mile search and Figure 5 in the Risk Radii diagram.

- | | | |
|------------------------|-------------------------|----------------------------|
| •Old Bethpage Landfill | •Claremont Polychemical | •Nassau County Fire School |
| USEPA ID#NYD980531727 | USEPA ID#NYD002044584 | USEPA ID#NYD982531949 |

Two NPL properties were located within 1 mile of the subject property. These two sites are the Old Bethpage Landfill and the Claremont Polychemical Corporation.

**Table 4: Tabulated Database Search Results
Old Bethpage, New York**

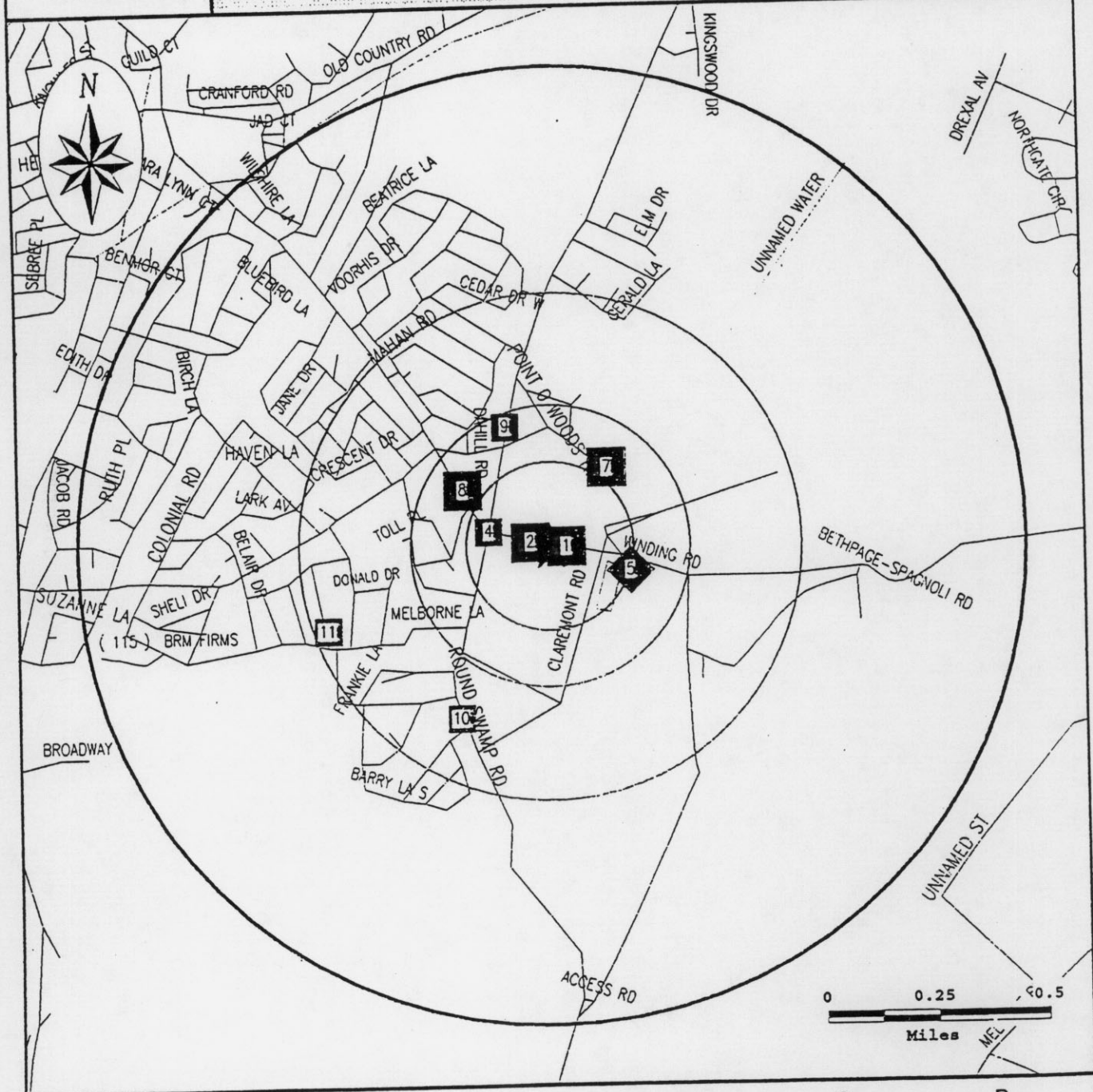
<u>Figure Number</u>	<u>ID Number</u>	<u>Site Name</u>	<u>Type Of Site</u>
3,4	1A	Tasty Frozen Products	RCRIS Small Generator
3,4	1A	Consolidated Freightways	LUST, RCRIS Small Generator
3,4	1A	Dynaforce Division	LUST, RCRIS Small Generator
3,4	1B	Filtron Company	RCRIS Large Generator
3,4	1C	Aluminum Louvre	RCRIS Large Generator, LUST, AST
4	1D	Life Industries	RCRIS Large Generator
3	2A	Harrowes	Underground Storage Tank
3	2A	Racanelli Associates	LUST
3,4,5	3	Old Bethpage Landfill	NPL, CERCLIS
4	4	Plainview Fire District	LUST
3,4	5A	Captree Chemicals	RCRIS Large Generator
3,4	5B	Nassau Cty. Fire School	CERCLIS
5	6	Claremont Polychemical	NPL, CERCLIS
3,4	7	Franks Nursery Craft	LUST
3,4	7	GS Investors	LUST
3,4	8	Mobil Oil	LUST
3,4	9	Charles Berger Residence	LUST
3	10	Temple Beth L Elohin	LUST
3	11	Freidman Residence	LUST














SITE ASSESSMENT REPORT

Map of Risk Sites within One Mile

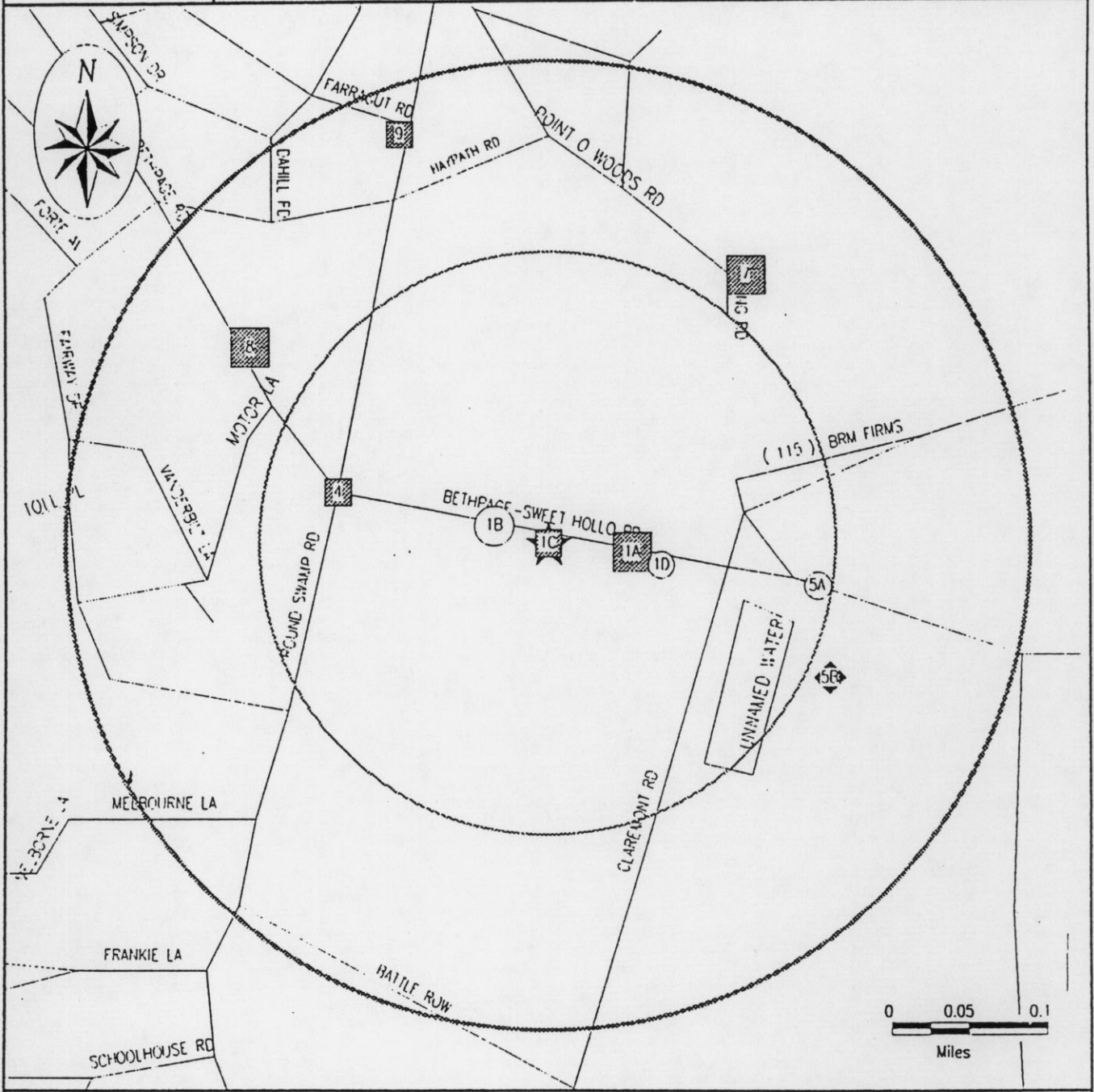


<p>Subject Site</p> 	<p>Category:</p> <p>Databases Searched to:</p> <p>Single Sites</p> <p>Multiple Sites</p>	<p>A 1 mi.</p>   <p>NPL, SPL, SCL, TSD</p>	<p>B 1/2 mi.</p>   <p>CERCLIS, LUST, SWLF</p>	<p>C 1/4 mi.</p>   <p>UST</p>	<p>D 1/8 mi.</p>   <p>ERNS, GENERATORS</p>
<p>Roads</p> <p>Highways</p> <p>Railroads</p> <p>Rivers or Water Bodies</p> <p>Utilities</p>					



SITE ASSESSMENT REPORT

Map of Risk Sites within Quarter Mile

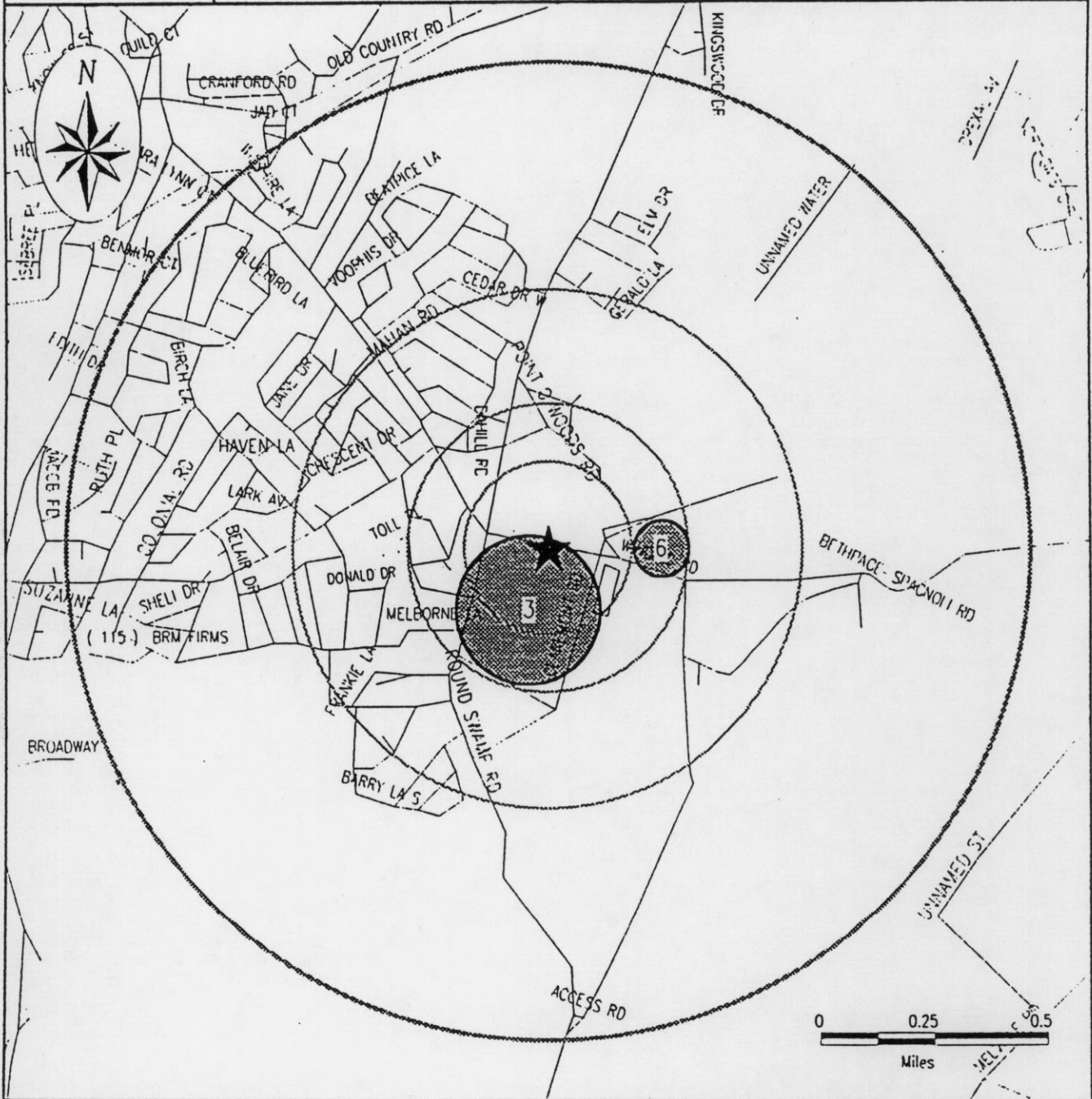


Subject Site ★	Category:	A	B	C	D
	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	▲	○
	Multiple Sites	◆	■	▲	○
	Roads	NPL, SPL, SCL, TSD	CERCLIS, LUST, SWLF	UST	ERNS, GENERATORS
	Highways				
	Railroads				
	Rivers or Water Bodies				
	Utilities				



SITE ASSESSMENT REPORT

Map of Large Risk Sites within One Mile with Boundaries Mapped as Radii



These sites are plotted as radii to represent the approximate size of the risk properties, based on the furthest boundary of each property from its center.



Subject Site



Roads
Highways
Railroads
Rivers or Water Bodies
Utilities



The northeast boundary of the Old Bethpage Landfill is located immediately southwest of the subject property. The 65 acre area received municipal wastes and industrial wastes such as toluene, urethane, waste alcohol and PCBs. During a review of the USEPA public file at the Bethpage Public Library, it was learned that the glacial aquifer beneath the site is approximately 70 to 75 feet below ground surface and flows in a south-southeast direction. This ground water flow direction would place the subject property upgradient and crossgradient of the landfill. As Figure 5 shows, the risk radii of the Old Bethpage Landfill encompasses the subject property.

The Claremont Polychemical Company is a former manufacturer of pigments for plastics and inks which was in operation from 1966 to 1980. Liquid wastes were disposed of on-site in 3 leaching basins and treatment sludges were disposed of on-site in drums. The NCDOH observed 2,000 to 3,000 drums of waste throughout the site in 1979. On-site soils and ground water are contaminated with heavy metals, volatile organics and PCBs. The USEPA has removed an estimated 13,000 drums of hazardous liquid wastes from 1988 to 1989.

AN
HAD

The RCRIS database, maintained by the USEPA, includes listings of properties which are considered either Hazardous Waste Transporters, Storage facilities or Disposers (TSDs) or Hazardous Waste Generators. No RCRIS TSD sites were found to be within 1 mile of the subject property.

The subject property was listed in the RCRIS Generators database as a Large Generator. A Large Generator generates at least 1,000 kilograms of non-acutely hazardous waste per month or 1 kilogram of acutely hazardous waste per month. The subject property has an USEPA ID# NYD981488026. Four RCRIS Large Generators and 3 RCRIS Small Generators were found to be within ¼-mile of the subject property. Figure 4 provides a diagram showing the proximity of the RCRIS sites in reference to the subject property.

The ERNS database is a listing of properties which emergency responses were made to in reference to hazardous waste. Neither the subject property nor any adjoining property were listed in the ERNS database.

The NYSDEC Spills list was searched for all reported spills in the area of the subject property. A total of 11 spills were reported within ¼-mile of the subject property. One spill was reported at the subject property. This spill was previously discussed in Section 3.2, Storage Tanks. Nine of the spills have been cleaned up to the satisfaction of the NYSDEC while the remaining 2 spills continue to be classified active spills and have not yet been remediated. The 2 active spills are listed below.

SITE ADDRESS	TYPE OF SPILL	QUANTITY	CAUSE
1090 Round Swamp Road	Fuel Oil	Unknown	Tank Failure
926 Round Swamp Road	Fuel Oil	Unknown	Tank Failure



There are no NYSDEC listings of Major Oil Storage Facilities, Bulk Chemical Storage Facilities or Solid Waste Facilities within ¼ mile of the subject property.

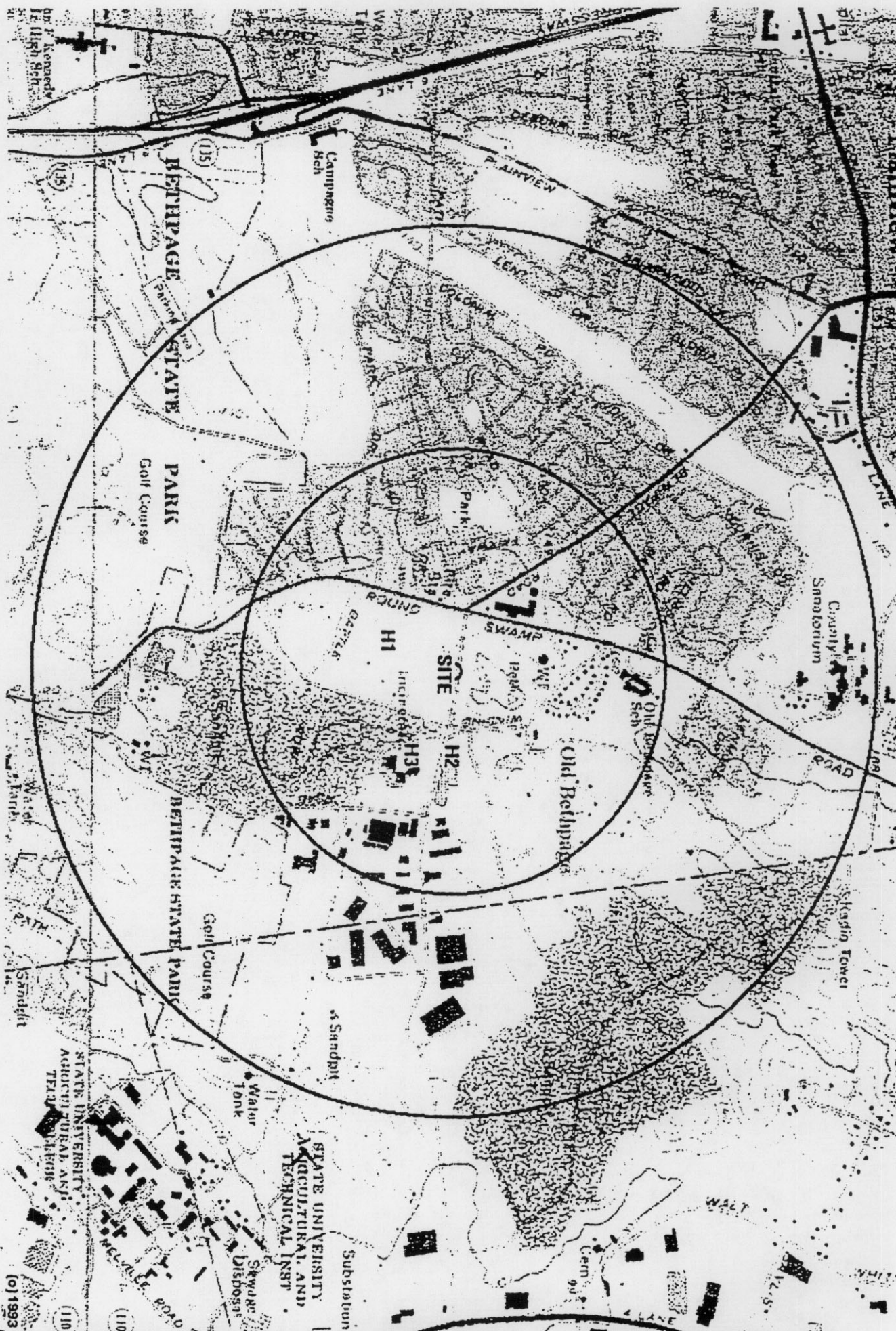
The NYSDEC publication of Inactive Hazardous Waste Disposal Sites in New York State, dated April, 1994, contains a listing of all properties and facilities in New York State that have been identified as containing toxic or hazardous wastes and/or contamination in various forms. The 3 CERCLIS sites previously discussed are listed and shown in Figure 6. The Old Bethpage Landfill is listed as H1, the Claremont Polychemical Company is listed as H2 and the Nassau County Fire School is listed as H3.

The NYSDEC listing of Petroleum Bulk Storage Facilities (PBSs) was searched for all facilities within ¼-mile of the subject property. The subject property was not listed as a PBS facility. There are a total of 2 PBS facilities within ¼-mile of the subject property.

4.0 CONCLUSIONS

Based on the findings described above, ACT concludes that the Phase I/Phase II Environmental Site Assessment of the property has revealed no substantial evidence of material contamination of the property (within the scope of this assessment) and no further assessment work is necessary in order to evaluate the environmental condition of the property.

There are no conditions present at the site or its immediate vicinity which could adversely impact upon its environmental quality. No releases of chemicals were noted during the site inspection, nor were any documented releases identified in records maintained by any public agencies having jurisdiction over the subject property. After visually inspecting the property and surrounding land, it is also our opinion that this property will not be impacted by releases of chemicals in the foreseeable future.





5.0 EXCLUSIONS AND DISCLAIMER

The purpose of this investigation was to assess the potential environmental liabilities at the subject site with respect to data which Advanced Cleanup Technologies, Inc. has accumulated during the Phase I Environmental Site Assessment and Supplemental Assessment. The conclusions presented in this report are based solely on the observations of the site at the time of the assessment. Data provided, including information provided by others, was utilized in assessing the site conditions. The accuracy of this report is subject to the accuracy of the information provided. Advanced Cleanup Technologies, Inc. is not responsible for areas not seen or information not collected. This report is given without a warranty or guarantee of any kind, expressed or implied. Advanced Cleanup Technologies, Inc. assumes no responsibility for losses associated with the use of this report.