City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* 15-33/35 Clintonville Street

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
19DCP034Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
180291 ZMQ	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYS Department of City Planning			The Crest Group LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Olga Abinader			Enrico Scarda		
ADDRESS 120 Broadway, 30th Floor			ADDRESS 1201 Route 112, Suite 900		
CITY New York	STATE NY	ZIP 10271	CITY Port Jefferson Station	STATE NY	ZIP 11776
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 631-582-4800	EMAIL e.scarda@thecrestgroupllc.com	

5. *Project Description*

The applicant is proposing a Zoning Map Amendment to change the zone from R3-1 to R3-1/C1-3 on two lots located in the Whitestone neighborhood of Queens, in Community District 7. The project site is located at 15/35 Clintonville Street (Block 4721, Lots 6 and 7), on the southeast corner of Clintonville Street and Cross Island Parkway. The proposed zoning map amendment would establish a R3-1/C1-3 zoning drawn 85' from Cross Island Parkway Service Road South, perpendicular to Clintonville Street. The R3-1/C1-3 zoning overlay would apply to 6,389± SF of the 6,916 SF parcel which consists of Block 4721, Lots 6 & 7. The remaining 527 SF along the southern perimeter of the property would remain as R3-1 zoning (part of Block 4721 Lot 7). The zoning map amendment would allow for the upgrade and expansion of the existing business through the redevelopment of the subject property with a one-story, 4,398 gross square foot commercial retail building with five (5) accessory parking spaces. The subject property is currently privately owned and developed with three (3) buildings. The building in the northern portion of the property (Block 4721, tax lot 6) is currently occupied by a retail store (gift shop selling wedding and party favors called La Confetteria Del Cuore).
Block 4721 Tax Lot 7 is improved with a two-story residence
(rental) in the southwest corner of the property, and a vacant garage in the southeast corner of the property. The existing structures will be demolished under the proposed project.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 7	STREET ADDRESS 15-33/35 Clintonville Street
TAX BLOCK(S) AND LOT(S) Block 4721, Lots 6 & 7		ZIP CODE 11357
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Southeast corner of Clintonville Street and Cross Island Parkway		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R3-1		ZONING SECTIONAL MAP NUMBER 7d

6. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE

☐ HOUSING PLAN & PROJECT ☐ OTHER, explain:
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO
☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)
☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)
☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

7. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)
Total directly affected area (sq. ft.): 6,916 SF
Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): 4,557 SF
Other, describe (sq. ft.): 2,359 SF undeveloped land

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 4,398 SF
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 4,398
HEIGHT OF EACH BUILDING (ft.): 16
NUMBER OF STORIES OF EACH BUILDING: 1

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 6,916 SF
The total square feet not owned or controlled by the applicant: 0 SF

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: 4,700 SF sq. ft. (width x length)
VOLUME OF DISTURBANCE: Approximately 48,378 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 4,398 SF sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)		4,398		
Type (*e.g.,* retail, office, school)	units	Retail Stores		

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 0 NUMBER OF ADDITIONAL WORKERS: 10
Provide a brief explanation of how these numbers were determined: 3 existing employees, 13 employees proposed (Retail Use)

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: Under the No-Action scenario, the property will remain as it presently exists, with one (1) rental residence (1,440± GSF), a retail store (875± GSF), and one (1) vacant, garage structure. The commercial/retail use on Tax Lot 6 (the northern portion of the property currently occupied by a retail store) has historically existed since prior to the adoption of the City Zoning Resolution, therefore it is reasonable that the buildings will remain on this lot. . Absent of the commercial overlay, the present retail use on the subject property would not be able to expand under the existing R3-1 zoning.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2020

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 6-12

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Demolish existing structures, construct new one-story retail building.

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☒	☐
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: 1) A fill port and suspected fill pipe were observed along the sidewalk and within the grass side yard between the main gift shop building and the residence indicating that one or two underground storage tanks may be present on the subject property. 2) the exterior of the resiedntial building is covered with suspect asbestos shingles	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒

	YES	NO
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 1,027 lbs/week (79 lbs/week per employee, 13 anticipated employees)		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 951,287,400 thousand BTUs per year		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒

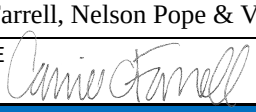
	YES	NO
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. The proposed action would create a C1-3 Overlay District, allowing commerical use that is not presently permitted under existing zoning.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See Environmental Assessment Statement Part II, Section 2.8.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Carrie O'Farrell, Nelson Pope & Voorhis (Consultant to applicant)	3/22/19

SIGNATURE 

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Acting Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Olga Abinader	5/3/2019

SIGNATURE

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning, acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds that the proposed project and related actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this Determination are noted below.

1. Hazardous Materials and Air Quality

An (E) designation (E-535) for hazardous materials and air quality has been incorporated into the proposed actions. Refer to Appendix 1:(E) Designation", attached to this Determination of Significance, for a list of sites affected by the (E) designation and applicable (E) designation requirements. The analyses conducted for hazardous materials and air quality conclude that with the (E) Designation requirements in place, the proposed actions would not result in significant adverse impacts to hazardous materials or air quality.

2. Land Use, Zoning and Public Policy

The EAS includes a Land Use, Zoning and Public Policy section. The proposed rezoning from R3-1 to R3-1/C1-3 district would legalize existing, non-conforming commercial uses on Block 4721, Lot 6 in the rezoning area by facilitating commercial uses. The existing affected area is a mix of residential, institutional, and commercial facilities. The analysis concludes that no significant adverse impacts related to Land Use, Zoning and Public Policy would result from the proposed actions.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY
Acting Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Olga Abinader	5/3/2019
SIGNATURE	

TITLE	
Chair, Department of City Planning	
NAME	DATE
Marisa Lago	5/6/2019
SIGNATURE	

Determination of Significance Appendix: (E) Designation

An (E) Designation **(E-535)** related to hazardous materials and air quality will be assigned to Projected Development Site 1 (Block 4721, Lots 6 & 7) in order to preclude significant adverse impacts, as noted below.

Hazardous Materials:

The (E) Designation requirements for hazardous materials are as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Air Quality:

The (E) Designation requirements for air quality are as follows:

Block 4721 Lots 6 and Lot 7

Any new development or enlargement on the above-referenced property must use natural gas as the type of fuel for heating, ventilating, and air conditioning and hot water (HVAC) system and ensure that the HVAC stack is located at the height highest tier and is at least 30 feet from the south lot line and the southeast lot line facing Locke Avenue to avoid any potential significant adverse air quality impacts

15-33/35 CLINTONVILLE STREET ZONING MAP AMENDMENT

15-33/35 Clintonville Street,
Whitestone, New York

ENVIRONMENTAL ASSESSMENT STATEMENT PART II

CEQR No. 19DCP034Q
ULURP Ref. No: 180291 ZMQ

Prepared for:	The Crest Group LLC 1201 Route 112, Suite 900 Port Jefferson Station, NY 11776 Contact: Enrico Scarda, (631) 582-4800 Steven Sinacori, (212) 822-2212
For Submission to:	NYC Department of City Planning 120 Broadway, 30th Floor New York, NY 10271 Contact: Laura Kenny (212) 720-3419
Prepared by:	Nelson, Pope & Voorhis, LLC 572 Walt Whitman Road Melville, NY 11747 Contact: Carrie O'Farrell, AICP (631) 427-5665

January 2018
Revised April 2019

NELSON POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

15-33/35 CLINTONVILLE STREET

15-33/35 Clintonville Street,
Whitestone, New York

ENVIRONMENTAL ASSESSMENT STATEMENT
PART II

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APPENDICES

Appendix A Photographs of Land Uses on Project site and Surrounding Area
Appendix B Environmental Site Assessment
B-1 Phase I Environmental Site Assessment, Nelson, Pope & Voorhis, LLC, December 9, 2016
B-2 NYCDEP Comments dated September 12, 2018

ATTACHMENTS

Attachment 1 Plans
Site Plan and Elevations, Gerald J Caliendo Architect, dated February 27, 2017 and February 12, 2018, respectively
Roof Plan, Gerald J. Caliendo, R.A., A.I.A., dated October 4, 2017

Attachment 2 Property Survey

1.0 INTRODUCTION

The applicant, The Crest Croup LLC, is proposing a zoning map amendment to change the zone from R3-1 to R3-1/C1-3 on two lots located in the Whitestone neighborhood of Queens, in Community District 7. The project site is located at 15-33/35 Clintonville Street on the southeast corner of Clintonville Street and Cross Island Parkway. The project site is comprised of two privately-owned tax lots (Block 4721, Lots 6 and 7), and is 6,916 square feet ("SF") in area (see **Tax Map** on Page 2)

The Proposed Action seeks the establishment of R3-1/C1-3 zoning overlay drawn 85' from Cross Island Parkway Service Road South, perpendicular to Clintonville Street. The C1-3 zoning overlay would apply to 6,389± SF of the 6,916 SF parcel which consists of Block 4721, Lots 6 and 7. The remaining 527 SF along the southern perimeter of the property (part of Block 4721 Lot 7) would remain as R3-1 zoning (see **Zoning Map and Zoning Change Map,** Pages 3 and 4). The Proposed Action is requested to facilitate the redevelopment of the overall property with a one-story, 4,398 gross square foot ("GSF") commercial retail building with five (5) accessory parking spaces. The existing R3-1 zoning does not permit commercial use as of right, therefore the proposed action facilitates conformity of the existing legal non-conforming commercial use. The three (3) existing structures on the property will be demolished under the Proposed Action. A site plan and elevations (see **Attachment 1**) are provided for the proposed commercial building that would allow for the expansion of the existing retail business at the property.

1.1 Project Location, Existing Conditions & Zoning

The project site consists of a 6,916 SF irregularly-shaped property, located on the southeast corner of Clintonville Street and Cross Island Parkway, in the Whitestone neighborhood of Queens (see **Figure 1, Location Map** on Page 5). The property includes approximately 85 feet of frontage along Clintonville Street, and 130 feet of frontage along Cross Island Parkway. The area immediately surrounding the subject property is a mix of residential, institutional, and commercial facilities (see **Area Map** on Page 6). **Appendix A** includes photos of the project site and vicinity.

The site is currently developed with three (3) buildings. The building in the northern portion of the property (Tax Lot 6) is currently occupied by an 875 GSF antiquated retail structure (gift shop selling wedding and party favors called La Confetteria Del Cuore). Tax Lot 7 is improved with a 1,440± square foot two-story residence in the southwest corner of the property, which is currently rented, and a vacant garage in southeast corner of the property (see **Figure 2, Aerial Photograph** on Page 7 **and Figure 3, Existing Conditions** on Page 8**, and Attachment 2, Property Survey**).

The historical records review is provided in the Phase I Environmental Site Assessment (ESA) prepared by Nelson, Pope & Voorhis, LLC ("NPV"), dated December 9, 2016 (**Appendix B-1**).

15-33 Clintonville Street, Queens

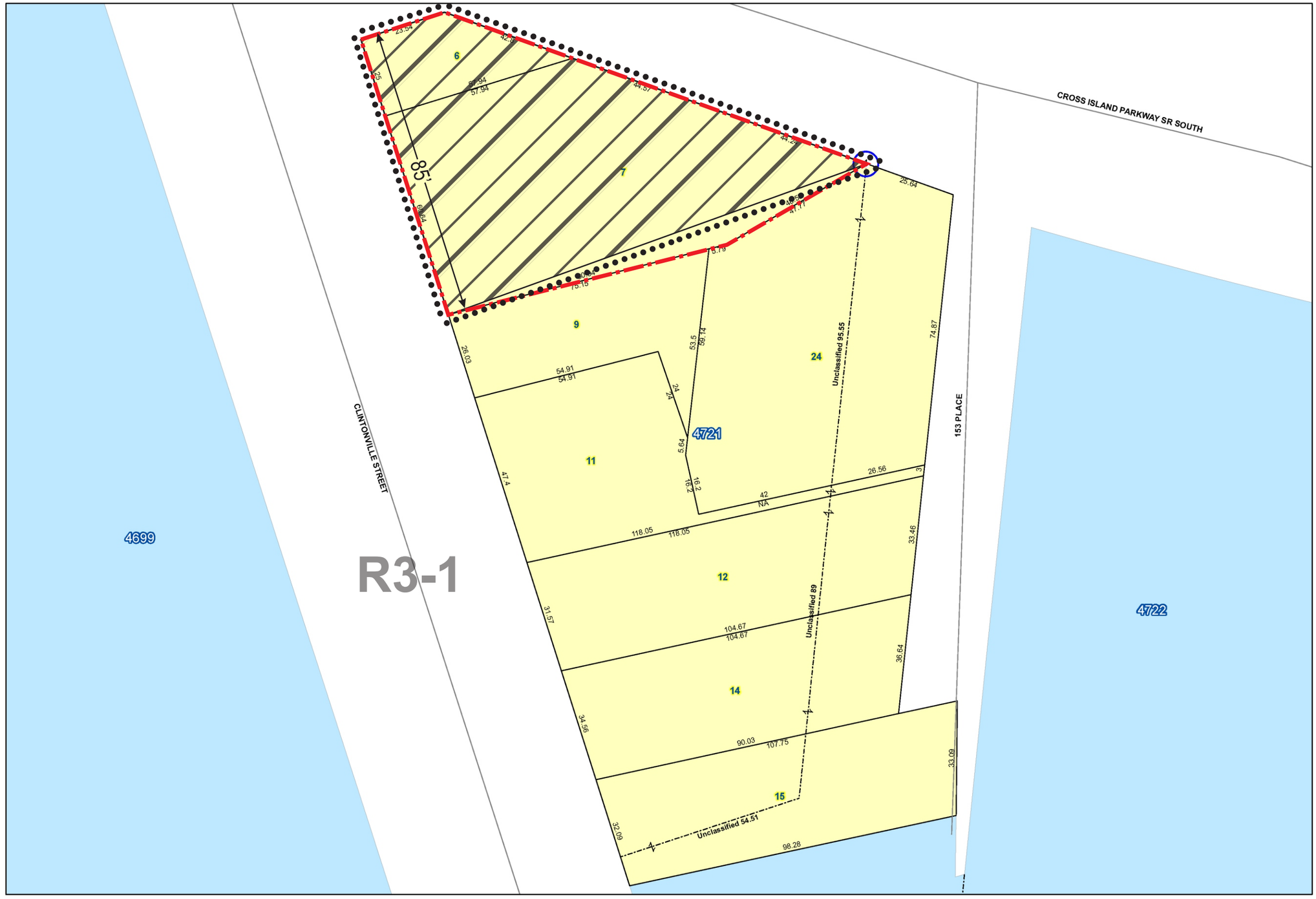
NYC Finance

N W E S

NYC Digital Tax Map

Effective Date : 11-30-2015 13:10:11
End Date : Current

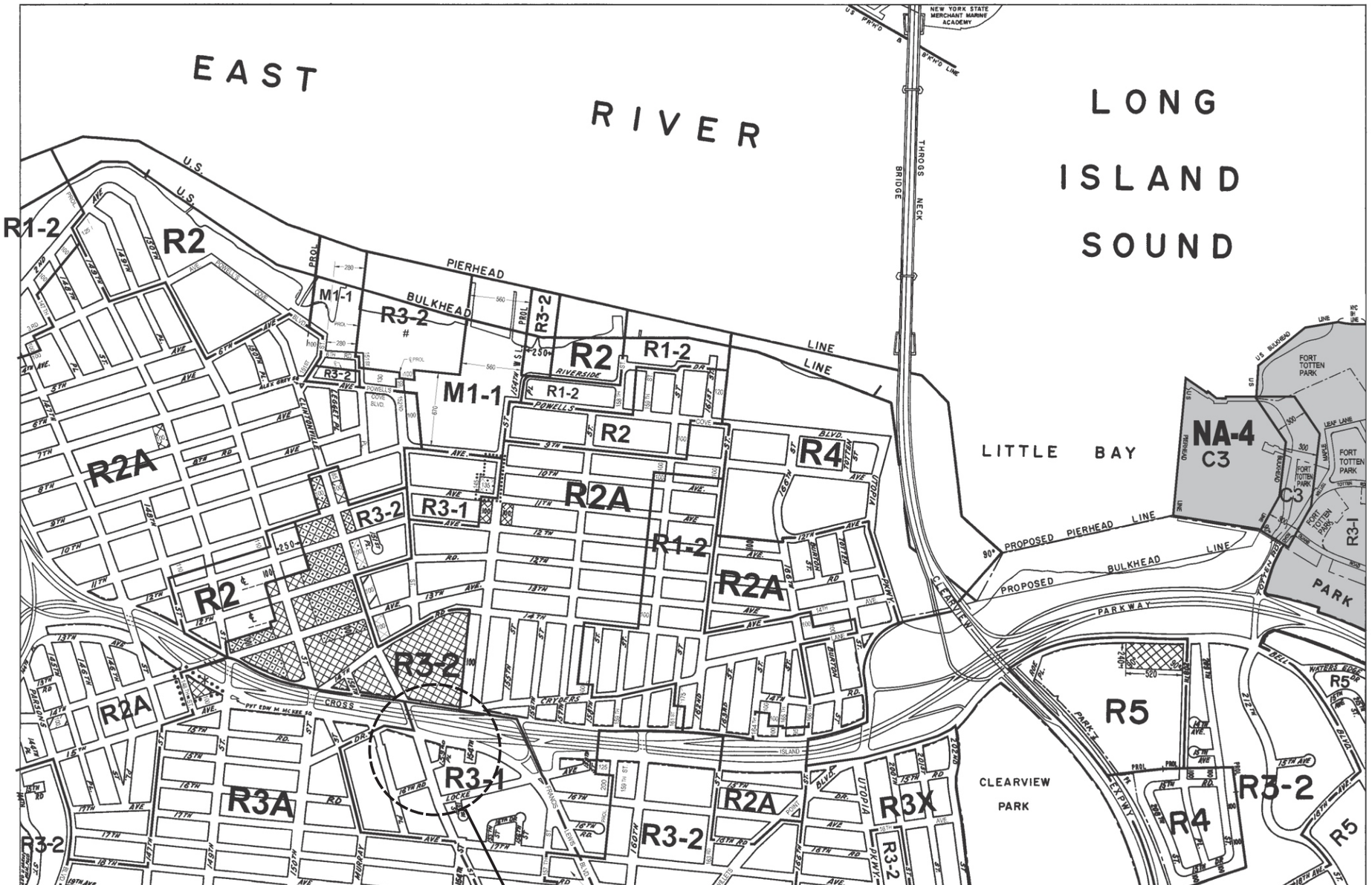
Queens Block: 4721



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- Development Site
- Area Proposed to be Rezoned
- R3-1 Existing Zoning District
- Proposed C1-3

15-33 Clintonville Street, Queens



600 0 600 1200 1800 FEET

NOTE: STREETS FOR THE STREET MAP CHANGE C 080204 MMQ ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

Proposed Project Area

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

*07-28-2011 C 100175 ZMQ
06-29-2011 C 100457 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

N

MAP KEY

7a	7c	
7b	**7d**	See Sub-Plan on Map IIc
10a	10c	11a

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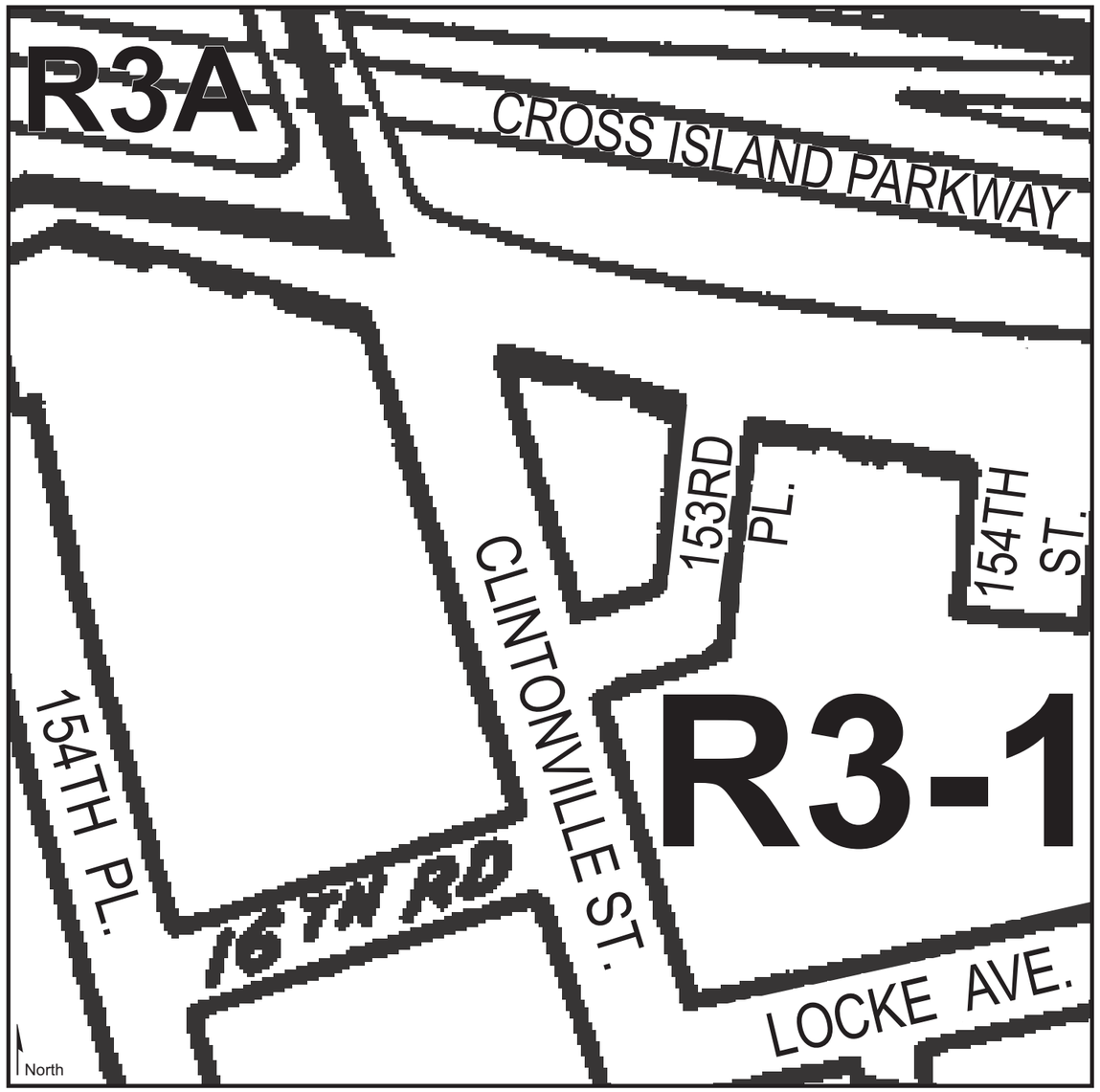
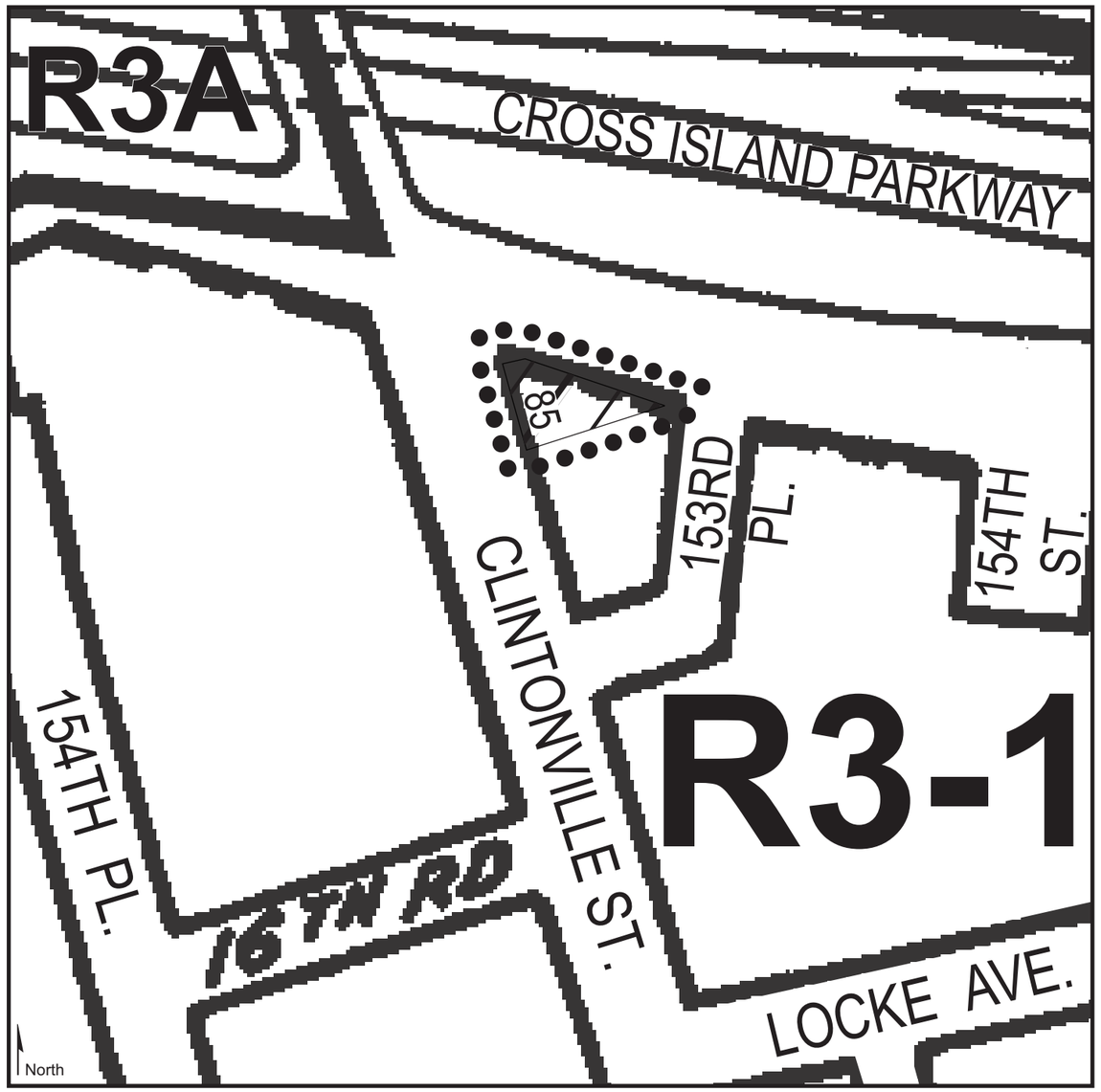
ZONING MAP **7d**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

Zoning Change Map



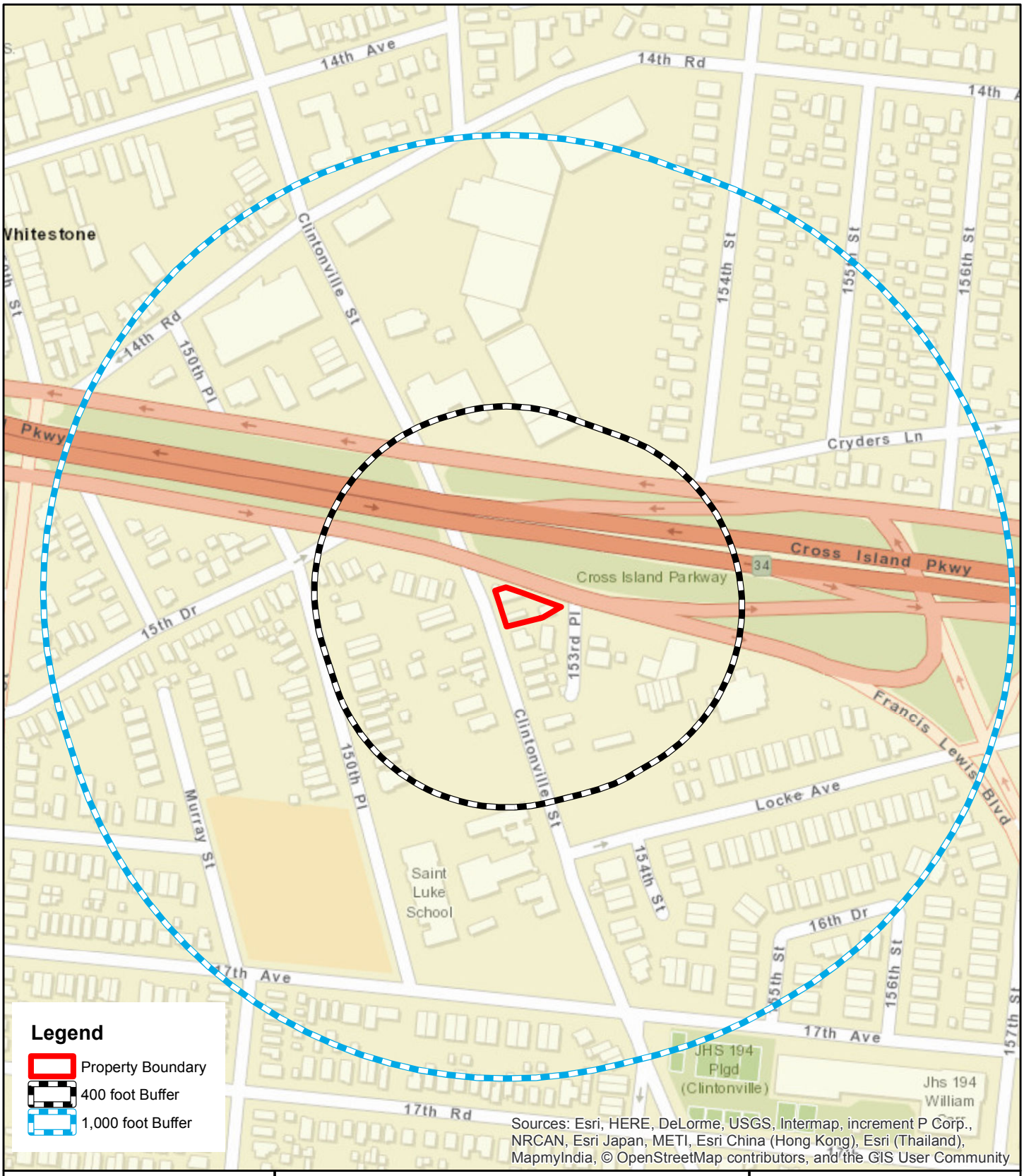
Current Zoning Map (7d)



Proposed Zoning Map (7d) - Area being rezoned is outlined with dotted lines

Rezoning from R3-1 to R3-1/C1-3

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

FIGURE 1
LOCATION MAP

Source: NYC Oasis Map Service, ESRI Web Service

Scale: 1 inch = 300 feet

N

15-33 and 15-35 Clintonville St Whitestone

EAS

Area Map

15-33 Clintonville Street, Queens
Block 4721, Lots 6 & 7

Project Information

- 600' Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts

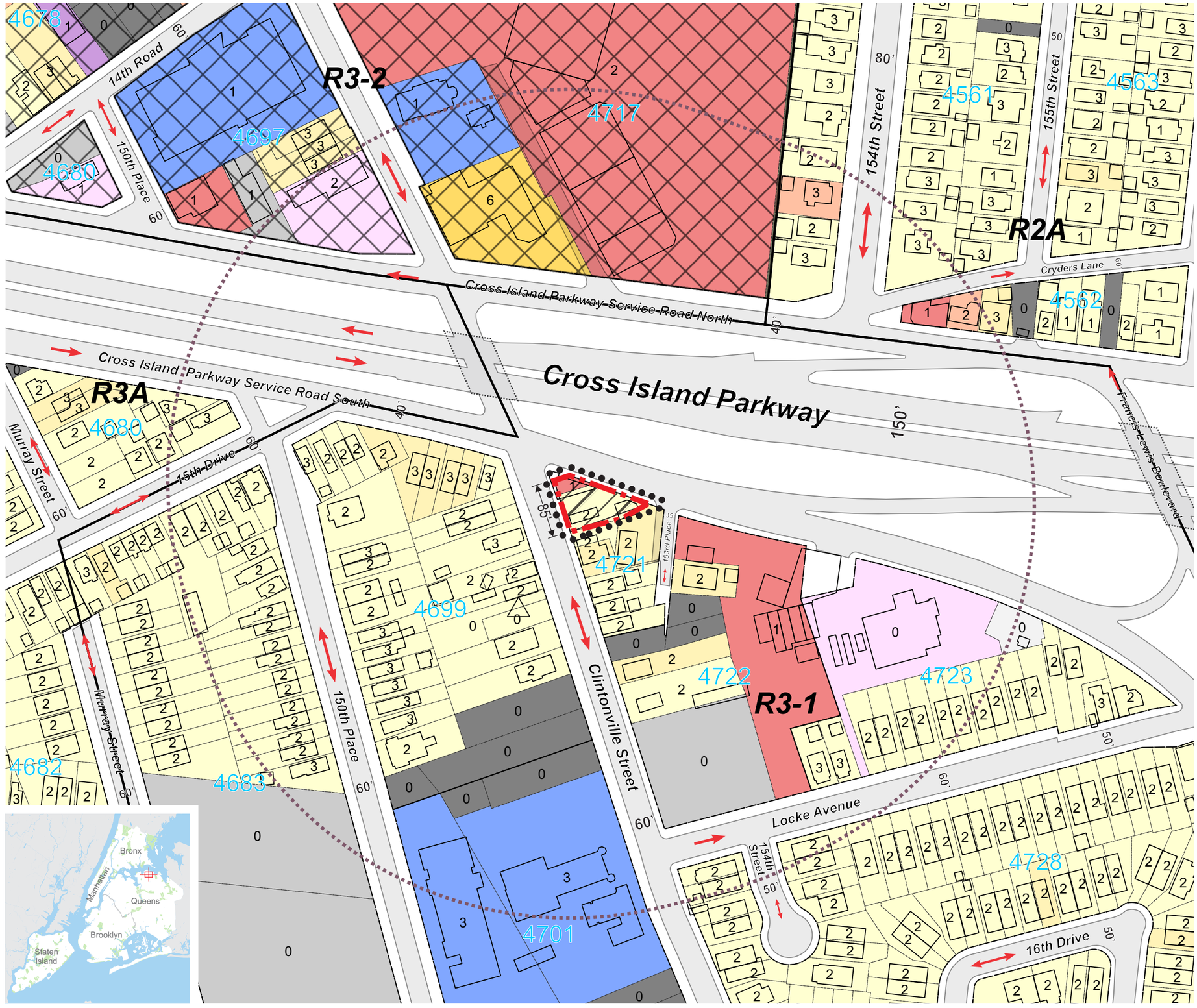
Existing Commercial Overlays

C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

- Subway Entries
- 5037 Block Numbers
- Elevated Roadway
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



North

0 200 400 600 Feet

Prepared by Urban Cartographics May 2017



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

FIGURE 2
REGIONAL AERIAL PHOTOGRAPH

Source: NOAA Orthophotography, 2014

Scale: 1 inch = 300 feet

N

15-33 & 15-35 Clintonville St Whitestone

EAS



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

FIGURE 3
EXISTING SITE CONDITIONS

Source: NYC GIS BYTES of the Big Apple data, 2016
Scale: 1 inch = 25 feet

15-33 Clintonville St
Whitestone, NY
EAS

The applicant does not have definitive City records documenting the start of the commercial use on Tax Lot 6. Review of historic aerials and Sanborn maps indicate the property was initially developed between 1903 (the subject property was vacant) and 1916. The 1916 maps reveal that the subject property was developed with three (3) residences, one (1) of which includes the existing single family residence on the southern portion of the property. The two (2) additional residences were located immediately to the north. The maps from 1941 to 1950 depicted the subject property as being developed with the existing residential building and the associated detached garage. The aerials from 1951 to 1966 appear to depict the property as being developed with the existing house and garage. The remaining aerials depicted the property as it presently exists. The City Directory listings revealed that the commercial building on the northern portion of the subject property has been occupied by La Confetteria Del Cuore (the existing site occupant) in 2005 to 2013, a farmers market in 1983 & 1991, a florist in 1967 and 1976 and the house was occupied by numerous residential tenants over the years reported.

The parcel is currently zoned R3-1 (see **Section 2.1.1**). Residential is the predominant zoning district, while commercial and utility uses exist on the subject property and the majority of the Cross Island Parkway Service Road block to the east. A commercial overlay district exists along the north side of Cross Island Parkway (see **Zoning Map** on Page 3). The **Area Map** on Page 6 illustrates the existing land use patterns within the subject area extending approximately 600 feet around the subject property. The immediately surrounding neighborhood consists of mainly medium density residential uses and single-family residences to the west and south, and commercial and utility uses to the east. A major roadway, Cross Island Parkway, is located immediately north of the subject property, which is abutted by commercial uses, a gas station, and higher density residential and single family residential immediately adjacent to the north of the Cross Island Parkway. The commercial uses along the Cross Island Parkway east of Clintonville Street include the adjacent nursery and landscape supply business east of the site and a utility use adjacent to the east of the nursery. Single family and multifamily residential development is located along the Cross Island Parkway west of the site to Murray St. A mix of commercial and residential uses are located west of Murray St.

1.2 Purpose and Need

The purpose and need of the proposed zoning map amendment is to provide the zoning needed to permit the existing nonconforming retail use and allow its expansion and modernization so that it can thrive as a successful commercial business and support the community. The requested zoning and retail use are appropriate for the property as the lot has frontage on two streets including Clintonville Street and Cross Island Parkway, a retail use has already been operating at this location for decades and has been serving the surrounding neighborhood. The proposed change of zoning will help revitalize the property through redevelopment with a modern building that meets the retail standards required by certain merchandise sold by the business. The proposed change of zone will allow for expansion and modernization of the business. It is the applicant's opinion that the existing building is no longer suitable for the existing retail use at the subject property. The project site presently contains a retail structure [875± GSF, located in the northern portion of the property]

and a single-family residence (1,440± GSF, located on the southern tax lot) with an accessary detached garage. The proposed redevelopment would remove the existing structures and allow for the construction of a one-story, 4,398 GSF commercial retail building with five (5) accessory parking spaces.

The zoning map amendment is requested and necessary to facilitate conformity of the existing legal non-conforming commercial use on the property. An expansion of the existing non-conforming use would not be permitted to a structure occupied by a non-conforming use.

It is the applicant's opinion that the proposed zoning map amendment is appropriate given the context of the Project Area's location. The Development Site is an irregularly shaped lot located on the Cross Island Parkway. Further, on the southern side of the Cross Island Parkway there are existing C1-2 and C2-2 commercial overlays to reflect the commercial nature of the sites along this major roadway. The proposed rezoning is consistent with these commercial overlays along the Cross-Island Parkway and follows the commercial context of this area along the Cross Island Parkway. Additionally as stated above, the City Planning Commission approved an application for an amendment to the zoning map to establish a C1-2 district within an existing R3A approximately 2,000 feet west of the Project Area to facilitate the development of a one-story TD Bank with an accessory parking lot and drive-thru teller facilities in a predominately residential area. The C1-3 that is proposed in the existing R3-1 zoning district is consistent with this City Planning precedent that a commercial overlay with low intensity commercial uses is appropriate along the Cross-Island Parkway within a low density residential neighborhood. Lastly, this rezoning will facilitate conformity of the existing legal non-conforming use as a retail gift shop within an existing R3-1 zoning district, as the retail gift shop use would be permitted as-of-right within the proposed R3-1/C1-3 zoning district.

1.3 Description of the Proposed Action

The Proposed Action requests the establishment of R3-1/C1-3 zoning overlay drawn 85' from Cross Island Parkway Service Road South, perpendicular to Clintonville Street. The R3-1/C1-3 zoning overlay would apply to 6,389± SF of the 6,916 SF parcel (see **Zoning Change Map** on Page 4). The remaining 527 SF along the southern perimeter of the property would remain as R3-1 zoning. The purpose of the Proposed Action is to allow for the redevelopment of the property with a one-story (16 feet), 4,398 GSF commercial retail building with five (5) accessory parking spaces. The three (3) existing structures, including the existing retail use on the site, would be demolished under the Proposed Action. This would displace one single family residential tenant that currently rents the single family dwelling on the property, as the proposed project would be limited to reconstruction and expansion of only the existing retail business. However, the proposed action would bring the existing retail use on the property into conformance with the proposed R3-1/C1-3 zoning, and would allow for redevelopment of the subject property to expand and modernize the existing retail business that would not otherwise be permitted under the current zoning.

The proposed Site Plan and Elevation are provided in **Attachment 1**. The Proposed Action will conform to the zoning requirements of the R3-1/C1-3 zoning district, including a FAR less than 1.0, an 8 foot side yard setback, and maximum building height not to exceed 16 feet
The proposed rezoning would permit the proposed commercial use on the Project Site, and is consistent with existing C1-2 and C2-2 commercial overlays on the northern side of the Cross Island Parkway and the commercial nature of the sites along this major roadway. The granting of the zoning map amendment is a discretionary action that is subject to both the Uniform Land Use Review Procedure (ULURP) as well as the City Environmental Quality Review (CEQR). ULURP is a process that allows public review of the proposed action at four levels: the Community Board; the Borough President; the City Planning Commission; and, if applicable, the City Council. CEQR is a process by which agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment.

Demolition and construction activities are expected to occur upon issuance of the necessary building permits and the duration of construction activities is expected to last approximately twelve (12) months. Accounting for the time necessary for the approval process and construction, the anticipated Build Year is 2020.

1.3.1 Future No Action Scenario

Absent this zoning map amendment approval, the Proposed Action including a redevelopment for expansion of the existing retail use would not be feasible. Under the No Action Scenario, the proposed development site would remain in its current condition, with the existing two-story residential (rental) dwelling (1,440± GSF) and the existing one-story retail store (875± GSF) would remain. The commercial/retail use on Tax Lot 6 (the northern portion of the property currently occupied by a retail store) has historically existed since prior to the adoption of the City Zoning Resolution, therefore it is reasonable that the buildings will remain on this lot. Absent the proposed commercial overlay, the present retail use on the site would not be able to expand under the existing R3-1 zoning, which is severely constrained by the existing retail building.

1.3.2 With-Action Scenario

Under the proposed action, the applicant is requesting the establishment of C1-3 zoning overlay drawn 85' from Cross Island Parkway Service Road South, perpendicular to Clintonville Street. The C1-3 zoning overlay would apply to 6,389± SF of the 6,916 SF parcel (see **Zoning Change Map** on Page 4). The remaining 527 SF along the southern perimeter of the property would remain R3-1 zoning district.

The purpose of the proposed overlay is to allow for the redevelopment of the property with a one-story (16 feet), 4,398 GSF commercial retail building with five (5) accessory parking spaces. The three (3) existing structures, including the existing retail use on the site, would be demolished under the Proposed Action. This would displace one single family residential tenant that currently

rents the single family dwelling on the property. However, the proposed action would bring the existing retail use on the property into conformance with the proposed C1-3 zoning, and would allow for redevelopment and modernization of the existing retail business that would not otherwise be permitted under the current zoning. Commercial uses are present along the Cross Island Parkway east of Clintonville Street, including the adjacent nursery and landscape supply business east of the site and a utility use east of the adjacent to the nursery, and along the north side of the Cross Island Parkway. The C1-3 Overlay would allow Use Groups 5 and 6, which includes local retail and service uses.

The maximum development permitted under proposed R3-1/C1-3 zoning is a 6,916 GSF community facility building (as a community facility use with a FAR of 1.0 is permitted in the both the R3-1 zoned and the R3-1/C1-3 zoned portions of the property) or a 6,389± GSF commercial use (permitted within the proposed the 6,389± SF R3-1/C1-3 zoned portion of the lot, with a FAR of 1.0). This would not differ from structures surrounding the proposed development site and primarily include structures that range from one (1) to three (3) stories in height. It is noted that the analysis framework does not consider the maximum building size for the proposed commercial redevelopment of the property under the proposed R3-1/C1-3 zoning (6,389± GSF commercial building). Rather, a smaller building (4,398 GSF commercial retail building) with five (5) accessory parking spaces is evaluated as a reasonable, conservative assumption, as parking is beneficial in support of retail uses in this area. While parking is not specifically required per 36-231 of the Zoning Resolution (Waiver of Requirements for Spaces Below Minimum Number), parking in support of the retail use is desirable in the neighborhood and most cost efficient to be built at grade given the market and relatively small scale commercial redevelopment permitted on the subject property. The proposed redevelopment of the property would revitalize the site, providing for a zoning compliant, one-story commercial use building with accessory parking that would provide retail uses supporting the neighborhood, in character with recent neighborhood trends and adjacent uses.

A summary of the existing, no-action, and with-action scenarios on the projected development sites appears as **Table 2** below. A summary of the Reasonable Worst Case Development Scenario ("RWCDS") is provided by **Table 3** below.

Table 2: Summary of Development Scenarios

Scenario	Maximum Height	Maximum FAR	Development
Existing Conditions (R3-1)	35 feet	Residential: 0.5 FAR + 20% Attic; Community Facility = 1.0	1,440± GSF Residential 875± GSF Commercial
No-Action (R3-1)	35 feet	Residential: 0.5 FAR + 20% Attic; Community Facility = 1.0	1,440± GSF Residential 875± GSF Commercial
With-Action (R3-1/C1-3)	35 feet	Residential: 0.5 FAR + 20% Attic; Community Facility/Commercial = 1.0	4,398± GSF Commercial

A summary of the Reasonable Worst Case Development Scenario ("RWCDS") is provided by **Table 3** below.

Table 3: RWCDS Development Scenarios

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type of residential structures	One two-story, single-family residence that is presently rented	single and two-family detached and semi-detached residences	None under proposed project - commercial retail structure	
No. of dwelling units	1	1	0	-1
No. of low- to moderate-income units	0	0	0	
Gross floor area (sq. ft.)	1,440 GSF	1,440 GSF	0SF	-1,440 GSF
Commercial	☒ YES ☐ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Existing commercial retail structure (not permitted under present zoning).	Existing commercial retail structure to remain	Removal of existing 875 GSF commercial building & construction of new 4,398 GSF commercial building	
Gross floor area (sq. ft.)	875+/- GSF	875+/- GSF	4,398 GSF	+ 3,522 GSF
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☐ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces			5	
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
ZONING				
Zoning classification	R3-1	R3-1	R3-1/C1-4	
Maximum amount of floor area that can be developed	0.5 FAR + 20% attic rule 4,149 GSF	0.5 FAR + 20% attic rule 4,149 GSF	6,389 GSF (Commerical)	+2,240 GSF
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Single and multi-family residential, commercial retail, institional (schools, churches)	Single and multi-family residential, commercial retail, institional (schools, churches)	Single and multi-family residential, commercial retail, institional (schools, churches)	

2.0 ENVIRONMENTAL REVIEW

Each technical section of the environmental review was analyzed in accordance with the guidelines set forth in the *2014 CEQR Technical Manual*. Based on the criteria in Part II of the Environmental Assessment Statement Full Form, the following technical areas require further analysis: land use, zoning, and public policy; urban design and visual resources; hazardous materials; air quality; neighborhood character; and construction.

2.1 Land Use, Zoning and Public Policy

This CEQR application involves a zoning map amendment for a change in zone from R3-1 to R3-1/C1-3 (see **Zoning Map** on Page 3 **and Zoning Change Map** on Page 4). Residential zoning is present surrounding the project site, with commercial overlay north of the subject property, along the Cross Island Parkway. Further analysis of this proposed action is provided below.

2.1.1 Existing Conditions

Land Use

The **Area Map** (see page 6) illustrates the existing land use patterns within the subject area extending approximately 600 feet around the subject property. The immediately surrounding neighborhood consists of mainly medium density residential uses and single-family residences with some commercial retail and service uses. A major roadway, Cross Island Parkway, is located immediately north of the subject property, and St. Lukes Roman Catholic Church and schools are located south of the subject property. Commercial uses are present along the Cross Island Parkway east of Clintonville Street, including the adjacent nursery and landscape supply business east of the site and a utility use adjacent to the east of the nursery. Single family and multifamily residential development is located along the Cross Island Parkway west of the site to Murray St. A mix of commercial and residential uses are located west of Murray St. Buildings in the immediate vicinity of the project site range in height from one to three stories.

Existing land use on the subject parcel consists of one (1) two-story residence with a detached accessory garage that is presently rented and a one-story commercial retail building. The commercial retail building in the northern portion of the property is currently occupied by La Confetteria Del Cuore, a gift shop. **Appendix A** presents photographs illustrating land uses on the subject property and the surrounding area. Beyond a 400-foot radius, land uses include residential, commercial (retail/offices), institutional, industrial, as well some small green areas scattered throughout.

Zoning

The New York City Zoning Resolution (ZR) dictates the use, density and bulk of development within New York City. Additionally, the ZR provides required and permitted accessory parking regulations. A Zoning Analysis illustrating conformance to applicable sections of the ZR is included in the Site Plans at the end of the document.

The **Zoning Map** on Page 3 illustrates the zoning on the project site and within the vicinity of the property. The lots (Block 4721, Tax Lots 6 and 7) are presently zoned R3-1. The Proposed Action involves a zoning map amendment for a change in zone from R3-1 to R3-1/C1-3. Residential zoning is the predominant district surrounding the project site, with a commercial overlay north of the subject property, along Cross Island Parkway. The existing zoning within the surrounding area, therefore, provides for a residential character with commercial/community facility uses running east and west along Cross Island Parkway.

A Reasonable Worst Case Development Scenario (RWCDS) Memorandum outlining the projected "worst case" development that could occur without the Proposed Action has been completed for this proposed zoning map amendment and has been submitted to City Planning. The RWCDS Memorandum provides a comparison of the development under the proposed action and the alternative development options pursuant to zoning, a description of the need for the proposed action, a description of the site and surrounding conditions, a table of existing and proposed conditions, and supporting mapping.

2.1.2 Future No Action Scenario

Absent this zoning amendment approval, the Proposed Action including a redevelopment for expansion of the existing retail use would not be feasible. The proposed development site would remain in its current condition, with the existing two-story residential dwelling (1,440± GSF), which is rented and the existing underutilized one-story retail store (875± GSF) would remain. The commercia/retail use has historically existed since prior to the adoption of the City Zoning Resolution and, therefore, this existing use is reasonably anticipated to remain on the subject property. The present retail use on the subject property is not presently allowed under current zoning, absent the commercial overlay, therefore the expansion of the business is not possible without the proposed commercial overlay.

2.1.3 With-Action Scenario

Under the proposed action, the applicant is requesting proposing a zoning map amendment to change the zone from R3-1 to R3-1/C1-3 to allow for the construction of a one-story (16 feet), 4,398 GSF commercial retail building with five (5) accessory parking spaces. The three (3) existing structures will be demolished under the Proposed Action.

The proposed action would allow for redevelopment of the subject property to expand and modernize the existing retail business, which would not otherwise be permitted under the current

zoning. The project will fulfill a need for revitalized commercial retail in the area, and will serve the surrounding community, as a redeveloped retail facility. The proposed building would be in compliance with the R3-1/C1-3 zoning and is consistent with land uses to the east and mixed residential and commercial character to the north of the Cross Island Parkway. The land use and zoning analysis support the proposed commercial retail development that would conform to the existing physical and land use character of the surrounding community, which includes one story commercial uses along the Cross Island Parkway east of Clintonville Street (i.e., the adjacent nursery and landscape supply business east of the site and a utility use east and adjacent to the nursery). The C1-3 Overlay would allow Use Groups 5 and 6, which includes local retail and service uses.

The maximum development allowed under proposed R3-1/C1-3 zoning is a 6,916 GSF community facility building (as a community facility use with a FAR of 1.0 is permitted in the both the R3-1 zoned and the R3-1/C1-3 zoned portions of the property) or a 6,389± GSF commercial use (permitted within the proposed the 6,389± SF R3-1/C1-3 zoned portion of the lot, with a FAR of 1.0). Therefore, the FAR and total permitted building size would not change by the proposed R3-1/C1-3 zoning overlay. Structures surrounding the proposed development site range from one (1) to three (3) stories in height (see **Area Map** on Page 6). It is noted that the analysis framework does not consider the maximum building size for the proposed commercial redevelopment of the property under the proposed R3-1/C1-3 zoning (6,389± GSF commercial building). Rather, a smaller building (4,398 GSF commercial retail building) with five (5) accessory parking spaces is evaluated as a reasonable, conservative assumption, as parking is beneficial in support of retail uses in this area. While parking is not specifically required per 36-231 of the Zoning Resolution (Waiver of Requirements for Spaces Below Minimum Number), parking in support of the retail use is desirable in the neighborhood and most cost efficient to be built at grade given the market and relatively small-scale commercial redevelopment permitted on the subject property. The proposed zoning would allow for expansion and modernization of the existing retail use, providing for a zoning compliant structure similar in character to existing commercial overlay zones located north of the Cross Island Parkway and one-story commercial use buildings adjacent to the east. The Proposed Project would not result in any significant adverse impacts to land use or adversely affect the neighborhood, impair the appropriate use or development of adjacent property or be detrimental to the public welfare, therefore no further analysis is warranted.

The subject property is located in the Queens Community District 7. There are three neighborhood studies and plans for the Queens Community District 7: the *Flushing West Neighborhood Planning Study*, the *Waterfront Revitalization Program* and the *NYS Vision 2020 Comprehensive Waterfront Plan*. The subject property is not located within New York City's *Waterfront Revitalization Program* Coastal Zone Boundary, the study area of the *Flushing West Neighborhood Planning Study* or discussed in the *NYS Vision 2020 Comprehensive Waterfront Plan.* Thus, the proposed rezoning area is not subject to specific policy considerations of these plans. No potentially significant adverse impacts to public policy are anticipated to occur as a result of the Proposed Action, and no further assessment of public policy is warranted.

Overall, the Proposed Action would not result in significant adverse impacts to land use, zoning, or public policy within the study area.

2.2 Urban Design and Visual Resources

The CEQR Technical Manual indicates that the urban design and visual resources assessment should consider whether and how the project may change the experience of a pedestrian in the area and focus on the elements of the Proposed Action that may alter the arrangement, appearance, and functionality of the built environment. In accordance with the *CEQR Technical Manual,* this analysis considers the effects of the proposed project on the following elements that collectively form an area's urban design:

- *Street Pattern and Streetscape*—the arrangement and orientation of streets, flow of activity, street views or creation of blocks on which buildings and open spaces are arranged. Other elements including sidewalks, plantings, street lights, curb cuts, and street furniture also contribute to an area's streetscape.
- *Buildings*—building size, shape, pedestrian and vehicular entrances, lot coverage, and orientation to the street are important urban design components that define the appearance of the built environment.
- *Open Space*—open space includes public and private areas that do not include structures, including parks and other landscaped areas, cemeteries, and parking lots.
- *Natural features*—natural features include vegetation and geologic and aquatic features that are natural to the area.
- *View Corridors and Visual Resources*—visual resources include significant natural or built features, including important view corridors, public parks, landmark structures or districts, or otherwise distinct buildings.
- *Wind* – Channelized wind pressure from between tall buildings and downwashed wind pressure from parallel tall buildings may cause winds that may jeopardize pedestrian safety.

Since the Proposed Action includes a proposed C1-3 zoning overlay to allow for the redevelopment of the site with a commercial use, a preliminary analysis of Urban Design and Visual Resources was conducted. The preliminary assessment includes a review of the streetscape, building size, and visual resources. The area of proposed zoning overlay does not have open space, natural features, view corridors or tall buildings or downwashed wind conditions that would be impacted by the proposed action.

2.2.1 Existing Conditions

The project site is a 6,916 SF irregularly-shaped property located in the Whitestone neighborhood of Queens on the southeast corner of Clintonville Street and Cross Island Parkway. **Appendix A** shows photographs of the existing conditions of the project site and the surrounding area. The **Area Map** (see Page 6) and **Figure 3 Existing Site Conditions** (see Page 8**)** indicate the surrounding uses.

The project site is currently developed with three buildings, consisting of an 875 GSF antiquated retail structure, 1,440 GSF two-story residence and a vacant garage. The area surrounding the subject property is a mix of residential, institutional, and commercial facilities. As shown in **Appendix A** and the **Area Map** on Page 6, the prevailing built form of the area located south of the Cross Island Expressway is two- to three-story residential and multi-family residential buildings, single story commercial/office uses, and the three-story St. Luke Roman Catholic Church and School. The land uses located north of the Cross Island Expressway include two and three-story residential uses, a six-story multifamily residential building, one-story public facility buildings, and mixed use buildings. The architectural style of the existing buildings within the study area varies without significant uniformity.

The property is located in the R3-1 zoning district which allows for single family detached and attached dwellings and community facilities. The maximum allowable development on the subject property under the current R3-1 zoning is single family detached and attached dwellings with a floor area ratio (FAR) of 0.5, with an additional 20% increase permitted for attic space. The maximum building coverage is 35% and maximum height is 35 feet, with one parking space required per dwelling. However, community facilities with a FAR of 1.0 are also permitted. Therefore, the maximum development on the property under existing zoning would be 6,916 GSF community facility with a maximum height of 35 feet.

The subject property is located in a high traffic area on the southeast corner of the Cross Island Parkway Service Road (located just south of the Cross Island Expressway) and Clintonville Street. According to the New York State Department of Transportation Functional Class Viewer, Clintonville Street is classified as a major collector with an average annual daily traffic count (AADT) of 3,907. The Cross Island Parkway Service Road is classified as a minor arterial roadway with an AADT of 9,842 and the Cross Island Parkway is classified as a principal arterial expressway with an AADT of 83,222.

There are few streetscape improvements located on and around the project site. Existing streetscape improvements include sidewalks, crosswalks, and landscaped planter boxes along the frontage of the existing commercial property. Street trees are located along the Cross Island Parkway Service Road west of the project site. Benches and public gathering spaces are not present in the study area. The area between the Service Road and the Cross Island Expressway contains a vegetated buffer of trees that reduces the visibility of the Expressway from the project site and surrounding properties. There are no visual resources or natural features of significance located in the vicinity of the subject property.

2.2.2 Future No Action Scenario

Under the Future No Action Scenario, it is expected that the project site would remain in its current condition with the existing two-story rental residential dwelling, vacant garage and underutilized retail store. The commercial/retail use has existed for decades in this location and would not be able to expand without the adoption of the proposed commercial overlay district. No significant

changes to the existing urban design or visual resources are anticipated under the Future No Action Scenario.

2.2.3 With Action Scenario

Under the proposed action, the applicant is requesting a zoning map amendment to establish a C1-3 Overlay. The maximum development allowed under the proposed R3-1/C1-3 zoning is a 6,916 GSF community facility building (as a community facility use with a FAR of 1.0 is permitted in the both the R3-1 zoned and the R3-1/C1-3 zoned portions of the property) or a 6,389± GSF commercial use (permitted within the proposed 6,389± GSF R3-1/C1-3 zoned portion of the lot, with a FAR of 1.0). It is noted that the maximum development of a 6,916 GSF community facility building is allowed under the current zoning as well.

The proposed action involves the establishment of a C1-3 Overlay and the construction of a one-story (16 feet), 4,398 GSF commercial retail building with five (5) accessory parking spaces. The proposed commercial building is smaller than the maximum development permitted on the site under both the current zoning and the proposed zoning overlay in order to accommodate accessory parking spaces (a 6,916 GSF community facility building is permitted in under both the existing zoning and with the proposed commercial overlay). The size and height of the proposed building would be permitted under the existing R3-1 zoning and therefore is not out of character with the surrounding area. Although the dimensions of the building would be permitted under current zoning, the commercial use would not be permitted. However, since the size of the proposed building is allowed under current zoning (and the applicant is proposing a building that is smaller than the maximum allowed by current zoning), impacts on urban design and visual resources are not anticipated from the proposed building and are not expected to significantly alter the pedestrian experience or character of the built environment. The proposed character of the neighborhood is commercial in nature to the east of the site and mixed residential/commercial west of the site along the Cross Island Parkway Service Road. Renderings and massing diagrams of the proposed development are provided in **Attachment 1.**

As discussed above under Existing Conditions, the principal urban design elements of the surrounding area consist of a mix of building types and styles, constructed during various time periods and consist of mainly two- to three-story residential and multi-family residential buildings, single story commercial/office uses, and the three-story St. Luke Roman Catholic Church and School. The proposed action would not affect the topography, street system, block forms, or building arrangements within the area including and surrounding the proposed zoning overlay area. The building height would be one story, consistent with existing commercial building heights in the area. A comparison of the existing conditions photographs with renderings of the anticipated building and street frontage are provided below for both Clintonville Street and Cross Island Blvd. **Figure 4** - Photo/Rendering Key Map shows the perspective of each photo or rendering using the exhibit numbers indicated below.

CROSS ISLAND BLVD. VIEWS



Exhibit 1: Existing Conditions - Cross Island Blvd. (Photo taken Sept. 13, 2018)



Exhibit 2: Proposed Conditions - Cross Island Blvd. (Rendering for Illustrative Purposes Only)
Note: the proposed building height is 16'.



Exhibit 3: Proposed Conditions Showing Existing Street Wall - Cross Island Blvd. (Rendering for Illustrative Purposes Only) Note: the proposed building height is 16'.

CLINTONVILLE STREET VIEWS



Exhibit 4: Existing Conditions – Clintonville Street (Photo taken Sept. 13, 2018)



Exhibit 5: Proposed Conditions – Clintonville Street (Rendering for Illustrative Purposes Only). Note: the proposed building height is 16'.

As these comparisons show, the development's predominant street wall would be the similar in height existing conditions and shorter than the adjacent residential buildings. The proposed development would not negatively alter the block's urban design qualities or the experience of a pedestrian walking along the block. The proposed action would increase the pedestrian experience in the study area by introducing a larger structure than what currently exists; however, the proposed structure is smaller than what is allowed under the existing zoning as a community facility. Adverse impacts on urban design and visual resources are not anticipated since the proposed project is designed to conform to the existing conditions of the surrounding area and will not affect any visual resources; therefore, a more detailed analysis of urban design and visual resources is not warranted.



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

FIGURE 4
PHOTO/RENDERING KEY MAP

Source: NYS GIS orthophotos, 2016

Scale: 1 inch = 50 feet

N

15-33 & 15-35 Clintonville St Whitestone

EAS

2.3 Hazardous Materials

CEQR guidelines indicate that an assessment of hazardous material impacts should examine the potential for a proposed action to increase exposure of people or the environment to any substance that poses a threat to human health. Substances of concern include heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls (PCBs), pesticides and hazardous wastes.

The proposed action is not proposing to introduce any new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. A Phase I Environmental Site Assessment (ESA) was conducted by Nelson, Pope & Voorhis, LLC on December 9, 2016 (see **Appendix B-1**).

The Phase I ESA identified two (2) recognized environmental conditions (RECs) in connection with the subject property:

- A fill port and a suspected fill pipe were observed along the sidewalk and within the grass side yard area between the main gift shop building and the residence indicating that one (1) or two (2) underground storage tanks may be present on the subject property
- The exterior of the residential building is covered with suspect asbestos-containing material (ACM) shingles.

The following recommendations were offered in the Phase I ESA regarding the RECs:

- A Ground Penetrating Radar (GPR) survey should be completed in order to determine whether there are any underground storage tanks present on the subject property. If any tanks are present, soil samples should be collected from the soils surrounding the tank(s). Once collected, the soils should be field screened with a Photo Ionization Detector (PID) and one (1) sample with the highest PID reading should be analyzed by a certified laboratory for the presence of volatile and semi-volatile organic compounds.
- If the buildings are to undergo major renovation or demolition, an Asbestos Survey should be completed in accordance with the New York State Department of Labor Industrial Code 56.

The Phase I assessment did not reveal any controlled recognized environmental conditions (CRECs), de minimis conditions, or historic recognized environmental conditions. In addition, the Phase I assessment revealed no non-ASTM scope considerations with the exception of the ACM shingles that would warrant further investigation or action.

A ground-penetrating radar (GPR) survey was completed in the area of the fill port located between the residence and the gift shop. Results of the survey detected the presence of one (1) storage tank, orientated lengthwise from north to south. The storage tank was suspected to have a capacity of 1,000 gallons.

Due to the conclusions of the Phase I ESA, the Applicant has agreed to preclude any potential impacts related to hazardous materials via an E designation (E-535) that would be placed on the

project site once the Proposed Actions have been approved (see NYCDEP Comments, **Appendix B-2**). The NYC Office of Environmental Remediation will oversee all future testing and any required remediation for the site. The text of the (E) designation (E-535) for Block 4721, Lots 6 and 7 would be as follows with regards to Hazardous Materials:

> Task 1-Sampling Protocol The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.
>
> Task 2-Remediation Determination and Protocol A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER. If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed. A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

2.4 Air Quality

Mobile Sources

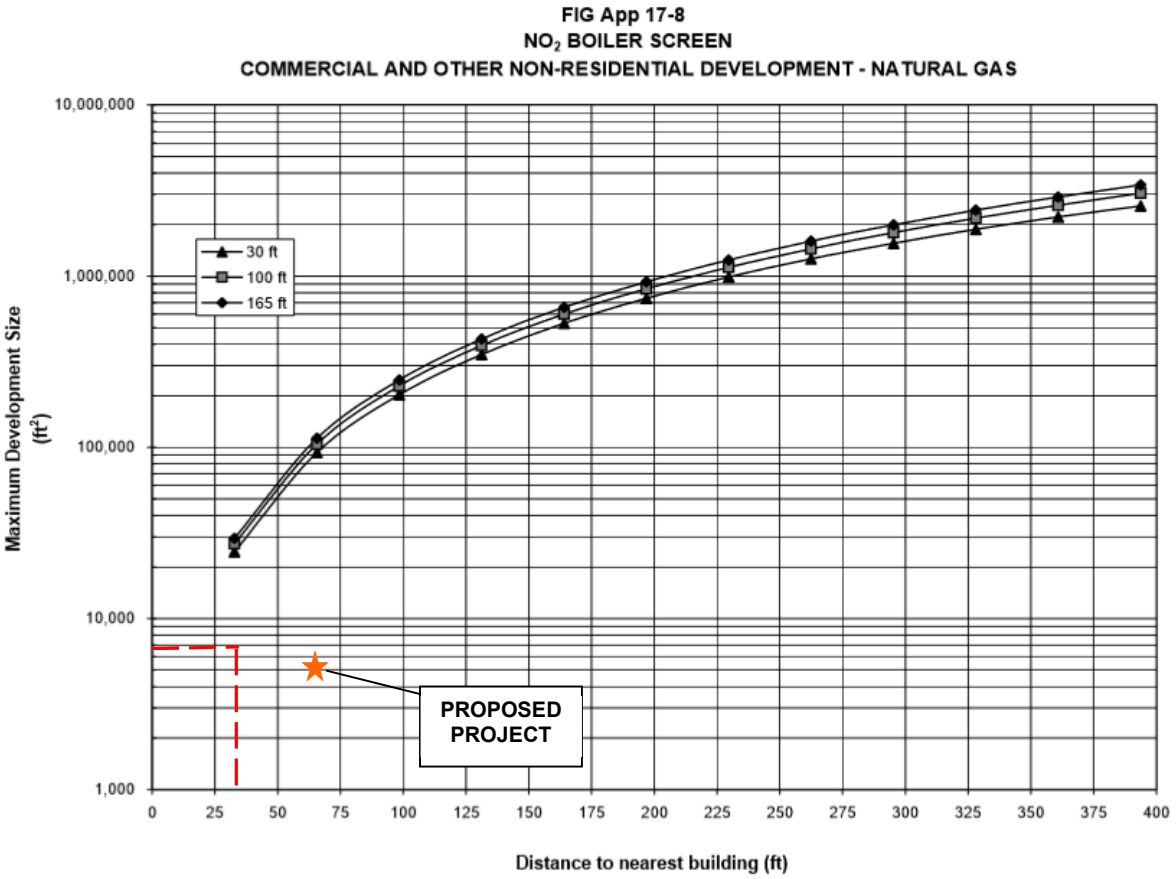
Automobiles and vehicular traffic in general are typically considered mobile sources of air pollutants. Per CEQR Technical Manual, the threshold for detailed CO impact analysis is 170 vehicles per hour per intersection; the threshold for detailed PM2.5 impact analysis is 12 to 23 HDDV or its equivalent vehicular emissions based on the type of the road. The traffic generated by the proposed action would fall below the City's threshold level of concern and does not warrant a transportation analysis based on the CEQR screening threshold. It is therefore concluded that the proposed action would not result in any significant adverse mobile source air quality impact and no further air quality impact analysis is warranted

Stationary Sources

According to the *CEQR Technical Manual*, actions can result in stationary source air quality impacts when they create new stationary sources of pollutants, such as emission stacks for industrial plants, hospitals, other large institutional uses, or even a building's boiler that affects surrounding uses. No stationary sources (e.g. boiler stacks, solid waste incinerators, etc.) will be created that would require further assessment of stationary source air pollution that would impact air quality. Pursuant to Section 220 of the *CEQR Technical Manual*, a stationary source screening analysis may be performed for single building projects to determine if the proposed building's heat and hot water system require further impact analysis. Using the methodology detailed in Section 322.1 of *CEQR Technical Manual*, the screening process was performed.

The Stationary Source Screening Graph (Figure 17-3 from the *CEQR Technical Manual*) is provided based on the total proposed building size (4,398 GSF) and the proposed building's stack location (northeast corner of the building along Cross Island Blvd. and adjacent to the proposed parking lot, see proposed **Roof Plan**, **Attachment 1**). Based on the proposed stack location, there is 64'± from the stack to the nearest building of similar height (two-story dwelling located immediately south of the subject property, along Clintonville Street). Based on the proposed building's stack location, the plotted point for the Proposed Action is below the curve in the screening chart, indicating no further analysis is required.

However, it is noted that the Proposed Action is the establishment of a zoning overlay district, so the worst-case scenario must be considered. The proposed commercial development intends to utilize a natural gas-fired boiler for heat. Therefore, the Stationary Source Screening Graph (Figure 17-8 from the *CEQR Technical Manual*) is provided below for both the minimum proposed setback distance associated with the proposed E-Designation (30' separation, see dashed red line) and the 64'± separation distance anticipated under the Proposed Action (see orange star), assuming the use of a natural gas heating system. The closest building of similar height (the existing two-story dwelling to the south) is setback eight feet from the property line. The permitted zoning setback for the subject property is also a setback of eight feet from the southern property line, for a minimum possible separation distance of 16' between the two structures. Considering the worst case scenario, the maximum building that could be built on the property (6,916 GSF), Figure 17-8 requires a minimum setback of 30' in order to be utilized. To ensure that any stack constructed on the subject property will meet the minimum required setback, the applicant is proposing the establishment of an E Designation to require a minimum setback of 30 feet from the property line for any proposed stack location. This would provide a total minimum separation distance of 38' from the closest neighboring structure, and therefore ensure no significant air quality impacts from the Proposed Action's heating and hot water system.



To ensure that there are no significant adverse impacts from HVAC systems of the proposed building, an (E) designation for air quality regarding fuel type and stack location is proposed (E-535). The text of the (E) designation would be as follows:

> Block 4721 Lot 6 and Lot 7 (E-535)
> *Any new development or enlargement on the above-referenced property must use natural gas as the type of fuel for heating, ventilating, and air conditioning and hot water (HVAC) system and ensure that the HVAC stack is located at the height highest tier and is at least 30 feet from the south lot line and the southeast lot line facing Locke Avenue to avoid any potential significant adverse air quality impacts*

<u>Industrial Source Screening:</u>
Potential adverse effects on the Proposed Action from existing industrial emissions are a source of concern due to the number and proximity of manufacturing /industrial facilities. According to the *CEQR Technical Manual*, existing facilities with the potential to cause adverse air quality impacts are those that would require permitting under City, State and Federal regulations. The *CEQR*

Technical Manual lists the following types of uses as a source of concern for the residential/commercial uses that would occur under the Proposed Action:

- Major/Large emission sources (e.g., solid waste or medical waste incinerators, cogeneration facilities, asphalt and concrete plants, or power generating plants) within 1,000 feet;
- A medical, chemical, or research laboratory nearby;
- A manufacturing or processing facility within 400 feet; and
- An odor producing facility within 1,000 feet.

To identify facilities in the categories listed above, the research included online searches of NYSDEC's Air Permit Facilities Registry and the EPA's Facility Registry System for permitted facilities, an online search of data provided by the Department of Buildings, the New York City Open Accessibly Space Information System (OASIS), telephone directory listings, available aerial photos (see **Figure 2, Aerial Photograph** on Page 7), a search for DEP permits Bureau of Environmental Compliance (BEC) and area reconnaissance conducted in April 2017. Based on available information and area reconnaissance, no large emission sources or industrial sites with permits were identified. Therefore, no further analysis is required.

2.5 Neighborhood Character

According to the *CEQR Technical Manual*, various elements comprise the "distinct personality" of a neighborhood. These elements may include a neighborhood's land use, urban design, visual resources, historic resources, socioeconomics, traffic, and/or noise.

Defining Features
The proposed location for the construction of the commercial retail structure is within the Whitestone neighborhood of Queens. In general, this area is a mixed single family, multifamily residential and commercial neighborhood. The area in the immediate vicinity of the Proposed Action is consistent with the land use of Whitestone, in that it contains several single-family residences. In addition to the single-family residences, the neighborhood in which the project is proposed is characterized by retail stores across Cross Island Parkway, vacant lots, a highly-trafficked parkway, schools, churches, and green areas.

Potential to Affect Defining Features of a Neighborhood
The Proposed Action is consistent with the general neighborhood character of the area, which contains a mix of commercial uses, single-family and multifamily residences. The site has been occupied by a single-story commercial building for over five decades, and the proposed expansion is limited in nature (4,398 GSF). The proposed commercial overlay is consistent with the properties north of the subject property, along Cross Island Parkway, and the current use occupancy of the subject property and adjacent uses to the east. The size of the structure is also consistent with the structures that comprise the neighborhood, which consist of varying heights

from one-story to three stories (see **Area Map** on Page 6 for surrounding building heights and uses).

2.5.1 Future No Action Scenario

Absent this zoning amendment approval, the Proposed Action including a redevelopment for expansion of the existing retail use would not be feasible. The proposed development site would remain in its current condition, with the existing two-story residential dwelling (1,440± GSF), which is rented and the existing antiquated one-story retail store (875± GSF) would remain. The present retail use on the subject property is not presently allowed under current zoning, absent the commercial overlay, therefore the expansion of the business is not possible without the proposed commercial overlay.

The future no action scenario would also not block a view corridor, natural or built visual resource, or change urban design features of the neighborhood. However, the continuation of the existing structures would not serve to strengthen the neighborhood character by providing expanding the existing retail business. The future no action scenario would also not result in significant adverse impacts to the neighborhood character.

2.5.2 Future Action Scenario

Under the proposed action, the applicant is requesting proposing a zoning map amendment to change the zone from R3-1 to R3-1/C1-3 to allow for the construction of a one-story, 4,398-square foot commercial retail building with five (5) accessory parking spaces. The three (3) existing structures will be demolished under the Proposed Action. As shown by **Table 1** (**Section 1.3**) and the Zoning Analysis (included in **Attachment 1**), the proposed commercial retail building conforms to the proposed R3-1/C1-3 Overlay zoning requirements.

Given the small scale of the proposed one-story commercial building (4,398 GSF) and as evaluated in the sections above, the Proposed Action would not have the potential to affect the defining features of the neighborhood, either through potential significant adverse impacts or a combination of moderate effects in relevant technical areas, based on a detailed assessment to determine whether the proposed project may have a significant adverse neighborhood character impact. Of the relevant technical areas specified in the CEQR Technical Manual, the Proposed Action would not cause significant adverse impacts regarding traffic, shadow impacts, changes to street layout, noise, differing socioeconomic conditions, or obstructed noteworthy views to the neighborhood. Therefore, the Proposed Action is not expected to pose any adverse impacts to the defining features that include: single-family residences, apartment units, schools, churches, and general retail businesses and no further analysis is required. Additionally, construction disturbance is expected to be minimal, since the Proposed Action involves the demolition of three (3) structures totaling less than 4,000 GSF, and approximately 11 feet deep excavation for the foundation and a cellar for storage and mechanical rooms.

2.6 Construction

According to the *CEQR Technical Manual*, construction activities, although temporary in nature can sometimes result in significant adverse impacts. A project's construction activities may affect a number of technical areas analyzed for the operational period such as air quality, noise and traffic.

The anticipated construction period is anticipated to be twelve (12) months in duration. Temporary sidewalk closures may be experienced during demolition and/or construction since the project is located on a corner and contains sidewalks on the northern and western property boundaries. Such closures are expected to be limited in duration during demolition activities and foundation installations, all which, which can be completed within periods over a 4-8 week total timeframe. Excavation activities will be minimal during the proposed development, and will be limited to foundation work and a cellar for accessory storage and mechanical space. Construction activities will conform to the requirements of the New York City Noise Control Code to mitigate any potential impacts from noise during demolition and construction. During demolition activities, any asbestos identified during the asbestos survey will be properly removed in accordance with all applicable regulations. The construction duration would be limited in duration and there will be minimal need for heavy machinery on site. Based on the above, a detailed construction analysis is not warranted and the proposed project would not result in significant adverse construction impacts.

APPENDICES

APPENDIX A
PHOTOS OF LAND-USES ON THE PROJECT SITE AND SURROUNDING AREA

Photo Key

15-33 Clintonville Street, Queens
Photographs taken on September 13, 2018




1. View of Clintonville Street facing northwest.


2. View of Clintonville Street facing northeast (Site at left).


3. View of Clintonville Street facing northeast (Site at left).


4. View of Clintonville Street facing northeast.



5. View of the Site facing northeast from Clintonville Street.


6. View of the Site's adjacent buildings facing northeast from Clintonville Street.



7. View of the Site facing southeast from Clintonville Street.


8. View of the Site facing southeast from the intersection of Cross Island Parkway and Clintonville Street.



9. View of the Site facing southeast from Cross Island Parkway (Site at left).


10. View of the Site facing west from Cross Island Parkway.


11.View of the Site facing southwest from Cross Island Parkway.


12. View of the intersection of 153 Place and Cross Island Parkway looking northwest.

APPENDIX B
ENVIRONMENTAL SITE ASSESSMENT

APPENDIX B-1
PHASE I ESA

Phase I

Environmental Site Assessment

15-33 Clintonville Street

Whitestone, Queens, New York

NP&V Job # 16234

December 9, 2016

Phase I

Environmental Site Assessment

15-33 Clintonville Street

Whitestone, Queens, New York

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NELSON POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

Phase I
Environmental Site Assessment

15-33 Clintonville Street, Whitestone, Queens

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Phase I

Environmental Site Assessment

15-33 Clintonville Street

Whitestone, Queens, New York

1.0 SUMMARY

The subject property has been inspected and reviewed independently by Nelson, Pope & Voorhis, LLC (NP&V) in order to determine potential environmental or public health concerns. This report is intended to identify Recognized Environmental Conditions (as defined in ASTM Standards on Environmental Site Assessments for Commercial Real Estate) on the subject property based on four (4) components of a Phase I Environmental Site Assessment (ESA): records review, site reconnaissance, interviews and evaluation and reporting.

The subject property is located at 15-33 Clintonville Street in the Whitestone neighborhood in Queens, New York. The property is identified more specifically as City of New York Tax Numbers: Block 4721, Lots 6 & 7. The 0.17 acre triangular-shaped property is located on the southeast corner of South Service Road of the Cross Island Parkway and Clintonville Street. The subject property is located within a very densely developed residential, commercial, institutional and industrial area.

The subject property is currently occupied by three (3) buildings. The building in the northern portion of the property is currently occupied by La Confetteria Del Cuore, a gift shop. The garage building located in the southeast corner of the property was vacant and not utilized at the time of the site reconnaissance. The third building which is located in the southwest corner of the property consists of a two (2) story residence which is currently rented.

The building occupied by the gift shop in the northern portion of the property consists of a wood framed structure, situated on a concrete slab foundation with stucco siding and an asphalt shingle roof. The garage building located in the southeast corner of the property consists of a concrete block structure situated on a concrete slab foundation. The exterior consists of painted concrete block and an asphalt shingle roof. The rental residence in the southwest corner of the property consists of a wood framed structure, situated on a concrete block basement foundation with asbestos shingle siding and an asphalt shingle roof. Interior surfaces in the gift shop building and the residence consist of vinyl tile, ceramic tile and wood floors as well as painted sheetrock walls and ceilings. The interior of the garage building consists of hardwood floors and painted sheetrock walls and ceilings.

All of the buildings are presently heated by natural gas-fired boilers and cooled by window or wall mounted air conditioning units.

Suspect asbestos shingles were observed on the exterior walls of the rental residence. No other suspect ACM was observed in the rental residence or other buildings located on the subject

property. According to Industrial Code 56, if major renovation or demolition of any of the buildings is contemplated, a complete asbestos survey for both friable and non-friable ACM is required. This report is not a substitute for a complete demolition asbestos survey.

A capped pipe was observed in the grass side yard area between the main gift shop building and the rental residence. In addition, a fill port was observed along the sidewalk adjacent to the grass side yard area. Based on these observations, it was concluded that one (1) or two (2) underground storage tanks may be present on the subject property. No drums were observed during the reconnaissance of the subject property.

No floor drains were observed during the reconnaissance of the subject property. No stormwater drainage features were observed during the reconnaissance of the subject property. There was no evidence of discharge, areas of stressed vegetation, residue of oils or other toxic substances, staining, pools of residue, petroleum or chemical odors, or other such indicators noted during the site reconnaissance.

Aerial photographs from 1924, 1951, 1954, 1961, 1966, 1985, 1994, 2006, 2009 and 2011 were reviewed in order to determine if any prior uses occupied the subject property. The aerial from 1924 appeared to depict the subject property as being developed with three (3) elongated buildings, one (1) of which, included the existing rental residence. Neither of the two (2) other buildings appeared to be the existing buildings that presently occupy the property. Review of the aerials from 1951 to 1966 depicted the property as being developed with the existing house and garage on the east side of the house. The remaining aerials depicted the property as it presently exists.

Sanborn map coverage from 1903, 1916, 1941, 1942, 1950, 1981, 1983, 1986, 1988, 1989, 1991-1996, 1999, and 2001-2006 was available for the subject property and maps were reviewed in order to determine the prior uses of the subject property and surrounding area. The map from 1903 indicated that the subject property was vacant. The map from 1916 revealed that the subject property was developed with three (3) residences, one (1) of which included the existing residence. The two (2) additional residences were located immediately to the north. The maps from 1941 to 1950 depicted the subject property as being developed with the existing residential building, as well as, the existing garage. All the remaining maps depicted the property as it presently exists.

USGS Brooklyn and Jamaica Quadrangle Maps from 1897, 1898, 1900, 1947, 1955, 1966, 1979, 1995 and 2013 were reviewed. The maps from 1897 to 1947 depicted development as being present on the subject property but further detail including the number of buildings could not be ascertained. Review of the remaining maps depicted the subject property as being located within a developed area.

The EDR City Directory Abstract was consulted for the years 1922, 1934, 1939, 1945, 1950, 1962, 1967, 1970, 1976, 1983, 1991, 1996, 2000, 2005, 2008 and 2013 to identify occupants of the subject property and surrounding properties. The City Directory listings revealed that the commercial building on the northern portion of the subject property has been occupied by La Confetteria Del Curoe (the existing site occupant) in 2005 to 2013, a farmers market in 1983 & 1991, a florist back in 1967 and 1976 and the house was occupied by numerous residential tenants over the years reported.

The aerial photographs received exceeded the five (5) year interval in several consecutive photographs in the series as noted above. However, review of Sanborn Maps, historical aerial photographs and other sources revealed that the subject property has been occupied by the existing residence and vacant gift shop building (which was originally a garage) since the early part of the 20th century. The gift shop building has been on the property since 1975 (according to NYC Oasis Mapping service) and has been occupied by a farmers market, florist and the existing gift shop.

An extensive government records search did not identify any sources of environmental degradation on the subject property. In addition, the subject property was not identified as a landmark or "E" designated site. Several Federal, State and County documented regulated sites were noted in the vicinity of the subject property. Specifically, one (1) Inactive Hazardous Waste Disposal (IHWD) site was located within one (1.0) mile of the subject property and one (1) CERCLIS Superfund site, two (2) active and thirty-one (31) closed spill incidents as well as one (1) active and fourteen (14) closed Leaking Underground Storage Tank (LUST) incidents are located within one-half (0.5) mile of the subject property. In addition, there are four (4) PBS facilities, three (3) RCRA Generators and one (1) Air Discharger located within one-eighth (0.125) mile of the subject property.

A Tier 1 Vapor Encroachment Condition (VEC) Assessment was conducted as part of this Phase I ESA, due to the proximity of several spill incidents. The assessment was conducted in accordance to the methods and procedures, outlined within ASTM E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

For this assessment, under conditions where the direction of groundwater flow can be ascertained, critical search distances are used to determine if a VEC exists. Specifically, the following distances are applied to the Tier I Assessment:

Upgradient Sources
1,760 feet for Chemical of Concern (COC)
520 feet for petroleum hydrocarbons

Cross-gradient Sources
365 feet for COC
165 feet for petroleum hydrocarbon LNAPL sources & 95 feet dissolved petroleum hydrocarbon sources with plume considerations

Down-gradient Sources
100 feet for COC/petroleum hydrocarbon LNAPL sources
30 feet dissolved petroleum hydrocarbon sources

Review of the regulatory agency database report provided for the subject property did not identify sites located within the critical distances which documented a release that impacted groundwater or were involved in an active activity which could result in a release. Therefore, the subject property is not expected to be negatively affected by a VEC. Based on the information reviewed, it is concluded that a VEC can be ruled out.

This assessment has identified the following with respect to recognized environmental conditions, controlled recognized environmental conditions, de minimus conditions and historic environmental conditions in connection with the subject property, subject to the methodology and limitations of this report.

Two (2) recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. A fill port and a suspected fill pipe were observed along the sidewalk and within the grass side yard area between the main gift shop building and the residence indicating that one (1) or two (2) underground storage tanks may be present on the subject property.

2. The exterior of the residential building is covered with suspect ACM shingles.

No controlled recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

No de minimus conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

No historic environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

This report was completed in accordance with the standards set forth in the ASTM E 1527-13 and the USEPA AAI. ASTM protocols identify asbestos containing material (ACM) as non-scope issues. In the interest of serving the client, observations concerning ACM are included herein. This visual assessment should not be considered an asbestos survey which would be required for building demolition and/or identification of all possible sources of ACM, regardless of health danger. Based on observations made during the site reconnaissance, the following is noted:

1. Suspect asbestos shingles were observed covering the outside of the residence located on the subject property. If the building is to undergo major renovation or demolition, an Asbestos Survey should be completed in accordance with the New York State Department of Labor Industrial Code 56.

The observation noted above is not intended to eliminate any other possible sources which may or may not be present.

NP&V has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 and USEPA AAI for the property located at 15-33 Clintonville Street, Whitestone, Queens, New York. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. In conclusion, this assessment has revealed evidence of two (2) recognized environmental conditions in connection with the subject property, subject to the methodology and limitations of this report.

2.0 INTRODUCTION

2.1 PURPOSE

This report is intended to meet the format and requirements of the ASTM Standard Practice for Environmental Site Assessments, as published in ASTM E 1527-13 and USEPA AAI standards. Banks, insurance companies and prospective property purchasers require an understanding of existing and past property conditions and uses in order to assess the potential liabilities associated with a site. This assessment has been completed by a qualified environmental professional as defined in ASTM Standards. The objectives of this Environmental Site Assessment are stated as follows:

- Establish a basis of understanding of past and present use in order to determine potential environmental and/or public health risk.
- Establish a basis of understanding of surrounding uses, and area environmental resources in order to determine if the property is affected by such uses or resources.
- Identify, to the extent feasible, *recognized environmental conditions* (i.e., potential risk caused by the presence of Hazardous Substances or Petroleum Products) in connection with the site and adjoining properties.
- Identify any known or potential items in noncompliance with applicable Local, State or Federal laws and regulations.
- Specify how any items in noncompliance with applicable Local, State or Federal laws and regulations can be brought into compliance.
- Confirm the absence of environmental problems or quantify potential environmental liabilities. In the event such findings cannot be made, recommend further environmental sampling.

The final purpose of the report is to utilize the information gained to report "Recognized Environmental Conditions", a very important term defined and utilized in the ASTM Standards. Recognized Environmental Conditions are defined as follows:

> *The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.*

2.2 DETAILED SCOPE OF SERVICES

This ESA has been completed by Nelson, Pope & Voorhis, LLC, in accordance with ASTM standards. The following documentation is intended to provide the financing institution with the information related to the environmental and public health integrity of the subject property.

The report was completed utilizing a variety of techniques and sources of information. The following is a procedural account of the methodology for report preparation:

1) Field inspection of the site was conducted including indoor and outdoor facilities and interview of site personnel and property owners, to document facilities and operations, and to determine applicable Federal, State and Local laws and regulations.
2) Inspection of areas surrounding the site was conducted in order to document surrounding uses as related to the integrity of the subject site.
3) Federal government records were researched including the NPL site list, the CERCLIS site list, and RCRA Hazardous Waste TSD Facilities and Generator Lists, and ERNS lists to determine if the site or adjacent sites are included in listings.
4) State government records were researched including NYS Department of Environmental Conservation (NYSDEC) Inactive Hazardous Waste Disposal site lists, landfills and solid waste disposal facilities, registered underground storage tanks (USTs), wastewater disposal sites, air emission sources, and leaking USTs/materials spill lists, to determine if the site or adjacent sites are included in listings.
5) City government records were researched including tank and drum registration, violations/enforcement action files.
6) Local government records were researched including zoning, assessor's records, building permit and Certificate of Occupancy to determine site compliance and history.
7) Records involving Transfer of Property were reviewed as available to determine site ownership and history where possible.
8) Published literature concerning on-site soils, and groundwater resources were reviewed as related to environmental audits to establish environmental resource information.
9) Additional interviews of past owners and operators, surrounding property owners/users were conducted as necessary.
10) Conclusions regarding the site were formulated based upon the above tasks.
11) No sampling of suspected recognized environmental conditions was completed as part of this report.
12) Non-scope issues such as asbestos, radon, lead based paint, wetlands, lead in drinking water, cultural and historic resources, endangered species, indoor air quality, mold, etc. are addressed with certain limitations noted herein. If obvious signs of such issues were observed during the site reconnaissance, such observations are indicated in the report. However, this report should not be considered a full asbestos survey, lead based paint report, wetlands delineation survey, mold assessment, etc. The recommendations of this will indicate if a full survey or report should be undertaken to fully determine if such issues exist on the subject property.

2.3 LIMITATIONS AND EXCEPTIONS

This report is dated, and is only valid for activities which occurred prior to the date of facility inspection. Activities, liabilities and alterations to environmental conditions documented in this report that may have occurred subsequent to the date of inspection are not included in this analysis.

There are several limitations of this study which should be understood. The study is intended to assess the potential for public health or environmental liabilities based upon examination of the subject property in accordance with the ASTM Standards. The ASTM Standards provide specific guidance with regard to radon, asbestos, lead in drinking water and lead based paint.

Analysis of the CERCLA implications with regard to the innocent purchaser defense under Superfund, finds that naturally occurring radon is not subject to CERCLA liability and is appropriately considered as a non-scope issue. Accordingly, this survey will not address radon gas, and will not involve or recommend air monitoring for radon gas. As a point of information for users of this report, radon is a colorless, odorless, inert gas which has become a common air contaminant of concern in certain geographic areas. Radon is a natural isotope, which is present most commonly in association with crystalline bedrock and at times other geologic deposits. Natural isotope decay, can emit radiation which causes health concerns due to inhalation **(Sax and Lewis, 1987).** Radon levels generally increase in areas where bedrock is close to the land surface, and generally creates a health related problem only where underground basements are constructed which may allow radon gas to accumulate in a manner which would cause exposure. Geographically, radon may be of concern in some portions of western Long Island, New York City and nearby counties. Absent these conditions radon gas presents less of a concern. Similarly, the ASTM Standards do not recognize liability with regard to asbestos that is part of the building materials of a structure, in accordance with CERCLA innocent purchaser defense under Superfund. If asbestos containing material is disposed of on a site however, such practice would be subject to Superfund response actions and should be identified. In the interest of serving the client, and addressing the needs of lending institutions, this report will identify observed asbestos containing material (ACM) on the site which may cause a health danger or is considered friable, as a non-scope issue. This report is not a full asbestos survey as would be required for building demolition, or identification of all possible sources of ACM, regardless of health danger.

Lead in drinking water and lead based paint are also issues which are considered to be non–scope under CERCLA innocent purchaser defense under Superfund. Lead based paint has been in use for many years, and it is likely that most older buildings will contain this paint. As a general rule, painted surfaces should be maintained and ingestion of paint products should be avoided. If disposal of these materials is involved, disclosure of this practice would be subject to the scope of this environmental audit. Lead in drinking water occurs generally as a result of past use of high lead content solder. Water left stagnant in pipes overnight or longer, may leach lead from these joints and affect drinking water quality. As a general rule, water should be run for several minutes in the morning where such plumbing is present.

This report cannot identify all sources of PCB containing oils. Common sources of these materials include transformers and fluorescent lamp ballast. Electric service transformers may include ground level or pole mounted units. These transformers are owned and maintained by the local utility, the entity responsible for their use and integrity. Transformers are inventoried and periodically inspected. Generally, electrical transformers are not manufactured to contain PCB contaminated oils. Aggressive and destructive testing which would be required for definitive

identification of PCB's is beyond the scope of this study. The study will however identify observed potential sources, fluid leaks, hazardous materials and/or petroleum substance disposal and other environmental or health hazards appropriate the scope of the survey.

It must be noted that the accuracy of any Environmental Site Assessment is limited to the information available during the time of the site survey, and from the records, files and drawings provided by the owner and released by governmental agencies; and, the accuracy and completeness of the information provided during interviews. **Appendix A** of this report contains a Supplemental Statement of Conditions for Phase I Environmental Audits. This list was established by the Environmental Assessment Association (EAA) in order to standardize procedures and understanding with regard to the scope of environmental audits. Charles J. Voorhis is an active member of the EAA and is a Certified Environmental Inspector (CEI). Nelson, Pope & Voorhis, LLC (NP&V), may be contacted if there are any questions regarding this analysis or the methods involved. The resumes of key personnel involved in the preparation of this report are included in **Appendix B**.

2.4 SPECIAL TERMS AND CONDITIONS

It is the responsibility of the user of this report (for example, the purchaser, potential tenant, owner lender or property manager) to provide certain segments of information utilized in the report. This would include reporting of any *environmental liens* (i.e. consideration against property for response action, cleanup or remediation of hazardous substances or petroleum product) encumbering the property or specialized knowledge or experience that would assist in identifying *recognized environmental conditions*.

It must be recognized that the level of inquiry is variable for each Phase I Environmental Site Assessment, depending upon the availability of information and quality of information received. As per the ASTM Standards, it should also be noted that the "environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional". Personnel involved in report preparation will make judgments on the accuracy of information and conduct additional research as necessary in order to meet the requirement of identifying recognized environmental conditions on the site. ASTM Standards provide a number of standards sources of historic information, any one of which may be sufficient. Nelson, Pope & Voorhis, LLC will seek to research as many sources of historic information as may be available as a means cross confirmation. Based on ASTM Standards, the Phase I Environmental Site Assessment is not intended to include any sampling or testing of materials associated with the project site (i.e. soil, water, air or building materials). Accordingly, this report will conform with this intent and no testing will be conducted.

2.5 USER RELIANCE

Nelson, Pope & Voorhis, LLC (NP&V) understands that our client (and their successors or assigns) are relying upon the contents of this Phase I Environmental Site Assessment report for the above referenced property in making a loan secured by or affecting the property and/or acquiring the property as the case may be. The format of this Phase I Environmental Site Assessment was predicated upon general guideline requirements established by individual lending institutions, American Society for Testing and Materials Standards (1527-13) and United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) standards, various professional organizations, and our professional judgment.

The date of inspection, key personnel in the preparation of the report, and a list of persons interviewed is provided below in order to provide further insight into methodology:

Project Commenced:	November 21, 2016
Inspection Date:	December 8, 2016
Report Date:	December 9, 2016
Inspector/Preparer:	Charles J. Voorhis, CEP, AICP Steven J. McGinn, CEI Eric C. Arnesen, LPG
Persons Interviewed	Angelo Graci - Property Owner

3.0 SITE DESCRIPTION

3.1 OBJECTIVES

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property. The site reconnaissance typically involves observing all areas of the building interior, the heating and cooling units, the exterior of the building and surrounding grounds.

3.2 METHODOLOGY

All areas of the interior and exterior of the buildings were observed during the site reconnaissance. All areas of the buildings were observed in order to identify any potential recognized environmental conditions present in the buildings. The exterior of the buildings were examined for any potential pipes or structures which may indicate a potential recognized environmental condition that may be present. The exterior of the buildings and remaining area which comprises the subject property were walked in order to identify potential recognized environmental conditions associated with the specific use of the subject property and the uses surrounding the subject property.

3.3 LIMITATIONS

No limitations were encountered during the reconnaissance of the subject property. All areas of the interior and the exterior of the building were inspected without impediments.

3.4 LOCATION, SETTING AND LEGAL DESCRIPTION

The subject property is located at 15-33 Clintonville Street in the Whitestone neighborhood in Queens, New York. The property is identified more specifically as City of New York Tax Numbers: Block 4721, Lots 6 & 7. The 0.17 acre triangular-shaped property is located on the southeast corner of South Service Road of the Cross Island Parkway and Clintonville Street. The subject property is located within a very densely developed residential, commercial, institutional and industrial area. **Figure 1** provides a location map depicting the subject property and the surrounding area. *All figures are located in a separate section immediately following the text of this report.*

3.5 EXISTING AND PAST USES

3.5.1 Current Uses of the Property

The subject property is currently occupied by three (3) buildings. The building in the northern portion of the property is currently occupied by La Confetteria Del Cuore, a gift shop. The garage building in the southeast corner of the property was vacant and not utilized at the time of the site reconnaissance. The third building which is located in the southwest corner of the property consists of a two (2) story residence which is currently rented. and a copy of a recent aerial illustrating the development on the subject property is provided as **Figure 2**.

In terms of available records, historical use can be documented using a variety of standard records. The intent is to trace land use to a period prior to 1940. For the purpose of this Environmental Site Assessment, as many sources as are reasonably available have been consulted. The following are considered standard historical sources:

Aerial Photographs
Fire Insurance Maps (Sanborn Maps)
Property Tax Files
Recorded Land Title Records
USGS 7.5 Minute Topographic Maps
Local Street Directories (Cole Directories)
Building Department Records
Zoning/Land Use Records

3.5.2 Aerial Photography

Aerial photographs from 1924, 1951, 1954, 1961, 1966, 1985, 1994, 2006, 2009 and 2011 were reviewed in order to determine if any prior uses occupied the subject property. The aerial from 1924 appeared to depict the subject property as being developed with three (3) elongated buildings, one (1) of which, includes the existing rental residence. Neither of the two (2) other buildings appeared to be the existing buildings that presently occupy the property. The aerials from 1951 to 1966 depicted the property as only being developed with the existing residence and the garage to the east. The remaining aerials depicted the property as it presently exists. Refer to **Appendix E** for copies of the aerial photographs.

3.5.3 Sanborn Maps

Sanborn map coverage from 1903, 1916, 1941, 1942, 1950, 1981, 1983, 1986, 1988, 1989, 1991-1996, 1999, and 2001-2006 was available for the subject property and maps were reviewed in order to determine the prior uses of the subject property and surrounding area. The map from 1903 indicated that the subject property was vacant. The map from 1916 revealed that the subject property was developed with three (3) residences one of which included the existing residence. The two (2) additional residences were located immediately to the north. The maps from 1941 to 1950 depicted the subject property as being developed with the existing residential building, as well as, the garage to the east. All the remaining maps depicted the property as it presently exists. Refer to **Appendix F** for copies of the Sanborn maps.

3.5.4 USGS Quadrangle Maps

USGS Brooklyn and Jamaica Quadrangle Maps from 1897, 1898, 1900, 1947, 1955, 1966, 1979, 1995 and 2013 were reviewed. The maps from 1897 to 1947 depicted development as being present on the subject property but further detail including the number of buildings could not be ascertained. The remaining maps depicted the subject property as being within a developed area. Refer to **Appendix G** for copies of the USGS Quadrangle maps.

3.5.5 Other Sources

The EDR City Directory Abstract was consulted for the years 1922, 1934, 1939, 1945, 1950, 1962, 1967, 1970, 1976, 1983, 1991, 1996, 2000, 2005, 2008 and 2013 to identify occupants of the subject property and surrounding properties. The City Directory listings revealed that the commercial building on the northern portion of the subject property has been occupied by La Confetteria Del Curoe (the existing site occupant) in 2005 to 2013, a farmers market in 1983 & 1991, a florist back in 1967 and 1976 and the house was occupied by numerous residential tenants over the years reported. Refer to **Appendix H** for a copy of the City Directory Abstract.

3.5.6 Data Gaps

The aerial photographs received exceeded the five (5) year interval in several consecutive photographs in the series as noted above. However, review of Sanborn Maps, historical aerial photographs and other sources revealed that the subject property has been occupied by the existing residence and vacant gift shop building (which was originally a garage) since the early part of the 20th century. The gift shop building has been on the property since 1975 (according to NYC Oasis Mapping service) and has been occupied by a farmers market, florist and the existing gift shop.

3.6 SITE AND VICINITY CHARACTERISTICS

The subject property is currently occupied by three (3) buildings. The building in the northern portion of the property is currently occupied by La Confetteria Del Cuore, a gift shop. The garage building in the southeast corner of the property was vacant and not utilized at the time of the site reconnaissance. The third building, which is located in the southwest corner of the property, consists of a two (2) story residence which is currently rented. **Appendix D** contains site photographs which depict typical views of the subject property. An aerial photograph depicting the existing conditions of the subject property is provided as **Figure 2**.

3.7 DESCRIPTION OF SITE IMPROVEMENTS

The subject property is currently occupied by three (3) buildings. Following, is a specific description of construction materials and building characteristics:

Construction - The building occupied by the gift shop in the northern portion of the property consists of a wood framed structure, situated on a concrete slab foundation with stucco siding and an asphalt shingle roof. The garage building located in the southeast corner of the property consists of a concrete block structure situated on concrete slab foundation. The exterior consists of painted concrete block and an asphalt shingle roof. The rental

residence in the southwest corner of the property consists of a wood framed structure, situated on a concrete block basement foundation with asbestos shingle siding and an asphalt shingle roof.

Interior - Interior surfaces in the main gift shop building and the residence consist of vinyl tile, ceramic tile and wood floors as well as painted sheetrock walls and ceilings. The interior of the vacant gift shop building consists of hard wood floors and painted sheet rock walls and ceilings.

Heating/Air Conditioning Equipment - All of the buildings are presently heated by natural gas-fired boilers and cooled by window or wall mounted air conditioning units.

Asbestos Containing Material (ACM) - Suspect asbestos shingles were observed on the exterior walls of the rental residence. No other suspect ACM was observed in the rental residence or other buildings located on the subject property. According to Industrial Code 56, if major renovation or demolition of any of the buildings is contemplated, a complete asbestos survey for both friable and non-friable ACM is required. This report is not a substitute for a complete demolition asbestos survey.

Storage Tanks - A capped pipe was observed in the grass side yard area between the main gift shop building and the rental residence. In addition, a fill port was observed along the sidewalk adjacent to the grass side yard area. Based on these observations, it was concluded that one (1) or two (2) underground storages tanks may be present on the subject property.

Drum Storage - No drums were observed during the reconnaissance of the subject property.

Sanitary Disposal - The existing building is connected to the New York City sewer collection system.

Water Supply - The property is served by the City of New York water supply system.

Electric Utility - Electrical service is available to the property and is provided by Con Edison.

PCBs - No sources of PCBs were observed during the reconnaissance of the subject property.

Floor Drains - No floor drains were observed during the reconnaissance of the subject property.

Stormwater - No stormwater drainage features were observed during the reconnaissance of the subject property.

There was no evidence of discharge, areas of stressed vegetation, residue of oils or other toxic substances, staining, pools of residue, petroleum or chemical odors, or other such indicators noted during the site reconnaissance.

3.8 ADJACENT LAND CURRENT/PAST USES

Current land use at the subject property and surrounding area is described based on visual observation. Land use adjacent to the subject property is described as follows:

North - South Service Road of the Cross Island Parkway.
South - Residential Properties
East - South Service Road of the Cross Island Parkway.
West - Clintonville Road, beyond which lies residential properties.

3.9 NATURAL SETTING

3.9.1 Soils and Topography

The surficial geology of a site can often provide insight into the past activities on a given parcel of land. The subject property is located in the Whitestone neighborhood of Queens. The area of the subject property has historically been densely developed for residential and commercial uses, and as a result, natural soils have been significantly altered. Accordingly, the soils on site and most of the area are a result of unconsolidated cut and fill land. The quality of subsoils, would be primarily dependent upon manmade influence due to historic activities on-site. The nature of the surrounding area consists of residential and commercial uses. The property has level topography. Neither soils nor topography appear to pose a constraint to the current use of the property.

3.9.2 Water Resources

Based on the subject property's location, it is expected that the direction of groundwater flow underlying the subject property is north towards the East River.

Groundwater quality is of interest in determining the impact of various forms of land use on a given area. The primary health concerns with regard to groundwater quality is in areas where groundwater may be used for drinking water purposes. Due to the fact that aquifers are not used for drinking water in the vicinity of the subject property, water quality in underlying the site which is affected by land use is less important except under the following circumstances: 1) if gross contamination were present there would be potential contact with hazardous materials as a result of site use or alteration; 2) significant contamination due to gasoline leakage or other hydrocarbons could result in a lens of non-aqueous phase liquid traveling atop groundwater liberating vapors to basements or unconsolidated deposits near the water table; 3) Upper Aquifer contamination in the contributing area of a private water supply causing the potential for ingestion of contaminants. Absent any of these conditions, the quality of groundwater beneath the subject property is of little consequence from strictly a public health perspective.

The subject area has been supplied via the New York City water supply system and no underlying groundwater is used for water supply, irrigation or other purposes. In review of the subject property, it is not expected that groundwater quality would have extreme consequences concerning the subject property. The building was constructed above a concrete basement foundation and does not have a documented history of organic vapor release. Also, public water is available to the property. In addition, with regard to the subject property specifically, there have been no identified or reported sources of

groundwater contamination or releases. Given the lack of potential contact between site users and groundwater, no further action is recommended regarding this issue concerning the subject property. Potential impact related to soil gas will be discussed in **Section 9.2.**

3.9.3 Wetlands

The subject property was inspected to identify the possible presence of any wetland vegetation and/or water surfaces that would sustain wetland vegetation. The site reconnaissance revealed that no wetlands or wetland species were located on the subject property. Review of National Wetland Inventory Maps verified that there are no designated wetlands on the subject property. In addition, there are no wetlands located in the surrounding area. The portion of the National Wetland Inventory Map that contains the subject property is included as **Figure 6**.

3.9.4 Coastal Barrier Improvements/Flood Plains

The subject property is not located in the vicinity of a coastal area; therefore, no coastal barrier improvements exist or are required. The subject property is located in Flood Zone X, an area of minimal flooding, on the FEMA flood map, **Figure 7**. There are no designated flood zones located in the vicinity of the subject property.

3.9.5 Critical Habitat/Endangered Species

The NYSDEC Environmental Resource Mapper did not identify the subject property as being located within the vicinity of any critical habitats or rare species. Since the subject property is located within a densely developed industrial area, it is unlikely that any species would find favorable habitat in the vicinity of the subject property. No rare or endangered species were observed during the site reconnaissance.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

A Chain of Title Report was not provided for review as part of this Phase I ESA.

4.2 Environmental Liens or Activity and Use Limitations

No environmental liens appear to have been imposed on the subject property. No other activity or use limitations have been imposed on the subject property to best of our knowledge.

4.3 Specialized Knowledge

Any specialized knowledge offered has been included previously in this report.

4.4 Commonly Known or Reasonably Ascertainable Information

No additional information, other than that previously noted was available or provided regarding the subject property.

4.5 Property Valuation Reduction for Environmental Issues

Based on the reconnaissance and documentation review conducted as part of this Phase I ESA, no reduction in the price of the land is warranted due to the presence of hazardous or toxic materials, provided the recommendations provided in *Section 6.0* are addressed.

4.6 Owner, Property Manager and Occupant Information

The Tax Lot 6 which includes the main gift shop building is owned by Angelo Graci and Tax Lot 7 which includes the rental residence and vacant gift shop building is owned by Louis Zuccarello, according to the NYC Oasis Mapping service.

4.7 Reason for Performing Phase I ESA

This Phase I ESA has been completed as part of the due diligence process for the purchasing of the subject property.

5.0 ENVIRONMENTAL RECORDS REVIEW

With the understanding of the facilities at the subject property, it is important to establish the environmental and regulatory conditions of the subject property and surrounding area, as related to public health and environmental issues. This section of the report includes a review of agency records, soils and groundwater resources. The site inspection and the environmental and regulatory conditions form the basis for conclusions regarding the risks and liabilities associated with the subject property.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of Federal, State and Local databases was performed in order to provide a profile of the subject property and surrounding area with regard to published government agency records. The procedures employed adhere as closely as possible to ASTM standards.

Contact was made with the United States Environmental Protection Agency (USEPA), the New York State Department of Environmental Conservation (NYSDEC), and the New York City Building Department regarding environmental and/or public health concerns associated with the subject property.

5.1.1 United States Environmental Protection Agency

The United States Environmental Protection Agency was contacted in order to obtain information regarding the National Priorities List (NPL), and sites documented on the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS). The NPL defines all known hazardous material waste sites, which are described by the Federal Government as needing immediate cleanup action. All hazardous material waste sites considered for addition to the NPL are listed in the CERCLIS list.

Review of the NPL Site List (search distance 1.0 mile), Delisted NPL Site List (search distance 0.5 miles) and the CERCLIS and CERCLIS No Further Remedial Action Plan (NFRAP) lists (search distance 0.5 miles) finds the following with respect to the subject property and surrounding area:

1. The subject property did not appear on the NPL, Delisted NPL or CERCLIS lists.
2. There were no sites appearing on the NPL list located within one (1.0) mile of the subject property.
3. There were no sites appearing on the Delisted NPL list located within one half (0.5) mile of the subject property.
4. There were no sites appearing on the CERCLIS list located within close proximity of the subject property. Information regarding the one (1) facility located within one-half (0.5) mile of the subject property is provided in **Appendix C**.
5. There were no sites appearing on the CERCLIS NFRAP list within cl;ose proximity to the subject property. Information regarding the one (1) facility located within one-half (0.5) mile of the subject property is provided in **Appendix C**.

The USEPA was also contacted in order to obtain information concerning RCRA TSD facilities (treatment, storage, and disposal of hazardous wastes, as defined and regulated by the Resource Conservation and Recovery Act, RCRA), and RCRA Generators (of hazardous wastes as defined and regulated by RCRA). RCRA TSD facilities are sites that treat, store or dispose of wastes that can be toxic, flammable, corrosive, explosive or otherwise hazardous; and, RCRA Generators are sites that generate or transport wastes of the above noted characteristics. The search also included review of the Emergency Response Notifications System (ERNS) list, which is a list of reported releases or spills in quantities greater than reportable quantities, Federal Permit Compliance System Toxic Wastewater Discharges (PCSTWD) which permits toxic wastewater discharges and Federal Civil Enforcement Docket (CED) which lists judiciary cases filed on behalf of the EPA by the Department of Justice.

Review of the RCRA TSD Facilities List (search distance 0.5 mile), the PCSTWD and CED facilities (search distance 0.25 mile), the RCRA Generator List (search distance, subject property and adjoining properties), and the ERNS List (search distance, subject property only) finds the following with respect to the subject property and surrounding area:

1. The subject property did not appear on the RCRA TSD Facilities List, or the ERNS List.
2. The subject property was not listed as a RCRA Generator.
3. The subject property was not listed as a Civil Enforcement Docket Facility.
4. The subject property was not listed for Permit Compliance System Toxic Wastewater Discharges.
5. There were no sites listed as RCRA TSD facilities identified within one half (0.5) mile of the subject property.
6. There were three (3) RCRA Generator listed within one-eighth (0.125) mile of the subject property.
    a. Consolidated Edison (Facility ID# NYP004050639), located 500 feet to the east-northeast at the intersection of 154th Street and Cross Island Parkway. No generator type was listed but this facility is reported to have generated 600 kilograms of a petroleum oil or other liquid containing PCBs with a concentration between 50 ppm to 500 ppm in 2000.
    b. Service Station (Facility ID# NYD000698480), located 536 feet to the northwest at 1480 Clintonville Street. This facility has historically been listed as a large quantity generator and was reported by the USEPA. No hazardous waste activity was reported by New York State.
    c. Bell Atlantic (Facility ID# NYR000078055), located 565 feet to the east-southeast at 154-18 Cross Island Parkway. This facility has historically been listed as a conditionally exempt small quantity generator that produced a solid waste that exhibits the characteristic of corrosivity (60 gallons and 2 pounds in 1999).
7. There were no CED facilities within one-quarter (0.25) mile of the subject property.
8. There were no PCSTWD facilities located within one-quarter (0.25) mile of the subject property.

The RCRA Generator and TSD programs are intended to track the origin and destination of hazardous waste, and there is no indication that listing on these inventories constitutes an environmental threat. In addition, the Federal Facilities Index that includes resources

conservation and Recovery Corrective Action Sites (CORRACTS) was reviewed. No CORRACTS sites were identified within one (1.0) mile of the subject property.

5.1.2 New York State Department of Environmental Conservation (NYSDEC)

The NYSDEC is charged with the responsibility of registering inactive hazardous waste disposal sites, and administering the investigation and cleanup of such sites. The NYSDEC inventory is contained in the publication, Inactive Hazardous Waste Disposal Sites in New York State. The inventory provides the location, extent of contamination and remediation status of each listed site in New York State. Accordingly, the registry of the NYSDEC was consulted for information on Inactive Hazardous Waste Disposal Sites (IHWDS). The NYSDEC provides information regarding Hazardous Substance Waste Disposal Sites (HSWDS) that are sites contaminated with toxic substances but are not eligible for state cleanup funding programs. The NYSDEC provides information regarding Brownfield cleanup site - these are sites that are abandoned, idled or under-used industrial and/or commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination. Similarly, the NYSDEC is responsible for permitting Solid Waste Facilities (SWF) - these are facilities including landfills, incinerators, transfer stations and other solid waste management sites. The NYSDEC also registers Petroleum Bulk Storage (PBS) where the total storage capacity at the facility exceeds 1,100 gallons, Chemical Bulk Storage (CBS), Major Oil Storage Facilities (MOSF) and Toxic Release Inventory Sites (TRI). Finally, the NYSDEC regulates and monitors Air Discharges and NYS Toxic Spills which include Leaking Underground Storage Tanks (LUSTs).

Review of the IHWDS, Brownfield Sites and HSWDS Lists List (search distance 1.0 mile), SWF, CBS and MOSF lists, and LUST Lists (search distance 0.5 miles), TRI and Air Discharge sites (search distance 0.125 miles) and the PBS List (search distance, subject property and adjoining properties) finds the following with respect to the subject property and surrounding area:

1. The subject property was not listed as an IHWDS Brownfields or HSWDS site.
2. The subject property was not listed on the SWF, CBS, NYS or MOSF Lists.
3. The subject property was not listed on the NYS Toxic Spill site list.
4. The subject property was not listed as a TRI Site.
5. The subject property was not listed as a PBS facility.
7. There were no IHWD sites located within close proximity of the subject property. Information regarding the one (1) site located within one (1.0) mile of the subject property is included in **Appendix C**.
8. There were no HSWDS facilities located within one-half (0.5) mile of the subject property.
9. There were no Brownfields sites located within one-half (0.5) mile of the subject property.
10. There were no SWF listings identified within one-half (0.5) mile of the subject property.
11. There were four (4) State Registered PBS listings located within one-eighth (0.125) of the subject property.
    a. DeWitt Clinton Owners, Corp. (Facility ID# 2-065269), located 440 feet to the north-northwest at 151-05 Cross Island Parkway. This facility is listed as utilizing one (1), 5,000 gallon underground tank used for the storage of #4 fuel oil that was installed in 1964 and most recently tested in 2011.

b. Whitestone Auto Center, Inc. (Facility ID# 2-236764), located 550 feet to the northwest at 150-65 Cross Island Parkway. This facility is listed as utilizing twelve (12) 550 gallon and one (1), 4,000 gallon underground tanks used for the storage of gasoline which were closed prior to New York City conversion to microfiche in March of 1991. The facility is currently listed as utilizing three (3), 4,000 gallon underground tanks for the storage of diesel fuel and gasoline/ethanol; one (1), 8,000 gallon underground tank used for the storage of gasoline/ethanol; and three (3), 1,000 gallon above ground tanks for the storage of lube oil and waste oil.

c. Verizon Wireless (Facility ID# 2-343951), located 559 feet to the east-southeast at 154-18 Cross Island Parkway. This facility is listed as formerly utilizing two (2), 6,000 gallon underground tanks for the storage of an unknown liquid which were abandoned in place in 1988. The facility is listed as formerly utilizing two (2), 6,000 gallon; one (1), 8,000 gallon and one (1) 3,000 gallon underground tanks as well as one (1) 250 gallon above ground tank. No information was given for what was stored in the tanks aside from one (1) of the 6,000 gallon tanks which was utilized for the storage of kerosene. The facility currently utilizes one (1), 8,000 gallon underground tank used for the storage of fuel oil.

d. St. Luke's Church (Facility ID# 2-323187), located 595 feet to the south at 16-34 Clintonville Street. This facility is listed as utilizing one (1), 2,000 gallon underground tank used for the storage of #2 fuel oil.

12. There were no State Registered CBS facilities identified within one-half (0.5) mile of the subject property.
13. There were no State Registered MOSF facilities within one-half (0.5) mile of the subject property.
14. There were no TRI sites within one-half (0.5) mile of the subject property.
15. The subject property was not identified as an Air Discharge facility.
16. There was one (1) Air Discharger identified within one-eighth (0.125) mile of the subject property.
    a. Sunoco (Facility ID# 3608100360), located 538 feet to the northwest at 14-80 Clintonville Street. This is an operating in compliance facility that is classified for the potential uncontrolled emissions of less than 100 tons per year of volatile organic compounds.
17. There were one (1) active and fourteen (14) closed LUST incidents identified within one-half (0.5) mile of the subject property. The active incident was the result of a tank test failure in 1993 but is upgradient and a significant distance from the subject property. This incident is not expected to impact the subject property. The closed LUST incidents were either cross or down gradient and have been addressed to the satisfaction of the NYSDEC. Therefore, none of the closed LUST incidents are expected to adversely affect the subject property. Information regarding these incidents is contained in **Appendix C**.

The NYSDEC also responds to incidents involving hazardous waste spills. The Department maintains a logbook and files on all reported and actual incidents at the NYSDEC offices at Long Island City. This file was reviewed in conjunction with the subject property. It was determined that two (2) active and thirty-one (31) closed spill incidents were identified within one-half (0.5) mile of the subject property. Both of the active incidents are down gradient and/or at a sufficient distance from the subject property and, therefore, are not expected to present an impact to groundwater resources underlying the subject property. Only one (1) of the closed incident was located upgradient of the

subject property. This spill incident was relatively minor and only affected soils. As a result, it is not expected to impact the subject property. Since all of the remaining closed incidents were located down gradient of the subject property and addressed to the satisfaction of the NYSDEC, they are not expected to present a potential impact to the subject property. Information regarding all of the active and closed spill incidents located within one-half (0.5) is contained in **Appendix C**.

5.1.3 City of New York

Contact was made with the City of New York Building Department. The records received from the NYC Building Department were reviewed and no pertinent information was obtained.

Contact was also made with the City of New York Fire Department. No records were received prior to the completion of this report. Any additional pertinent information received will be included as an addendum to this report.

6.0 FINDINGS

This environmental inspection report, has been conducted in order to provide the prospective purchaser and lending institutions with accurate and complete information regarding the subject property, surrounding area, historic uses, agency records and regulations, and additional environmental considerations. Based upon this report, the limitations of this report and the methodology employed, the following statement is provided:

NP&V has performed a Phase I Environmental Site Assessment for 15-33 Clintonville Street, which is located on the southeast corner of South Service Road of the Cross Island Parkway and Clintonville Street in the Whitestone neighborhood in Queens, New York. This ESA has been prepared in conformance with the scope and limitations of ASTM Practice E 1527-13 and USEPA AAI. Any exceptions to or deletions from this practice are described in Section 2.0 (Special Terms and Conditions, and Limitations and Exceptions), as well as **Appendix A** of this report.

This assessment has identified the following with respect to recognized environmental conditions, controlled recognized environmental conditions, de minimus conditions and historic environmental conditions in connection with the subject property, subject to the methodology and limitations of this report.

Two (2) recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. A fill port and a suspected fill pipe were observed along the sidewalk and within the grass area between the main gift shop building and the residence indicating that one (1) or two (2) underground storage tanks may be present.

2. The exterior of the residential building is covered with suspect ACM shingles.

No controlled recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

No de minimus conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

No historic environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

7.0 OPINIONS

It is the opinion of the environmental professional that this assessment has revealed evidence of two (2) recognized environmental conditions in connection with the subject property, based on the reconnaissance, interviews or regulatory agency records review conducted as part of this Phase I ESA, subject to the methodology and limitations of this report. The following recommendations are offered:

1. A Ground Penetrating Radar (GPR) survey should be completed in order to determine whether there are any underground storage tanks present on the subject property. If any tanks are present, soil samples should be collected from the soils surrounding the tank(s). Once collected, the soils should be field screened with a Photo Ionization Detector (PID) and one (1) sample with the highest PID reading should be analyzed by a certified laboratory for the presence of volatile and semi-volatile organic compounds.

2. If the buildings are to undergo major renovation or demolition, an Asbestos Survey should be completed in accordance with the New York State Department of Labor Industrial Code 56.

8.0 CONCLUSIONS

This assessment was performed at the Client's request using the methods and procedures consistent with good commercial or customary practice designed to conform with acceptable industry standards.

This report is expressly and exclusively for the sole use and benefit of the Client identified on the first page of this report and is not for the use or benefit of, nor may it be relied upon by, any other person or entity without the advance written consent of NP&V.

The independent conclusions represent NP&V's best professional judgment based on information and data available to the consultant during the course of this assignment. NP&V's evaluations, analyses and opinions are not representations regarding either the design integrity, structural soundness or actual value of the property. Factual information including operations, site conditions and available test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the assessment.

NP&V has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 and USEPA AAI for the property located at 15-33 Clintonville Street, Queens, New York. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. This assessment has revealed evidence of two (2) recognized environmental conditions in connection with the subject property.

9.0 DEVIATIONS & ADDITIONAL SERVICES

9.1 Deviations

This report was completed in accordance with the standards set forth in the ASTM E 1527-13 and the USEPA AAI. No deviations from these standards were undertaken during the completion of this report.

9.2 Additional Services

A Tier 1 Vapor Encroachment Condition (VEC) Assessment was conducted as part of this Phase I ESA, due to the proximity of several spill incidents. The assessment was conducted in accordance to the methods and procedures, outlined within ASTM E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

For this assessment, under conditions where the direction of groundwater flow can be ascertained, critical search distances are used to determine if a VEC exists. Specifically, the following distances are applied to the Tier I Assessment:

Upgradient Sources
1,760 feet for Chemical of Concern (COC)
520 feet for petroleum hydrocarbons

Cross-gradient Sources
365 feet for COC
165 feet for petroleum hydrocarbon LNAPL sources & 95 feet dissolved petroleum hydrocarbon sources with plume considerations

Down-gradient Sources
100 feet for COC/petroleum hydrocarbon LNAPL sources
30 feet dissolved petroleum hydrocarbon sources

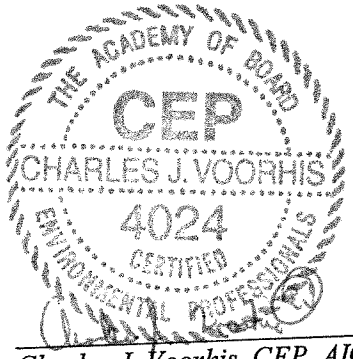
Review of the regulatory agency database report provided for the subject property did not identify sites located within the critical distances which documented a release that impacted groundwater or were involved in an active activity which could result in a release. Therefore, the subject property is not expected to be negatively affected by a VEC. Based on the information reviewed, it is concluded that a VEC can be ruled out.

No additional services were provided as part of the report.

10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312, and

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 the "All Appropriate Inquiries" in conformance with the standards and practices set forth in 40 CFR Part 312.



12/9/16
Date

Charles J. Voorhis, CEP, AICP
Manager Partner

12/9/16
Date

Eric C. Arnesen
Eric C. Arnesen
Project Manager/Hydrogeologist

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FIGURES



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FIGURE 1
LOCATION MAP

Source: NYC Oasis Map Service, ESRI Web Service

Scale: 1 inch = 50 feet

N

15-33 and 15-35 Clintonville St Whitestone

Phase I ESA



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FIGURE 2
AERIAL MAP

Source: NYS GIS orthophotos, 2012

Scale: 1 inch = 75 feet

N

15-33 & 15-35 Clintonville St Whitestone

Phase I ESA

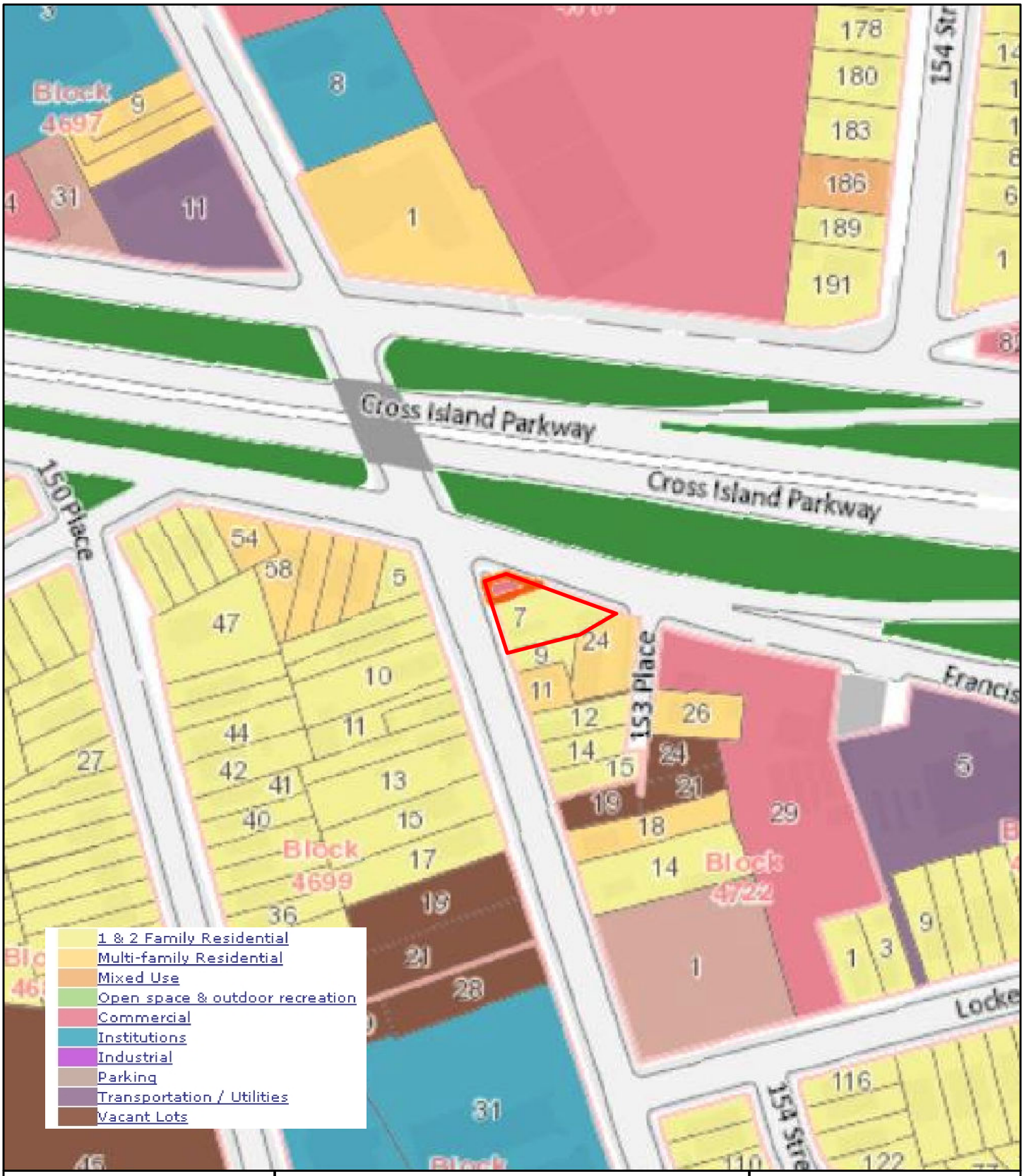

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FIGURE 3
LAND USE MAP

Source: NYC Oasis map

Scale: 1 inch = 150 feet

N

15-33 & 15-35 Clintonville St Whitestone

Phase I ESA

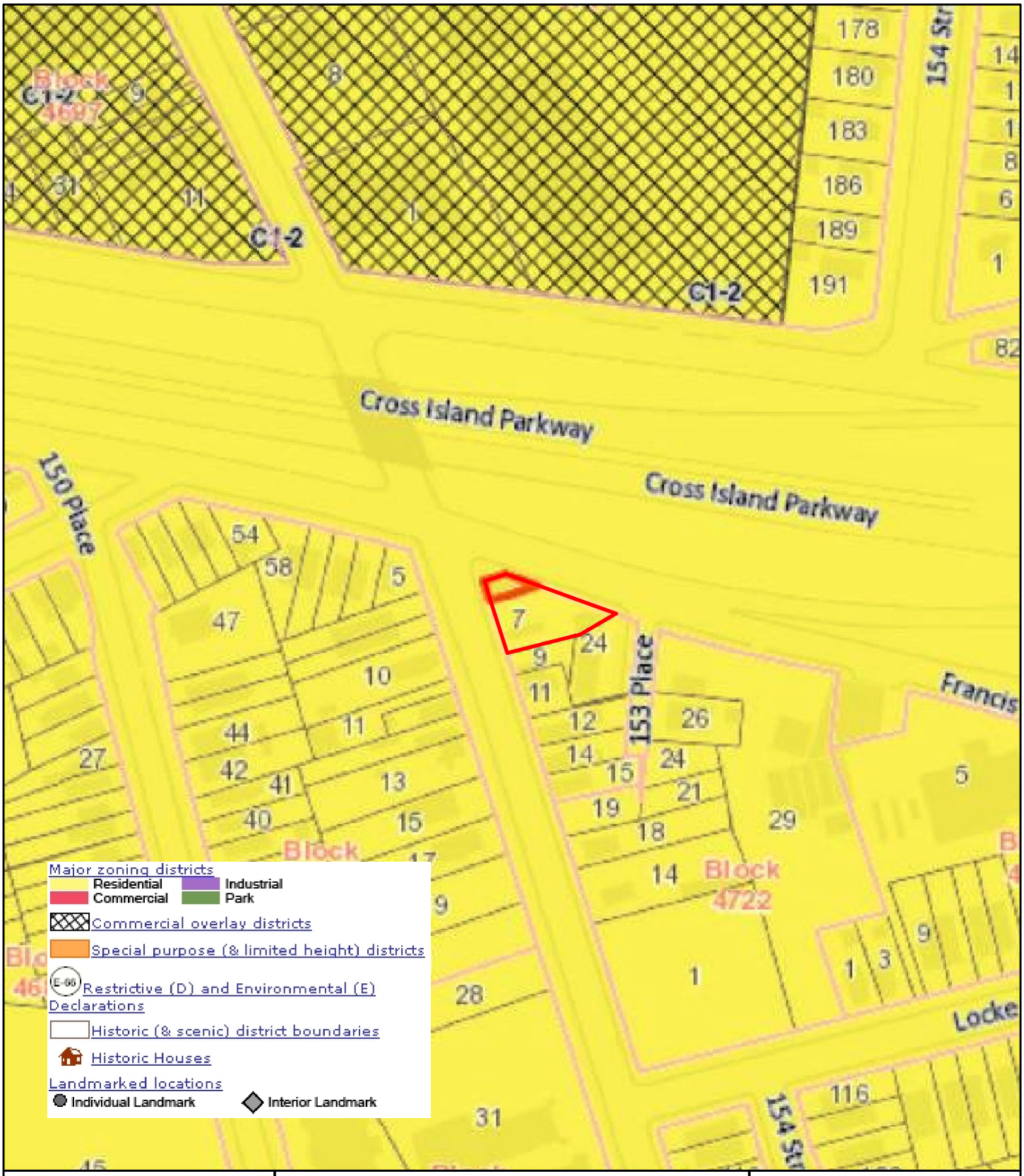

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FIGURE 4
ZONING MAP

Source: NYC Oasis Map Service

Scale: 1 inch = 150 feet

N

15-33 & 15-35 Clintonville St Whitestone

Phase I ESA



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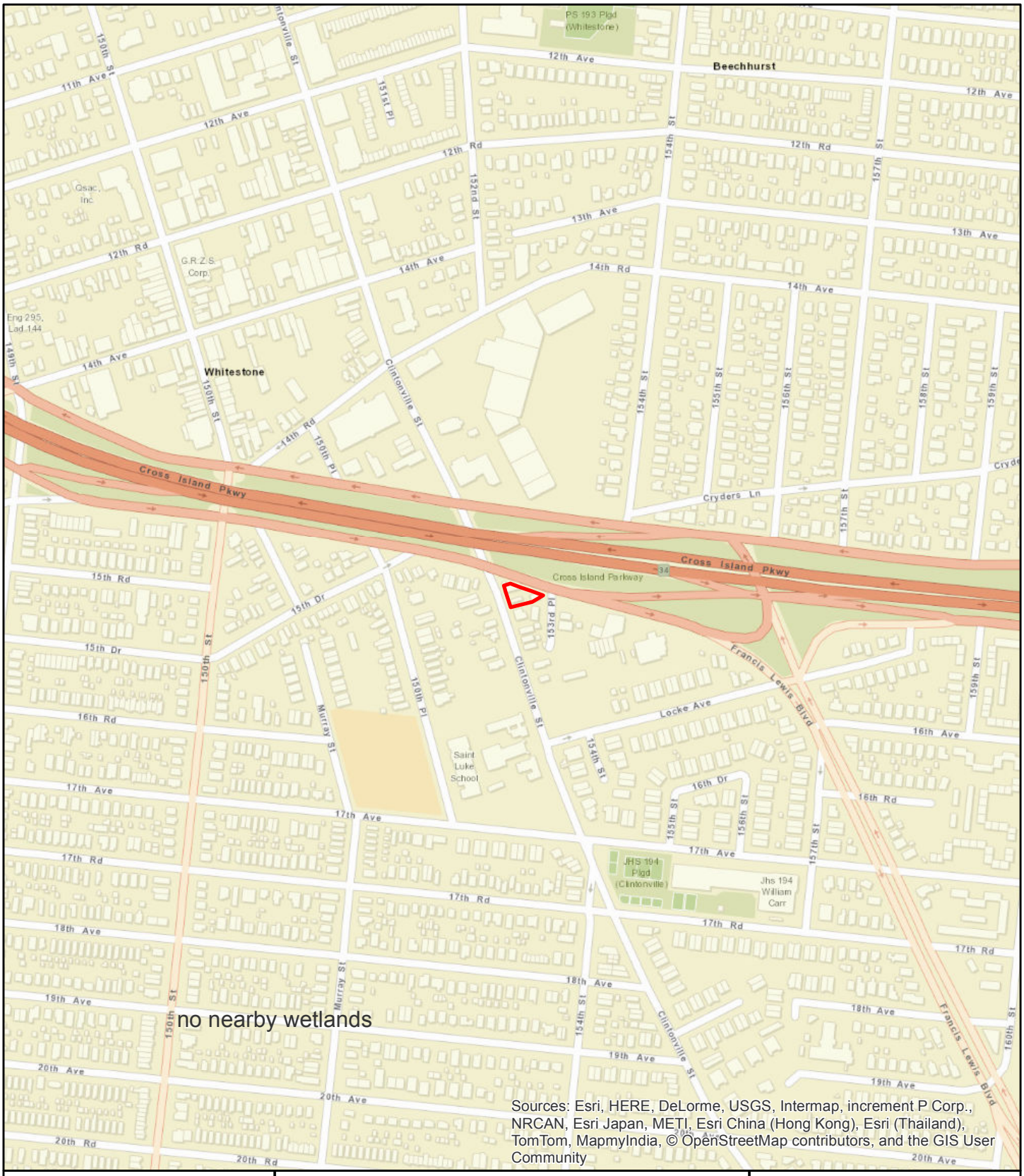
FIGURE 5
TOPOGRAPHIC MAP

Source:, USGS Quadrangle, elev. in feet
Scale: 1 inch = 500 feet

N

15-33 & 15-35 Clintonville St Whitestone

Phase I ESA



NELSON, POPE & VOORHIS, LLC
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FIGURE 6
NATIONAL WETLANDS INVENTORY MAP

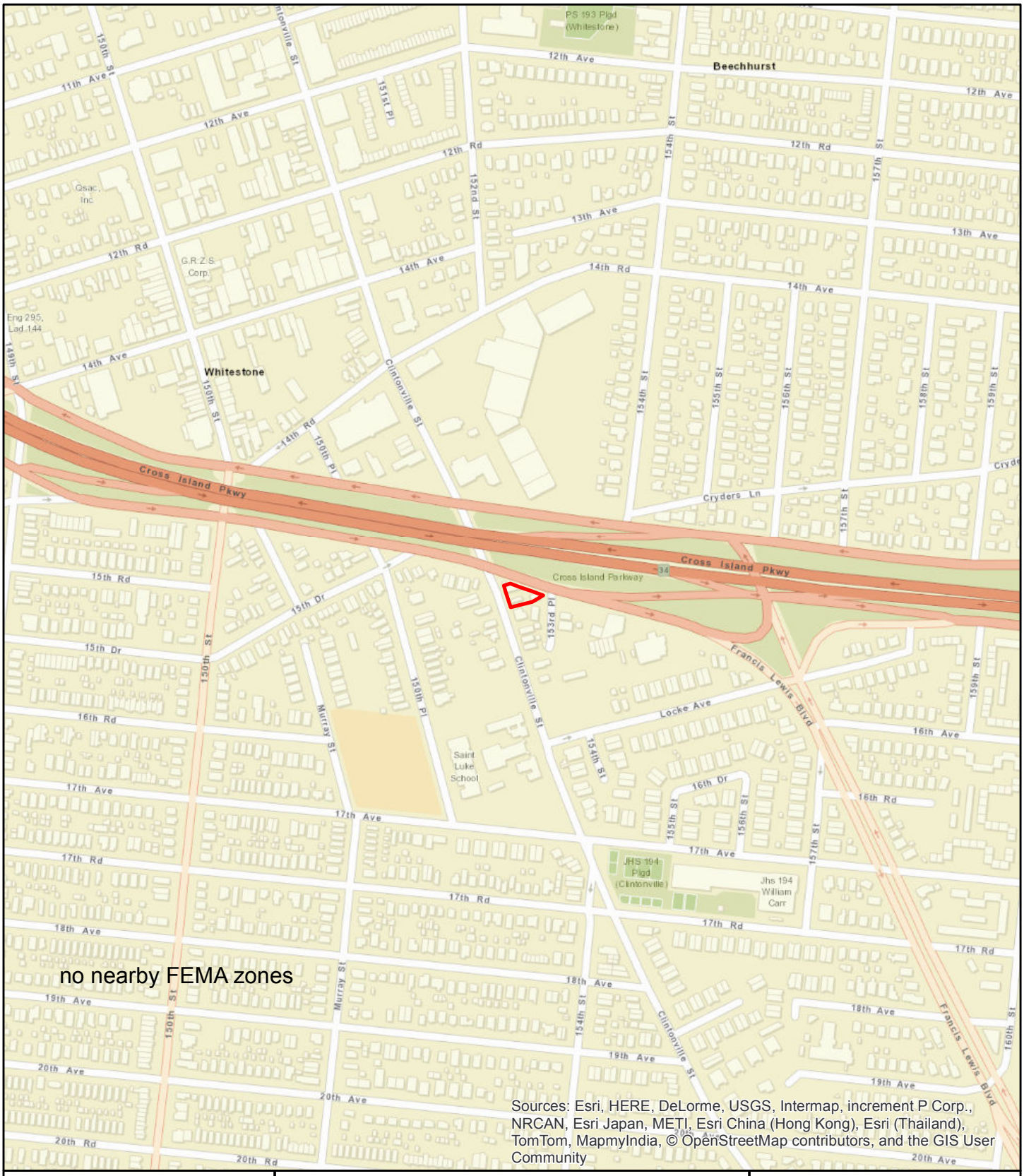
Source: ESRI Web Mapping Serice, National Wetlands Inventory Map

Scale: 1 inch = 500 feet

N

15-33 & 15-35 Clintonville St Whitestone

Phase I ESA



NELSON, POPE & VOORHIS, LLC
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FIGURE 7
FEMA FLOOD MAP

Source: ESRI Web Mapping Serice, FEMA

Scale: 1 inch = 500 feet

N

15-33 15-35 Clintonville St Whitestone

Phase I ESA

APPENDICES

APPENDIX A

SUPPLEMENTAL STATEMENT OF CONDITIONS

ENVIRONMENTAL AUDITS

SUPPLEMENTAL STATEMENT OF CONDITIONS
ENVIRONMENTAL AUDITS

Charles J. Voorhis is Certified as an Environmental Inspector (CEI) with the Environmental Assessment Association (EAA). The Association provides technical support and is acting to standardize the industry with regard to procedures and techniques for report preparation. The EAA has established an outline of responsibilities for the Environmental Inspector as well as a Statement of Limiting Conditions. This information is reproduced below in order for clients and loan agencies to understand responsibilities and limitations under this contract.

Certification: The Environmental Inspector certifies to the Buyer, Seller and/or lender in a transaction as named in the inspection report "Principal Parties"; and the Inspector and the Principal Parties agree that:

1. The Environmental Inspector has no present or contemplated future (a) partnership with Principal Parties nor (b) an interest in the property inspected which could adversely affect the Inspector's ability to perform an objective inspection; and neither the employment of the inspector to conduct the inspection, nor the compensation for it, is contingent on the results of the inspection.

2. The Environmental Inspector has no personal interest in or bias with respect to the subject matter of the inspection report or any parties who may be part of a financial transaction involving the property. The conclusions and recommendations of the report are not based in whole or in part upon the race, color, creed, sex or national origin of any of the Principal Parties.

3. The Environmental Inspector has personally inspected the property, both inside and out and has made visual inspection of adjacent properties, to the extent possible by readily available access. The inspection does not include the removal of any soil, water or air samples, the moving of furniture or fixtures, or any type of inspection that would require extraordinary effort to access.

4. All contingent and limiting conditions are contained herein (imposed by the terms of the inspection assignment or by the undersigned affecting the conclusions and recommendations contained in the report).

5. This Environmental Inspection report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics of the Environmental Assessment Association.

6. All opinions, conclusions and recommendations concerning the inspected property that are set forth in the inspection report were prepared by the Environmental Inspector whose signature appears on the report. No change of any item in the report shall be made by anyone other than the Inspector, and the Inspector shall have no responsibility for any such unauthorized change.

Contingent and Limiting Conditions: The certification of the Environmental Inspector appearing in the environmental inspection report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Inspector in the report.

1. The Inspector assumes no responsibility for matters of legal nature affecting the property inspected or the title thereto. The property is inspected assuming responsible ownership.

2. Any sketch appearing in or attached to the inspection report, or any statement of dimensions, capacities, quantities or distances, are approximate and are included to assist the reader in visualizing the property. The inspector has made no survey of the property.

3. The Inspector is not required to give testimony or appear in court because of having made the inspection with reference to the property in question, unless arrangements have been previously made therefor.

4. This report is not intended to have any direct effect on the value of the property inspected but simply to provide a visual Environmental Assessment solely for the benefit of the Principal Parties.

5. The Inspector assumes that there are no hidden, unapparent, or latent conditions or defects in or of the property, subsoil, or structures, other than those noted on the inspection report or any addendum to the report which the Inspector has included. The Inspector assumes no responsibility for such conditions, or for the inspection, engineering or repair which might be required to discover or correct such factors.

6. Information, estimates and opinions furnished to the Inspector, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the Inspector has made no independent investigation as to such matters and undertakes no responsibility for the accuracy of such items.

7. The Inspection and Inspection Report are made by the Inspector solely for the benefit and personal use of the Principal Parties. No disclosure may be made of the Inspection Report without the prior written consent of the Inspector and the Inspector undertakes no responsibility for harm or damages to any party other than the Principal Parties.

8. Neither the Inspection Report, any part thereof, nor any copy of the same (including conclusions or recommendations, the identity of the Inspector, professional designation, reference to any professional organization, or the firm with which the Inspector is connected), shall be used for any purposes by anyone but the Principal Parties. The report shall not be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the prior written consent and approval of the Inspector.

APPENDIX B

RESUMES OF KEY PERSONNEL

PERSONAL PROFESSIONAL QUALIFICATIONS

CHARLES J. VOORHIS, CEP, AICP

Licensing and Certification:

Certified Environmental Professional (CEP)
American Institute of Certified Planners (AICP)
Certified Environmental Inspector, Environmental Assessment Association
US Coast Guard Master Steam and Auxiliary Sail Vessels

Experience:

* Managing Partner of Firm, Nelson, Pope & Voorhis, LLC; Melville, New York (1/97-Present)

* Principal of Firm, Nelson, Pope & Voorhis, LLC; Miller Place, New York (8/88-1/97)

* Director, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (3/86-8/88)

* Environmental Analyst, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (8/82-3/86)

* Private and Public Consultant, Planning and Environmental Issues (8/82-3/87)

* Public Health Sanitarian, Suffolk County Department of Health Services; Hauppauge, New York (1/80-8/82)

* Environmentalist I, Suffolk County Department of Environmental Control, Central Islip, New York (2/78- 8/79)

Education:

* SUNY at Stony Brook; Master of Science in Environmental Engineering, concentration in Water Resource Management, 1984

* Princeton Associates; Groundwater Pollution and Hydrology Short Course, Princeton, New Jersey, 1983

* New York State Health Department, Environmental Health Training Course, Hauppauge, New York, 1982

* Southampton College of Long Island University; Bachelor of Science in Environmental Geology, 1977

Significant Professional Achievements:

* Airport International Plaza, DEIS, 1996
* Patchogue Lace Mill, Phase I ESA, 1996
* Price Club @ New Rochelle, DEIS and FEIS, 1995
* Commack Campus Park @ Commack DEIS and FEIS, 1994
* Water Mill Shops @ Water Mill DEIS, 1993
* PJ Venture Wholesale Club @ Commack DEIS and FEIS, 1993
* Dowling College NAT Center DEIS and FEIS, 1992
* Final EIS Angel Shores @ Southold, 1991
* Town of Brookhaven Boat Mooring Plan, 1991
* Draft EIS Round Hill @ Old Westbury, 1990
* Draft EIS St. Elsewhere @ Nesconset, 1989
* GEIS Commercial Rezonings on the Towns Own Motion, 1988
* GEIS Large Lot Rezonings on the Towns Own Motion, 1988
* Award for Environmentally Sensitive Land Design, Pine Barrens Review Comm., 1988
* EQBA, Acquisition Study for Brookhaven Town, 1987
* Town of Brookhaven Land Use Plan, 1987
* Discussion of Hydrogeologic Zone Boundaries in the Vicinity of S. Yaphank, LI, NY, 1986
* Duck Farms in Brookhaven Town, Land Restoration Techniques, 1985
* Coastal Energy Impact Program, 1984
* Comprehensive Review of Industrial Zoned Land in the Sensitive Hydrogeologic Zone, Town of Brookhaven, 1983
* Groundwater Supply and Early Groundwater Use in Brookhaven Township, Suffolk County, New York 1983

Professional & Other Organizations (past and present):

* American Institute of Certified Planners
* American Planning Association, Washington, D.C.
* National Association of Environmental Professionals, Alexandria, VA
* Environmental Assessment Association, Scottsdale, Arizona
* American Water Resources Association, Syracuse, New York
* National Water Well Association, Worthington, Ohio
* New York Planning Federation, Albany, New York
* New York Water Pollution Control Association, Riverdale, New York
* Water Pollution Control Federation, Washington, D.C.
* Long Island Seaport & EcoCenter, Inc., Director/Trustee, Port Jefferson, NY
* Boy Scouts of America, Trained Scoutmaster, Nathanial Woodhull District, NY
* Alumni Association, LIU, Southampton College, New York
* Historical Society of Port Jefferson, Trustee, Port Jefferson, NY
* Environmental Conservation Board, Inc. Village of Port Jefferson, NY
* Port Jefferson Village, Waterfront Advisory Committee, Port Jefferson, NY
* Town of Brookhaven Mount Sinai Harbor Advisory Committee, Medford, NY
* Brookhaven Conservation Advisory Council, Medford, New York

PERSONAL PROFESSIONAL QUALIFICATIONS

STEVEN J. McGINN

Licensing and Certification:

OSHA 40 Hour HAZWOPER
Certified Environmental Inspector, Environmental Assessment Association (CEI)
New York State Department of Labor - Licensed Asbestos Inspector
USEPA Certified Risk Assessor for Lead Based Paint

Experience:

- Partner/Division Manager, Nelson, Pope & Voorhis, LLC (July 2005 to Present)
- Sr. Environmental Analyst, Nelson, Pope & Voorhis, LLC (January 1997 to July 2005)
- Environmental Analyst, Nelson & Pope, LLP (July 1989 to January 1997)
- Project Manager, Middleton Kontokosta & Associates (May 1988 to July 1989)
- Planning Aide, Town of Huntington Planning Department (January 1987 to May 1988)

Education:

- EPA Model Lead Risk Assessor Initial Training, August , 2006
- EPA Model Lead Inspector Technician Training, August, 2006
- Training Course in the Theory and Practice of Applying Subsurface Interface Radar in Engineering and Geophysical Investigation, March, 2004
- 40-Hour Course Hazardous Materials Training, December, 1998
- Project Managers Bootcamp, PSMJ Resources, Inc., January 1998
- Performing Phase I Environmental Inspections, Environmental Assessment Association, Sept. 1997
- Environmental Regulations Course, Executive Enterprises, June 1996
- Environmental Impact Statements, Cook College/Rutgers University, December 1994
- State University of New York at Cortland - Bachelor of Science in Geography, January 1986

Significant Professional Achievements:

- 940 Bryant Avenue, Bronx - Phase I ESA
- 1345 Seneca Avenue, Bronx - Phase I ESA
- Red Roof Farms, Rye Brook - Phase I & II ESA
- Thomas Dodge Subaru, Port Jefferson - Phase I & II ESA
- 221 Skip Lane, Bay Shore - Phase I & II ESA

- 121 Maple Avenue (Shore Line Marina), Bay Shore - Phase I & II ESA
- 950 West Main Street, Riverhead - Phase I ESA
- Long Island Galleria/Price Club Plaza, Westbury - DEIS & FEIS
- Currans Road Development, Middle Island - DEIS & FEIS
- Timber Ridge at the Plains, Greenlawn - DEIS & FEIS
- Greene's Creek Marina, Sayville - DEIS
- Town of Brookhaven Marine Reconstruction Projects, Patchogue, Blue Point, Port Jefferson, Mount Sinai, - Tidal Wetland Permits
- Village of Lake Success, Lake Success - Land Use and Zoning Analyses
- Ridgehaven Estates, Ridge - DEIS & FEIS
- K-Mart @ Farmingville - Part III EAF
- Long Lake Estates, Coram - DEIS & FEIS

Professional Responsibilities:

- Partner/Division Manager for the preparation of Phase I and Phase II Environmental Site Assessments, Site Remediation, Lead Based Paint Surveys and Asbestos Surveys for lending institutions and Governmental Agencies.
- Author of numerous Phase I & II Environmental Site Assessments.
- Site Supervisor for numerous large and small scale site remediation projects.
- Author of numerous environmental impact statements in both draft and final formats for major large scale, high-profile projects.
- Other responsibilities include the preparation of various environmental, planning and zoning studies and the preparation of various state and federal applications such as: land use and zoning studies, noise and air quality assessments, Phase I Environmental Site Assessments, feasibility studies, economic analyses, freshwater and tidal wetland permits, etc.
- Interaction with various Town, County, State and Federal officials, attorneys, developers, engineers, Town Boards, Planning Boards, and Zoning Boards of Appeals.

Professional Organizations:

- American Institute of Certified Planners, Washington, D.C.
- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- National Groundwater Association, Assoc. of Groundwater Scientists and Engineers

APPENDIX C

DATABASE SEARCH INFORMATION

TOXICS TARGETING

Phase I
Environmental Database Report

15-33 Clintonville Street
Queens, NY 11357

November 28, 2016

Privileged and Confidential.

LIMITED WARRANTY AND DISCLAIMER OF LIABILITY

Who is Covered

This limited warranty is extended by Toxics Targeting, Inc. only to the original purchaser of the accompanying Environmental Report ("Report"). It may not be assigned to any other person.

What is Warranted

Toxics Targeting, Inc. warrants that it uses reasonable care to accurately transcribe the information contained in this Report from the sources from which it is obtained. This limited warranty is in lieu of all other express warranties which might otherwise arise with respect to the Report. No one is authorized to change or add to this limited warranty.

What We Will Do

If during the warranty period there is shown to be a material error in the transcription of the information contained in this Report from the sources from which it was obtained, Toxics Targeting, Inc. shall refund to the original purchaser the full purchase price paid for the Report. The remedy stated above is the exclusive remedy extended to the Purchaser by Toxics Targeting, Inc. for any failure of the Report to conform with this Warranty, or otherwise for breach of this Warranty or any other warranty, whether expressed or implied.

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PLEASE REFER TO PAGES ONE AND FIVE FOR A DESCRIPTION OF SOME OF THE LIMITATIONS OF THIS ENVIRONMENTAL REPORT.

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- *How to Use Your Report*
- *Toxic Site Databases Analyzed In Your Report*
- *Limitations Of the Information In Your Report*

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- *Table One: Number of Identified Toxic Sites By Distance Interval*
- *Table Two: Identified Toxic Sites By Direction*
- *Table Three: Identified Toxic Sites By Category*
- *Table Four: Identified Toxic Sites By Proximity*
- *Map One: One-Mile Radius Map*
- *Map Two: Half-Mile Radius Map*
- *Map Three: Eighth-Mile Radius Map*
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- *Map Five: Tax Parcel Map*
- *Table Five: Tax Parcel Map Information Table*

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- *Unmappable Sites*
- *Hazardous Waste Codes*
- *Information Source Guide*

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Introduction

Toxics Targeting has combined environmental database searches, extensive regulatory analysis and sophisticated mapping techniques to produce your *Environmental Report.* It checks for the presence of 25 categories of government-reported toxic sites and provides detailed, up-to-date information on each identified site. The findings of your report are presented in an easy-to-understand format that:

1. ***Maps*** the approximate locations of selected government-reported toxic sites identified on or near a specified target address.

2. ***Estimates*** the distance and direction between the target address and each identified toxic site.

3. ***Reports*** air and water permit non-compliance and other regulatory violations.

4. ***Profiles*** some aspects of the usage, manufacture, storage, handling, transport or disposal of toxic chemicals at individual sites.

5. ***Summarizes*** some potential health effect information and drinking water standards for selected chemicals reported at individual sites.

The Three Sections Of Your Report

The first section highlights your report's findings by summarizing identified sites according to: **a)** distance intervals, **b)** direction, **c)** proximity to the target address and **d)** individual site categories. In addition, the locations of all identified toxic sites are illustrated on individual maps for each radius search distance used in your report. A close-up map illustrates the locations of all identified toxic sites, at the shortest radius search distance used in your report. Finally, a map of tax parcels and a table of selected information about those parcels are included.

The second section of your report contains *Toxic Site Profiles* that provide detailed information on each identified toxic site. The information in each *Toxic Site Profile* varies according to its source. Some toxic site categories have extensive information and some have limited information. All the information is updated on a regular basis.

The third section of the report contains appendices that identify: **1)** on-site spills reported to the national Emergency Response Notification System (ERNS), **2)** various toxic sites that cannot be mapped due to incomplete or erroneous addresses or other mapping problems, **3)** codes that characterize hazardous wastes reported at various facilities, **4)** methods used to map toxic sites identified in your report and **5)** information sources used in your report.

How to Use Your Report

- Check Table One to see the number of identified sites by distance intervals.

- Check Table Two to see identified sites sorted by direction.

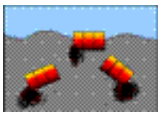
- Check Table Three to see identified sites ranked by proximity to the target address.

- Check Table Four to see identified sites sorted by site categories.

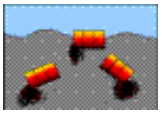
- Use Table Five to get info for the subject parcel and every parcel found on the Tax Parcel Map
- Refer to the various maps to see the locations of identified toxic sites. Refer to the *Toxic Site Profile* and *Appendix* sections for additional information.

Toxic Site Databases Analyzed In Your Report

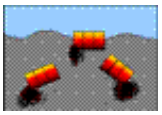
Search Radius

One-Mile 

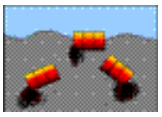
1) ***National Priority List for Federal Superfund Cleanup****:* a listing of sites known to pose environmental or health hazards that are being investigated or cleaned up under the Federal Superfund program.

Half-Mile 

2) ***Delisted National Priority List Sites****:* a listing of NPL sites that have been removed from the National Priority List.

One-Mile 

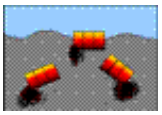
3) ***New York Inactive Hazardous Waste Disposal Site Registry****:* a state listing of sites that can pose environmental or public health hazards requiring investigation or clean up.

One-Mile 

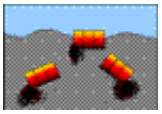
4) ***New York Inactive Hazardous Waste Disposal Site Registry Qualifying****:* a state listing of sites that qualify for possible inclusion to the NYS DEC Inactive Haz. Waste Disposal Site Registry.

One-Mile 

5) ***New York and Federal RCRA Corrective Action Activity (CORRACTS):*** waste facilities with RCRA corrective action activity reported by the USEPA and NYS DEC.

Half-Mile 

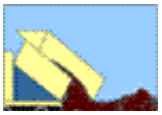
6) ***CERCLIS*** (Comprehensive Environmental Response, Compensation and Liability Information System): a federal listing of Non-NFRAP sites that can pose environmental or public health hazards requiring investigation or clean up.

Half-Mile 

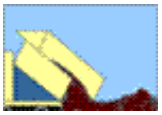
7) ***CERCLIS NFRAP:*** a federal listing of CERCLIS sites that have no further remedial action planned.

Half-Mile 

8) ***NYS & NYC Brownfield Program Sites****:* a listing of sites that are abandoned, idled or under-used industrial and commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.

Half-Mile 

9) ***New York Solid Waste Facilities Registry****:* active and inactive landfills, incinerators, transfer stations or other solid waste management facilities.

Half-Mile 

10) ***New York City 1934 Solid Waste Sites****:* a listing of solid waste disposal sites operated by New York City municipal authorities circa 1934.

Half-Mile 

11) ***New York and Federal Hazardous Waste Treatment, Storage or Disposal Facilities****:* sites reported by the NYS manifest system and the USEPA's Resource Conservation and Recovery Act Information System (RCRIS). Also includes the following database:

- ***RCRA violations:*** waste facilities with violations reported by the USEPA pursuant to the Resource Conservation and Recovery Act.

Half-Mile 

12) ***Toxic Spills: active and inactive or closed*** spills reported to state environmental authorities, including *remediated* and *unremediated* leaking underground storage tanks. This database includes the following categories:

- Tank Failures
- Tank Test Failures
- Unknown Spill Cause or Other Spill Causes
- Miscellaneous Spill Causes

Eighth-Mile 

13) ***New York State Major Oil Storage Facilities****:* sites with more than a 400,000 gallon capacity for storing petroleum products.

Eighth-Mile 

14) ***New York State Petroleum Bulk Storage Facilities****:* sites with more than an 1,100 gallon capacity for storing petroleum products.

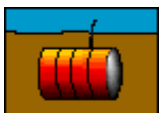
Eighth-Mile 

15) ***New York City Fire Dept Tank Data****:* tank data from 1997.

Eighth-Mile 

16) ***New York and Federal Hazardous Waste Generators and Transporters****:* sites reported by the NYS manifest system and the USEPA's Resource Conservation and Recovery Act Information System (RCRA). Also includes the following database:

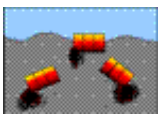
- ***RCRA violations:*** waste facilities with violations reported by the USEPA pursuant to the Resource Conservation and Recovery Act.

Eighth-Mile 

17) ***New York Chemical Bulk Storage Facilities****:* sites storing hazardous substances listed in 6 NYCRR Part 597 in aboveground tanks with capacities of 185 gallons or more and/or underground tanks of any size

Eighth-Mile 

18) ***Historic New York City Utility Sites (1890's to 1940's)****:* power generating stations, manufactured gas plants, gas storage facilities, maintenance yards and other gas and electric utility sites.

Half-Mile 

19) ***New York Hazardous Substance Disposal Site Draft Study****:* a state listing of sites contaminated with toxic substances that can pose environmental or public health hazards. These sites were not eligible for state clean up funding programs.

Eighth-Mile 

20) ***Federal Toxic Release Inventory Facilities****:* discharges of selected toxic chemicals to air, land, water or treatment facilities.

Eighth-Mile 

21) ***Federal Air Discharges****:* air pollution point sources monitored by U.S. EPA and/or state and local air regulatory agencies.

Eighth-Mile 

22) ***Federal Permit Compliance System Toxic Wastewater Discharges:*** permitted toxic wastewater discharges.

Eighth-Mile 

23) ***Federal Civil and Administrative Enforcement Docket****:* judiciary cases filed on behalf of the U. S. Environmental Protection Agency by the Department of Justice.

On-site only (250 ft) 

24) ***New York City Environmental Quality Review (CEQR) – E Designation Sites****:* parcels assigned a special environmental ("E") designation under the CEQR process. E designation requires specific protocols that must be followed.

Property only 

25) ***ERNS: Federal Emergency Response Notification System Spills****:* a listing of federally reported spills.

Limitations Of The Information In Your Report

The information presented in your *Environmental Report* has been obtained from various local, state and federal government agencies. Please be aware that: **1)** additional information on individual sites may be available, **2)** newly discovered sites are continually reported and **3)** all map locations are approximate. As a result, this report is intended to be the FIRST STEP in the process of identifying and evaluating possible environmental threats to specific properties and can only serve as a guide for conducting on-site visits or additional, more detailed toxic hazard research.

Toxics Targeting tries to ensure that the information in your report is presented accurately and with minimal alteration. Systematic changes are made to correct obvious address errors in order to allow sites to be mapped. Any address changes that are made are noted in the map information section at the top of each corresponding *Toxic Site Profile*. Some information that has been withheld by government authorities remains included in Toxic Site Profiles and is identified as archival information. Since the information presented in your report is not edited, please be aware that it can contain reporting errors or typographical mistakes made by the site owners/operators or government agencies that produced the information. Also please be aware of some other limitations of the information in your report:

- The digital map used by *Toxics Targeting* is the same one used by the U. S. Census or local authorities in New York City. While the map is generally accurate, no map is perfect. In addition, *Toxics Targeting's* mapping methods estimate where toxic site addresses are located if the address is not specifically designated. FOR THESE REASONS, ALL MAP LOCATIONS OF ADDRESSES AND REPORTED TOXIC SITES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY ON-SITE VISITS;

- UNDISCOVERED, UNREPORTED OR UNMAPPABLE TOXIC SITES MIGHT NOT BE IDENTIFIED BY THIS REPORT'S CHECK OF 25 TOXIC SITE CATEGORIES. TOXIC SITES REPORTED IN OTHER GOVERNMENT DATABASES MIGHT ALSO EXIST. FOR THESE REASONS, YOUR REPORT MIGHT NOT IDENTIFY ALL THE TOXIC SITES THAT EXIST IN THE AREA IT SEARCHES;

- The appendix of your report contains a listing of sites that could not be mapped due to incomplete or erroneous address information or other mapping problems. This listing includes unmappable toxic sites in the zip codes searched for the report as well as toxic sites without zip codes reported in the same county. IF YOU WOULD LIKE INFORMATION ON ANY OF THE LISTED SITES, PLEASE CONTACT *TOXICS TARGETING AND REFER TO THE SITE ID NUMBER.*

- New York State Department of Environmental Conservation Remediation Site Borders are approximate and may not align with tax parcel boundaries mapped by local authorities or the digital map used by the US Census Bureau. As a result, Remediation Site Borders may overlap parcels that do not involve site remediation activities. Selected parcels also can involve multiple Remediation Site Borders. Refer to individual site profiles for more information. Sites without profiles include potential new sites or sites that have not yet been publicly listed by DEC.

- Some toxic sites identified in your report may be classified as **known hazards**. Most of the toxic sites identified in your report involve **potential hazards** related to the on-site use, manufacture, handling, storage, transport or disposal of toxic chemicals. Some of the toxic sites identified in your report may be the addresses of parties responsible for toxic sites located elsewhere. YOU SHOULD ONLY CONCLUDE THAT TOXIC HAZARDS ACTUALLY EXIST AT A SPECIFIC SITE WHEN GOVERNMENT AUTHORITIES MAKE THAT DETERMINATION OR WHEN THAT CONCLUSION IS FULLY DOCUMENTED BY THE FINDINGS OF AN APPROPRIATE SITE INVESTIGATION UNDERTAKEN BY LICENSED PROFESSIONALS;

- Compass directions and distances are approximate. Compass directions are calculated from the subject property address to the mapped location of each identified toxic site. The compass direction does not necessarily refer to the closest property boundary of an identified toxic site. The compass direction also can vary substantially for toxic sites that are located very close to the subject property address.

- The information presented in your report is a summary of the information that *Toxics Targeting* obtains from government agencies on reported toxic sites. YOU MAY BE ABLE TO OBTAIN ADDITIONAL INFORMATION ABOUT REPORTED SITES WITH THE FREEDOM OF INFORMATION REQUEST FORM LETTERS THAT ARE PROVIDED ON THE INSIDE OF THE BACK COVER.

Section One:

Report Summary

- *Table One: Number of Identified Toxic Sites By Distance Interval*
- *Table Two: Identified Toxic Sites By Direction*
- *Table Three: Identified Toxic Sites By Category*
- *Table Four: Identified Toxic Sites By Proximity*
- *Map One: One-Mile Radius Map*
- *Map Two: Half-Mile Radius Map*
- *Map Three: Eighth-Mile Radius Map*
- *Map Four: Eighth-Mile Radius Close up Map*
- *Map Five: Tax Parcel Map*
- *Table Five: Tax Parcel Map Information Table*

NUMBER OF IDENTIFIED SITES BY DISTANCE INTERVAL

Database Searched	0 − 100 ft	100 ft − 1/8 mi	1/8 mi − 1/4 mi	1/4 mi − 1/2 mi	1/2 mi − 1 mi	Site Category Totals
ASTM−Required 1 Mile Search						
National Priority List (NPL) Sites	0	0	0	0	0	0
NYS Inactive Hazardous Waste Disposal Site Registry	0	0	0	0	1	1
NYS Inactive Haz Waste Disposal Site Registry Qualifying	0	0	0	0	0	0
RCRA Corrective Action (CORRACTS) Sites	0	0	0	0	0	0
ASTM−Required 1/2 Mile Search						
Delisted National Priority List (NPL) Sites	0	0	0	0	Not searched	0
CERCLIS Superfund Non−NFRAP Sites	0	0	0	1	Not searched	1
CERCLIS Superfund NFRAP Sites	0	0	0	0	Not searched	0
Brownfields Sites						
Voluntary Cleanup Program	0	0	0	0	Not searched	0
Environmental Restoration Program	0	0	0	0	Not searched	0
Brownfield Cleanup Program	0	0	0	0	Not searched	0
NYC Voluntary Cleanup Program	0	0	0	0	Not searched	0
NYSDEC Solid Waste Facilities / Landfills	0	0	0	0	Not searched	0
RCRA Hazardous Waste Treatment, Storage, Disposal Sites	0	0	0	0	Not searched	0
NYS Toxic Spills						
Active Tank Failures	0	0	0	0	Not searched	0
Active Tank Test Failures	0	0	0	1	Not searched	1
Active Spills − Unknown / Other Causes	0	0	0	1	Not searched	1
Active Spills − Miscellaneous Causes	0	0	1	0(1)	Not searched	1(1)
Closed Tank Failures	0	0	0	2	Not searched	2
Closed Tank Test Failures	0	1	3	8	Not searched	12
Closed Spills − Unknown / Other Causes	0	1	5	18	Not searched	24
Closed Spills − Miscellaneous Causes	0	5	1(12)	1(51)	Not searched	7(63)
ASTM−Required Property & Adjacent Property (1/8 Mile Search)						
NYS Major Oil Storage Facilities	0	0	Not searched	Not searched	Not searched	0
Local & State Petroleum Bulk Storage Sites	0	4	Not searched	Not searched	Not searched	4
RCRA Hazardous Waste Generators & Transporters	0	3	Not searched	Not searched	Not searched	3
NYS Chemical Bulk Storage Sites	0	0	Not searched	Not searched	Not searched	0
Historic Utility Facilities	0	0	Not searched	Not searched	Not searched	0
ASTM−Required On−Site Only Search						
NYC Environmental Quality Review Requirements ("E") Sites*	0	0	Not searched	Not searched	Not searched	0
Emergency Response Notification System (ERNS)	0	Not searched	Not searched	Not searched	Not searched	0
Institutional Controls / Engineering Controls (IC/EC)	See databases for NPL, CERCLIS, Inactive Hazardous Waste Disposal Site Registry and Brownfield Sites.					
ASTM−Required Databases Distance Interval Totals	**0**	**14**	**10(12)**	**32(52)**	**1**	**57(64)**

Numbers in ( ) indicate spills not mapped and profiled in this report, and are listed at the end of the active and closed spills sections. See these lists for a description of the parameters involved with identifying these spills.

* NYC Environmental Quality Review Requirements ("E") Sites were searched at 250 feet.

NOTE: Table continues on next page.

Non−ASTM Databases 1/2 Mile Search						
1934 NYC Municipal Waste Landfills	0	0	0	0	Not searched	0
Hazardous Substance Waste Disposal Sites	0	0	0	0	Not searched	0
Non−ASTM Databases 1/8 Mile Search						
Toxic Release Inventory Sites (TRI)	0	0	Not searched	Not searched	Not searched	0
Permit Compliance System (PCS) Toxic Wastewater Discharges	0	0	Not searched	Not searched	Not searched	0
Air Discharges	0	1	Not searched	Not searched	Not searched	1
Civil & Administrative Enforcement Docket Facilities	0	0	Not searched	Not searched	Not searched	0
Non−ASTM Databases Distance Interval Totals	**0**	**1**	**0**	**0**	**Not Searched**	**1**
Distance Interval Totals	***0***	***15***	***10(12)***	***32(52)***	***1***	***58(64)***

Numbers in ( ) indicate spills not mapped and profiled in this report, and are listed at the end of the active and closed spills sections. See these lists for a description of the parameters involved with identifying these spills.

Identified Toxic Sites by Direction

15−33 Clintonville Street
Queens, NY 11357

* Compass directions can vary substantially for sites located very close to the subject property address.

Sites less than 100 feet from subject property sorted by distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
No sites found less than 100 feet from subject property				

Sites between 100 ft and 660 ft from the subject property sorted by direction and distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
55	CONSOLIDATED EDISON	V58657−154TH ST & CROSS IS PKY	500 feet to the ENE	Hazardous Waste Generator/Transporter
8	154−18CROSS IS PKWY/NYTEL	154−18 CROSS ISLAND PKWY	544 feet to the ESE	Closed Status Tank Test Failure
53	VERIZON WIRELESS	154−18 CROSS ISLAND PARKWAY	559 feet to the ESE	Petroleum Bulk Storage Site
57	BELL ATLANTIC	154−18 CROSS ISLAND EXPY	565 feet to the ESE	Hazardous Waste Generator/Transporter
44	15−45 CLINTONVILLE ST	15−45 CLINTONVILLE ST	165 feet to the SSE*	Closed Status Spill (Misc. Spill Cause)
54	ST. LUKE'S CHURCH	16−34 CLINTONVILLE STREET	595 feet to the S	Petroleum Bulk Storage Site
45	CROSS ISLAND SERVICE RD/	CLINTONVILLE ST & CROSS I	252 feet to the NW	Closed Status Spill (Misc. Spill Cause)
56	SERVICE STATION	1480 CLINTONVILLE ST	536 feet to the NW	Hazardous Waste Generator/Transporter
58	SUNOCO (HUSSONG SVC.	14−80 CLINTONVILLE S	538 feet to the NW	Air Discharge Site
52	WHITESTONE AUTO CENTER INC	150−65 CROSS ISLAND PARKWAY	556 feet to the NW	Petroleum Bulk Storage Site
20	SUNOCO	14−80 CLINTONVILLE ST	566 feet to the NW	Closed Status Spill (Unk/Other Cause)
47	14−80 CLINTON VILLE ST.	14−80 CLINTON VILLE ST.	566 feet to the NW	Closed Status Spill (Misc. Spill Cause)
48	SPILL NUMBER 0205582	150−65 CROSS ISLAND PARKW	566 feet to the NW	Closed Status Spill (Misc. Spill Cause)
46	CLINTONVILLE ST	N/B S/R CIP CLINTONVILLE	362 feet to the NNW	Closed Status Spill (Misc. Spill Cause)
51	DEWITT CLINTON OWNERS CORP.	151−05 CROSS ISLAND PARKWAY	440 feet to the NNW	Petroleum Bulk Storage Site

Sites equal to or greater than 660 ft from subject property sorted by direction and distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
9	153−45 CROSS ISLAND PKWY	153−45 CROSS ISLAND PKWY	777 feet to the N	Closed Status Tank Test Failure
49	SPILL NUMBER 0405743	152−15 14 ROAD	1209 feet to the N	Closed Status Spill (Misc. Spill Cause)

30	SPILL NUMBER 0007487	12−14 152ND ST	1820 feet to the N	Closed Status Spill (Unk/Other Cause)
16	PS 193	152−20 11TH AVE	2147 feet to the N	Closed Status Tank Test Failure
17	152−20 11TH AVE	152−20 11TH AVE	2147 feet to the N	Closed Status Tank Test Failure
18	152−20 11TH AV/QUNS/PS193	152−20 11TH AVENUE	2147 feet to the N	Closed Status Tank Test Failure
50	RESI: TONIS	152−29 11TH AV	2366 feet to the N	Closed Status Spill (Misc. Spill Cause)
43	152−02 TENTH AVENUE	152−02 TENTH AVENUE	2576 feet to the N	Closed Status Spill (Unk/Other Cause)
1	FORMER JOHNNY ON THE SPOT DRYCLEANERS	152−45 TO 153−01 10TH AVENUE	2883 feet to the N	NYSDEC Inactive Haz Waste Disposal Site
4	COMMERCIAL/ APT BUILDING	11−05 154TH ST	2233 feet to the NNE	Active Haz Spill (Unknown/Other Cause)
40	10−30 154TH STREET	10−30 154TH STREET	2361 feet to the NNE	Closed Status Spill (Unk/Other Cause)
39	14TH AVE & 160TH ST/QUEEN	14TH AVE & 160TH ST	2296 feet to the ENE	Closed Status Spill (Unk/Other Cause)
41	SEWER MANHOLE IFO	14−35 161ST ST	2457 feet to the ENE	Closed Status Spill (Unk/Other Cause)
25	157−05 CROSS ISLAND PKWAY	157−05 CROSS ISLAND PKWAY	1310 feet to the E	Closed Status Spill (Unk/Other Cause)
35	160TH/CROSS ISLAND PKWY	160TH ST EXIT	1994 feet to the E	Closed Status Spill (Unk/Other Cause)
37	MANHOLE 16318	16TH AVE /160TH ST	2032 feet to the ESE	Closed Status Spill (Unk/Other Cause)
21	MANHOLE VS8517	154−18 LOCKE AV	772 feet to the SE	Closed Status Spill (Unk/Other Cause)
15	CLEARVIEW NURSING HOME	157−15 19TH AVE	2021 feet to the SE	Closed Status Tank Test Failure
36	CLEARVIEW NURSING HOME	157−15 19TH AVE	2021 feet to the SE	Closed Status Spill (Unk/Other Cause)
38	CUMBERLAND FARMS # 70325	17−55 FRANCIS LEWIS BLVD	2269 feet to the SE	Closed Status Spill (Unk/Other Cause)
7	EXXON GAS STATION	160TH ST/FRANCIS LEWIS BL	2588 feet to the SE	Closed Status Tank Failure
24	17−22 154TH STREET	17−22 154TH ST	1160 feet to the SSE	Closed Status Spill (Unk/Other Cause)
12	WHITESTONE GASOLINE INC − MISC	17−46 CLINTONVILLE ST	1351 feet to the SSE	Closed Status Tank Test Failure
13	SPEEDY MART	17−46 CLINTONVILLE ST	1351 feet to the SSE	Closed Status Tank Test Failure
26	17−46 CLINTONVILLE	17−46 CLINTONVILLE	1351 feet to the SSE	Closed Status Spill (Unk/Other Cause)
34	TWO QT RELEASE FROM AERIAL XFMR	18−12 150 STREET	1944 feet to the SW	Closed Status Spill (Unk/Other Cause)
14	EXXONMOBIL	15−04 149TH ST	1939 feet to the W	Closed Status Tank Test Failure
31	MOBIL GAS STATION 12847	15−04 149TH STREET	1939 feet to the W	Closed Status Spill (Unk/Other Cause)
32	GAS STATION	15−04 149TH ST	1939 feet to the W	Closed Status Spill (Unk/Other Cause)
33	MOBILE #17HHC	15−04 149TH STREET	1939 feet to the W	Closed Status Spill (Unk/Other Cause)
5	GAS STATION − CITYGAS −MTBE	150−17 CROSS ISLAND PKWY	896 feet to the WNW	Active Haz Spill (Misc. Spill Cause)
10	CITYGAS	150−17 CROSS ISLAND PKWY	896 feet to the WNW	Closed Status Tank Test Failure
11	PBS #2−600357	150−17 CROSS ISLAND PKWAY	896 feet to the WNW	Closed Status Tank Test Failure
22	CITYGAS	150−17 CROSS ISLAND PKWY	896 feet to the WNW	Closed Status Spill (Unk/Other Cause)
23	CROSS ISLAND PARKWAY	MURRAY ST & CROSS ISLAND	957 feet to the WNW	Closed Status Spill (Unk/Other Cause)
28	ROCCO MANNILIO	149 −56 14TH AVE	1479 feet to the WNW	Closed Status Spill (Unk/Other Cause)
3	SHELL	149−10 14TH AVE	1803 feet to the WNW	Active Tank Test Failure
6	SHELL	149−10 14TH AVE	1803 feet to the WNW	Closed Status Tank Failure
27	GULDE (RICHARD) PROPERTY	15047 14TH AVE	1384 feet to the NNW	Closed Status Spill (Unk/Other Cause)
29	SPILL NUMBER 0211081	12−46 CLINTONVILLE ST	1583 feet to the NNW	Closed Status Spill (Unk/Other Cause)
2	NEO SMELTING AND REFINING	150−40 11TH AVE	2120 feet to the NNW	CERCLIS Superfund Non−NFRAP Site
19	150−42 11TH AVE	150−42 11TH AVENUE	2201 feet to the NNW	Closed Status Tank Test Failure
42	10TH AV AUTO SERVICE	10−02 CLINTONVILLE AV	2570 feet to the NNW	Closed Status Spill (Unk/Other Cause)

Identified Toxic Sites by Category

15−33 Clintonville Street
Queens, NY 11357

* Compass directions can vary substantially for sites located very close to the subject property address.

NYSDEC Inactive Haz. Waste Disposal Site Registry −− Total Sites − 1 — **Database searched at 1 MILE − ASTM required search distance: 1 Mile**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
1	241125	FORMER JOHNNY ON THE SPOT DRYCLEANERS	152−45 TO 153−01 10TH AVENUE	2883 feet to the N

CERCLIS Superfund Non−NFRAP Sites −− Total Sites − 1 — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
2	NYN000206646	NEO SMELTING AND REFINING	150−40 11TH AVE	2120 feet to the NNW

Active Tank Test Failures −− Total Sites − 1 — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
3	9213668	SHELL	149−10 14TH AVE	1803 feet to the WNW

Active Haz Spills (Unknown Causes & Other Causes) −− Total Sites − 1 — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
4	0709289	COMMERCIAL/ APT BUILDING	11−05 154TH ST	2233 feet to the NNE

Active Haz Spills (Miscellaneous Spill Causes) −− Total Sites − 1 — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
5	9705304	GAS STATION − CITYGAS −MTBE	150−17 CROSS ISLAND PKWY	896 feet to the WNW

Closed Status Tank Failures −− Total Sites − 2 — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
6	9005195	SHELL	149−10 14TH AVE	1803 feet to the WNW
7	9707320	EXXON GAS STATION	160TH ST/FRANCIS LEWIS BL	2588 feet to the SE

Closed Status Tank Test Failures −− Total Sites − 12 — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
8	8800969	154−18CROSS IS PKWY/NYTEL	154−18 CROSS ISLAND PKWY	544 feet to the ESE
9	9003326	153−45 CROSS ISLAND PKWY	153−45 CROSS ISLAND PKWY	777 feet to the N
10	9001764	CITYGAS	150−17 CROSS ISLAND PKWY	896 feet to the WNW
11	0906463	PBS #2−600357	150−17 CROSS ISLAND PKWAY	896 feet to the WNW
12	0402801	WHITESTONE GASOLINE INC − MISC	17−46 CLINTONVILLE ST	1351 feet to the SSE
13	0210440	SPEEDY MART	17−46 CLINTONVILLE ST	1351 feet to the SSE
14	0209634	EXXONMOBIL	15−04 149TH ST	1939 feet to the W
15	0201426	CLEARVIEW NURSING HOME	157−15 19TH AVE	2021 feet to the SE
16	9914175	PS 193	152−20 11TH AVE	2147 feet to the N
17	9300401	152−20 11TH AVE	152−20 11TH AVE	2147 feet to the N
18	9101757	152−20 11TH AV/QUNS/PS193	152−20 11TH AVENUE	2147 feet to the N
19	9406584	150−42 11TH AVE	150−42 11TH AVENUE	2201 feet to the NNW

Closed Status Spills (Unknown Causes & Other Causes) −− Total Sites − 24 — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
20	9605312	SUNOCO	14−80 CLINTONVILLE ST	566 feet to the NW
21	0103372	MANHOLE VS8517	154−18 LOCKE AV	772 feet to the SE
22	9208820	CITYGAS	150−17 CROSS ISLAND PKWY	896 feet to the WNW
23	0002554	CROSS ISLAND PARKWAY	MURRAY ST & CROSS ISLAND	957 feet to the WNW
24	8709853	17−22 154TH STREET	17−22 154TH ST	1160 feet to the SSE
25	9703152	157−05 CROSS ISLAND PKWAY	157−05 CROSS ISLAND PKWAY	1310 feet to the E

26	9414561	17−46 CLINTONVILLE	17−46 CLINTONVILLE	1351 feet to the SSE
27	0107743	GULDE (RICHARD) PROPERTY	15047 14TH AVE	1384 feet to the NNW
28	1110478	ROCCO MANNILIO	149 −56 14TH AVE	1479 feet to the WNW
29	0211081	SPILL NUMBER 0211081	12−46 CLINTONVILLE ST	1583 feet to the NNW
30	0007487	SPILL NUMBER 0007487	12−14 152ND ST	1820 feet to the N
31	1410112	MOBIL GAS STATION 12847	15−04 149TH STREET	1939 feet to the W
32	0912641	GAS STATION	15−04 149TH ST	1939 feet to the W
33	0509555	MOBILE #17HHC	15−04 149TH STREET	1939 feet to the W
34	0704364	TWO QT RELEASE FROM AERIAL XFMR	18−12 150 STREET	1944 feet to the SW
35	9514491	160TH/CROSS ISLAND PKWY	160TH ST EXIT	1994 feet to the E
36	9806889	CLEARVIEW NURSING HOME	157−15 19TH AVE	2021 feet to the SE
37	0206447	MANHOLE 16318	16TH AVE /160TH ST	2032 feet to the ESE
38	0810060	CUMBERLAND FARMS # 70325	17−55 FRANCIS LEWIS BLVD	2269 feet to the SE
39	9000986	14TH AVE & 160TH ST/QUEEN	14TH AVE & 160TH ST	2296 feet to the ENE
40	9907926	10−30 154TH STREET	10−30 154TH STREET	2361 feet to the NNE
41	1001402	SEWER MANHOLE IFO	14−35 161ST ST	2457 feet to the ENE
42	9905457	10TH AV AUTO SERVICE	10−02 CLINTONVILLE AV	2570 feet to the NNW
43	9311414	152−02 TENTH AVENUE	152−02 TENTH AVENUE	2576 feet to the N

Closed Status Spills (Miscellaneous Spill Causes) −− Total Sites − 7 — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
44	8901493	15−45 CLINTONVILLE ST	15−45 CLINTONVILLE ST	165 feet to the SSE*
45	0107233	CROSS ISLAND SERVICE RD/	CLINTONVILLE ST & CROSS I	252 feet to the NW
46	0107154	CLINTONVILLE ST	N/B S/R CIP CLINTONVILLE	362 feet to the NNW
47	9308789	14−80 CLINTON VILLE ST.	14−80 CLINTON VILLE ST.	566 feet to the NW
48	0205582	SPILL NUMBER 0205582	150−65 CROSS ISLAND PARKW	566 feet to the NW
49	0405743	SPILL NUMBER 0405743	152−15 14 ROAD	1209 feet to the N
50	0006545	RESI: TONIS	152−29 11TH AV	2366 feet to the N

Petroleum Bulk Storage Sites −− Total Sites − 4 — **Database searched at 1/8 MILE − ASTM required search distance: Property & Adjacent**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
51	2−065269	DEWITT CLINTON OWNERS CORP.	151−05 CROSS ISLAND PARKWAY	440 feet to the NNW
52	2−236764	WHITESTONE AUTO CENTER INC	150−65 CROSS ISLAND PARKWAY	556 feet to the NW
53	2−343951	VERIZON WIRELESS	154−18 CROSS ISLAND PARKWAY	559 feet to the ESE
54	2−323187	ST. LUKE'S CHURCH	16−34 CLINTONVILLE STREET	595 feet to the S

Hazardous Waste Generators, Transporters −− Total Sites − 3 — **Database searched at 1/8 MILE − ASTM required search distance: Property & Adjacent**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
55	NYP004050639	CONSOLIDATED EDISON	V58657−154TH ST & CROSS IS PKY	500 feet to the ENE
56	NYD000698480	SERVICE STATION	1480 CLINTONVILLE ST	536 feet to the NW
57	NYR000078055	BELL ATLANTIC	154−18 CROSS ISLAND EXPY	565 feet to the ESE

Air Discharge Sites −− Total Sites − 1 — **Database searched at 1/8 MILE − Non−ASTM Database**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
58	3608100360	SUNOCO (HUSSONG SVC.	14−80 CLINTONVILLE S	538 feet to the NW

Identified Toxic Sites by Proximity

15−33 Clintonville Street, Queens, NY 11357

* Compass directions can vary substantially for sites located very close to the subject property address.

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
44	15−45 CLINTONVILLE ST	15−45 CLINTONVILLE ST	165 feet to the SSE*	Closed Status Spill (Misc. Spill Cause)
45	CROSS ISLAND SERVICE RD/	CLINTONVILLE ST & CROSS I	252 feet to the NW	Closed Status Spill (Misc. Spill Cause)
46	CLINTONVILLE ST	N/B S/R CIP CLINTONVILLE	362 feet to the NNW	Closed Status Spill (Misc. Spill Cause)
51	DEWITT CLINTON OWNERS CORP.	151−05 CROSS ISLAND PARKWAY	440 feet to the NNW	Petroleum Bulk Storage Site
55	CONSOLIDATED EDISON	V58657−154TH ST & CROSS IS PKY	500 feet to the ENE	Hazardous Waste Generator/Transporter
56	SERVICE STATION	1480 CLINTONVILLE ST	536 feet to the NW	Hazardous Waste Generator/Transporter
58	SUNOCO (HUSSONG SVC.	14−80 CLINTONVILLE S	538 feet to the NW	Air Discharge Site
8	154−18CROSS IS PKWY/NYTEL	154−18 CROSS ISLAND PKWY	544 feet to the ESE	Closed Status Tank Test Failure
52	WHITESTONE AUTO CENTER INC	150−65 CROSS ISLAND PARKWAY	556 feet to the NW	Petroleum Bulk Storage Site
53	VERIZON WIRELESS	154−18 CROSS ISLAND PARKWAY	559 feet to the ESE	Petroleum Bulk Storage Site
57	BELL ATLANTIC	154−18 CROSS ISLAND EXPY	565 feet to the ESE	Hazardous Waste Generator/Transporter
20	SUNOCO	14−80 CLINTONVILLE ST	566 feet to the NW	Closed Status Spill (Unk/Other Cause)
47	14−80 CLINTON VILLE ST.	14−80 CLINTON VILLE ST.	566 feet to the NW	Closed Status Spill (Misc. Spill Cause)
48	SPILL NUMBER 0205582	150−65 CROSS ISLAND PARKW	566 feet to the NW	Closed Status Spill (Misc. Spill Cause)
54	ST. LUKE'S CHURCH	16−34 CLINTONVILLE STREET	595 feet to the S	Petroleum Bulk Storage Site
21	MANHOLE VS8517	154−18 LOCKE AV	772 feet to the SE	Closed Status Spill (Unk/Other Cause)
9	153−45 CROSS ISLAND PKWY	153−45 CROSS ISLAND PKWY	777 feet to the N	Closed Status Tank Test Failure
5	GAS STATION − CITYGAS −MTBE	150−17 CROSS ISLAND PKWY	896 feet to the WNW	Active Haz Spill (Misc. Spill Cause)
10	CITYGAS	150−17 CROSS ISLAND PKWY	896 feet to the WNW	Closed Status Tank Test Failure
11	PBS #2−600357	150−17 CROSS ISLAND PKWAY	896 feet to the WNW	Closed Status Tank Test Failure
22	CITYGAS	150−17 CROSS ISLAND PKWY	896 feet to the WNW	Closed Status Spill (Unk/Other Cause)
23	CROSS ISLAND PARKWAY	MURRAY ST & CROSS ISLAND	957 feet to the WNW	Closed Status Spill (Unk/Other Cause)
24	17−22 154TH STREET	17−22 154TH ST	1160 feet to the SSE	Closed Status Spill (Unk/Other Cause)
49	SPILL NUMBER 0405743	152−15 14 ROAD	1209 feet to the N	Closed Status Spill (Misc. Spill Cause)
25	157−05 CROSS ISLAND PKWAY	157−05 CROSS ISLAND PKWAY	1310 feet to the E	Closed Status Spill (Unk/Other Cause)
12	WHITESTONE GASOLINE INC − MISC	17−46 CLINTONVILLE ST	1351 feet to the SSE	Closed Status Tank Test Failure
13	SPEEDY MART	17−46 CLINTONVILLE ST	1351 feet to the SSE	Closed Status Tank Test Failure
26	17−46 CLINTONVILLE	17−46 CLINTONVILLE	1351 feet to the SSE	Closed Status Spill (Unk/Other Cause)
27	GULDE (RICHARD) PROPERTY	15047 14TH AVE	1384 feet to the NNW	Closed Status Spill (Unk/Other Cause)
28	ROCCO MANNILIO	149 −56 14TH AVE	1479 feet to the WNW	Closed Status Spill (Unk/Other Cause)
29	SPILL NUMBER 0211081	12−46 CLINTONVILLE ST	1583 feet to the NNW	Closed Status Spill (Unk/Other Cause)
3	SHELL	149−10 14TH AVE	1803 feet to the WNW	Active Tank Test Failure
6	SHELL	149−10 14TH AVE	1803 feet to the WNW	Closed Status Tank Failure
30	SPILL NUMBER 0007487	12−14 152ND ST	1820 feet to the N	Closed Status Spill (Unk/Other Cause)
14	EXXONMOBIL	15−04 149TH ST	1939 feet to the W	Closed Status Tank Test Failure
31	MOBIL GAS STATION 12847	15−04 149TH STREET	1939 feet to the W	Closed Status Spill (Unk/Other Cause)
32	GAS STATION	15−04 149TH ST	1939 feet to the W	Closed Status Spill (Unk/Other Cause)
33	MOBILE #17HHC	15−04 149TH STREET	1939 feet to the W	Closed Status Spill (Unk/Other Cause)
34	TWO QT RELEASE FROM AERIAL XFMR	18−12 150 STREET	1944 feet to the SW	Closed Status Spill (Unk/Other Cause)
35	160TH/CROSS ISLAND PKWY	160TH ST EXIT	1994 feet to the E	Closed Status Spill (Unk/Other Cause)
15	CLEARVIEW NURSING HOME	157−15 19TH AVE	2021 feet to the SE	Closed Status Tank Test Failure
36	CLEARVIEW NURSING HOME	157−15 19TH AVE	2021 feet to the SE	Closed Status Spill (Unk/Other Cause)
37	MANHOLE 16318	16TH AVE /160TH ST	2032 feet to the ESE	Closed Status Spill (Unk/Other Cause)
2	NEO SMELTING AND REFINING	150−40 11TH AVE	2120 feet to the NNW	CERCLIS Superfund Non−NFRAP Site
16	PS 193	152−20 11TH AVE	2147 feet to the N	Closed Status Tank Test Failure

17	152−20 11TH AVE	152−20 11TH AVE	2147 feet to the N	Closed Status Tank Test Failure
18	152−20 11TH AV/QUNS/PS193	152−20 11TH AVENUE	2147 feet to the N	Closed Status Tank Test Failure
19	150−42 11TH AVE	150−42 11TH AVENUE	2201 feet to the NNW	Closed Status Tank Test Failure
4	COMMERCIAL/ APT BUILDING	11−05 154TH ST	2233 feet to the NNE	Active Haz Spill (Unknown/Other Cause)
38	CUMBERLAND FARMS # 70325	17−55 FRANCIS LEWIS BLVD	2269 feet to the SE	Closed Status Spill (Unk/Other Cause)
39	14TH AVE & 160TH ST/QUEEN	14TH AVE & 160TH ST	2296 feet to the ENE	Closed Status Spill (Unk/Other Cause)
40	10−30 154TH STREET	10−30 154TH STREET	2361 feet to the NNE	Closed Status Spill (Unk/Other Cause)
50	RESI: TONIS	152−29 11TH AV	2366 feet to the N	Closed Status Spill (Misc. Spill Cause)
41	SEWER MANHOLE IFO	14−35 161ST ST	2457 feet to the ENE	Closed Status Spill (Unk/Other Cause)
42	10TH AV AUTO SERVICE	10−02 CLINTONVILLE AV	2570 feet to the NNW	Closed Status Spill (Unk/Other Cause)
43	152−02 TENTH AVENUE	152−02 TENTH AVENUE	2576 feet to the N	Closed Status Spill (Unk/Other Cause)
7	EXXON GAS STATION	160TH ST/FRANCIS LEWIS BL	2588 feet to the SE	Closed Status Tank Failure
1	FORMER JOHNNY ON THE SPOT DRYCLEANERS	152−45 TO 153−01 10TH AVENUE	2883 feet to the N	NYSDEC Inactive Haz Waste Disposal Site



Toxics Targeting
1 Mile Radius Map

15-33 Clintonville Street

Queens, NY 11357

N

W E

S



Queens County

National Priority List (NPL)

Inactive Hazardous Waste Disposal Registry Site

Inact. Haz Waste Disp. Registry Qualifying

RCRA Corrective Action Facility

Site Location

Waterbody

County Border

Railroad Tracks

1 Mile Radius

1/2 Mile Radius

1/4 Mile Radius

1/8 Mile Radius



Toxics Targeting
1/2 Mile Radius Map

15-33 Clintonville Street

Queens, NY 11357

N

W E

S



Queens County

Delisted NPL Site

CERCLIS Superfund Non-NFRAP Site

CERCLIS Superfund NFRAP Site

Hazardous Waste Treater, Storer, Disposer

Hazardous Substance Waste Disposal Site

Solid Waste Facility

Brownfields Site

Hazardous Material Spill

MTBE Gasoline Additive Spill

Site Location

Waterbody

County Border

Railroad Tracks

1 Mile Radius

1/2 Mile Radius

1/4 Mile Radius

1/8 Mile Radius

1/2 0 1/16 1/8 1/4 1/2

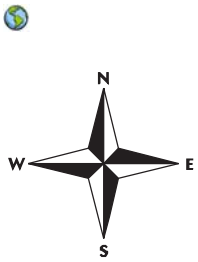
Distance in Miles

Toxics Targeting
1/8 Mile Radius Map

15-33 Clintonville Street

Queens, NY 11357







Queens County

- Major Oil Storage Facility
- Chemical Storage Facility
- Toxic Release
- Wastewater Discharge
- Hazardous Waste Generator, Transp.
- Enforcement Docket Facility
- Air Release
- Env Qual Review E Designation
- Petroleum Bulk Storage Facility
- Historic Utility Site

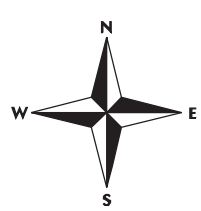
- Site Location
- County Border
- 1/8 Mile Radius
- Waterbody
- Railroad Tracks
- 250 Foot Radius



Toxics Targeting
1/8 Mile Closeup Map

15-33 Clintonville Street

Queens, NY 11357





Queens County

- National Priority List (NPL) *
- Delisted NPL Site **
- CERCLIS Superfund Non-NFRAP Site **
- CERCLIS Superfund NFRAP Site **
- Inactive Hazardous Waste Disposal Registry Site *
- Inact. Haz Waste Disp. Registry Qualifying *
- Hazardous Waste Treater, Storer, Disposer **
- RCRA Corrective Action Facility *
- Hazardous Substance Waste Disposal Site **
- Solid Waste Facility **
- Major Oil Storage Facility ****
- Brownfields Site **
- Chemical Storage Facility ****
- Hazardous Material Spill **
- Toxic Release ****
- MTBE Gasoline Additive Spill **
- Wastewater Discharge ****
- Petroleum Bulk Storage Facility ****
- Hazardous Waste Generator, Transp. ****
- Historic Utility Site ****
- Enforcement Docket Facility ****
- Air Release ****
- Env Qual Review E Designation *****
- Remediation Site Borders

- Site Location
- Waterbody
- County Border
- Railroad Tracks
- 1/8 Mile Radius
- 250 Foot Radius

1/8 0 1/16 1/8

Distance in Miles

* 1 Mile Search Radius

** 1/2 Mile Search Radius

**** 1/8 Mile Search Radius

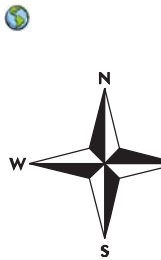
***** Onsite Search (250 Ft)

Toxics Targeting
Tax Parcel Map

15-33 Clintonville Street

Queens, NY 11357







Queens County

- National Priority List (NPL)
- Delisted NPL Site
- CERCLIS Superfund Non-NFRAP Site
- CERCLIS Superfund NFRAP Site
- Inactive Hazardous Waste Disposal Registry Site
- Inact. Haz Waste Disp. Registry Qualifying
- Hazardous Waste Treater, Storer, Disposer
- RCRA Corrective Action Facility
- Hazardous Substance Waste Disposal Site
- Solid Waste Facility
- Major Oil Storage Facility
- Brownfields Site
- Chemical Storage Facility
- Hazardous Material Spill
- Toxic Release
- MTBE Gasoline Additive Spill
- Wastewater Discharge
- Petroleum Bulk Storage Facility
- Hazardous Waste Generator, Transp.
- Historic Utility Site
- Enforcement Docket Facility
- Air Release
- Env Qual Review E Designation
- Remediation Site Borders
- Site Location
- Waterbody
- County Border
- Railroad Tracks

Tax Parcel Information Table

15−33 Clintonville Street
Queens, NY 11357

Subject Parcel or Parcels

BBL #	Address	Owner	Zoning District(s)	Building Class	# of Buildings	Year Built	Assessment	Lot Area
4−04721−0006	1533 CLINTONVILLE STREET	GRACI, ANGELO	R3−1	K1	1	1975	31500	1019

Other Parcels Found On The Tax Parcel Map

BBL #	Address	Owner	Zoning District(s)	Building Class	# of Buildings	Year Built	Assessment	Lot Area
4−04699−0059	15086 CROSS ISLD PKWY SR S	TROTTI MICHELE	R3−1	C0	1	1965	41761	3360
4−04699−0005	15096 CROSS ISLD PKWY SR S	NICHOLAI NAGIKYAN	R3−1	B1	1	1955	35942	2439
4−04699−0012	1536 CLINTONVILLE STREET	MULA LUIGI	R3−1	A1	1	1920	24261	5481
4−04699−0111	1534 CLINTONVILLE STREET	KOUMOULLOS, GREGORY C	R3−1	B3	1	1930	24625	2150
4−04699−0045	1537 150 PLACE	DANIEL, APHRODITE	R3−1	B1	1	2004	52800	3500
4−04699−0058	15082 CROSS ISLD PKWY SR S	MUSTAFA, ISAMAEL B	R3−1	C0	1	1965	45757	4403
4−04699−0054	15076 CROSS ISLAND PARKWAY	MODESTINO DISIENA, AS	R3−1	C0	1	1970	39812	3200
4−04699−0017	1552 CLINTONVILLE STREET	PETER MILCETIC	R3−1	C0	1	1970	51840	8640
4−04699−0013	1540 CLINTONVILLE STREET	MASTROMAURO, ROSE	R3−1	A1	1	1930	19704	9405
4−04699−0015	1546 CLINTONVILLE STREET	FERAZZOLI, MARIO	R3−1	B1	1	2010	40835	8404
4−04721−0014	1547 CLINTONVILLE STREET	COLOMA, HERBERT R	R3−1	B2	2	1920	25677	3106
4−04699−0044	1541 150 PLACE	CHANG MING JIN	R3−1	B1	1	2000	59275	5577
4−04722−0019	1565 CLINTONVILLE STREET	ROCK HOMES LLC	R3−1	V0	0		2739	3641
4−04722−0026	1535 153 PLACE	LUIGI RUOCCO	R3−1	C0	1	1920	37313	5500
4−04721−0007	1535 CLINTONVILLE STREET	ZUCCARELLO, LOUIS	R3−1	A1	1	1920	24482	5875
4−04722−0024	1545 153 PLACE	ROCK HOMES LLC	R3−1	V0	0		2786	3169
4−04721−0024	1530 153 PLACE	FRANKOVIC, GRACIJELA	R3−1	C0	2	1970	46862	3350
4−04699−0061	15092 CROSS ISLD PKWY SR S	ANTE JURKOVIC	R3−1	C0	1	1965	41294	2550
4−04699−0042	1545 150 PLACE	JIN CHIA HUNG	R3−1	B1	1	2000	63098	5736
4−04699−0041	1549 150 PLACE	PATRICK SIANO	R3−1	A1	1	1930	18212	3530
4−04699−0008	1524 CLINTONVILLE STREET	GIRALDO, MARTHA C	R3−1	B2	1	2005	50358	4165
4−04722−0021	1549 153 PLACE	ROCK HOMES LLC	R3−1	V0	0		2104	2792
4−04699−0039	1555 150 PLACE	KWAI W HO	R3−1	A1	1	1930	14929	3575
4−04721−0011	1543 CLINTONVILLE STREET	TRRJ, LLC	R3−1	C0	1	1960	32486	2711
4−04721−0009	1541 CLINTONVILLE STREET	RADMAN JOSEPH	R3−1	A1	1	1960	25712	2055
4−04699−0010	1530 CLINTONVILLE STREET	NOVIK, ATZMON S	R3−1	B2	1	1930	29260	8788
4−04699−0046	1535 150 PLACE	MAZARAKIS, NICK	R3−1	B2	1	2004	51870	3854
4−04699−0040	1553 150 PLACE	MARIA MILOVAC	R3−1	A1	1	1930	14630	3530
4−04699−0011	1532 CLINTONVILLE STREET	BARTOLOTTA, ANTONIOF	R3−1	B3	1	1930	27685	4152
4−04699−0047	1531 150 PLACE	NICOLAOS BELTECAS	R3−1	B3	1	1950	36724	12552
4−04699−0009	1526 CLINTONVILLE STREET	DAI, XIAO HONG	R3−1	B2	1	2005	50365	4165
4−04722−0029	1533 153 PLACE	GIUSEPPE ZUCCARELO	R3−1	K9	1	1930	548100	74740
4−04699−0060	15090 CROSS ISLD PKWY SR S	ANTONIO FORTE AND BEN	R3−1	C0	1	1965	42942	2884
4−04721−0012	1545 CLINTONVILLE STREET	CHEN, HUAIGUANG	R3−1	B2	2	1920	40488	3515
4−04722−0018	1565 CLINTONVILLE STREET	VALENZA, GRACE	R3−1	C0	2	1930	32546	7440
4−04721−0015	1555 CLINTONVILLE STREET	KAPETANOS, STEFANOS J	R3−1	B1	2	1930	25096	3343
4−04722−0014	1567 CLINTONVILLE STREET	GIUSEPPE ZUCCARELLO	R3−1	B3	2	1925	22394	11220

Section Two: Toxic Site Profiles

The heading of each *Toxic Site Profile* refers to the site's map location and details:

- The facility name, address, city, state, and zip code.
- Any changes that were made to a site's address in order to map its location.
- The site mapping method that was used (see ***How Sites are Located***, at the end of this section for more information).

Toxic Site Profiles summarize information provided by site owners or operators and government agencies regarding various toxic chemical activities reported at each site, such as:

- Whether chemicals were stored, produced, transported, discharged or disposed of.
- The name of chemicals and their Chemical Abstract Series (CAS) numbers.
- The amount of chemicals and the units (gallons/pounds) the chemical was measured in.
- Whether the site or storage tanks at the site are currently active or inactive.
- Special codes used by government agencies to regulate hazardous waste activities at some sites, or a complete description of the codes follows the profiles section.

For selected individual chemicals reported at various toxic sites, some potential health effect summary information appears below the site profile. Each potential health effect summary identifies chemicals by name and by Chemical Abstract Series (CAS) Number. An "x" under each potential health effect heading indicates positive toxicity testing results reported by the National Institute of Occupational Safety and Health's Registry of Toxic Effects of Chemical Substances (RTECS). Some chemicals (mostly appearing in profiles of Hazardous Waste facilities), are reported as mixtures, and RTECS health effect information is only available for individual chemicals. In addition, RTECS only provides information on approximately 100,000 common chemicals. Consequently, the absence of potential health effect summary information for a particular chemical identified in a Toxic Site Profile does not necessarily mean that the chemical does not pose potential health effects.

The Maximum Contaminant Level (MCL) in drinking water allowed for selected chemicals is also noted. In most cases, the only applicable MCL has been set by the New York State Department of Health (NYSDOH). Where NYSDOH has not set an MCL, the federal standard, if one exists, is listed and is marked by an asterisk.

Presented below are column headings that describe the health effect definitions used in RTECS and applicable New York State and federal drinking water standards. Reference sources for information presented in this section are also provided.

ACUTE TOX: **Acute Toxicity**: Short-term exposure to this chemical can cause lethal and non-lethal toxicity effects not included in the following four categories.

TUMOR TOX: **Tumorigenic Toxicity**: The chemical can cause an increase in the incidence of tumors.

MUTAG TOX: **Mutagenic Toxicity**: The chemical can cause genetic alterations that are passed from one generation to the next.

REPRO TOX: **Reproductive Toxicity**: May signify one of the following effects: maternal effects, paternal effects, effects on fertility, effects on the embryo or fetus, specific developmental abnormalities, tumorigenic effects, or effects on the newborn (only positive reproductive effects data for mammalian species are referenced).

IRRIT TOX: **Primary Irritant**: The chemical can cause eye or skin irritation.

MCL: **Drinking Water Standard - Maximum Contaminant Level** (MCL) listed under Drinking Water Supplies, 10 NYCRR Part 5, Subparts 1.51(f),(g), and (h) for NYDOH MCL's and under the Safe Drinking Water Act, 40 CFR 141, Subparts B and G, (* indicates value for total trihalomethanes) for federal MCL's.

Reference Source for Toxicity Information: Registry of Toxic Effects of Chemical Substances (RTECS), NIOSH (on-line database); For further information, contact: NIOSH, 4676 Columbia Parkway, Cincinnati, OH, 45226, 800/35-NIOSH.

Reference Source for Drinking Water Standards: New York State Department of Health, Bureau of Toxic Substances Assessment, 2 University Place, Room 240, Albany, NY 12203, 518/458-6373.

U.S. Environmental Protection Agency, Office of Drinking Water, 401 M St SW, Mailstop WH-556, Washington, DC, 20460, 202/260-5700.

Inactive Hazardous Waste Disposal Site Classifications:

1 -- Causing or presenting an imminent danger of causing irreversible or irreparable damage to the public health or the environment -- immediate action required;
2 -- Significant threat to the public health or environment -- action required;
3 -- Does not Present a significant threat to the environment or public health -- action may be deferred;
4 -- Site properly closed --requires continued management;
5 -- Site properly closed, no evidence of present or potential adverse impact -- no further action required;
2a -- This temporary classification has been assigned to sites where there is inadequate data to assign them to the five classifications specified by law;
A -- Work underway and not yet complete;
P -- Potential Site;
$D_{1, 2, 3}$ -- Delisted Site (1: hazardous waste not found; 2: remediated; 3: consolidated site or site incorrectly listed);
C -- Remediation Complete (formerly D2).



NO NATIONAL PRIORITIES LIST (NPL) SITES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS



INACTIVE HAZ WASTE DISPOSAL REGISTRY OR REGISTRY−QUALIFYING SITES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 1 **FORMER JOHNNY ON THE SPOT DRYCLEANERS** **Facility Id: 241125**
152−45 TO 153−01 10TH AVENUE WHITESTONE, NY 11357 TT−Id: 120A−0007−707

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2883 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: 15245 10TH AVE
Revised zip code: NO CHANGE

****

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

SITE CODE: 241125
CLASSIFICATION CODE: N REGION: 2 DEC ID: 437632
CLASSIFICATION CODE DESCRIPTION:
No further action

NAME OF SITE: Former Johnny On The Spot Drycleaners
STREET ADDRESS: 152-45 to 153-01 10th Avenue TOWN: New York City
CITY: Whitestone ZIP: 11357 COUNTY: Queens

ESTIMATED SIZE:

The following site type information has been deleted from the registry. Data reflects previous information.
SITE TYPE: Dump- Structure-X Lagoon- Landfill- Treatment Pond-

INSTITUTIONAL/ENGINEERING CONTROLS:
None reported

CROSS REFERENCES:

IDENTIFIER	SOURCE

The following cross reference(s) have been deleted from the registry. Data reflects previous information.

0311928	Spill No.

SITE OWNER/OPERATOR/REPOSITORY INFORMATION:

CURRENT OWNER(S):

NAME: Whitestone Grocery Owners, LLC
c/o Cardinal Capital Partners, Inc.
ADDRESS: Westchester Drive, 9th Floor
Dallas, TX 75225

Owner Type: PRP - Class 2 HazSubs

OWNER(S) DURING DISPOSAL:

OPERATOR(S) DURING DISPOSAL:

APPLICANT REQUESTOR(S):

NAME: The Great Atlantic & Pacific Tea Company, Inc.
Craig Feldman
ADDRESS: 2 Paragon Drive
Montvale, NJ 07645

Applicant Type: PRP - Class 2a/3/4/5 HazSubs

HAZARDOUS WASTE DISPOSAL PERIOD:

SITE DESCRIPTION:

The Site is located in the in the Whitestone section of Queens in a manufacturing zoning area, with residential zoning directly across the street. The site is currently occupied by a two story strip mall that also includes a supermarket, bank and restaurants/cafes. One of the commercial spaces was formerly occupied by Johnny On The Spot drycleaners. The strip mall that contains the former drycleaner is approximately 60,519 square feet, and the site is 2.25 acres in size. Manufacturing buildings are to the north and west of the site, residential buildings are to the south and a bank is directly to the east.

Records from 1900-1942 show portions of the site were used for a train station and tracks. In 1942 the train operations were removed and the site was used for shipbuilding for PT boats. From 1950 to 1981 the property was used for boatbuilding and lacquer spraying. A tool manufacturing company was located onsite from 1981 until 1988. Between 1988 and 1990, the onsite buildings were removed and the current strip mall, including the drycleaner, was constructed. Petroleum Bulk Storage records identify one 5,000-gallon #2 fuel oil UST installed in 1983 and removed in 1989. There are no Chemical Bulk Storage records for the site.

CONFIRMED HAZARDOUS WASTE DISPOSED:

None reported

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Based upon investigations conducted to date, the primary contaminants of concern at the site include tetrachloroethene (PCE), trichloroethene (TCE), dichloroethene (DCE), and vinyl chloride (VC). The following contaminants with maximum concentrations were observed in shallow groundwater: PCE 1750 ppb, TCE 100 ppb, DCE 71 ppb and VC 36.1 ppb. The following contaminants with maximum concentrations were observed in deep groundwater: DCE 28 ppb. Thus far no soil contamination has been identified. Maximum chlorinated organic solvent concentrations in soil vapor samples collected directly underneath the former drycleaner were: PCE 4300 ug/m3, TCE 75 ug/m3, DCE 79 ug/m3. Secondary groundwater contamination with petroleum was also noted at maximum

concentrations of 2 ppb benzene and 15 ppb n-propylbenzene. TOGS 1.1.1 Groundwater standards have been exceeded for PCE, TCE, DCE, VC, benzene and isopropylbenzene.

Depth to groundwater is approximately 8-12' below grade and may be influenced by tidal action due to the close proximity to the Long Island Sound to the north. However, based on groundwater elevation surveys, groundwater flow direction is estimated to be to the southeast. Downgradient delineation of contaminated groundwater and soil vapor has not been completed. Site characterization is required to evaluate the presence or absence of hazardous waste on the site, and to collect data sufficient to determine if the site poses a significant threat to public health or the environment.

ASSESSMENT OF HEALTH PROBLEMS:
As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

PROJECT COMPLETIONS:
None reported

The New York State Department of Environmental Conservation has not publicly updated the following fields since 2003:

ANALYTICAL DATA AVAILABLE FOR:	Air-	Surface Water-	Groundwater-	Soil-	Sediment-
APPLICABLE STANDARDS EXCEEDED IN:	Groundwater-	Drinking Water-	Surface Water-	Air-	

GEOTECHNICAL INFORMATION:
SOIL/ROCK TYPE:
GROUNDWATER DEPTH:

LEGAL ACTION:	Type:		State-	Federal-
STATUS:	Negotiation in Progress-		Order Signed-	
REMEDIAL ACTION:	Proposed-	Under Design-	In Progress-	Completed-
NATURE OF ACTION:				



NO RCRA CORRECTIVE ACTION SITES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS



CERCLIS SUPERFUND SITES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 2 **NEO SMELTING AND REFINING** **EPA Facility Id: NYN000206646**
150−40 11TH AVE WHITESTONE, NY 11357 TT−Id: 240A−0007−006

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (2)
Approximate distance from property: 2120 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

NOTE: US EPA has not publicly updated most of the site information in the CERCLIS database since 10/25/2013. The following new information is available for this site.

NPL Status: Not on the NPL
Non−NPL Status: NFRAP−Site does not qualify for the NPL based on existing information
NFRAP (No Further Remedial Action Planned) Status: NOT DESIGNATED AS NFRAP

The following information has not been publicly updated by US EPA since 10/25/13.

****

USEPA COMPREHENSIVE ENVIRONMENTAL RESPONSE
COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)

SITE INFORMATION

EPA-ID: NYN000206646 Site-ID: 0206646
Site Name: NEO SMELTING AND REFINING
Site Street: 150-40 11TH AVE
Site City/State/Zip: WHITESTONE, NY 11357

NFRAP (No Further Remedial Activity Planned) Status: NOT DESIGNATED AS NFRAP

USGS Hydrological Unit:
Incident Category:
Non-NPL Status: NFRAP
Federal Facility Flag: Not a Federal Facility
NPL Status Indicator: Not on the NPL
RCRA Flag:
Non-NPL Stat Date: 09/09/2013

Site Type(s):
Category: Recycling Sub-Category: Batteries/scrap metals/secondary smelting/precious metal recovery

Site Program Priority:
Unrecognized Smelter per 2001 Report

SITE DESCRIPTION
Pre-CERCLIS screening activities at this property are being conducted by EPA. The property was included in a list of hundreds of locations nationwide where secondary lead smelting or alloying might have been conducted between 1931 and 1964. The list was originally compiled by William P. Eckel in a doctoral dissertation for George Mason University and was based on entries in historical trade publications. The research was summarized in the article "Discovering Unrecognized Lead-Smelting Sites by Historical Methods" (Eckel et al, 2001) published in the American Journal of Public Health. Based on review of additional historical documents including city directories and SanbornTM fire insurance maps, as well as an evaluation of current circumstances, EPA is attempting to identify if further investigation is warranted to evaluate possible public health threats associated with Neo Smelting and Refining at 150-40 11th Ave in Whitestone, NY.

OPERABLE UNIT INFORMATION

Operable Unit ID: 00 Operable Unit Name: SITEWIDE

ACTION INFORMATION

Name:	Discovery	Start Date:		Operable Unit ID: 00
Lead:	EPA Fund-Financed	Completion Date:	11/28/2012	
Qualifier:		Fin Budget Src:		
Name:	Pre-CERCLIS Screening	Start Date:		Operable Unit ID: 00
Lead:	EPA Fund-Financed	Completion Date:	11/28/2012	
Qualifier:		Fin Budget Src:	Remedial	
Name:	Removal Assessment	Start Date:	12/18/2012	Operable Unit ID: 00
Lead:	EPA Fund-Financed	Completion Date:		
Qualifier:		Fin Budget Src:	Removal	
Name:	Preliminary Assessment	Start Date:	02/14/2013	Operable Unit ID: 00
Lead:	EPA Fund-Financed	Completion Date:	03/14/2013	
Qualifier:	High	Fin Budget Src:	Remedial	
Name:	Site Inspection	Start Date:		Operable Unit ID: 00
Lead:	EPA Fund-Financed	Completion Date:	09/04/2013	
Qualifier:	NFRAP (No Futher Remedial Action Planned)	Fin Budget Src:	Remedial	

FINANCIAL INFORMATION

No financial information was provided



NO BROWNFIELDS SITES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS



NO SOLID WASTE FACILITIES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS



NO HAZARDOUS WASTE TREATMENT/STORAGE/DISPOSERS IDENTIFIED WITHIN THE 1/2 MILE SEARCH RADIUS



HAZARDOUS MATERIAL SPILLS INTRODUCTION

The Hazardous Material Spills in this section are divided into eight spill cause groupings. These include:

Active Spills Section: Spills with incomplete paperwork that may or may not be cleaned up (See Date Cleanup Ceased)

1) Tank Failures
2) Tank Test Failures
3) Unknown Spill Cause or Other Spill Cause Hazardous Spills
4) Miscellanous Spill Causes: Equipment Failure, Human Error, Tank Overfill, Deliberate Spill, Traffic Accidents, Housekeeping, Abandoned Drum, Vandalism and Storms.

Closed Status Spills Section: Spills with completed paperwork that may or may not be cleaned up (See Date Cleanup Ceased)

5) Tank Failures
6) Tank Test Failures
7) Unknown Spill Cause or Other Spill Cause Hazardous Spills
8) Miscellanous Spill Causes: Equipment Failure, Human Error, Tank Overfill, Deliberate Spill, Traffic Accidents, Housekeeping, Abandoned Drum, Vandalism and Storms.

All spills within each spill cause category are presented in order of proximity to the subject site address.

Please note that spills reported within 0.25 mile (or one−eighth mile in New York City) are mapped and profiled.

Between 0.25 mile (or one−eighth mile in New York City) and 0.5 mile, only the following spills are mapped and profiled:

* Tank Failures;

* Tank Test Failures;

* Unknown Spill Cause or Other Spill Cause;

* Spills greater than 100 units of quantity; and

* Spills reported in the NYSDEC Fall 1998 MTBE Survey.

A table at the end of each section presents a listing of reported Miscellanous Spills with less than 100 units located between 0.25 mile (or one−eighth mile in Manhattan) and 0.5 mile. These spills are neither mapped nor profiled.



NO ACTIVE TANK FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS



ACTIVE TANK TEST FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 3 **SHELL** **Spill Number: 9213668** **Close Date:**
149−10 14TH AVE WHITESTONE, NY TT−Id: 520A−0126−010

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1803 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: 14910 14TH AVE
Revised zip code: NO CHANGE

Source of Spill:	GASOLINE STATION OR PBS FACILITY	Spiller:	DAVE MCNEIL − SHELL OIL	Spiller Phone:	(516) 365−7240
Notifier Type:	Tank Tester	Notifier Name:		Notifier Phone:	
Caller Name:	DOUG SCHRIMPT	Caller Agency:	ISLAND PUMP & TANK	Caller Phone:	(516) 261−1590
DEC Investigator:	aaobliga	Contact for more spill info:	SHELL OIL	Contact Person Phone:	(203) 571−3136

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
03/11/1993	11/22/2006	TANK TEST FAILURE	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	0	POUNDS	0	POUNDS	GROUNDWATER
MTBE (METHYL−TERT−BUTYL ETHER)	HAZARDOUS MATERIAL	0	UNKNOWN	0	UNKNOWN	GROUNDWATER

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
		Unknown	0.00	UNKNOWN

Caller Remarks:

2 SUPER REG. 4K − GROSS. 2 REG. 4K − GROSS. EX ISO & REPAIR & RETEST.

DEC Investigator Remarks:

Reassigned from Tomasello to Mulqueen 4/18/95.

10/10/95: This is additional information about material spilled from the translation of the old spill file: SUPER REG. & REG.

12/95 SHELL WILL BE ADDRESSING DISSOLVED PHASE AT SITE WITH SVES AND INSITU STRIPPING SYSTEM. DTW=20'.

12/96: PRODUCT RECOVER WITH PASSIVE BAILERS (107.87 TOTAL). SHELL TO ID SOURCE AND GET MORE AGGRESSIVE WITH PRODUCT RECOVERY DURING TANK UPGRADES.

07/97: REQUESTED FURTHER DELINEATION OFF SITE.

10/97: MET WITH ENVIROTRAC, FOUND EVIDENCE OF PETROLEUM ABBUTTING CROSS ISLAND PARKWAY.

Summary (1/21/04 KMF):

6/93 Monitoring wells 1−3 were installed. 5/94 Product observed in well 1 and a PRB was installed. 12/94 Wells 4,5&6 were installed. 10/95 Product was observed in wells 5&6 and PRBs were installed. 10/96 Product observed in well 2 and a PRB was installed.

6/97 Site upgrade was performed. Two previously abandoned 550gal USTs and one 550gal used oil UST were removed from site. Additional activities included the upgrade of three 4000gal gas USTs, the re−abandonment with foam of two 550gal USTs and the installation of new dispenser islands and double walled product lines. Subsurface piping for the SVE system and one additional SVE well was installed during upgrade.

9/97 Off−site investigation conducted during which product was observed in shallow hand dug excavation adjacent to Cross Island Pkwy. CAP was discussed that included installation of down gradient MWs of well points on shoulder of Cross Island.

12/97 STIP effective. RAP/CAP approved. Included installation of SVE and additional MWs. 1/98 SVE system installed and activated.

3/98 Eight MWs installed on shoulder of Cross Island. Product detected in four. ORM socks installed in four other wells.

8/5/99 ORC is not working on this site. By 9/15/99 EnviroTrac will submit to the DEC a proposal outlining a more aggressive remediation technology, possibly a biological product.

3/00 Two MWs installed on easement between Cross Island and site. 11/00 SVE system shut off due to blower failure. 4/01 SVE repaired and restarted. 11/01 SVE blower seized up and system shut down. 4/02 Three MWs installed along Cross Island. 8/02 Two new SVE wells installed in vicinity of MW−6 to aid design.

10/30/02 SVE system upgraded to 10HP blower and system restarted. Due to electrical problems, the system was down for the month of November. System was restarted 12/02.

12/6/02 Phoenix requests approval to conduct hydrogen peroxide injection testing to address off−site dissolved contamination. Down gradient of the site, across the Cross Island Parkway service road, is a steep wooded area which would make it difficult to install a remedial system. In addition, there is no electricity available on the south side of the service road. Phoenix proposes injection of 1000gal of 10% hydrogen peroxide solution into monitoring well MW−16. This well was chosen since sampling shows consistent elevated BTEX with no LNAPL in over 2 years. MW−16 also has several downgradient MWs to allow for changes in DO, pH, Temp. and BTEX concentrations.

8/8/03 Approved peroxide injection test workplan. 9/10/03 Access letter sent to Phoenix to obtain sidewalk/street opening permits to perform test.

12/1/03 Reassigned from Sangesland to K Foley.

1/20/04 Paul Sherwood, Phoenix Env., called to inform me that peroxide injection test (approved by S.Sangesland) was completed and appears effective. They are proposing usage on site. Requested they submit a formal workplan with supporting results of test to the Dept for review/approval.

6/8/04 Met with Phoenix Env. and R. Rule, Shell. Discussed detrmining hydraulics on site with pumping test.

8/11/04 Received emailed copy of RAP proposing peroxide injection. No free product on site.

8/31/04 Sent letter with comments on RAP. Required further delineation northwest of MW−14 and west of MW−17, pumping test, surrounding property sketch and registration of former tanks. Investigation summary report due 10/8/04. Revised RAP due 10/29/04.

9/3/04 Tank Excavation Assessment received. From 1/5−1/23/04, Phoenix oversaw the station decommissioning. Three 4000gal gas USTs were cleaned and removed. Tanks and piping were observed to be in good condition. During excavation, eleven 550gal USTs were discovered. Nine had been filled with grout and two had been filled with expanding foam. All were cleaned out and removed. A total of 943tons of soil was excavated to approx 16−17'bgs.

Soil along sidewalls and from bottom of excavation was screened by PID. Readings ranged from 0.0ppmv to 550ppmv. Groundwater was not encountered. 14 endpoint soil samples were collected for analysis by 8260. Only one compound from one sample was detected above cleanup objectives(8320ppb of 1,3,5−trimethylbenzene from 550 bottom).

10/4/04 Spoke to P. Sherwood, Phoenix. Having permit delays. Performed pumping test. Expect to have collected all field data by the end of this week. Should be able to get report 2 weeks following collection of data(by 10/22/04).

10/22/04 The area west of 149th St overpass was accessed with the permission of NYC Parks. The permit allowed for the hand excavation of soil borings and installation of MWs along the retaining wall adjacent to the Cross Island Pkwy. Three borings were advanced by hand auger and screened by PID. A soil samples from immediately above the water table(1.25−1.5') and the sample exhibiting the highest reading was submitted for 8260+MTBE/8270 analysis. Soil showed hits for BTEX in MW−23(2.25−2.5') and some in MW−24(2.25−2.5') and MW−25(2.5−2.5'). 2 PVS wells were installed at each boring. GW results not yet back from lab.

The GW pump test was conducted on RW−4 on 9/15/04. GW recovery averaged approx 3gpm. During the second test, recovery rates

decreased to less than 1gpm. The water level in the test well was drawn down to the depth of the drop pipe, however significant drawdown was not seen in surrounding wells. By the conclusion of the second test, drawdown at 20' from the test well was approximately 0.5'. It is not expected that an extraction system would influence offsite GW concentrations.

11/23/04 Met with P. Sherwood, B. Hoashi(Phoenix) and R. Rule(Shell). Previously tried excavation around MW−21 and were unsuccessful due to excessive utilities in the area. Rommel approved pilot test for peroxide injection. Additional testing will be conducted on wells RW−1, RW−3, RW−7 and RW−8. Approx 400gal of 5% hydrogen peroxide will be pumped into the wells which will be monitored daily for three days and then continue on a weekly basis. If DO readings after one month indicate the peroxide is migrating away from the injection wells, additional monthly applications will be conducted and DO concentrations will be monitored further downgradient. When adequate field and lab data has been collected, a recommendation will be made on the effective influence that continued injections will have on dissolved hydrocarbons downgradient of the site.

12/17/04 P. Sherwood, Phoenix, called to inform me the injection of peroxide to start monday.

4/6/05 Received a closure report for a 550gal heating oil UST which was removed 2/9/05. It was in poor condition with advanced corrosion and pinholes, however soils did not indicate a failure. Endpoints were collected for 8260+MTBE and 8270. One post−ex sample exhibited concentrations of (1) PAH slightly above TAGM cleanup objectives. No further action necessary for this tank.

375gal of peroxide solution injected into select wells on 4/4/05 and 4/22/05.

5/31/05 2Q05− Sampled twelve wells. 0.05' LNAPL in MW−6. Well ID − BTEX/MTBE(ppb) MW−1 5737/ND MW−2 1/ND MW−3 3/ND MW−4 ND/ND MW−5 30/ND MW−9 20540/41100 MW−10 3038/1360 MW−12 19881/5860 MW−14 17440/7930 MW−16 42740/ less than 50 MW−20 1/2 MW−21 22030/2770

SAIC will continue with quarterly sampling and submit a plan to reduce frequency of monitoring at several off−site locations in addition to proposing a method to recover on−site product.

12/23/05 Recevied 3Q05 report from SAIC. Samples collected 8/9/05 from 5 wells. MW−17 was dry. MW−6,21,22 all had a sheen present on the surface. DTW 14.1−19.2'bgs. Flow to the SW. BTEX ranged from ND(MW−3,4) to 34960ppb(MW−16). MTBE ranged from ND(MW−1,3,4,5) to 74ppb(MW−16). To evaluate additional remedial options.

2/1/06 Source soils have been removed. Need more agressive action on−site to treat groundwater. To propose combination pump and treat in an amended RAP. Revise CAP of STIP.

6/12/06 − Obligado − Spill transferred from Foley to Obligado −

3/28/06 4Q05 − DTW 12.36−17.81'bgs. Five wells gauged and sampled. MW−2 and MW−7 were not sampled. MW−6, MW−21 and MW−22 all had free phase product present at 0.04', 0.05' and 0.02'.

6/7/06 − Obligado − Transferred from Foley to Obligado

8/17/06 − Obligado − Phone call from property owner Ms. Cassidy (Cassery?) (516) 867−0374. She inquired about the status of the site. I told her that the site still had ground water contamination. Gave her SAIC and Longshore Environmental Contact info.

9/8/06 − Obligado − Shell Portfolio meeting at the DEC. Plan to bring a mobile dual phase system to the site. They will park it and run it continuously for a certain period of time. I will send them a STIP with a 12/31/06 deadline for RAP.

9/29/06 − Obligado − Sent Stipulation Agreement.

11/6/06 − Obligado − Review 1Q06 report. 7 monitoring wells were gauged and sampled. BTEX ranged from ND to 46070 ppb (mW16) and MTBE ranged from ND to 353 ppb. LNAPL sheen in MW21. DTW 17 to 21 ft bgs, gw flow to southwest.

11/9/06 − Obligado − Review 2Q06 report. 7 samples collected on May 25, 3006. LNAPL in MW21 (0.04 ft). BTEX ranged from ND to 36,450 ppb (MW22). MTBE ranged from ND to 424 ppb (MW22). GW at 13.30 to 17.48 ft bgs, flow to the southwest. 0.1 gallons of LNAPL recovered this quarter, 196.47 gallons todate.

11/10/06 − Obligado − Revised Stipulation to allow 150 days for implementation and resent.

11/22/06 − Obligado − STIPULATION executed by Oliva.

12/29/06 − Obilgado − In compliance with STIP agreement, I received RAP pdf via email from Kevin Heaphy of GES.

1/31/07 − Obligado − Received hardcopy Remedial Action Plan and electronic CD with pdf version.

2/9/07 − Obligado − Review update reports:

Review 3Q06 Report. Gauging and sampling of 8 monitoring wells on 9/26/06. BTEX from ND to 51,690 ug/L (MW21). MTBE from ND to 166 ug/L in MW22. LNAPL not detected. DTW from 14.32 (MW2) to 19.12 (MW17).

Review 4Q06 Report. Guaged and sampled 8 monitoring wells on November 8, 2006. LNAPL detected in MW22 (0.04 ft). DTW 12.62 (MW6) to 18.83 (MW17). BTEX from ND to 26,220 ug/L. MTBE from ND to 91.8 (MW16). High vacuum extraction pilot test conducted at MW21 and MW−22 to identify hydraulic connectivity.

2/16/07 − Obligado − Review RAP. It proposes surfactant flushing/vacuum extraction event followed by In−situ chemical oxidation. Chemox plan proposes peroxide/activated persulfate/ozone injection. Peroxide and activated persulfate will be injected into shallow injection point, while Ozone will be injected into deeper point. Proposes up to 2000 gallons of an 8−17% hydrogen peroxide solution, up to 400 gallons of a 15% solution of sodium persulfate, and 1.5 pounds of ozone during a typical 2 day event. Called Heather Cloud to discuss.

2/20/07 − Obligado − Sent email to Heather Cloud required a revised RAP addressing following Department concerns 1)is site geology ammenable to peroxide injection? 2)has a complete utility survey been performed? 3)what about off−site? 4) peroxide previously injected with no success, why will this injection work? 5)sample rw4,rw6,rw7 (central portion of the site with no data) and include data in revised RAP. Adjust or add injection points accordingly. 6) also sample for metals and sulfate. Due date for revised RAP is 3/20/07.

3/22/07 − Obligado − Received Revised RAP. GES sampled RW4 and found 93000 ppb VOCs and RW7 had strong gasoline odor and RW6 had 0.01 ft product. According to Revised RAP they will modify injection wells accordingly. GES states that off−site areas showed decreases after previous injections, confirming that chemical oxidants follow pathways that contaminants ahve migrated, thereby

addressing contamination in the source and downgradient areas. A complete utility survey will be completed prior to the pilot test. Pre and post injection monitoring weill include metals and sulfate.

4/18/07 − Obligado − After review of the Revised RAP emailed H. Cloud requesting a RAP implemntation schedule.

5/3/07 − Obligado − Received RAP implemenation schedule. Implementation schedule: May 2007 − Utility Survey May 30, 2007 − Well Development & Surfactant Injection May 31, 2007 − HIT Event Jun 2007 − Baseline ground water sampling Sep 2007 − Chemical Oxidation Pilot Test October 2007 − Injection Well Installation Nov 07/Feb 08/May 08/Aug 08 − Quarterly Chemical Oxidation Injection Events Dec 07/Mar 08/Jun 08/Sep 08 − Quartelry GW Sampling Events −

Jul 07/Oct 07/Jan 08/Apr 08 − Quarterly Site Status Update Reports −

5/9/07 − Obligado − Met Matt Scheiferstein onsite to look at off−site well locations. 5/11/07 − Obligado − Called H. Cloud to discuss off−site well sampling. Left message to call back DEC. 5/15/07 − Obligado − Called D. Vought to discuss off−site well sampling. Left message to call back DEC.

5/16/07 − Obligado − Emailed GES and Shell. DEC requires continuing off−site sampling along cross island parkway. Sent RAP approval letter with modification requiring sampling of additional wells.

10/3/07 − Obligado − Review 2Q07 report.

Work performed − May 1 − Guaged and sampled montoirng wells. LNAPL not detected in any of the wells. BTEX from ND to 70,160 ug/L (RW4). MTBE ND to 675 ug/L (RW4) May 15 − public and private markout.

May 30, 2007 − injected approximately 100 gallons of a 2% surfactant solution into MW6. May 31, 2007 − Performed high vaccum recover event on MW6 adn MW21 to recover the injected surfactant solution and any liquid phase hydrocarbons released.

Proposed plans − Baseline sampling in July 2007. Chemical injection pilot event in August 2007.

10/4/07 − Obligado − Portfolio meeting with Rob Rule of Shell, Heather Cloud of GES, Eric Harvey of GES, and myself. GES completed the Utility survey, well development, surfactant injection, the HIT event, the baseline ground water sampling, and the chemical oxidation pilot test. During the pilot test they had difficulty getting the formation to accept the peroxide. The site has more of a silty sand soil, as opposed to a sandy soil which they were expecting. Since they had difficulty introducing the peroxide, they didn't bother to try and introduce the persulfate. They did find that during soil sampling they did not have a lot of soil impacts, so they don't need to use as much peroxide as they thought they needed. I will get an update report in January 08 on the status of the injection events. They did do the sampling along Cross Island Exress way, still high BTEX in a couple of those wells.

11/26/07 − Obligado − Received a phone call from the site owner. I gave her a update of what is goiong on at the site with regards to site remediation.

12/20/07 − Obligado − Review 3rd Quarter 07 update report. Wells sampled in July 12, 2007, LNAPL not detected. BTEX from ND to 39210 ug/L (MW16) and MTBE ND to 1240 ug/L.

August 2007 − 3 Nested wells installed for hydrogen peroxide adn ozone injection.

September 11 and 12, 2007, chemical injection pilot test performed with 280 gallons of 6% hydrogen peroxide and 0.5 lbs of ozone. Proposes submitting a Feasibility Study Report in December 2007.

3/12/08 − Obligado − Reviewed Feasibility Test Report. The report concludes that chem ox is a viable remedial strategy. Reductions in VOC concentrations were detected in 2 of the 3 injection wells post pilot test. The report recommneds 4 to 6 events on a bimonthly basis. Sent email approval of the report and requested update project schedule. Obligado − Review 4Q07 update report. No LNAPL detected. BTEX from 3.33 ug/L (MW5) to 55,300 ug/L (MW16). MTBE from ND to 79 ug/L (IW2).

3/18/08 − Obligado − Received phone call from Mrs. Bobby Gene Casserly. She is the property owner. She was inquiring about remedial status. I told her Shell was implementing a RAP for Chemical Oxidation. She said the lease expires in December 2008. I told her that any new development would have to address environmental concerns. Remediation could proceed in conjuction redevelopment or remedial systems can be installed around or under developments. but Department must be involved.

5/12/08 − Obligado − Review 1Q08 update Report − Work performed − Quarterly sampling in February 08. BTEX range is from ND to 47,900 ug/L (MW16). MTBE range is from ND to 1660 ug/L (MW9).

5/15/08 − Obligado − Received letter from Heather Cloud/GES. Shell requests to hold off on implementation of the RAP and pursue alternate strategy including AS/SVE. I called Heather Cloud left message to call back DEC.

5/22/08 − Obligado − Sent approval of proposal to to AS/SVE pilot test. Pilot test report is due August 22, 2008.

9/16/08 − Obligado − Meeting with GES,Shell, DEC. We discussed the AS/SVE pilot test. According to report AS/SVE was feasible but they thought that chemox would be a better plan. They are going to proceed with the approved ChemOx injection plan.

2/24/09 − Obligado − Meeting with Shell, GES, DEC. They have been proceeding with Injection events. The conducted ISCO events in October and November. Will submit workplan for borings on site and upgradient well.

3/31/09 − Obligado − Reviewed and sent approval for Investigaiton workplan − one boring east of MW2 to evaluate presence of trapped product and one montiring well upgradient.

11/9/09 − Obligado − Meeting with Shell, GES, DEC. Next chemical oxidation event scheduled for January 2010. Shell will look into historic concentrations at off−site monitoring wells MW−23, MW−24 and MW−25 and evaluate if wells should be abandoned. Shell will submit a workplan for off−site investigation.

3/10/10 − Obligado − Approved IWP for soil borings along Cross Island Pkwy.

8/9/10− Obligado − I reviewed the 2nd Quarter 2010 monitoring report. Todate 7 chemox injections have taken place. The propose to conduct 1 more event. BTEX concentrations have decreased in some wells, however, some wells have shown little to no improvement. Still up to 39,000 ug/L BTEX in SVE−1. I also reviewed a work plan to advance 5 soil borings on site after the 8th injection event to evaluate the remaining soil impacts.

3/9/11 − Obligado − REview 4Q10 report. December 6 through December 10, 2010 − Conducted the 9th ISCO event, which included the

injection ofapproximately 2,169 gallons of 15% hydrogen peroxide solution, 612 gallons of 12% sodium persulfate solution 60 gallons of 12% ferrous sulfate solution, 56 gallons of 12% EDTA iron solution and approximately 2.31 pounds of ozone. Additionally, pressurized air was injected intermediately for the dispersion of peroxide in the subsurface, and SVE was utilized for off−gas control. BTEX up to 55,000 ug/L in RW−4 on−site. Off−site 23,000 ug/L in MW12. Proposes to conduct the 10th ISCO event in March. Effectiveness of ISCO at this site is questionable.

7/18/13 − Obligado On−site: Max BTEX is 13,460 ?g/L (RW−3). Off−site max BTEX is 5,487 ?g/L (MW−16). Proposes an on−site ISCO event in April of 2013. To date 14 ISCO events have been conducted. According to the report. The sitewide reduction in BTEX concentrations is 74%.

4/21/15 − Obligado − I reviewed the 4th Quarter 2015 Monitoring Report. No product detected. Maximum BTEX concentration is 47,870 ug/L. Report requests discontinued sampling at 3 monitoring wells which have been ND for the past 5 years. I approved the request. The report recommneds continued groundwater monitoring.

NYSDEC FALL 1998 MTBE SURVEY INFORMATION FOR 9213668

Maximum MTBE concentration: 346000.0 PPB Current MTBE concentration: 6800.0 PPB
BTEX offsite: Yes

Source of MTBE
- Steel Underground Storage Tank - X
- Fiberglass Underground Tank -
- Aboveground Storage Tank -
- Piping - X
- Source not identified -
- Other source -

Number of private drinking water wells impacted: 0
Number of public water supply wells impacted: 0
Number of private drinking water wells impacted: 0
Number of replacement wells drilled: 0
Number of water main extensions: 0
Number of water main hookups: 0
Number of residences provided w/ bottled water: 0
Number of people affected: 0

Indoor Air Impacts : No
Aquifer Impacts : No

Ongoing remediation: Yes

Monitoring Frequency
- Monthly - Quarterly - Semi-annual - Annual - Other -

Remedial Action used
- No Action -

Groundwater
- Pump and Treat -
- Air sparging -
- Bioreactor -

Soil
- Soil Vapor extraction - X
- Excavation and disposal -
- Bioremediation -

```
    Natural attenuation   -                          Low temp thermal desorption -
    Oxygen injection      -                          Oxygen injection            -
    Biosparging           -                          Other                       -
    Dual phase extraction - X
    Other                 - X

Under investigation: Yes
Dept. of Health involvement: No
-------------------------------------------------------------------------------------------------------------------------------
Dept. of Health Remarks: No remarks given for this spill
-------------------------------------------------------------------------------------------------------------------------------
General Remarks:         GW other: product recovery.
```



ACTIVE UNKNOWN CAUSE SPILLS AND OTHER CAUSE SPILLS IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 4 **COMMERCIAL/ APT BUILDING** **Spill Number: 0709289** **Close Date:**
11−05 154TH ST QUEENS, NY TT−Id: 520A−0212−389

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2233 feet to the NNE

ADDRESS CHANGE INFORMATION
Revised street: 1105 154TH ST
Revised zip code: 11357

Source of Spill: COMMERCIAL/INDUSTRIAL Spiller: ZAREE − BUILDING OWNER Spiller Phone: (516) 739−1313
Notifier Type: Fire Department Notifier Name: Notifier Phone:
Caller Name: Caller Agency: Caller Phone:
DEC Investigator: RMPIPER Contact for more spill info: ROBERT SGRO Contact Person Phone: (347) 203−6886

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
11/27/2007		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
DIESEL	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

DIESEL WATER MIX OF 4 INCHES IN A 20 BY 40 BASEMENT; POSSIBLY RELATED TO A FIRE THAT OCCURED ON THE PROPERTY 6 MONTHS AGO; COMMERCIAL PROPERTY WITH APARTMENT ABOVE;

DEC Investigator Remarks:

Zaree Voskerijian 275 Hillside Ave. Williston Park, 11596 fax. 516− 739−1179 12/14/07− csl letter sent.

milro on job.

DEC Piper sent infor req to:

Hagop Voskerijian Salvatore Santoro 11−05 154th Street Queens, NY 11357

and

Zaree Voskerijian 275 Hillside Ave. Williston Park, 11596



ACTIVE HAZARDOUS SPILLS − MISC. SPILL CAUSES − EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, VANDALISM AND STORMS − IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS.
All spills mapped and profiled within 1/8 mile. Between 1/8 mile and 1/2 mile search radius, spills reported to be greater than 100 units and spills reported in the NYSDEC Fall 1998 MTBE Survey are mapped and profiled. Spills reported to be less than 100 units are listed in a table at the end of this section.

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 5 **GAS STATION − CITYGAS −MTBE** **Spill Number: 9705304** **Close Date:**
150−17 CROSS ISLAND PKWY WHITESTONE, NY TT−Id: 520A−0121−974

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 896 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: 15017 CROSS ISLAND PKWY
Revised zip code: NO CHANGE

Source of Spill:	NON−MAJOR FACILITY (>1100 GAL)	Spiller:	SUMAN KHANNA − CITYGAS	Spiller Phone:	(718) 349−0555
Notifier Type:	Other	Notifier Name:	SUMAN KHANNA	Notifier Phone:	(718) 349−0555
Caller Name:	SUMAN KHANNA	Caller Agency:	PETROLEUM STAR CONST.	Caller Phone:	(718) 349−0555
DEC Investigator:	AXDORONO	Contact for more spill info:	FRED SHAYA	Contact Person Phone:	(718) 746−4833

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	PBS # Involved	Meets Cleanup Standards	Penalty Recommended
08/01/1997		DELIBERATE	2−600357	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
DIESEL	PETROLEUM	0	GALLONS	0	GALLONS	SOIL
GASOLINE	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

CALLER PULLING THREE OLD 550 GALLON TANKS, STATED THAT TANKS WERE FULL OF WATER.

DEC Investigator Remarks:

5/1/98 Received Preliminary Site Investigation report prepared by ASTEM Labs, dated April 1998.

1/8/04 Reassigned from Sigona to K Foley. See also spill #9001764. (KMF)

10/13/06 Reassign from Foley to Tang. (Sun)

10/30/06 Reassigned from Tang to Sun. (JS/MS)

8/2/07: File review − No significant contamination in soils detected by ASTEM labs. Highest VOA's were present at a depth of 20−25 feet. Depth to groundwater is approx 23−25 feet. Highest concentrations of benzene in groundwater were detected in MW−2(11.3ppb) and MW−3(6.2ppb). GW flow is south to southwesterly direction. ASTEM feels no soil or GW remediation is needed at the site and recommends natural attenuation. MS to obtain current site status and obtain report showing effectiveness of natural attenuation. (JS/MS)

10/17/07: Received GW analyticals and reviewing for possible closure. (JS/MS)

05/13/08: GW contaminated. Notify ASTEM, SSI necessary (JS/MM)

7/9/08: No report received. Send 2nd letter or refer to legal. (JS/MM)

08/11/08: Transferred to Kolleeny/Mandac (JK/MM)

8/12/08: EGR Environmental retained; requested extension (JK/MM)

10/27/08: Have not received SSI from EGR; failure to comply? (JK/MM)

11/14/08: Received pdf of Nov. 10, 2008 Supplemental Subsurface Investigation report (in eDocs) by EG&R Environmental Services, via email from Kulveer Kal Gill of EG&R. Sent email to Kal requesting hard copy of report. Will review. − J. Kolleeny

12/1/08: Preliminary review of SSIR complete. Letter and email sent to Mr. Fred Shaya giving permission to proceed with EG&R's recommendation to remove free product from MW−4. Upon final review of the report, the Department will respond to all recommendations made by EG&R. (JK/KG)

12/29/08: Spoke with Kal Gil about installing more wells to delineate plume. I told him I need a map with the proposed well locations, surrounding property sketch, and location of former/current USTs. He said there was less than 0.5 inches of product in MW−4. He said someone tried to bail the product once since RA was approved, but due to the snow they were unable. They will be going within the week. He asked me to email him details of where we would like the wells and what information is needed.

Email to Kal: Mr. Gill,

I have looked over the Supplemental Subsurface Investigation report dated November 10, 2008. In order to better delineate the groundwater contamination plume, additional monitoring wells need to be installed. Per our conversation today, here are our suggestions of approximate locations for the additional wells (subsurface utilities and structures permitting).

The report recommended installing one well down−gradient of existing well MW−4. Based on the available groundwater data, two down−gradient wells should be installed on the opposite side of the service road − one to the southwest of MW−4 and one to the south−southeast of MW−4. If these suggested locations are not feasible, then one well should be installed in the sidewalk to the west−northwest of MW−4 (i.e., down−gradient of well MW−1). Additionally, two side−gradient wells should be installed on the opposite side of 150th Place, one well to the east of well MW−3 and one to the east of MW−2. Soil should be screened during drilling and samples collected for laboratory analysis.

Please prepare a brief work plan for the additional well installation. The work plan should include a diagram showing the proposed monitoring well locations and the locations of the former and current USTs, and identifying the streets adjoining the site and the surrounding property usage.

Please send me the investigation work plan as a pdf file and as a hard copy in the mail. Let me know if you have any questions or comments. (JK/KG)

02/09/09: Sent email to Kal requesting update on product recovery activities and work plan that needs to be submitted. (JK/KG)

02/24/09: Sent letter to Mr. Shaya requesting a subsurface investigation work plan be submitted by 03/27/09. The work plan should include the installation of 4 wells, as described in the 12/29/08 email to EG&R. (JK/KG)

03/23/09: Rec'd message on 3/20/09 from Kal Gil. Spoke to Kal on 3/23/09. He said he will need an extension to submit the work plan due to the location of proposed off−site wells. Tomorrow, when he returns to the office, he will send a request via email with a date he will be able to submit the plan. He said the owner has given him approval to move forward with the work. (JK/KG)

04/21/09: Rec'd call from Kal Gil. He said the work plan is ready but he is in the process of getting permission to install wells on adjacent private property. If permission is granted, he will submit the work plan with the locations of the proposed wells. No groundwater samples have been collected since 9/4/08 sampling event. Product recovery has continued and there is no longer product in MW−4.(JK/KG)

05/20/09: Spoke to Kal Gil. He sent a draft of the work plan and will send a finalized work plan once the location of the wells is determined. He has not been able to reach the adjacent property owners and will most likely be installing the wells in the sidewalk. (JK/KG)

06/17/09: Kal called and asked if it would be okay to install 1 wells across 150th Place due to utilities. I told him that it was okay, but if free product is encountered, a larger diameter well will need to be installed. The well to be installed downgradient of MW−1 will be a 2 well. Kal will send the final work plan by the end of the week and will the include details of past product recovery activities at MW−4. (JK/KG)

07/02/09: Kal Gill called and I told him that I am still waiting for the final work plan. he said he would make the changes I requested and include a map with the proposed well locations. (JK/KG)

07/13/09: Rec'd Supplemental Subsurface Investigation Work Plan dated 7/8/2009 from EG&R. (JK/KG)

07/16/09: Sent a letter to Shaya approving the work plan. The scope of work includes installation of additional wells, collection of soil and groundwater samples, slug tests, and submission of an investigation summary report. The summary report is

due 9/18/09. (JK/KG)

07/20/09: A Stipulation Agreement was issued to Fred Shaya. The signed copy is due back by 8/5/09. (JK/KG)

07/27/09: The signed Stip was rec'd on 7/24/09 and forwarded to the Regional Director on 7/27/09. (JK/KG)

07/29/09: The stip was executed on 7/28/09. (JK/KG)

08/06/09: Kal Gil called and said the wells have been installed. (JK/KG)

09/03/09: Spoke to Kal Gil. He said he will need an extension of the 9/18 deadline. I told him to send a request via email. The wells have not been sampled or surveyed. He said he tried to sample the wells but there was very slow recharge and a lot of silt in them. They need to be developed. (JK/KG)

09/25/09: A request for an extension was never rec'd. Contacted Kal Gil and he said he would submit the request tomorrow. (JK/KG)

09/30/09: Follow up with Gil and RP to ensure wells are sampled and a report is submitted. (JK/KG)

11/03/2009: This spill case was transferred to A. Doronova. − AD

The report was not submitted yet. AD

05/2010: called and left a message to Kal Gill of EGR. AD

06/03/2010: Was informed by Steven Sangesland of Spills Prevention and Response Section of DER that they received a call from an owner of the neighboring site that he discovered a petroleum staining soil (4−5' bgs) with strong odor while instaling an electric pole on his property. He reported it as a gasoline. Name of the owner is Mr. Geno Romano, phone: (917)418−5222. His property address is: 150−26 14th Street, Whitestone, NY. (Block − 4680, Lot − 01).

Contacted Mr. Gill of ERG to discuss this call. Requested to call Mr. Romano and to schedule the site meeting with him. Asked him about site investigation results. According to Mr. Gill elevated levels of VOCs were detected in new wells. EGR plans to propose in−situ chemical oxidation. Requested to expedite submission of the report and the RAP to DEC.

Contacted Mr. Romano. Was told by him, that the contamination was discovered on last week. Mr. Romano contacted his attorney, later received from him DEC spill hotline phone number and reported the contamination today. He informed me that contamination was discovered 50' from the property line with the gas station. Staining soil was discovered at the depth of 4 to 5 ' bgs. There was strong petroleum odor. Gave him contact information of Mr. Gill.

According to the site reports, depth to groundwater is 20 to 25 feet bgs. The contaminated soil at MR. Romano's site was at the depth of 5 feet bgs. GW flow direction is to the south and historically was consistent. Mr. Romano's site is to the north of the gas station. Site monitoring wells near the property line did not historically have a free product, and the latest wells monitoring results state that these wells do not exhibit free product. Former UST field located on the south−east side if the property. Based on all these data, it is possible that the contamination reported by Mr. Romano is not originated from this gas

station site.

Later called Mr. Gill of EGR. He told me that a site visit was scheduled for tomorrow. He will also meet at the site with Mr. Romano. Will visit the site. AD

06/04/2010: Visited the site. Met at the site with Mr. Santokh Singh (site tenant − business owner), Mr. Kal Gill of EGR and Mr. Geno Romano − neighbor. Observed the site location. Took some pictures. Visited the neighboring site where contamination was found. The property of Mr. Romano is used as a parking lot for trucks. There are 6 drums with fuel oil at his site. The distance between property boundary and the place where contaminated soil was found − apprx. 50 feet. There is a monitoring well downgradient from the location with the contaminated soil and the levels of contamination in this well are insignificant. The property of gas station is sloped to the south. There is no heating oil UST or AST at the site. No any UST, or waste oil tanks, or hydroulic lifts were located in the auto repair boilding, which is located along the property boundary. Floor of the building is cemented. The building is empty and currently is not in use. Spoke with Mr. Gill. Requested to submit a work plan for supplemental investigation along the property line to establish origin of contamination at the Mr. Romano's site. Also requested to check Sanborn Fire Insurance maps for this property to verify locations of the old tanks, which were removed back in 1997 from the gas station. AD

06/23/2010: Received an e−mail from K. Gill of EGR Env. saying:

Ms. Doronova:

Please note that recently Mr. Santokh Singh has sold the business but the property owner remains the same.

Fred Shaya (Property Owner) − 917−575−5563

Santokh Singh− (347)386−6906

Present Operator Makhan Singh −(917)603−6667 Sincerely,

Kal Gill Environmental Engineer/ Project Manager E G & R Environmental (A Division of Universe Resources LLC) 45 Julie Court Somerset, NJ 08873

www.egrenvironmental.com Cell: (732) 690−0659 Office:(732)226−3201 Fax: (732)384−9501kgill@egrenvironmenatal.com

07/13/2010: Contacted Mr. Shaya. He told me that site cleanup will be performed by new operator − Mr. Makhan Singh. Called and left a message to Mr. Singh. AD

07/20/2010: Called and spoke with Mr. M. Singh. he is not sure if it is his responsibility to clean up the site. Asked him to review his contract with the owner of the site to clarify this issue. Mr. Singh will find out regarding this matter today and will call back tomorrow. The Stipulation Agreement for the site was signed by the owner − Mr. Shaya. AD

08/2010: Called and left a messages few times to Mr. M. Singh. AD

09/07/2010: Called and spoke with Mr. M. Singh and Mr. Shaya. Mr. Singh said that he is not responsible for the site cleanup and

referred to Mr. Shaya. Mr. Shaya told me that according to the contract − operator is responsible for cleaning the spill.
Explained Mr. Shaya that he signed the Stip with DEC. He asked to send him an official letter from DEC regarding the Stip on his home address:

Fred Shaya 147−12 14th Ave Whitestone, Ny 11357

Will issue a letter. AD

09/10/2010: issued and sent a Notice of Violation letter to Mr. Shaya. Response is due october 8, 2010. DL pdf copy to eDocs. AD

10/01/2010: Received an e−mail from K. Gill:

Ms. Doronova:

Remedial Investigation Report dated Sept 29, 2010 was mailed to your office this morning. USPS receipt is attached.

Sincerely,

Kal Gill Environmental Engineer/ Project Manager E G & R Environmental (A Division of Universe Resources LLC) 45 Julie Court Somerset, NJ 08873 www.egrenvironmental.com Cell: (732) 690−0659 Office:(732)226−3201 Fax: (732)384−9501 kgill@egrenvironmenatal.com

DL the report to eDocs. Will review. AD

10/15/2010: Reviewed the Remedial Investigation Report, submitted by EG&R Environmental Services. The report presents soil and groundwater sampling results and concludes that the analytical data do not indicate the presence of residual soil contamination in the areas of additional investigation, while significant groundwater contamination was detected both on and off−site. Based on the data, EG&R recommends to perform supplemental subsurface investigation in the vicinity of the UST field and MW−4, which continuously exhibits free product. Discussed the recommendations with J. Kolleeny od DEC. Will issue an approval letter. AD

10/21/2010: Issued an approval letter for this recommendation, with the following comment:

A brief work plan for supplemental investigation, with a site plan indicating proposed locations for soil borings, should be submitted to DEC for its review and approval.

DL pdf copy of the letter to eDocs. AD

01/13/2011: Received an e−mail from K. Gill saying:

Ms. Doronova,

As per our recent conversation, a copy of supplemental Investigation Workplan is attached. A hard (an digital) will be mailed to your office today. Please do not hesitate to contact me, if you require additional information.

Sincerely,

Kal Gill Environmental Engineer/ Project Manager E G & R Environmental (A Division of Universe Resources LLC) 45 Julie Court Somerset, NJ 08873 www.egrenvironmental.com

Cell: (732) 690−0659 Office:(732)226−3201 Fax: (732)384−9501 kgill@egrenvironmenatal.com

Will review. AD

01/21/2011: Reviewed the work plan. The work plan proposes to perform a supplemental subsurface investigation in the vicinity of the UST field and well MW−4, which has historically exhibited free product, by advancing ten soil borings and collecting soil samples for laboratory analysis. A report summarizing all findings will be prepared and submitted to DEC. One additional soil boring should be installed to the northwest od well MW−4. DL the work plan to eDocs. AD

01/25/2011: Discussed the work plan with J. Kolleeny of DEC. Later issued and sent an approval letter saying that the Department approves the work plan with the following comments:

- One additional soil boring should be advanced to the northwest of well MW−3 to fully delineate residual contamination;

- Based on the results of the investigation, a detailed remedial action work plan should be prepared and submitted to DEC.

Dl the pdf copy of the letter to eDocs. AD

04/01/2011: Received an e−mail from K. Gill of EGR saying:

Ms. Doronova:

Site Investigation for 150−17 Cross Island Parkway is scheduled on April 06−07,2011. Thanks.

Sincerely,

Kal Gill

AD

04/12/2011: Received an e−mail from EGR:

Ms. Doronova,

Site Investigation for 150−17 Cross Island Parkway was conducted on April 06−07,2011. Thanks.

Sincerely,

Kal Gill

AD

06/28/2011: Called and spoke with Mr. Shaya regarding site status. He said that EGR had done some work at the site, adn asked if I received any reports from them. Called and spoke with Mr. Gill of EGR. He said that they are working on the report and on a remedial work plan. He will send me an e−mail summarizing update info with an approximate date of submission of the report. AD

08/26/2011: Called and left a message to kall Gill of EGR Env. regarding status of the report. AD

08/30/2011: Received a phone call from Mr. Gill of EGR. He said that investigation was performed, and a summary report is ready. Currently due to Irene storm their office is out of power, so Mr. Gill anticipate that the report will be submitted to us next week. AD

01/09/2012: Received a RAP from Mr. Gill. DL pdf copy of the RAP to eDocs. Will review. AD

03/07/2012: Reviewed the work plan. It proposes for site remediation chemical oxidation which includes applying a solid peroxygen Legacy IPC−14FR. Legacy IPC−14FR contains sodium carbonate peroxyhydrate, which is composed of sodium carbonate and hydrogen peroxide. EGR proposes to inject oxidant in a 10−foot injection interval. Further, the injections will be implemented in four separate batches and the subsequent injection points will be offset from the original injection points, 10−foot spacing will effectively be only 5−foot spacing or less by the end of the treatment. The injection of Legacy IPC−14FR will be performed in the two separate injection events. Injection of oxidant will be accomplished using a total of 58 injection points. A direct−push technology via geoprobe equipment will be employed to deliver oxidant to the treatment zone.

EGR plans to use for the baseline data for the concentrations of site contaminants in soil and groundwater data available from the soil and groundwater sampling conducted in 2010. This data will be used to compare to post−treatment concentrations in soil and groundwater. During the monitoring phase, soil samples (from the aquifer zone) will also be collected in addition to the groundwater samples. In order to validate the effectiveness of chemical oxidation treatment, soil and groundwater samples will be collected from the existing monitoring wells. − (This is questionable proposal.)

Additionally, at the beginning of each batch of injection, geoprobe equipment will be used to collect soil and groundwater samples at two to three additional locations to evaluate the effectiveness of the treatment. At the end of the treatment, posttreatment sampling will be conducted. The soil and groundwater samples will be analyzed for the site contaminants. Additionally, the groundwater samples will be analyzed for sodium (to evaluate the impacts from injection of oxidant chemical). In all groundwater samples, the following field parameters will be measured:

pH; Dissolved Oxygen; Oxidation−Reduction Potential; Conductivity.

Groundwater levels will also be measured before and during the application to obtain indications of the radius of influence for the treatment.

Current baseline GW sampling should be performed at the site. Additional info for Legacy IPC−14FR is need to be submitted. Locations for the proposed injection point are questionable. To discuss the RAP with J. Kolleeny of DEC. AD

04/05/2012: Discussed the work plan with J. Kolleeny of DEC. Will contact the consultant regarding DEC remarks. AD

04/11/2012; Called and spoke with Mr. Gill of EGR regarding the work plan abd DEC comments to it. Mr. Gill promised to submit additional data. AD

04/26/2012: Called and spoke with Mr. Gill regarding data submission. He told that Mr. Shaya did not paid for the preparation of the RAP yet, so EGR cannot do any changes untill they receive a payment from the site owner. To issue a letter. Changed site priority to P1. AD

05/11/2012: Issued and sent a letter to Mr. Shaya. Response is due June 1, 2012. DL pdf copy of the letter to eDocs. AD

06/25/2012: Received the following e−mail from Charles Sosik of EBC saying:

Ainura,

Mike Sandhu the operator of the station returned from India last night. He was there for 6 months! We are meeting tomorrow and he has given us the go ahead to move forward with the remedial program. We will first perform a round of groundwater sampling and resurvey the wells for evaluation of groundwater flow. As soon as the baseline data comes in we will prepare a Remedial Action Plan and submit to you for approval. Please call with questions. Thanks.

Charles B. Sosik, P.G. Principal EBC Environmental Business Consultants Ph: 631.504.6000 ext. 112 Fax: 631.924.2870 Cell: 631.357.4927 csosik@ebcincny.com

AD

07/13/2012: Received the following e−amil from Mr. Sosik of EBC:

Ainura, we are doing a round of groundwater sampling and will resurvey the wells today to establish current baseline conditions in preparation of a remedial action work plan. Please call with questions, Thanks.

Charles B. Sosik, P.G. Principal EB C

AD

08/30/2012: Spoke with Mr. Singh (tenant and station operator). He requested a meeting with DEC to discuss the site. Scheduled the meeting for September 6, 2012.

09/06/2012: I and Jon Kolleeny of DEC met with the site owner − Mr. Fred Shaya, site operator − Mr. Makham Singh and their consultant − Charles Sosik of EBC. The site conditions and the next course of actions were diccussed at the meeting. It was decided that a work plan for additional delineation and chemical oxidation will be prepared and submitted to DEC for review and approval.

Also, a groundwater sampling report was submitted to DEC for review this morning. DL the pdf copy of the report to eDocs. Will review. AD

09/27/2012: Reviewed the report. It states that EBC performed a baseline sampling round at the site on July 13th, 2012. The work consisted of locating, sampling, and surveying all of the existing wells on the Site to establish baseline conditions. Groundwater flow is to the south−southwest direction.

VOCs: All 7 monitoring wells sampled showed concentrations of petroleum VOCs above standards. In the two off−site monitoring wells (MW−5 and MW−6), the only compound detected slightly above its corresponding GQS was benzene. The majority of contamination was limited to groundwater monitoring wells MW−2, MW−3, and MW−4 with total VOCs of 21,574 ppb, 11,734 ppb, and 38,546 ppb respectively. Total VOCs in the other wells ranged from 7.9 ppb to 323.1 ppb.

EBC states that the results of this investigation indicate that groundwater at the site is impacted by gasoline−related VOCs as previously reported. Minor detections in benzene reported in wells MW−5 and MW−6 to the east are likely related to surface runoff and are not site related. The majority of the contamination is limited to the area where the existing and former tanks were (MW−2, MW−3) with the distribution to MW−4 and MW−7 reflecting the groundwater flow direction. No free product was encountered during sampling.

Based on the high levels of VOCs detected in the groundwater beneath the site, EBC will prepare and submit a Remedial Action Work Plan to the NYSDEC. AD

09/28/2012: Received the following e−mail from C. Sosik:

Ainura, see attached Remedial Work Plan as discussed with you and Jonathan. The owner was able to documentation on endpoint samples from the tank excavation which we attached as an appendix. Please let me know if you have any questions and if OK to proceed. We will begin with on−site markouts and then install the wells as shown. Thanks.

Charles B. Sosik, P.G. Principal EB C Environmental Business Consultants Ph: 631.504.6000 ext. 112 Fax: 631.924.2870 Cell: 631.357.4927 csosik@ebcincny.com

Will review. AD

10/03/2012: Reviewed the work plan. EBC proposes in−situ remediation through the injection of chemical oxidants. Chemical oxidant injections will be performed via injection points installed upgradient of the source area (tank field). In total 11 injection point are proposed. EBC will use chelated iron activated sodium persulfate as the oxidant for this project. Groundwater quality will be monitored quarterly by collecting groundwater samples from four most contaminated monitoring wells including three existing wells (MW2−MW4) and a new well (MW8) to be installed downgradient of the tank pad between MW2 and MW4. Will discuss the IP locations with J. Kolleeny. AD

10/04/2012; Discussed the work plan with J. Kolleeny of DEC. Called and spoke with Mr. Sosik of EBC. They will do utility markouts to determine IP locations, and EBC will discuss with DEC their final locations. Issued and sent an approval letter to Mr. Shaya with the following comment:

¯After all utility mark outs have been completed at the site, the finalized locations for the proposed injection points should be submitted to DEC for review and approval.

DL pdf copy of the letter to eDocs. AD

02/12/2013: Received the following e−mail from C. Sosik:

Ainura, the oxidant injection wells are scheduled for installation tomorrow. Please let me know if you want to meet to review the locations. Thanks.

Charles B. Sosik, P.G.

AD

06/03/2013: Sent an e−mail to Mr. Sosik with a request for site status update info. AD

10/07/2013: Sent an e−mail to Mr. Sosik with a request for site status update info. Later in the day received the following response from Mr. Sosik:

Ainura,

447 Union was completed and the building is under construction. We will send a completion report shortly.

150−17 Cross Island: 1st injection performed and we are planning a second application.

Charles B. Sosik, P.G. Principal EBC

AD

02/2014: Called and left a messasge to C. Sosik. AD

06/04/2014: Called and spoke with Mr. Sosik. He said that the site owner lett to his home country and was absent due to the family matters for 6 months. Now, he is back and EBC already ordered chemicals to perform second round of injections. They are planning to do it next week. Requested to sample all groundwater monitoring wells at the site prior to the second round of injections. AD

08/05/2014: Sent an e−mail to Mr. Sosik with a request for site status update info. AD

02/2015: Called and left a message to Mr. Sosik regarding the site. AD

08/19/2015: Sent an e−mail to Mr. Sosik with a request for site status update info. AD

10/27/2015: called and spoke with Mr. Sosik regarding site status. He informed that in−situ injection were performed at the site and groundwater samples were collected as well. Requested to prepare and submit a summary report. The submission is due November 10, 2015. AD

12/22/2015: Called and left a message to Mr. Sosik regarding report submission. AD

04/28/2016: called and spoke with Mr. Sosik. Requested to submit the RAR by May 20, 2016. AD

THE FOLLOWING ACTIVE SPILLS FOR THIS CATEGORY WERE REPORTED BETWEEN 1/8 MILE AND 1/2 MILE SEARCH RADIUS FROM THE SUBJECT ADDRESS. THESE SPILLS WERE REPORTED TO BE LESS THAN 100 UNITS IN QUANTITY AND CAUSED BY: EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, VANDALISM, OR STORMS. THESE SPILLS ARE NEITHER MAPPED NOR PROFILED IN THIS REPORT.

FACILITY ID	FACILITY NAME	STREET	CITY
9007553	MOBIL S/S	15−04 149TH STREET	QUEENS



CLOSED STATUS TANK FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 6 **SHELL** **Spill Number: 9005195** **Close Date: 09/25/1992**
149−10 14TH AVE WHITESTONE, NY TT−Id: 520A−0125−588

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1803 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: 14910 14TH AVE
Revised zip code: NO CHANGE

Source of Spill:	GASOLINE STATION OR PBS FACILITY	Spiller:	shell oil	Spiller Phone:	
Notifier Type:	Responsible Party	Notifier Name:		Notifier Phone:	
Caller Name:	BROOKS PERLEE	Caller Agency:	SHELL OIL	Caller Phone:	(516) 942−4121
DEC Investigator:	SULLIVAN	Contact for more spill info:		Contact Person Phone:	

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
08/09/1990	09/25/1992	TANK FAILURE	UNKNOWN	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	400.00	GALLONS	0.00	GALLONS	GROUNDWATER

Caller Remarks:

STATION INVENTORY INDICATES A LOSS OF PRODUCT, WILL DO A TEN DAY

INVENTORY CONTROL CHECK, IF NECESSARY A TEST WILL BE DONE ON THE TANK.

DEC Investigator Remarks: NO DEC INVESTIGATOR REMARKS GIVEN FOR THIS SPILL.

Map Identification Number 7 **EXXON GAS STATION** **Spill Number: 9707320** **Close Date: 03/03/2003**
160TH ST/FRANCIS LEWIS BL QUEENS, NY TT−Id: 520A−0136−788

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (4)
Approximate distance from property: 2588 feet to the SE

ADDRESS CHANGE INFORMATION
Revised street: 160TH ST / FRANCIS LEWIS BLVD
Revised zip code: NO CHANGE

Source of Spill:	GASOLINE STATION OR PBS FACILITY	Spiller:	EXXON GAS STATION	Spiller Phone:	
Notifier Type:	Local Agency	Notifier Name:	CITIZEN	Notifier Phone:	
Caller Name:	ERIC PEREZ	Caller Agency:	DEP	Caller Phone:	(718) 595−6777
DEC Investigator:	TOMASELLO	Contact for more spill info:		Contact Person Phone:	

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Unable or Unwilling RP − DEC Field Response − DEC Corrective Action Required

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
09/22/1997		TANK FAILURE	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

A CITIZEN REPORTED TO NYC DEP ABOUT A GASOLINE ODOR IN THE AREA OF TANKS THAT ARE BEING REMOVED AT THE ABOVE LOCATION − THE SUBJECT BELIEVES THE SOIL IS CONTAMINATED FROM THE TANKS LEAKING INTO THE SOIL

DEC Investigator Remarks: NO DEC INVESTIGATOR REMARKS GIVEN FOR THIS SPILL.



CLOSED STATUS TANK TEST FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 8 **154−18CROSS IS PKWY/NYTEL** **Spill Number: 8800969** **Close Date: 11/14/1991**
154−18 CROSS ISLAND PKWY NEW YORK CITY, NY TT−Id: 520A−0125−343

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 544 feet to the ESE

ADDRESS CHANGE INFORMATION
Revised street: 15418 CROSS ISLAND PKWY
Revised zip code: NO CHANGE

Source of Spill: COMMERCIAL/INDUSTRIAL Spiller: NY TELEPHONE Spiller Phone:
Notifier Type: Tank Tester Notifier Name: Notifier Phone:
Caller Name: SCOTT SCHUCK Caller Agency: FENLEY AND NICHOL Caller Phone: (516) 586−4900
DEC Investigator: SULLIVAN Contact for more spill info: Contact Person Phone:

Spill Date	Date Cleanup Ceased	Cause of Spill	PBS # Involved	Meets Cleanup Standards	Penalty Recommended
04/29/1988	11/14/1991	TANK TEST FAILURE	2−343951	UNKNOWN	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
KEROSENE	PETROLEUM	−1.00	UNKNOWN	0.00	UNKNOWN	GROUNDWATER

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
		Unknown	0.00	UNKNOWN

Caller Remarks:

6K TANK FAILED WITH A LEAK RATE OF −.610GPH, ISOLATED TANK.

DEC Investigator Remarks: NO DEC INVESTIGATOR REMARKS GIVEN FOR THIS SPILL.

Map Identification Number 9 **153−45 CROSS ISLAND PKWY** **Spill Number: 9003326** **Close Date: 09/30/1992**
153−45 CROSS ISLAND PKWY NEW YORK CITY, NY TT−Id: 520A−0121−929

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 777 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: 15345 CROSS ISLAND PKWY
Revised zip code: NO CHANGE

Source of Spill: COMMERCIAL/INDUSTRIAL Spiller: F.W. WOOLWORTH Spiller Phone:
Notifier Type: Tank Tester Notifier Name: Notifier Phone:
Caller Name: SEBASTIAN LOREFICE Caller Agency: TANK TESTING INC Caller Phone: (718) 789−3700
DEC Investigator: BATTISTA Contact for more spill info: Contact Person Phone:

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
06/22/1990	09/30/1992	TANK TEST FAILURE	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
#2 FUEL OIL	PETROLEUM	−1.00	UNKNOWN	0.00	UNKNOWN	SOIL

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
		Unknown	0.00	UNKNOWN

Caller Remarks:

3K TANK SYSTEM FAILED HORNER EZY CHECK WITH A LEAK RATE OF −.1167GPH, WILL EXCAVATE, ISOLATE & RETEST.

DEC Investigator Remarks: NO DEC INVESTIGATOR REMARKS GIVEN FOR THIS SPILL.

Map Identification Number 10 **CITYGAS** **Spill Number: 9001764** **Close Date: 03/04/2003**
150−17 CROSS ISLAND PKWY WHITESTONE, NY TT−Id: 520A−0121−927

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 896 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: 15017 CROSS ISLAND PKWY
Revised zip code: NO CHANGE

Source of Spill: GASOLINE STATION OR PBS FACILITY
Notifier Type: Responsible Party
Caller Name: JOE MISTRETTA
DEC Investigator: KMFOLEY
Spiller: CITYGAS
Notifier Name:
Caller Agency: CAR SERVICE CO
Contact for more spill info:
Spiller Phone:
Notifier Phone:
Caller Phone: (718) 746−2222
Contact Person Phone:

Category: Known release which created a fire/explosion hazards (inside or outdoors), drinking water supply contamination, or significant releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
04/17/1990		TANK TEST FAILURE	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	400.00	GALLONS	0.00	GALLONS	SOIL

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
		Unknown	0.00	UNKNOWN

Caller Remarks:

5K TANK, OWNER CLAIMS THAT TANK FAILURE WAS DUE TO INVENTORY RECORDS.

CLOSED DUE TO LACK OF ANY RECENT INFO − DOES NOT MEET ANY CLEANUP REQUIREMENTS.

DEC Investigator Remarks:

3/04/2003 − Closed Due To The Nature / Extent Of The Spill Report

1/8/04 Reference Spill #9705304.(Kmf)

Map Identification Number 11 **PBS #2−600357** **Spill Number: 0906463** **Close Date: 09/08/2009**
150−17 CROSS ISLAND PKWAY WHITESTOWN, NY TT−Id: 520A−0232−204

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 896 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: 15017 CROSS ISLAND PKWY
Revised zip code: NO CHANGE

Source of Spill: GASOLINE STATION OR PBS FACILITY Spiller: PETRO US GASOLINE STATION Spiller Phone:
Notifier Type: Tank Tester Notifier Name: Notifier Phone:
Caller Name: Caller Agency: Caller Phone:
DEC Investigator: hrpatel Contact for more spill info: WILLIAM KLEIN Contact Person Phone: (718) 762−5200

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
09/03/2009		TANK TEST FAILURE	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected

Caller Remarks:

1612 The system failed at a stage 2. The tank will be fixed by Franklin Comapny Testing.

DEC Investigator Remarks:

09/08/09−Hiralkumar Patel. discussed with DEC Jacob. as system failed in stage 2 vapor recovery system, there should be no release and Jacob asked to close the case.

case closed.

Map Identification Number 12 **WHITESTONE GASOLINE INC − MISC** **Spill Number: 0402801** **Close Date: 01/27/2016**
17−46 CLINTONVILLE ST WHITESTONE, NY TT−Id: 520A−0125−012

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 1351 feet to the SSE

ADDRESS CHANGE INFORMATION
Revised street: 1746 CLINTONVILLE ST
Revised zip code: NO CHANGE

Source of Spill:	UNKNOWN	Spiller:	RISCHARD FINKLESTEIN	Spiller Phone:	(718) 767−2699
Notifier Type:	Responsible Party	Notifier Name:	WILLIAM KLEIN	Notifier Phone:	(718) 762−5200
Caller Name:	WILLIAM KLEIN	Caller Agency:	FRANKLIN CONTRACORS	Caller Phone:	(718) 762−5200
DEC Investigator:	KGHALE	Contact for more spill info:	RISCHARD FINKLESTEIN	Contact Person Phone:	(718) 767−2699

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.

Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
06/14/2004	09/14/2007	TANK TEST FAILURE	NO	NO

NO MATERIAL INFORMATION GIVEN FOR THIS SPILL

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
2−356857	2000	Horner EZ Check I or II	0.00	UNKNOWN

Caller Remarks:

TEST WAS DONE ON ISOLATED TANK, FAILED BECUASE OF WATER INTRUSION

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was KRIMGOLD Determined site was Getty − therefore DEC lead switched to Vought

Getty site managed by Vought.

4/20/05−Vought−See also closed spill #s: 0210440, 9414561 and 0402433 at same location. Vought called Bill Klein (Franklin 718−762−5200). Bill Klein stated that work was done for ART (Bob Acaro 718−234−0024). Vought called Richard Finklestein (718−767−2699) and left message with Jatar Singh (who indicated that tanks were going to be removed)to have Finklestein return call. Vought called 516−935−5481 (number on PBS registration) and left message to return call to DEC. Vought sent letter requiring: 1)islolation and retesting of tank or tank removal (standard tank testing letter) 2)if tanks were removed then endpoint sampling, groundwater sampling, locations of remote fills and dispenser islands and site plan. Public school located across Clintonville Street. Site address may also be known as 1746 154th Street.

4/21/05−Vought−Received message from Finkelstein (516−935−5481). Vought returned his call and left message to return call.

08/31/2005 − Feng − Transferred from Vought to Feng.

2/13/2006 − Feng − Spoke with Connie from Richard Finklestein's office. She stated that they are working on to get the report. The consultant who handled the project passed away. She hope would get the report in the next few weeks. emailed (speedymart1746@aol.com) for Feng's contact information.

2/23/2006 − Feng − Call from Patty (Environmental Management) indicated 3 large tanks were pulled and tank closure report will be done in next few weeks. There might be 10 more 550−gallon USTs abandoned onsite without registration. She is trying to find more information on these USTs. (RJF)

8/15/2006 − Feng − Tank Closure Report, dated 6/16/2006, by Environmental Management Solution (EMI). 1 (4,000−gallon) gasoline single walled UST, 2 (2,000−gallon) gasoline single walled USTs, 2 dispenser islands and associated underground piping, 8 (550−gallon) gasoline USTs, 1 (550−gallon) waste oil UST and 1 (550−gallon) heating oil UST were removed off site. New tanks, 1 (10,000−gallon) and 1 (6,000−gallon) gasoline USTs were installed in the same tank pit subsequent to tank removal. 2 new dispenser islands removed during excavation activities were reinstalled in the same area along 154th Street. Impacted soil was removed down to 11 to 12 feet bg throughout the excavation until proximity to the sidewalk along 17th Road, Clintonville Road, 154th Street and the building prevented further removal and total of 15 endpoint samples were collected. Soil contamination found in the endpoint samples, S−4, S−5, S−13 along 154th Street, S−11 and S−12 in the former 8 (550−gallon) tank field.

Sent letter to Stop Enterprise and requested an Investigation WorkPlan for groundwater sampling. Letter also faxed to Pat Badding (EMI). (RJF)

10/6/2006 − Feng − Spoke to Richard Finklestein. He stated that he talked to the consultant, Pat Badding (EMS) about 5 days before the due date of the work plan, and Pat Badding will be sending the work plan. Mr. Finklestein will call the consultant for the status of work plan. (RJF)

10/17/2006 − Feng − Call from Mostafa (HydroTech, 631−457−0031). It is not feasible to install wells in the S−4, S−5 and S−13 area due to the pump islands and the canopy. 3 GeoProbe temporary wells will be installed in the sidewalk near the S−4, S−5 and S−13 area. 1 groundwater will be collected from the existing well in the former 4,000−gallon UST area. 1 groundwater will be collected from the existing well in the former 550−gallon USTs area. (RJF)

2/16/2007 − Feng − Contacted HydroTech and HydroTech said they don't have this job anymore. Emailed to R. Finklestein and asked for the work plan/report of soil boring/wells installation. (RJF)

2/22/2007 − Feng − Spoke to C. Murphy. She had foward the email to Mr. Finklestein and asked him to respond the email. (RJF)

Consent order executed 9/14/2007.

9/19/2007 − Feng − Spoke with Charlie Schmidgall of Agressive Environmental (631−224−1680). He will submit a work plan for subsurface investigation in a couple days. (RJF)

10/19/2007 − Feng − Reviewed the Investigation Work Plan, submitted by Agressive Environmental, dated 10/3/2007. Spoke with Charles Schmidgall (Agressive Environmental). The new tanks located in the middle of the site. DEC requires one more well to be install in the former tank area. Well screen interval to be at least 4' above water table, 6' below water table. Groundwater sample for 8260/8270 analysis. Soil will be screened with PID. Prior to the installation all utilities will be located and marked out. DEC also requires the investigation report to be included the boring logs, well installation log, sample

analyticals, site plan, conclusion and recommendation. (RJF)

10/30/2007 − Feng − Revised map with wells location, by email dated 10/22/2007. DEC requires the well, W−6, to be as close as possible to the former tank field area. Sent Charles S. the map with required well location. Approval letter sent to Mr. Richard Finklestein (Stop Enterprise) with the comments of noted in 10/19/2007. (RJF)

12/6/2007 − Feng − Reviewed the Subsurface Investigation Phase II − Environmental Assessment, dated 11/29/2007, submitted by Aggressive Environmental. AE has installed 6 monitoring wells onsite. No soil samples were taken. 6 groundwater samples were collected and high concentration of BTEX (max 82,260 ppb) and MTBE (max 159,000 ppb) were detected.

Letter to Richard Finklestein (STOP Enterprise). DEC requires 1) Quarterly Monitoring. 2) Sensitive Receptor Survey by 1/25/2008. 3) Supplemental Investigation Work Plan (determine groundwater flow and include the existing USTs in the site plan) by 1/11/2008. (RJF)

2/21/2008 − Feng − Reviewed the Site Investigation Work Plan for Follow−up Work, 2/1/2008, by Aggressive Environmental. Comments to AE via email. 1) soil samples needed. 2) Wells screen interval length. 3) additional further offsite delineation including: east and west sidewalk of 154th Street, east and west sidewalk of Clintonville Street, and north sidewalk of 18th Ave. Need a new site plan with the wells location. (RJF)

3/14/2008 − Feng − Reviewed the Revised Site Investigation Work Plan for Follow−up work, by Aggressive Environmental. Additional wells were required at further offsite. Revised wells location map is submitted. (RJF)

3/17/2008 − Feng − Approve the Revised Site Investigation Work Plan for Follow−up work. 12 wells will be installed. Approval letter to Stop Enterprise. (RJF)

3/5/09 − Carlson: Case reassigned to Carlson. Phone number for Aggressive Environmental has been disconnected. Called Mr. Richard Finkelstein at 516−935−5481. No one picked up the phone and there was no answering machine. Called 718−767−2699 and left message with station manager for Mr. Finkelstein to return call.

3/9/09 − Carlson: Issued letter to Mr. Finkelstein noting that RIR is overdue. Report required by 4/9/09 or case will be referred to legal for enforcement.

3/27/09 − Carlson: Approved extension to June 9, 2009 for RIR submittal.

4/20/09 − Carlson: Reviewed revised workplan dated 4/13/09. Six wells are present on site or directly adjacent to the site. Five off−site wells proposed. Sent email requiring a sixth well directly adjacent to the site, to the SE of W−5. Revised workplan due 5/20/09.

5/22/09 − Carlson: Approved workplan for installation of 6 monitoring wells. RIR will be submitted 60 days after receipt of DOT sidewalk permit.

7/21/09 − Carlson: Received email notification − drilling scheduled for 7/29/09.

11/12/09 − Carlson: Reviewed phase II report. LNAPL found in on−site well. Issued letter required a delineation work plan in 30

days, and approved VEFR as an IRM. This site is under a Consent Order with the USEPA.

owner: Finkelstein, Richard USEPA: LaReau, Meghan

1/6/10 − Carlson: Received work plan. Plan states upgradient well location not accessible. Emailed Dawn Vought to schedule site meeting to discuss accessibility.

1/13/2010 − Carlson: Met with Dawn Vought on site. Well required in driveway if not accessible on sidewalk. Well on 17th road may be moved to school side of street. Revised work plan required in 30 days.

2/4/2010 − Carlson: Reviewed 4th Quarter 2009 Update Report. Sheen present in MW3 and MW6. Emailed dawn vought − why haven't EFR/EVR events been initiated yet? Received email from Dawn Vought, owner is broke.

2/17/2010 − Carlson: Received revised work plan. Work plan proposed installation of four temporary wells. Sent email − permanent wells required. Revised work plan required.

4/20/2010 − Carlson: Reviewed revised work plan dated 3/15/2010. Sent email requiring permanent monitoring wells. Revised work plan due in 30 days.

4/21/2010 − Carlson: Received email from dawn vought. Replied to email − two locations may be completed as borings, the other two locations must be completed as monitoring wells, revised work plan required.

6/22/2010 − Carlson: Approved revised work plan. Four soil borings to be completed. Two borings to be completed as monitoring wells. RIR due 9/22/2010.

7/7/2010 − Carlson: Spoke to Dawn Vought. 30 day extension granted for RIR submittal − due 10/22/2010.

1/11/11 − Breen: Andre handed me a paper copy of a CA Rich investigation report received 11−4−10. This report had been languishing in his incoming pile. This report is not in e−docs.

2/17/11 − Breen: Dis−approval letter sent to Dawn at dvought@rarichinc.com. and to owner Richard Finkelstein via USPS first class. John Urda says he has an enforcement case against the owner, but has not started it yet. If we have something to add, we should let John know.

7/2/12 − Carlson: Spoke to USEPA Joe Martin (212−637−4247). Site is in violation of the consent order. We have not received any recent submittals. Sent email to Legal Divison to enforce the consent order.

8/6/12 − Breen: 8−6−12. Consultant Robert Sander called about Clintonville gas station, Spill 0402801, PBS 2−356867. He said that the owner (Finklestein) received strong words from the US Attorney directing him to submit a remediation plan quickly. Robert told me there are 13 wells, one of which has 8−inches of free product and one across the street with traces of FP. I passed this information along to Sarah.

8/7/12 − Carlson: Replied to Robert Sander at Maximum Env. They received a violation letter from Attorney General's office. Sent email requiring submission of a quarterly report in 21 days and RAP in 51 days. Weekly recovery should be initiated if LNAPL is

present.

8/9/12 − Carlson: Spoke to Robert Sander, LNAPL in two wells, weekly gauging and recovery initiated. He proposed to install two 4'' recovery wells. He will send brief workplan with proposed locations and well design. He will send update report and workplan.

8/20/12 − Carlson: Reviewed 8/13/12 letter/report. LNAPL in three wells. Wells sampled on 7/18/12. Drafted letter requiring RAWP, weekly recovery, and quarterly reporting.

9/20/12 − Carlson: Reviewed weekly gauging/recovery results and letter report dated 9/14/12. Report proposed installation of one 4 recovery well and four 1 piezometer wells. Proposed a pilot test VEFR event and measurement of ROI during VEFR event. Sent email to Robert Sander − revised site plan required with locations of proposed wells. Are 1 piezometers temporary or permanent wells? Revised site plan due in 10 days.

9/27/12 − Carlson: Reviewed revised site plan submitted on 9/24/12. Four permanent 1 piezometer wells proposed to be installed just for the pilot test. Sent email: they don't need to install so many additional wells just for the pilot test. Suggested they install the recovery well and one 1 piezometer well, additional 1 wells can be installed later if the they need additional vacuum/pressure data.

Received email response − they want to install the four proposed piezometer wells and the proposed recovery well.

Reviewed well gauging/recovery data for 9/19/2012 event. No LNAPL present on 9/19/12.

10/1/12 − Carlson: Received weekly gauging email. No LNAPL for second week, next week's gauging event to be skipped as per the protocal.

10/10/12 − Carlson: Issued conditional workplan approval letter. Soil sampling required during installation of P4 and RW1.

11/30/12 − Carlson: Reviewed the following:

10/16/12 email from Mr. Robert Sander. Gauging and recovery data from 10/11/12 submitted. depth to water 7.67 ft bg − 13.29 ft bg. no LNAPL present.

10/24/12 email from Mr. Rober Sander. Well gauging and recovery data from 10/17/12. Notes LNAPL droplets present (not measurable) in MW1 and MW3. Samples collected from all wells except MW7 because it purged dry. Gauging visits changed to monthly because no LNAPL (except for droplets?)

10/31/12 email from Robert Sander. Next monitoring well gauging scheduled for 11/14/12. Groundwater report from October 2012 sampling event to be submitted. Planning continues for upcoming Pilot Study .

11/8/12 email from Robert Sander. Next monitoring well gauging scheduled for 11/14/12. Groundwater report from October 2012 sampling event to be submitted. Pilot Study delayed due to hurricane Sandy.

reviewed groundwater sampling report dated 11/14/12. Wells sampled on 10/17/12. MW7 not sampled because it was dry. Maximum TVOCs 65ppm in MW1.

11/21/12 email from Robert Sander. gauging conducted on 11/14/12. no product found. extension requested for pilot study implementation.

12/3/12 − Carlson: Reviewed quarterly update report dated 11/14/12 and weekly gauging and recovery data. 11/21/12 email from Mr. Robert Sander requested an extension for pilot test study completion. Issued email stating that an extension request should request a specific length of time (30 days, 45 days, ...). VEFR will likely not be too effective because there has been no LNAPL the last several sampling events. Soil samples collected during pilot study must be evaluated, final RAWP must address both soil and gw contamination.

1/5/2015 − Spill Transferred to KGH.

1/5/2015 − Raphael Ketani. The initials above refer to Kevin Hale in the Albany Remediation office.

2/26/2015 − KGH reviews case−file for this operating Getty Station. The site was excavated to the extent feasible in June 2006 after closure of existing tanks and prior to installation of new UST system. At that time a number of previously unknown 550 tanks were identified and also removed. Petroleum impacted soils were identified and appeared to have originated from the fill−ports. Over 1,200 tons of contaminated soil was excavated but could not be completely removed along the north−west property boundary due to proximity to 154th Street. Off−site investigation by CA Rich and others confirmed that on−site residual did not reach off−site properties. Intermittent NAPL reported over the years in several wells along 154th and sporadic hand−bailing conducted. VEFR piloted but thought not to be effective. Site visit needed.

3/30/2015 − KGH on−site. (10) Opened on−site MWs 1−6 & 10. MW1 had slight old petroleum odor but none of the wells contained NAPL (via bailer)at the time. Opened MW−8 across 158th − no odor, water clear. Water table is higher now. Re−check during summer when water table should be lower.

9/25/2015 − KGH − on−site (12:30) to re−check site after dry−summer. There has been a history of intermittent LNAPL (waste oil) in several on−site wells. Re−checked MWs 1−6 and 10. MW−1 had an apparent thickness of approximately one (1) inch of highly weathered waste oil (possibly heating oil) with a hint of old gas.

None of the other wells had any odor or apparent NAPL. Pointed this out to property owner R. Finkelstein(RF). Suggested prompt action with currently low water−table could recover periodically submerged residual. VEFR not an attractive option with proximity of school and residential area. Suggested quick response with oleophyllic absorbents. RF agreed to implement and record NAPL recovery of the localized residual. KGH.

12/1/2015 − KGH receives bailer/absorbent sock log from RF along with photo−documentation of efforts. Frequent bailing followed by absorbent sock installation between 9/03/2015 and 11/30/2015 has resulted in monitoring wells MW1 and MW2 remaining NAPL free for two and three weeks respectively. The Department therefore concludes that NAPL has been recovered to the maximum extent practicable. KGH.

12/14/2015 − KGH The Department has reviewed the body of work completed to date and accepts the Petition for Closure in consultation with USEPA−OUST. A Notice to Proceed with well closure and No Further Action Letter is forwarded to RF with CC to USEPA. The case−file will be closed in our database upon receipt of well−closure documentation.

1/25/2016 − RF forwards documentation of proper well closure from Reliant Consulting Services.

1/27/2015 − Spill Case 0402801 has been closed out. No Further Action is required. NFA − KGH

Map Identification Number 13 **SPEEDY MART** **Spill Number: 0210440** **Close Date: 07/14/2004**
17−46 CLINTONVILLE ST WHITESTONE, NY TT−Id: 520A−0124−701

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 1351 feet to the SSE

ADDRESS CHANGE INFORMATION
Revised street: 1746 CLINTONVILLE ST
Revised zip code: NO CHANGE

Source of Spill:	GASOLINE STATION OR PBS FACILITY	Spiller:	RICH FINKELSTEIN − SPEEDY MART	Spiller Phone:	(516) 935−5481
Notifier Type:	Tank Tester	Notifier Name:	MARK BELLAMY	Notifier Phone:	(610) 278−7203
Caller Name:	BRIAN BERKLE	Caller Agency:	CROMPCO CORPORATION	Caller Phone:	(610) 278−7203
DEC Investigator:	JMROMMEL	Contact for more spill info:	RICH FINKELSTEIN	Contact Person Phone:	(516) 935−5481

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
01/16/2003		TANK TEST FAILURE	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
	2000	Horner EZ Check I or II	0.00	FAIL

Caller Remarks:

bleived to be tank #2 − customer was advised not to put any more fuel in the tank − caller's co is not going to uncover − unk further info

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was ROMMEL 1/16/03 − AUSTIN, DDO − TTF LETTER SENT TO RICHARD FINKELSTEIN

12/2/2003 transferred from Sangesland to Rommel

07/14/04 Site consolidated under spill number 0402433. See 0402433 for status. Rommel

Map Identification Number 14 **EXXONMOBIL** **Spill Number: 0209634** **Close Date: 05/27/2003**
15−04 149TH ST WHITESTONE, NY TT−Id: 520A−0124−674

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1939 feet to the W

ADDRESS CHANGE INFORMATION
Revised street: 1504 149TH ST
Revised zip code: NO CHANGE

Source of Spill:	GASOLINE STATION OR PBS FACILITY	Spiller:	MELISSA WINSOR − EXXONMOBIL	Spiller Phone:	
Notifier Type:	Tank Tester	Notifier Name:		Notifier Phone:	
Caller Name:	JERRY KASPAR	Caller Agency:	CROMPCO CORP	Caller Phone:	(610) 278−7203
DEC Investigator:	JXDRUMM	Contact for more spill info:	STEVE ANASTOS	Contact Person Phone:	(703) 846−3393

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
12/19/2002		TANK TEST FAILURE	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
1 &2	4000	Horner EZ Check I or II	0.00	UNKNOWN

Caller Remarks:

Mobil notified and ceased deliveries − no wet portion of tank

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was DRUMM This spill site has been transferred from DEC Sigona to Remedial Bureau B, on August 4, 2003.

This spill site is consolidated under Spill No. 9007553.

Map Identification Number 15 **CLEARVIEW NURSING HOME** **Spill Number: 0201426** **Close Date: 03/27/2007**
157−15 19TH AVE WHITESTONE, NY TT−Id: 520A−0124−545

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2021 feet to the SE

ADDRESS CHANGE INFORMATION
Revised street: 15715 19TH AVE
Revised zip code: NO CHANGE

Source of Spill:	COMMERCIAL/INDUSTRIAL	Spiller:	SAME	Spiller Phone:	
Notifier Type:	Tank Tester	Notifier Name:	DAVID FAZIN	Notifier Phone:	(516) 939−2959
Caller Name:	DAVID FAZIN	Caller Agency:	CROWN LEAK DETECTION	Caller Phone:	(516) 939−2959
DEC Investigator:	lxzielin	Contact for more spill info:	HOWARD SMALL	Contact Person Phone:	(718) 746−0400

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	PBS # Involved	Meets Cleanup Standards	Penalty Recommended
05/08/2002		TANK TEST FAILURE	2−246867	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
#2 FUEL OIL	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
001	10000	VPLT (NDE) plus UTS−4T/U3 Ullage	0.00	UNKNOWN

Caller Remarks:

recomment tank clears clean tank and test line

DEC Investigator Remarks:

03/27/07 − Zielinski Visted the site. From the current owner, Clearview Operating Company, LLC−−Michael Tartaglia, manager, (718)746−0400−−received documents pertaining to the spill (eDOCs). They show that after the tank had failed the test on 5/8/02, Petroleum Tank Cleaners, Inc., replaced oil lines and removed contaminated soil. The tank was retested and passed the tightness test on 6/3/02.

The case is closed. The tank will be tested before 6/3/07.

09/05/06 −Zielinski This spill case reassigned from CO to Region 2.

PBS#: 2−24687 report shows test on6/03/02

Prior to Sept, 2004 data translation this spill Lead_DEC Field was DEMEO

Map Identification Number 16 **PS 193** **Spill Number: 9914175** **Close Date: 01/15/2004**
152−20 11TH AVE WHITESTONE, NY TT−Id: 520A−0128−099

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2147 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: 15220 11TH AVE
Revised zip code: NO CHANGE

Source of Spill:	INSTITUTIONAL, EDUC, GOV, OTHER	Spiller:	BOARD OF ED	Spiller Phone:	
Notifier Type:	Tank Tester	Notifier Name:	JOHN LEDDY	Notifier Phone:	(516) 321−4670
Caller Name:	JOHN LEDDY	Caller Agency:	PROTEST ENTERPRISES	Caller Phone:	(631) 321−4670
DEC Investigator:	SMSANGES	Contact for more spill info:	FRANK CARDELLO	Contact Person Phone:	(718) 391−6832

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
03/15/2000		TANK TEST FAILURE	NO	NO

NO MATERIAL INFORMATION GIVEN FOR THIS SPILL

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
1	7500	Horner EZ Check I or II	0.00	UNKNOWN

Caller Remarks:

gross fail tank contained #4 fuel oil

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was SANGESLAND Tank 001 passed on 3/15/2000 Tank 002 failed on 3/15/2000 −repaired/retested 1/3/2001 −passed

Map Identification Number 17 **152−20 11TH AVE** **Spill Number: 9300401** **Close Date: 06/30/2006**
152−20 11TH AVE WHITESTONE, NY TT−Id: 520A−0126−032

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2147 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: 15220 11TH AVE
Revised zip code: NO CHANGE

Source of Spill:	INSTITUTIONAL, EDUC, GOV, OTHER	Spiller:	SAME	Spiller Phone:	(718) 706−3483
Notifier Type:	Tank Tester	Notifier Name:		Notifier Phone:	
Caller Name:	SEBASTIAN LOREFICE	Caller Agency:	TANK TESTING,INC	Caller Phone:	(718) 789−3770
DEC Investigator:	RWAUSTIN	Contact for more spill info:		Contact Person Phone:	

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

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Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
04/08/1993		TANK TEST FAILURE	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
#4 FUEL OIL	PETROLEUM	0	POUNDS	0	POUNDS	SOIL

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
		Unknown	0.00	UNKNOWN

Caller Remarks:

EID

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was AUSTIN 7/6/04 − AUSTIN − TRANSFERRED FROM KOON TANG FOR REASSIGNMENT − END

6/30/2006− Closed; related spill indicates that the tank test passed.

Map Identification Number 18 **152−20 11TH AV/QUNS/PS193** **Spill Number: 9101757** **Close Date: 01/15/2004**
152−20 11TH AVENUE NEW YORK CITY, NY TT−Id: 520A−0125−714

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2147 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: 15220 11TH AVENUE
Revised zip code: NO CHANGE

Source of Spill: INSTITUTIONAL, EDUC, GOV, OTHER
Spiller: NYC BD OF EDUCATION
Spiller Phone: (212) 579−0689
Notifier Type: Tank Tester
Notifier Name:
Notifier Phone:
Caller Name: TIM O'CONNOR
Caller Agency: CAPCO
Caller Phone: (516) 538−4390
DEC Investigator: SMSANGES
Contact for more spill info:
Contact Person Phone:

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
05/14/1991		TANK TEST FAILURE	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
#4 FUEL OIL	PETROLEUM	−1.00	POUNDS	0.00	POUNDS	GROUNDWATER

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
		Unknown	0.00	UNKNOWN

Caller Remarks:

7.5K TANK, SYSTEM TEST,FAILED AINLAY WITH A GROSS LEAK, WILL EXCAVATE,REPAIR & RETEST.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was SANGESLAND tanks were retested and passed on: Tank 001 − 3/15/2000 Tank 002 − 1/3/2001

Map Identification Number 19 **150−42 11TH AVE** **Spill Number: 9406584** **Close Date: 08/08/2012**
150−42 11TH AVENUE WHITESTONE, NY TT−Id: 520A−0126−353

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2201 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: 15042 11TH AVENUE
Revised zip code: NO CHANGE

Source of Spill:	UNKNOWN	Spiller:	DENAM TOOL CO	Spiller Phone:	
Notifier Type:	DEC	Notifier Name:		Notifier Phone:	
Caller Name:	RICHARD VEGA	Caller Agency:	STATE ENVIRONMENTAL	Caller Phone:	(718) 265−3355
DEC Investigator:	VXBREVDO	Contact for more spill info:		Contact Person Phone:	

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
08/15/1994		TANK TEST FAILURE	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
#2 FUEL OIL	PETROLEUM	−1.00	POUNDS	0.00	POUNDS	SOIL

TANK TEST INFORMATION

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
		Unknown	0.00	UNKNOWN

Caller Remarks:

EX. & INVESTIGATE

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was MILLER

6/25/08: Reassigned from Vadim Brevdo to Kartik Chanda. (Chanda)

08/08/2012 − V. Brevdo No information or analytical data is available to confirm impacts to soil or groundwater. Area is paved. Mix of residential 1−2 family homes, commercial and industrial development. No exposure threat or threat to the environment appear to exist. Spill case is closed effective August 8, 2012. V. Brevdo



CLOSED STATUS UNKNOWN CAUSE SPILLS AND OTHER CAUSE SPILLS IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 20 **SUNOCO** **Spill Number: 9605312** **Close Date: 07/25/1996**
14−80 CLINTONVILLE ST WHITESTONE, NY TT−Id: 520A−0127−226

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 566 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: 1480 CLINTONVILLE ST
Revised zip code: NO CHANGE

Source of Spill: GASOLINE STATION OR PBS FACILITY
Notifier Type: Other
Caller Name: RICK MEDINA
DEC Investigator: KATZ
Spiller: UNKNOWN
Notifier Name: SAME
Caller Agency: MYSTIC TRANSPORT
Contact for more spill info: EMPLOYEES
Spiller Phone:
Notifier Phone:
Caller Phone: (718) 792−9075
Contact Person Phone: (718) 367−3400

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
07/24/1996		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	5.00	GALLONS	0.00	GALLONS	SEWER

Caller Remarks:

uknown how the spill happened or who spilled it mystic was making a delivery when it happened − fire dept responed and washed it down into the sewer according to mr medina

DEC Investigator Remarks: NO DEC INVESTIGATOR REMARKS GIVEN FOR THIS SPILL.

Map Identification Number 21 **MANHOLE VS8517** **Spill Number: 0103372** **Close Date: 07/20/2001**
154−18 LOCKE AV QUEENS, NY TT−Id: 520A−0124−381

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 772 feet to the SE

ADDRESS CHANGE INFORMATION
Revised street: 15418 LOCKE AV
Revised zip code: NO CHANGE

Source of Spill:	COMMERCIAL/INDUSTRIAL	Spiller:	UNKNOWN	Spiller Phone:	
Notifier Type:	Responsible Party	Notifier Name:		Notifier Phone:	
Caller Name:	SEAN MCKEEVER	Caller Agency:	CON EDISON	Caller Phone:	(212) 580−6763
DEC Investigator:	KMFOLEY	Contact for more spill info:	SEAN MCKEEVER	Contact Person Phone:	(212) 580−6763

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
06/27/2001		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
MOTOR OIL	PETROLEUM	1.00	GALLONS	0.00	GALLONS	SOIL

Caller Remarks:

1 quart of motor oil found on 700 gal of water at location − no other waterways or sewers effected − con ed spilll 137109

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was FOLEY CON ED E2MIS REPORT 5−27−00 While doing inspections, found approx. 1qt. of what appears to be motor oil on approx. 700 gals. of water in VS8517. Unable to pressure test transformer due to amount of water in structure. PCb sample taken.

LSN 01−06889 Aroclor 1260 ; PCb <1ppm

LSN 01−06904−001 Oil ID presence similar to dielectric fluid. Spill type changed from 24hr deminimus to unknown oil type.

6−28−01 0955hrs. Found unit holding pressure on arrival.Pressure tested unit and held ok. Cleanup in progress willbe treated as <50ppm

1430hrs. Cleanup completed by double washing structure with Bio Gen 760. No leaking company equipment. Incident closed.

Map Identification Number 22 **CITYGAS** **Spill Number: 9208820** **Close Date: 10/30/1992**
150−17 CROSS ISLAND PKWY WHITESTONE, NY TT−Id: 520A−0121−938

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 896 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: 15017 CROSS ISLAND PKWY
Revised zip code: NO CHANGE

Source of Spill:	TANK TRUCK	Spiller:		Spiller Phone:	
Notifier Type:	Responsible Party	Notifier Name:		Notifier Phone:	
Caller Name:	ALEXANDRA CONFORME	Caller Agency:	ULTIMATE TRANSPORT	Caller Phone:	(718) 349−6416
DEC Investigator:	KSTANG	Contact for more spill info:		Contact Person Phone:	

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
10/30/1992	10/30/1992	UNKNOWN	UNKNOWN	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	−1.00	POUNDS	0.00	POUNDS	SOIL

Caller Remarks:

SPIL CONTAINED ON CONCRETE−TO HAVECONTRACTOR CLEAN UP,NYCDEP CONFIRMED CLEANUP

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was TANG

Map Identification Number 23 **CROSS ISLAND PARKWAY** **Spill Number: 0002554** **Close Date: 06/26/2000**
MURRAY ST & CROSS ISLAND WHITESTONE, NY TT−Id: 520A−0129−375

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 957 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: CROSS ISLAND PARKWAY / MURRY ST
Revised zip code: 11357

Source of Spill: UNKNOWN | Spiller: UNKNOWN | Spiller Phone:
Notifier Type: Citizen | Notifier Name: REFUSED | Notifier Phone: (000) 000−0000
Caller Name: REFUSED | Caller Agency: CITIZEN | Caller Phone: (000) 000−0000 ext. (
ext: 0
DEC Investigator: SMSANGES | Contact for more spill info: | Contact Person Phone:

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
05/31/2000		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
WASTE OIL/USED OIL	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

CALLER SAYS THERE IS 3 JUGGES OF OIL ON THE SIDE OF THE ROAD

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was SANGESLAND Pails emptied on 6/21/00

Map Identification Number 24 **17−22 154TH STREET** **Spill Number: 8709853** **Close Date: 02/22/1988**
17−22 154TH ST , NY TT−Id: 520A−0125−317

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 1160 feet to the SSE

ADDRESS CHANGE INFORMATION
Revised street: 1722 154TH ST
Revised zip code: NO CHANGE

Source of Spill: GASOLINE STATION OR PBS FACILITY | Spiller: | Spiller Phone:
Notifier Type: Local Agency | Notifier Name: | Notifier Phone:
Caller Name: URSALA ZYSNARSKI | Caller Agency: NYCDEP | Caller Phone: (212) 669−2074
DEC Investigator: FINGER | Contact for more spill info: | Contact Person Phone:

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
02/22/1988	02/22/1988	UNKNOWN	UNKNOWN	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	25.00	GALLONS	0.00	GALLONS	SEWER

Caller Remarks:

GAS STATION IN AREA CALLING TYRE BROTHERS TO CLEAN OUT CATCH BASINS WITH VACUUM TRUCK, WILL FLUSH OUT SEWERS(NYCFD).

DEC Investigator Remarks: NO DEC INVESTIGATOR REMARKS GIVEN FOR THIS SPILL.

Map Identification Number 25 **157−05 CROSS ISLAND PKWAY** **Spill Number: 9703152** **Close Date: 02/03/2003**
157−05 CROSS ISLAND PKWAY QUEENS, NY TT−Id: 520A−0122−285

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (2)
Approximate distance from property: 1310 feet to the E

ADDRESS CHANGE INFORMATION
Revised street: 15705 CROSS ISLAND PKWY
Revised zip code: 11357

Source of Spill:	COMMERCIAL VEHICLE	Spiller:	TIM SOILCH − CON EDISON	Spiller Phone:	(212) 580−6764
Notifier Type:	Responsible Party	Notifier Name:	MR KELLY	Notifier Phone:	(914) 925−6205
Caller Name:	FRANK MASSERIA	Caller Agency:	CON ED	Caller Phone:	(212) 580−6763
DEC Investigator:	CAENGELH	Contact for more spill info:	FRANK MASSERIA	Contact Person Phone:	(212) 580−6764

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
06/12/1997		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
ANTIFREEZE	OTHER	2.00	GALLONS	2.00	GALLONS	SOIL

Caller Remarks:

BEEN CLEANED UP−LAND ONLY

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was ENGELHARDT E2MIS NOTES 108236

11/2 GAL OF ANTI FREEZE LEAKED FROM TRK #40920 IN FRONT OF 157−05 CROSS ISLAND PKWY.CLEANED UP USED SPILL KIT AND QUICK DRY PLACED IN PLASTIC BAGS WILL BE DISPOSED OF IN CONTAINERS IN C.P.B TRK #40920 WILL BE TOWED IN AS PER GAS CONSTSUPERVISOR ADORNO DRIVER OF TRK A.FEEHAN EMP # 12498.+++++++ J.J.K ++++++++++CALLED C.I.G 06/12/97 AT 14:21 SPOKE TO MASSERIA AND GAVE HIM REPORT ON ANTI FREEZE SPILL ++++++++++ J.J.K ++++++++++

Map Identification Number 26 **17−46 CLINTONVILLE** **Spill Number: 9414561** **Close Date: 02/04/1995**
17−46 CLINTONVILLE QUEENS, NY TT−Id: 520A−0128−750

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 1351 feet to the SSE

ADDRESS CHANGE INFORMATION
Revised street: 1746 CLINTONVILLE ST
Revised zip code: 11357

Source of Spill:	TANK TRUCK	Spiller:	GULF CORP./ULTIMATE TRP.	Spiller Phone:	(718) 349−6416
Notifier Type:	Fire Department	Notifier Name:		Notifier Phone:	
Caller Name:	MR. HENRY	Caller Agency:	NYCFD	Caller Phone:	(917) 882−5464
DEC Investigator:	O'DOWD	Contact for more spill info:		Contact Person Phone:	

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
02/03/1995	02/04/1995	UNKNOWN	UNKNOWN	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	50.00	GALLONS	0.00	GALLONS	SEWER

Caller Remarks:

SPILLER CALLED 2307 02/03/95 TO REPORT SAME SPILL, STATES THERE WAS ONLY 3−5 GALLONS SPILLED.

DEC Investigator Remarks: NO DEC INVESTIGATOR REMARKS GIVEN FOR THIS SPILL.

Map Identification Number 27 **GULDE (RICHARD) PROPERTY** **Spill Number: 0107743** **Close Date: 01/31/2002**
15047 14TH AVE WHITESTONE, NY TT−Id: 520A−0124−438

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 1384 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: GASOLINE STATION OR PBS FACILITY Spiller: RICHARD GULDE − RICHARD GULDE Spiller Phone: (718) 217−8678
Notifier Type: Affected Persons Notifier Name: SAME Notifier Phone:
Caller Name: JERRY ZOLOBKOWSKI Caller Agency: TYREE BROS Caller Phone: (631) 249−3150
DEC Investigator: SMSANGES Contact for more spill info: CALLER Contact Person Phone:

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
10/30/2001		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
UNKNOWN MATERIAL	OTHER	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

contaminated soil discovered from excavation being done

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was SANGESLAND/HALL 10/30/2001: TOM HALL ON SITE AT 1300 HRS WITH GULDE AND TYREE (ZOLOBKOWSKI). CONTAMINATED SOILS ENCOUNTERED DURING THE REMOVAL OF FIVE (5) 550 GALLON USTS AT THE PROPERTY. TANKS WERE ENCASED IN CONCRETE AND EXIBIT VERY LITTLE CORROSION AND NO VISIBLE HOLES. CONTAMINATION LIKELY FROM HISTORICAL OVERFILLS/LINE LEAKS. TANKS HAVE BEEN OUT OF SERVICE FOR 40+ YEARS. SOILS EXIBIT WEATHERED GASOLINE ODOR. APPROXIMATELY 25 TONS OF SOIL REMOVED SO FAR. TYREE WILL REMOVE ALL CONCRETE AND IMPACTED SOILS AND SAMPLE BOTTOM AND SIDEWALLS. COMPLETE CLOSURE REPORT WILL BE FORWARDED FOR DEPARTMENT REVIEW.

1/25/2002 Sangesland spoke with Jim Newton of Tyree Envir. (631−249−3150)about this site. Jim said the gasoline tanks were pulled, all end point samples were clean. A geoprobe water sample taken through the tank bed area was also clean. A 550 gal

heating oil tank was pulled up near the building. Initially the hole looked clean, but the bottom endpoint sample showed some high SVOC. Tyree went back and over excavated the area and got clean end point samples.

According to Jim Newton, all of the excavations ended up with clean end point samples and a clean water sample. The only issue of concern may be a hit of Chromium in one of the excavations. Check the report for details on this.

1/31/2002 Jim Newton of Tyree delivered a closeout report for the site. Sangesland reviewed the report and confirmed the groundwater samples were all clean (below DEC standards) and all of the soil endpoint samples were either at or below TAGM (few minor hits just over TAGM, but nothing major).

On the issue of Chromium, this hit was detected around the waste oil tank at a depth of 7 feet. The NYSDEC recommended clean up level is 5ppm and the level detected was 12ppm. Jim Newton had data indicating that natural background for Chromium in New York could be between 10 and 40 ppm and therefore no further work should be required.

Spill Closed

Map Identification Number 28 **ROCCO MANNILIO** **Spill Number: 1110478** **Close Date: 11/28/2011**
149 −56 14TH AVE QUEENS, NY TT−Id: 520A−0269−360

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 1479 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: 14956 14TH AVE
Revised zip code: NO CHANGE

Source of Spill:	PRIVATE DWELLING	Spiller:	ROCCO MANNILIO	Spiller Phone:	
Notifier Type:	Other	Notifier Name:		Notifier Phone:	
Caller Name:		Caller Agency:		Caller Phone:	
DEC Investigator:	SFRAHMAN	Contact for more spill info:	ROCCO MANNILIO	Contact Person Phone:	(718) 938−6079

Category: Possible petroleum release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters, known releases with no potential for damage, or non−petroleum/non−hazardous spills.
Class: Any Type of RP Including No RP − No DEC Field Response − Corrective Action by Spill Response Not Required

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
11/23/2011		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
UNKNOWN PETROLEUM	PETROLEUM	0	UNKNOWN	0	UNKNOWN	AIR

Caller Remarks:

called to scene by fd and a heavy odor is evident. Would like call back

DEC Investigator Remarks:

Spoke with Rocco Mannilio. He does not have any tank since he bought the building. Suddenly, he observed petroleum smell in the basement. FD responded. DEP industrial waste, Alex Castro responded and checked the indoor air with his meter and found as non gasoline. Unsure where it was coming from.I advised Mr. Rocco to monitor the smell in the basement and call me back if the smell persists.No call back received.(sr)

** I called Rocco again and he told me that there is no smell in his basement now.He suspect the next door property(construction site)may have problem that caused the smell.**

Map Identification Number 29 **SPILL NUMBER 0211081** **Spill Number: 0211081** **Close Date: 11/21/2003**

12−46 CLINTONVILLE ST QUEENS, NY TT−Id: 520A−0131−776

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 1583 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: 1246 CLINTONVILLE ST
Revised zip code: NO CHANGE

Source of Spill:	GASOLINE STATION OR PBS FACILITY	Spiller:	EXXON MOBIL	Spiller Phone:	
Notifier Type:	DEC	Notifier Name:	CITIZEN	Notifier Phone:	
Caller Name:	TIM DEMEO	Caller Agency:	DEC	Caller Phone:	(917) 217−8153
DEC Investigator:	TJDEMEO	Contact for more spill info:	TIM DEMEO	Contact Person Phone:	(917) 996−4361

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
02/04/2003		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

redevelopement of former exxon service station revealed cont soil. spill called in by tim demeo

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was DEMEO 11/21/03 TJD Citizen complaint about petroleum vapors emenating from old gas station under redevelopment. Complaint originally to DLE and referred to Spills. Property owner direct to perform subsurface investigation. Miller Environmental performed (3) soil borings at location. All sample analysis below TAGM. No further action required. Spill closed.

Map Identification Number 30 **SPILL NUMBER 0007487** **Spill Number: 0007487** **Close Date: 11/21/2003**

12−14 152ND ST WHITESTONE, NY TT−Id: 520A−0124−221

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 1820 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: 1214 152ND ST
Revised zip code: NO CHANGE

Source of Spill:	PRIVATE DWELLING	Spiller:	UNKNOWN	Spiller Phone:	
Notifier Type:	Affected Persons	Notifier Name:	SAME	Notifier Phone:	
Caller Name:	MARTIN MCDONAGH	Caller Agency:	CITIZEN	Caller Phone:	(718) 746−5792
DEC Investigator:	SMSANGES	Contact for more spill info:	MR REYNOLDS	Contact Person Phone:	

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
09/26/2000		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
#2 FUEL OIL	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

CALLER NOTICED OIL ON GROUND AT NEIGHBORS HOUSE DUE TO SMELL

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was SANGESLAND Administrative closure

Map Identification Number 31 **MOBIL GAS STATION 12847** **Spill Number: 1410112** **Close Date: 06/23/2015**
15−04 149TH STREET WHITESTONE, NY TT−Id: 520A−0306−619

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1939 feet to the W

ADDRESS CHANGE INFORMATION
Revised street: 1504 149TH STREET
Revised zip code: NO CHANGE

Source of Spill:	GASOLINE STATION OR PBS FACILITY	Spiller:	MOBIL GAS STATION 12847	Spiller Phone:	
Notifier Type:	Other	Notifier Name:		Notifier Phone:	
Caller Name:		Caller Agency:		Caller Phone:	
DEC Investigator:	JJDRUMM	Contact for more spill info:	PETER CAMPBELL	Contact Person Phone:	

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
01/14/2015		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
UNKNOWN PETROLEUM	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

found contamination during excavation/investigation underway

DEC Investigator Remarks:

01/15/15−Hiralkumar Patel. 2:20 PM:− spoke with Peter at Arcadis. he mentioned that the site is currently under remediation (spill #: 9007553) and DEC Drumm is the project manager.

after discussion, case assigned to DEC Drumm.

Administratively closed. Consolidated with 9007553

Map Identification Number 32 **GAS STATION** **Spill Number: 0912641** **Close Date: 08/19/2011**
15−04 149TH ST WHITESTONE, NY TT−Id: 520A−0248−916

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1939 feet to the W

ADDRESS CHANGE INFORMATION
Revised street: 1504 149TH ST
Revised zip code: NO CHANGE

Source of Spill: GASOLINE STATION OR PBS FACILITY
Spiller: KEN DRAKE − EXXON MOBIL
Spiller Phone:
Notifier Type: Other
Notifier Name:
Notifier Phone:
Caller Name:
Caller Agency:
Caller Phone:
DEC Investigator: smsanges
Contact for more spill info: KEN DRAKE
Contact Person Phone: (908) 730−2614

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
03/03/2010		OTHER	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
UNKNOWN PETROLEUM	PETROLEUM	0	GALLONS	0	GALLONS	GROUNDWATER

Caller Remarks:

Caller reporting monitoring wells showing .02 feet of an unknown petroleum. Wells MP−7, HV−4, and MW−17. Clean up pending.

DEC Investigator Remarks:

Reporting for this spill will be covered under spill # 9007553

Map Identification Number 33 **MOBILE #17HHC** **Spill Number: 0509555** **Close Date: 11/09/2005**
15−04 149TH STREET WHITESTONE, NY TT−Id: 520A−0122−834

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1939 feet to the W

ADDRESS CHANGE INFORMATION
Revised street: 1504 149TH STREET
Revised zip code: NO CHANGE

Source of Spill:	GASOLINE STATION OR PBS FACILITY	Spiller:	RICHARD CAPUTO − MOBILE #17HHC		Spiller Phone: (631) 218−0612
Notifier Type:	Other	Notifier Name:	RICHARD CAPUTO		Notifier Phone: (631) 218−0612
Caller Name:	RICHARD CAPUTO	Caller Agency:	GEOLOGIC SERVICES		Caller Phone: (631) 218−0612
DEC Investigator:	JJDRUMM	Contact for more spill info:	RICHARD CAPUTO		Contact Person Phone: (631) 218−0612

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
11/09/2005		OTHER	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	0	GALLONS	0	GALLONS	GROUNDWATER

Caller Remarks:

WHILE INSTALLING MONITORING WELLS, FOUND CONTAMINATION: RE: SPILL # 90−07553

DEC Investigator Remarks:

consolidated into spill #9007553

Map Identification Number 34 **TWO QT RELEASE FROM AERIAL XFMR** **Spill Number: 0704364** **Close Date: 08/20/2007**
18−12 150 STREET QUEENS, NY TT−Id: 520A−0122−311
HIT BY LIGHTENING

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1944 feet to the SW

ADDRESS CHANGE INFORMATION
Revised street: 1812 150TH ST
Revised zip code: NO CHANGE

Source of Spill:	COMMERCIAL/INDUSTRIAL	Spiller:	ERTSDESK − CON EDISON		Spiller Phone: (212) 580−8383
Notifier Type:	Responsible Party	Notifier Name:			Notifier Phone:
Caller Name:		Caller Agency:			Caller Phone:
DEC Investigator:	gdbreen	Contact for more spill info:	ERTSDESK		Contact Person Phone: (212) 580−8383

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
07/18/2007		OTHER	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
TRANSFORMER OIL	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

VEHICLE STRUCK POLE AND KNOCKED THE TRANSFORMER OFF: ABOUT 1.5 QUARTS: AND ABOUT 1 PINT WENT ITNO SEWER.

207092

DEC Investigator Remarks:

08/20/07 − See eDocs for Con Ed report detailing cleanup and closure. 207092. see eDocs

Map Identification Number 35 **160TH/CROSS ISLAND PKWY** **Spill Number: 9514491** **Close Date: 02/13/1996**
160TH ST EXIT QUEENS, NY TT−Id: 520A−0136−797

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 1994 feet to the E

ADDRESS CHANGE INFORMATION
Revised street: 160TH ST / CROSS ISLAND PKWY
Revised zip code: NO CHANGE

Source of Spill:	COMMERCIAL/INDUSTRIAL	Spiller:	UNKNOWN − Unknown	Spiller Phone:	
Notifier Type:	Local Agency	Notifier Name:	JOHN STALLONE	Notifier Phone:	(718) 830−8668
Caller Name:	RICHARD ROACH	Caller Agency:	CON ED	Caller Phone:	(212) 580−6764
DEC Investigator:	JMKRIMGO	Contact for more spill info:	JOHN STALLONE	Contact Person Phone:	(718) 830−8668

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
02/09/1996		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
UNKNOWN PETROLEUM	PETROLEUM	1.00	GALLONS	1.00	GALLONS	SOIL

Caller Remarks:

con ed found a sheen of oil on top of the water in a valve box #53421 − spill was cleaned up with pads and the box was pumped out

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was KRIMGOLD

Map Identification Number 36 **CLEARVIEW NURSING HOME** **Spill Number: 9806889** **Close Date: 10/03/2003**
157−15 19TH AVE WHITESTONE, NY TT−Id: 520A−0127−715

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2021 feet to the SE

ADDRESS CHANGE INFORMATION
Revised street: 15715 19TH AVE
Revised zip code: NO CHANGE

Source of Spill: COMMERCIAL/INDUSTRIAL Spiller: UNKNOWN Spiller Phone:
Notifier Type: Affected Persons Notifier Name: CUSTOMER Notifier Phone: (718) 746−0400
Caller Name: GEORGE HAMILTON Caller Agency: SKAGGS WALSH Caller Phone: (718) 353−7000
DEC Investigator: RWAUSTIN Contact for more spill info: DIANE GARITI Contact Person Phone: (718) 746−0400

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
09/04/1998		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
#2 FUEL OIL	PETROLEUM	0	GALLONS	0	GALLONS	SOIL
DIESEL	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

nursing home noticed dead grass & contacted caller − they haven’t delivered in over a month but the tank is full − spill is

either of diesel or #2 − they have contacted milro for clean up

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DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was AUSTIN 10/3/03 − AUSTIN − MINOR SURF. SPILL − CLOSED − ORIG. ASSIGNED TO HALE − END

Map Identification Number 37 **MANHOLE 16318** **Spill Number: 0206447** **Close Date: 11/27/2002**
16TH AVE /160TH ST QUEENS, NY TT−Id: 520A−0123−332

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 2032 feet to the ESE

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill:	UNKNOWN	Spiller:	UNKNOWN − Unknown	Spiller Phone:	
Notifier Type:	Responsible Party	Notifier Name:	MR WAINWRIGHT	Notifier Phone:	
Caller Name:	PETER MCGUIRE	Caller Agency:	CON ED	Caller Phone:	(212) 580−6765
DEC Investigator:	JHOCONNE	Contact for more spill info:	CALLER	Contact Person Phone:	

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

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Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
09/20/2002		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
UNKNOWN PETROLEUM	PETROLEUM	1.00	GALLONS	0.00	GALLONS	SOIL

Caller Remarks:

1/2 GAL UNK OIL ON 2000 GAL WATER IN MANHOLE. SAMPLE TAKEN CLEAN UP WILL BE DONE TOMORROW

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was O'CONNELL e2mis no. 145−166:

9−20−02 1055 HRS W. DEITSCH # 28196 INSPECTOR UG REPORTS WHILE GETTING READY TO MAKE INSPECTION FOR FUTURE FDR.7Q66 WORK IN MH16318 S/S 16 AVE 81' E/O 160 ST HE FOUND APPROX 1/2 GALLON UNKNOWN OIL ON 2000 GALLONS WATER. THERE IS NO FIRE OR SMOKE AT THIS

LOCATION DUE TO THIS OIL. NO PRIVATE PROPERTY AFFECTED. NO INJURIES. HE DOES NOT SEE A SEWER CONNECTION OR SUMP AT THIS TIME , LIQUID SEEMS CONTAINED NO SEWER OR WATERWAYS AFFFECTED. HE TOOK A LIQUID SAMPLE AND REQUESTED EMERG PRIORITY FOR PCB SAMPLE RESULTS.

9/20/02=1900hrs LAB RESULTS RETURNED 89PPM LSN#08812.

UPDATE 9/20/02 22:35 HRS. −− AS PER QUEENS ENV. OPS. O.S. R. WALTER, THIS CLEANUP WILL BE DONE TOMORROW MORNING (9/21/02) DUE TO NO ENV. OPS. SUPERVISION AVAILABLE DURING MIDNIGHT SHIFT. CLEANUP WILL THEREFORE NOT BE COMPLETED BY 10:50 HRS. AND WILL BE REMOVED FROM 24−HOUR DEMINIMIS PROGRAM.

Update: 09−21−02 1400 Hrs O.S. R. Walter reports Env. Ops. crew members Weihs, Fernandez, & Stanford used an >50 Tanker to remove 1970 gallons of free standing water and wash water from structure. All solids were removed from the structure. The entire structure was double washed using Biogen 760 and Bull dog detergent. Non Asbestos Arc proofing was removed from a 500 conductor straight joint which was not connected to any tank . Could not see any signs of leak from this joint . No other oil filled equipment was in the structure. One drum of PCB / Lead Solids were generated by the cleanup and picked up by Corporate Transportation. The structure was found with a cemented sump so no sump soil samples were necessary. Env. Stop Tag # 04718 was removed.

Map Identification Number 38 **CUMBERLAND FARMS # 70325** **Spill Number: 0810060** **Close Date: 04/24/2009**
17−55 FRANCIS LEWIS BLVD WHITE STONE, NY TT−Id: 520A−0224−093

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2269 feet to the SE

ADDRESS CHANGE INFORMATION
Revised street: 1755 FRANCIS LEWIS BLVD
Revised zip code: NO CHANGE

Source of Spill:	GASOLINE STATION OR PBS FACILITY	Spiller:	MELISSA GLIDDEN − CUMBERLAND FARMS # 70325	Spiller Phone:	
Notifier Type:	Other	Notifier Name:		Notifier Phone:	
Caller Name:		Caller Agency:		Caller Phone:	
DEC Investigator:	HRAHMED	Contact for more spill info:	MELISSA GLIDDEN	Contact Person Phone:	(800) 225−9702 ext. 3 ext: 3412

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
12/09/2008		OTHER	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected

Caller Remarks:

CALLER STATES THAT THERE IS WATER IN THE TANK TOP SUMP. PUMP OUT PENDING.

DEC Investigator Remarks:

04/24/09−HRAHMED−Non−petroleum spill, weather related. As per discussion with DEC Austin and DEC Krimgold, this spill is closed.

Map Identification Number 39 **14TH AVE & 160TH ST/QUEEN** **Spill Number: 9000986** **Close Date: 04/26/1990**
14TH AVE & 160TH ST NEW YORK CITY, NY TT−Id: 520A−0123−639

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 2296 feet to the ENE

ADDRESS CHANGE INFORMATION
Revised street: 14TH AVE / 160TH ST
Revised zip code: NO CHANGE

Source of Spill: UNKNOWN Spiller: UNKNOWN Spiller Phone:
Notifier Type: Citizen Notifier Name: Notifier Phone:
Caller Name: GEORGE HAMLIN Caller Agency: CITIZEN Caller Phone: (718) 461−9898
DEC Investigator: WILSON Contact for more spill info: Contact Person Phone:

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
04/26/1990	04/26/1990	UNKNOWN	UNKNOWN	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
#6 FUEL OIL	PETROLEUM	30.00	GALLONS	0.00	GALLONS	SOIL

Caller Remarks:

SEWER BACKING UP ONTO STREET, IWCS TO HANDLE SITUATION.

DEC Investigator Remarks: NO DEC INVESTIGATOR REMARKS GIVEN FOR THIS SPILL.

Map Identification Number 40 **10−30 154TH STREET** **Spill Number: 9907926** **Close Date: 03/15/2004**
10−30 154TH STREET WHITESTONE, NY TT−Id: 520A−0127−977

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2361 feet to the NNE

ADDRESS CHANGE INFORMATION
Revised street: 1030 154TH STREET
Revised zip code: NO CHANGE

Source of Spill:	COMMERCIAL/INDUSTRIAL	Spiller:	MR KOSTARIDIS − 10−30 154TH STREET	Spiller Phone:	(718) 729−4298
Notifier Type:	Responsible Party	Notifier Name:	MR KOSTARIDIS	Notifier Phone:	(718) 729−4298
Caller Name:	MR KOSTARIDIS	Caller Agency:	CITIZEN	Caller Phone:	(718) 729−4298
DEC Investigator:	RWAUSTIN	Contact for more spill info:	MR KOSTARIDIS	Contact Person Phone:	(718) 729−4298

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
09/29/1999		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
UNKNOWN HAZARDOUS MATERIAL	HAZARDOUS MATERIAL	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

WATER LEAK − HAD SAME PROBLEM FEW MONTHS AGO

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was AUSTIN Caller wants problem fixed. 10/01/99 Comenale Checked with: O'Dowd Rommel Mulqueen Tibbe No one knows about it, Tibbe will check into it on his way home. 10/04/99 Tibbe confirmed 2 monitoring wells 2 feet apart (1 with water). He will e−mail Tom @ DER and spills to check further. 10/05/99 Called Kostaridis with update. 3/15/04 − AUSTIN − NOT AN OIL OR HAZ MAT SPILL − WATER DRAINAGE PROBLEM − CLOSED − ORIG. ASSIGNED TO COMENALE − END

Map Identification Number 41 **SEWER MANHOLE IFO** **Spill Number: 1001402** **Close Date: 03/11/2014**
14−35 161ST ST QUEENS, NY TT−Id: 520A−0252−713

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2457 feet to the ENE

ADDRESS CHANGE INFORMATION
Revised street: 1435 161ST ST
Revised zip code: NO CHANGE

Source of Spill: UNKNOWN Spiller: UNKNOWN Spiller Phone:
Notifier Type: Other Notifier Name: Notifier Phone:
Caller Name: Caller Agency: Caller Phone:
DEC Investigator: RWAUSTIN Contact for more spill info: ERT Contact Person Phone: (212) 580−6763

Category: Investigation indicates there was no spill.
Class: Any Type of RP Including No RP − No DEC Field Response − Corrective Action by Spill Response Not Required

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
05/06/2010		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
OTHER	OTHER	0	UNKNOWN	0	UNKNOWN	AIR

Caller Remarks:

elevated gas readings in sewer manhole − readings 5% − cleanup pending

DEC Investigator Remarks:

Minor issue, probably can be closed out.

3/11/14 − Austin − Con Ed had no further information on this event (no EMIS on file) − Unable to pursue as a confirmed petroleum spil, so spill closed − end

Map Identification Number 42 **10TH AV AUTO SERVICE** **Spill Number: 9905457** **Close Date: 07/19/2001**
10−02 CLINTONVILLE AV WHITESTONE, NY TT−Id: 520A−0128−873

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2570 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: 1002 CLINTONVILLE ST
Revised zip code: 11357

Source of Spill: GASOLINE STATION OR PBS FACILITY | Spiller: HENRY BRUSIC − 10TH AV AUTO SERVICE | Spiller Phone: (718) 746−3651
Notifier Type: Other | Notifier Name: STEPHAN LANDRY | Notifier Phone: (516) 454−6100
Caller Name: STEPHAN LANDRY | Caller Agency: AMERICAN ENVIRONMENTAL | Caller Phone: (516) 454−6100
DEC Investigator: JMROMMEL | Contact for more spill info: HOWARD KALLMAN | Contact Person Phone: (718) 626−8083

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
02/01/1999		UNKNOWN	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

Caller Remarks:

during tank removal soil contamination found

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was ROMMEL 01−02−01 Spoke to Danny at American Environmental. They removed eight 550s during February 1999 and installed three 4000 gallon tanks were reinstalled in the same excavation. Approximately 600 tons of contaminated soil was removed from the site, endpoint samples were collected. American Environmental will submit the results of the enpoint samples and disposal documentation.

Map Identification Number 43 **152−02 TENTH AVENUE** **Spill Number: 9311414** **Close Date: 03/17/1994**
152−02 TENTH AVENUE WHITESTONE, NY TT−Id: 520A−0128−688

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2576 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: 15202 10TH AVENUE
Revised zip code: 11357

Source of Spill: COMMERCIAL/INDUSTRIAL | Spiller: | Spiller Phone:
Notifier Type: Other | Notifier Name: | Notifier Phone:
Caller Name: ROXANNE TAYLOR | Caller Agency: NEW ENGLAND TANK | Caller Phone: (800) 732−8165
DEC Investigator: SULLIVAN | Contact for more spill info: | Contact Person Phone:

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
12/22/1993	03/17/1994	UNKNOWN	UNKNOWN	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
#2 FUEL OIL	PETROLEUM	0	UNKNOWN	0	UNKNOWN	SOIL

Caller Remarks:

CONTAM. HAS TO BE REMEDIATED − TRYING TO CONAIN DIRT. WANTS DEC LOOK AT THIS − WANTS A CALL BACK ASAP − CALL BACK ON CAR PHONE. REMOVED CONTAMINATED SOIL.

DEC Investigator Remarks: DEC INVESTIGATOR REMARKS NOT AVAILABLE FOR THIS SPILL ACCORDING TO THE LAST UPDATE.

The following DEC Investigator Remarks were available prior to 1/1/2002:

10/10/95: This is additional information about material spilled from the translation of the old spill file: TANK PULL CONTAM.



CLOSED STATUS HAZARDOUS SPILLS − MISC. SPILL CAUSES − EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, VANDALISM AND STORMS − WITHIN 1/2 MILE SEARCH RADIUS.
All spills mapped and profiled within 1/8 mile. Between 1/8 mile and 1/2 mile search radius, spills reported to be greater than 100 units and spills reported in the NYSDEC Fall 1998 MTBE Survey are mapped and profiled. Spills reported to be less than 100 units are listed in a table at the end of this section.

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 44 **15−45 CLINTONVILLE ST** **Spill Number: 8901493** **Close Date: 05/15/1989**
15−45 CLINTONVILLE ST WHITESTONE, NY TT−Id: 520A−0125−437

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 165 feet to the SSE*

ADDRESS CHANGE INFORMATION
Revised street: 1545 CLINTONVILLE ST
Revised zip code: NO CHANGE

Source of Spill: INSTITUTIONAL, EDUC, GOV, OTHER Spiller: SAME Spiller Phone:
Notifier Type: Responsible Party Notifier Name: Notifier Phone:
Caller Name: BILL VALLELY Caller Agency: PETRO FUEL Caller Phone: (718) 545−4500
DEC Investigator: TAYLOR Contact for more spill info: Contact Person Phone:

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
05/15/1989	05/15/1989	EQUIPMENT FAILURE	UNKNOWN	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
#2 FUEL OIL	PETROLEUM	5.00	GALLONS	5.00	GALLONS	SOIL

Caller Remarks:

COMPARTMENT MALFUNCTION @ VENT >> FUEL BLEW OUT OF TOP OF TRUCK. MOST OF SPILL LANDS ON TOP OF TRUCK, SMALL AMOUNT TO PAVEMENT COMPLETELY CONTAINED. NYFD RESPONDS, WITNESSES, APPROVES CLEANUP.

DEC Investigator Remarks: NO DEC INVESTIGATOR REMARKS GIVEN FOR THIS SPILL.

Map Identification Number 45 **CROSS ISLAND SERVICE RD/** **Spill Number: 0107233** **Close Date: 11/28/2001**
CLINTONVILLE ST & CROSS I QUEENS, NY TT−Id: 520A−0136−779

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (4)
Approximate distance from property: 252 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: CROSS ISLAND PKWY SVC RD / CLINTONVILLE ST
Revised zip code: 11357

Source of Spill:	UNKNOWN	Spiller:	UNKNOWN	Spiller Phone:	
Notifier Type:	Local Agency	Notifier Name:	CHRIS HAAS	Notifier Phone:	(718) 595−4784
Caller Name:	CHRIS HAAS	Caller Agency:	NYC DEP − HAZMAT	Caller Phone:	(718) 595−4784
DEC Investigator:	EXROSSAN	Contact for more spill info:	CHRIS HAAS	Contact Person Phone:	(917) 769−1263

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
10/13/2001		ABANDONED DRUM	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
DIESEL	PETROLEUM	85.00	GALLONS	0.00	GALLONS	SOIL

Caller Remarks:

drum on the side of the road. possibly 85 gals of fuel. no call back requested.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was ROSSAN TRANSFERRED FROM DEMEO TO ROSSAN 11/26/01. PERFORMED INSPECTION 11/27/01. DRUM NO LONGER THERE/EXIST.

ROSSAN

Map Identification Number 46 **CLINTONVILLE ST** **Spill Number: 0107154** **Close Date: 10/12/2001**
N/B S/R CIP CLINTONVILLE NEW YORK CITY, NY TT−Id: 520A−0129−383

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 362 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: CENTRAL ISLAND PKWY NB SRVC RD / CLINTONVILLE ST
Revised zip code: 11357

Source of Spill: COMMERCIAL VEHICLE
Notifier Type: Fire Department
Caller Name: FRED
DEC Investigator: JMKRIMGO
Spiller: UNKNOWN
Notifier Name: FRED
Caller Agency: QUEENS FIRE DEPT
Contact for more spill info: FRED
Spiller Phone:
Notifier Phone: (718) 476−6200
Caller Phone: (718) 476−6200
Contact Person Phone: (718) 476−6200

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
10/11/2001		TRAFFIC ACCIDENT	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
DIESEL	PETROLEUM	60.00	GALLONS	0.00	GALLONS	SOIL

Caller Remarks:

CALLER STATES FIRE DEPT ON SCENE OF A OIL TANK THAT WAS LEAKING − LEAK HAS BEEN STOPPED AND CLEAN UP IS IN PROGRESS

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was KRIMGOLD

Map Identification Number 47 **14−80 CLINTON VILLE ST.** **Spill Number: 9308789** **Close Date: 10/25/1993**
14−80 CLINTON VILLE ST. WHITESTONE, NY TT−Id: 520A−0128−678

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 566 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: 1480 CLINTONVILLE ST
Revised zip code: 11357

Source of Spill:	TANK TRUCK	Spiller:	HAULERS INC.	Spiller Phone:	(718) 486−6905
Notifier Type:	Affected Persons	Notifier Name:		Notifier Phone:	
Caller Name:	PHYLLIS LOFARO	Caller Agency:	SUN CO.	Caller Phone:	(718) 963−1218
DEC Investigator:	O'DOWD	Contact for more spill info:		Contact Person Phone:	

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
10/19/1993	10/25/1993	HUMAN ERROR	UNKNOWN	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	−60.00	GALLONS	0.00	GALLONS	SOIL

Caller Remarks:

CONTAINED ON PAVAMENT & CLEAN UP DONE BY DRIVER − STATION ATTENDENT.MR. ARTIE OF THE STA. SAID THAT EVERYTING CLEANED UP EXCEPT MAY HAVE CONTAMINATION DUE TO OVERFILL FIELD INVESTIGATION REQUIRED

DEC Investigator Remarks: DEC INVESTIGATOR REMARKS NOT AVAILABLE FOR THIS SPILL ACCORDING TO THE LAST UPDATE.

The following DEC Investigator Remarks were available prior to 1/1/2002:

10/25/93: WENT TO SITE. SPOKE TO GINO ROMANO (OWNER) SPIL ONLY ON CONCRETE. PBS REGISTRATION WAS ON DISPLAY PBS # 2−236764.
NEXT TEST 12/05.

Map Identification Number 48 **SPILL NUMBER 0205582** **Spill Number: 0205582** **Close Date: 08/29/2002**
150−65 CROSS ISLAND PARKW WHITESTONE, NY TT−Id: 520A−0122−097

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (2)
Approximate distance from property: 566 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: 15065 CROSS ISLAND PKWY
Revised zip code: NO CHANGE

Source of Spill:	COMMERCIAL/INDUSTRIAL	Spiller:	ISLAND TRANSPORTATION	Spiller Phone:	
Notifier Type:	Responsible Party	Notifier Name:	HECTOR CAPINERI	Notifier Phone:	(631) 694−4800
Caller Name:	HECTOR CAPINERI	Caller Agency:	ISLAND TRANS	Caller Phone:	(631) 694−4800
DEC Investigator:	MXTIPPLE	Contact for more spill info:	HECTOR CAPINERI	Contact Person Phone:	(631) 694−4497

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
07/29/2002		TANK OVERFILL	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
DIESEL	PETROLEUM	3.00	GALLONS	3.00	GALLONS	SOIL

Caller Remarks:

caller states spill occurred at the fill point on the tank − all has been cleaned up

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was TIPPLE 8/29/02 old sunoco station, spilled 3 gal. of diesel about a month ago.

Map Identification Number 49 **SPILL NUMBER 0405743** **Spill Number: 0405743** **Close Date: 09/07/2004**
152−15 14 ROAD QUEENS, NY TT−Id: 520A−0131−777

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 1209 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: 15215 14TH RD
Revised zip code: NO CHANGE

Source of Spill:	UNKNOWN	Spiller:		Spiller Phone:	
Notifier Type:	Local Agency	Notifier Name:	SEAN DONOHUE	Notifier Phone:	(212) 689−1520
Caller Name:	SEAN DONOHUE	Caller Agency:	NY DEP	Caller Phone:	(212) 689−1520
DEC Investigator:	MXTIPPLE	Contact for more spill info:	PETER PERRINO	Contact Person Phone:	(718) 767−4617

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Any Type of RP, Including No RP − DEC Field Response − Corrective Action Not Required or Not Possible

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
08/25/2004		ABANDONED DRUM	NO	NO

NO MATERIAL INFORMATION GIVEN FOR THIS SPILL

Caller Remarks:

There is an abondoned 250 gallons tanker on the property.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was TIPPLE 8/26/04 Tipple The owner of record is Rodriguez Ronald mailing address 149−25 149 Avenue, Flushing NY. The275 Gal waste oil tank arrived on the property within the past 72 hours, and has oil spilled all over the tank as indicated by Mr. Perrino. The DEC database shows no tanks registered at that address. site visit necessary.

9/1/04 Demeo conducted a site visit, site was clean, double wall tank for virgin oil.

Map Identification Number 50 **RESI: TONIS** **Spill Number: 0006545** **Close Date: 04/07/2004**
152−29 11TH AV WHITESTONE, NY TT−Id: 520A−0124−210

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2366 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: 15229 11TH AV
Revised zip code: NO CHANGE

Source of Spill:	PRIVATE DWELLING	Spiller:	BELL ATLANTIC	Spiller Phone:	
Notifier Type:	Affected Persons	Notifier Name:	RICHARD TONIS	Notifier Phone:	(718) 746−4186
Caller Name:	RICHARD TONIS	Caller Agency:	RESIDENT	Caller Phone:	(718) 746−4186
DEC Investigator:	MXTIPPLE	Contact for more spill info:	RICHARD TONIS	Contact Person Phone:	(718) 746−4186

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
08/31/2000		HUMAN ERROR	YES	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
#2 FUEL OIL	PETROLEUM	150.00	GALLONS	0.00	GALLONS	SOIL

Caller Remarks:

BELL ATLANTIC EMPLOYEE STEPPED ON THE LINE BEFORE THE SHUT OFF VALVE AND IT RUPTURED. BELL ATLANTIC ADVISED CALLER NOT TO CONTACT DEC, THAT IT WAS NOT NECESSARY. THEY ADVISED CALLER TO CONTACT A CLEANING COMPANY AND SEND THEM THE BILL. REQ CONTACT FROM DEC ASAP.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was TIPPLE 5/27/03 tipple sent letter requesting cleanup documentation to Mr. Chaing, current owner of property. 4/7/04 Tipple updating///photo and written documentation arrives//no further action necessary///spill closed

THE FOLLOWING CLOSED SPILLS FOR THIS CATEGORY WERE REPORTED BETWEEN 1/8 MILE AND 1/2 MILE FROM THE SUBJECT ADDRESS. THESE SPILLS WERE REPORTED TO BE LESS THAN 100 UNITS IN QUANTITY AND CAUSED BY: EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, VANDALISM OR STORMS. THESE SPILLS ARE NEITHER MAPPED NOR PROFILED IN THIS REPORT.

FACILITY ID	FACILITY NAME	STREET	CITY
0302637	ON ASPHALT 75 OF E MURRAY	SOUTHSIDE OF 17TH AV	QUEENS
1104999	ROADWAY	150−28 16 ROAD	QUEENS
0000436	MANHOLE 8621	156 ST & 16 DR	QUEENS
1406509	ROAD WAY	155TH STREET AND 17TH AVE	QUEENS
9805536	SPILL NUMBER 9805536	1435 150 5TH ST	QUEENS
9703057	14−35 155TH STREET	14−35 155TH STREET	BEECHHURST
1500882	VEHICLE ACCIDENT	CROSS ISLAND PKWY AND FRANCIS LEWIS BLVD	QUEENS
0302636	POLE TRANSFORMER #19694	150−44 17TH AV	QUEENS
1204099	ASPHALT	151−62 17TH RD	QUEENS
0207663	MANHOLE 10292	CLINTONVILLE ST/14TH AV	QUEENS
9906296	IN ROAD	154TH ST & 14TH AV	QUEENS
9401487	16−02 157TH STREET	16−02 157TH STREET	JAMAICA
0402433	GETTY GAS	17−46 CLINTONVILLE ST	WHITESTONE
0413426	RESIDENCE	14−20 150 ST.	WHITESTONE
9500046	150−15 14TH AVENUE	150−15 14TH AVENUE	WHITESTONE
9503114	149−51 17TH AVENUE	149−51 17TH AVENUE	QUEENS
0610991	OUTSIDE ON SIDEWALK	1429 157TH ST	WHITE STONE
9509958	15−38 159TH ST	15−38 159TH ST	WHITESTONE
9309632	151−13 TWELVE ROAD	151−13 12TH RD	WHITESTONE
1310051	ROADWAY SPILL	1401 157TH ST	WHITESTONE

9211070	1445 158TH ST.	1445 158TH ST.	BEECHHURST
9704705	OPPOSITE	157−05 14TH AV	QUEENS
0814099	DRUM RUN	15 ROAD & 149TH ST	QUEENS
1207651	TRANSFORMER POLE #19769	12−12 154TH STREET	QUEENS
0310067	POLE # 90075	149−60 18TH AVE	QUEENS
1509551	DISPENSER SPILL AT EXXONMOBIL STATION	15−04 149TH STREET	WHITESTONE
0812805	MOBIL GAS	15−04 149TH ST	WHITESTONE
0709870	MOBILE SERVICE	15−04 149TH STREET	WHITE STONE
0205395	EXXONMOBIL S/S	15−04 149TH ST	WHITESTONE
0207761	SPILL NUMBER 0207761	12−02 154TH ST	QUEENS
0000293	MANHOLE 16315	I/F/O 1602 160TH ST	QUEENS
0303251	POLE 90076	149−51 19TH AVE	QUEENS
9610372	APARTMENT COMPLEX	17−08 160TH ST	WHITESTONE
0910811	BATISTA RESIDENCE	154−41 12TH AVENUE	WHITESTONE
9707027	CFI, EXXONMOBIL	17−55 FRANCIS LEWIS BLVD	WHITESTONE
9704361	EXXONMOBIL	17−55 FRANCIS LEWIS BLVD	WHITESTONE
9210239	EXXONMOBIL	17−55 FRANCIS LEWIS BLVD.	QUEENS
1403532	CUMBERLAND FARMS #70325	17−55 FRANSIS LEWIS BLVD	WHITESTONE
0609994	EXXON STATION #70325	1755 FRANCIS LEWIS BL	WHITESTONE
0302607	EXXONMOBIL	17−55 FRANCIS LEWIS BLVD	WHITESTONE
9504019	147−16 15TH DRIVE	147−16 15TH DRIVE	WHITESTONE
9515102	WHITESTONE	11TH AVE AND 154TH ST	NEW YORK CITY
9608170	POLE 19173	160TH ST AND 14TH AVE	QUEENS
9903963	GAS MAIN	148TH ST / 14TH AV	QUEENS
9912447	SPILL NUMBER 9912447	147−19 17TH AVE	WHITESTONE
9413130	150−49 11TH AVENUE	150−49 11TH AVENUE	WHITESTONE
9911047	10−30 154TH STREET	10−30 154TH ST	WHITESTONE
0512350	POLE #19564	18−11 149 STREET	QUEENS
0412229	POLE # 65927	151−43 21ST AVE	QUEENS
0207789	SPILL NUMBER 0207789	151−11 11TH AV	QUEENS
9211474	160−41 17TH AVE	160−41 17TH AVE	WHITESTONE
0002397	POLE 19575	149−42 20TH AVENUE	QUEENS
1304365	POLE TOP	14−16 162 ST	QUEENS
0804241	AERIAL XFMR ON POLE # 20087 LEAKING	IN FRONT OF 10−25 150 STREET	QUEENS
1208357	POLE 4107 TRANSFORMER	20−34 150TH ST	QUEENS
9308250	10−02 CLINTONVILLE ST.	10−02 CLINTONVILLE ST.	WHITESTONE
9514321	157−29 12TH AVE	157−29 12TH AVE	BEECHHURST
0205991	VAULT VS333	160TH ST/FRANCIS LEWIS BL	QUEENS
0005119	POLE 20088	10−09 150TH ST	QUEENS
0501264	12 ROAD	160 STREET	QUEENS
1600979	RAW SEWAGE	162ND ST AND CRYDERS ST	QUEENS
1208480	POLE TOP 91743	CLINTONVILLE ST AND 10TH AVE	QUEENS
1212525	POLE 7776	2110 MURRAY ST	QUEENS



NO OIL STORAGE FACILITIES LARGER THAN 400,000 GALLONS IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS



PETROLEUM BULK STORAGE FACILITIES LESS THAN 400,000 GALLONS IDENTIFIED WITHIN THE 1/8 MILE SEARCH RADIUS

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 51 **DEWITT CLINTON OWNERS CORP.** **Facility Id: 2−065269** **Source: NYS DEC**
151−05 CROSS ISLAND PARKWAY WHITESTONE, 11357 TT−Id: 640A−0044−160

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (2)
Approximate distance from property: 440 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: 15105 CROSS ISLAND PARKWAY
Revised zip code: NO CHANGE

Operator Name: PETER ZEDLOVICH
Operator Phone #: (718) 767−0895
Owner Name: THOMAS S. ZEDLOVICH − MANAGER
Owner Company: DEWITT CLINTON OWNERS CORP
Owner Type: Corporate or Commercial
Owner Address: 150−12 14TH AVENUE, WHITESTONE, NY 11357

TANK NUMBER	TANK STATUS	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	In Service	#4 Fuel Oil	5000	Underground	12/01/1964	12/13/2011	

Map Identification Number 52 **WHITESTONE AUTO CENTER INC** **Facility Id: 2−236764** **Source: NYS DEC**
150−65 CROSS ISLAND PARKWAY WHITESTONE, 11357 TT−Id: 640A−0044−199

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (2)
Approximate distance from property: 556 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: 15065 CROSS ISLAND PARKWAY
Revised zip code: NO CHANGE

Operator Name: LOUIE ROMANO
Operator Phone #: (718) 767−3400
Owner Name: LOUIE ROMANO − VICE PRESIDENT
Owner Company: WHITESTONE AUTO CENTER INC
Owner Type: Corporate or Commercial
Owner Address: 150−65 CROSS ISLAND PKWY, WHITESTONE, NY 11357

TANK NUMBER	TANK STATUS	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
006	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground			
007	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground			
008	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground			
009	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground			

**** TANK INFO CONTINUES ON NEXT PAGE ****

010	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground		
011	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground		
012	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground		
013	Closed Prior to Micro Conversion 03/91	Diesel	4000	Underground	03/01/1983	
001	In Service	Diesel	4000	Underground	12/01/1973	01/08/2010
001−A	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground		
002	In Service	Gasoline/Ethanol	4000	Underground	12/01/1990	01/08/2010
002−A	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground		
003	In Service	Gasoline/Ethanol	4000	Underground	12/01/1990	01/08/2010
The following tank 003 content has been deleted or replaced: Gasoline						
The following tank 003 content has been deleted or replaced: Gasoline						
003−A	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground		
004	In Service	Gasoline/Ethanol	4000	Underground	12/01/1990	01/08/2010
The following tank 004 content has been deleted or replaced: Gasoline						
The following tank 004 content has been deleted or replaced: Gasoline						
004−A	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground		
005	In Service	Gasoline/Ethanol	8000	Underground	06/01/1999	01/08/2010
The following tank 005 content has been deleted or replaced: Gasoline						
The following tank 005 content has been deleted or replaced: Gasoline						
005−A	Closed Prior to Micro Conversion 03/91	Gasoline	550	Underground		
006	In Service	Lube Oil	1000	Aboveground on Crib Rack or Cradle	06/01/1999	
007	In Service	Lube Oil	1000	Aboveground on Crib Rack or Cradle	06/01/1999	
008	In Service	Waste Oil/Used Oil	1000	Aboveground on Crib Rack or Cradle	06/01/1999	

Map Identification Number 53 **VERIZON WIRELESS** **Facility Id: 2−343951** **Source: NYS DEC**
154−18 CROSS ISLAND PARKWAY WHITESTONE, 11357 TT−Id: 640A−0046−647

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 559 feet to the ESE

ADDRESS CHANGE INFORMATION
Revised street: 15418 CROSS ISLAND PARKWAY
Revised zip code: NO CHANGE

Owner Name: −
Owner Company: VERIZON WIRELESS
Owner Address: 4 CENTEROCK ROAD, WEST NYACK, NY 10994
Owner Type: Corporate or Commercial

TANK NUMBER	TANK STATUS	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	Closed − In Place	NO INFO GIVEN	6000	Underground			10/01/1988
002	Closed − Removed	NO INFO GIVEN	8000	Underground	10/01/1988		02/25/2004
3	Closed − Removed	NO INFO GIVEN	3000	Underground Vaulted with Access	06/10/2003		09/01/2012
4	Closed − Removed	NO INFO GIVEN	250	Aboveground − In Contact with Soil	06/10/2003		09/01/2012
001	Closed−In Place	KEROSENE	6000	Underground			10/01/1988
002	In Service	#1 2 OR 4 FUEL OIL	8000	Underground	10/01/1988		

Map Identification Number 54 **ST. LUKE'S CHURCH** **Facility Id: 2−323187** **Source: NYS DEC**
16−34 CLINTONVILLE STREET WHITESTONE, 11357 TT−Id: 640A−0046−477

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 595 feet to the S

ADDRESS CHANGE INFORMATION
Revised street: 1634 CLINTONVILLE STREET
Revised zip code: NO CHANGE

Operator Name: ANTONINO BONGIORNO
Owner Name: REV. MSGR. JOHN C. TOSI − ADMINISTRATOR
Owner Company: ST. LUKES CHURCH
Owner Address: 16−34 CLINTONVILLE ST, WHITESTONE, NY 11357

Operator Phone #: (718) 746−8102

Owner Type: Corporate or Commercial

TANK NUMBER	TANK STATUS	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	In Service	#2 Fuel Oil	2000	Underground	12/01/1966	01/30/2009	



HAZARDOUS WASTE GENERATORS/TRANSPORTERS IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 55 **NYSDEC Name:** **CONSOLIDATED EDISON** **Facility Id: NYP004050639**
NYSDEC Address: V58657−154TH ST & CROSS IS PKY NEW YORK, NY 10001 TT−Id: 740A−0038−987

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 500 feet to the ENE

ADDRESS CHANGE INFORMATION
Revised street: 154TH ST / CROSS ISLAND PKWY
Revised zip code: 11357

US EPA RCRA (Resource Conservation and Recovery Act) information not reported; Site information reported by NYS DEC.

NYS DEC Manifested Waste Summary:
Waste Codes, Waste Units, and Transaction Types are only shown for the most recently reported year.

WASTE CODE	WASTE DESCRIPTION	WASTE AMOUNT	WASTE UNITS	TRANSACTION TYPE	HISTORIC MAXIMUM YEAR	HISTORIC MAXIMUM AMOUNT	HISTORIC MAXIMUM YEAR
B002	Petroleum oil or other liquid containing 50 ppm < PCBs < 500 ppm	600	KILOGRAMS	GENERATED	2000		

Map Identification Number 56 **NYSDEC Name:** **SERVICE STATION** **Facility Id: NYD000698480**
NYSDEC Address: 1480 CLINTONVILLE ST WHITESTONE, NY 11357 TT−Id: 740A−0037−569
EPA (RCRA) Name: SERVICE STATION
EPA (RCRA) Address: 1480 CLINTONVILLE ST WHITESTONE, NY 113572644

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 536 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

US EPA RCRA Type: GENERATOR TYPE NOT GIVEN
Land Disposal: Receives offsite waste:
Storer: Treatment facility:
Notification date: 08/18/1980
Incinerator:
Transporter:
Contact Name: RICHARD HUSSONG Source Type: Notification Contact Phone: 212−555−1212 Contact Info Date: 08/18/1980

Historically listed as the following USEPA RCRA Generator Size(s) as well:
LARGE QUANTITY GENERATOR

NYS DEC Manifested Waste Summary:
Waste Codes, Waste Units, and Transaction Types are only shown for the most recently reported year.

WASTE CODE	WASTE DESCRIPTION	WASTE AMOUNT	WASTE UNITS	TRANSACTION TYPE	HISTORIC MAXIMUM YEAR	HISTORIC MAXIMUM AMOUNT	HISTORIC MAXIMUM YEAR
NONE	Site reported by US EPA. No hazardous waste activity reported by NYS.						

Map Identification Number 57 **NYSDEC Name:** **BELL ATLANTIC** **Facility Id: NYR000078055**

NYSDEC Address: 154−18 CROSS ISLAND EXPY MINEOLA, NY 11501 TT−Id: 740A−0040−928
EPA (RCRA) Name: BELL ATLANTIC MOBILE
EPA (RCRA) Address: 154−18 CROSS ISLAND PKWY WHITESTONE, NY 11157

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 565 feet to the ESE

ADDRESS CHANGE INFORMATION
Revised street: 15418 CROSS ISLAND EXWY
Revised zip code: 11357

US EPA RCRA Type: GENERATOR TYPE NOT GIVEN
Notification date: 10/29/1999
Land Disposal: Receives offsite waste: Incinerator:
Storer: Treatment facility: Transporter:
Contact Name: JOHN GAISO Source Type: Implementer Contact Phone: 516−739−4626 Contact Info Date: 01/01/2007
Contact Name: JOHN GAISO Source Type: Notification Contact Phone: 516−739−4626 Contact Info Date: 10/29/1999

Historically listed as the following USEPA RCRA Generator Size(s) as well:
CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR

NYS DEC Manifested Waste Summary:
Waste Codes, Waste Units, and Transaction Types are only shown for the most recently reported year.

WASTE CODE	WASTE DESCRIPTION	WASTE AMOUNT	WASTE UNITS	TRANSACTION TYPE	HISTORIC MAXIMUM YEAR	HISTORIC MAXIMUM AMOUNT	HISTORIC MAXIMUM YEAR
D002	Solid waste that exhibits the characteristic of corrosivity	60	GALLONS	GENERATED	1999		
D002	Solid waste that exhibits the characteristic of corrosivity	2	POUNDS	GENERATED	1999		



NO CHEMICAL STORAGE FACILITIES IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS



NO HISTORIC UTILITY SITES IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS



NO HAZARDOUS SUBSTANCE WASTE DISPOSAL SITES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS



NO TOXIC AIR, LAND AND WATER RELEASES IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS



NO WASTEWATER DISCHARGES IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS



AIR DISCHARGE FACILITIES IDENTIFIED WITHIN THE 1/8 MILE SEARCH RADIUS

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 58 **SUNOCO (HUSSONG SVC.** **Facility Id: 3608100360** **State−county CDS Id: 3608100360**
14−80 CLINTONVILLE S NO CITY NAME, NY 11357 State−county NED id:
TT−ID: 900A−0005−681

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 538 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: 1480 CLINTONVILLE ST
Revised zip code: NO CHANGE

CDS−ID: 00360 NED−ID: None Given EPA−ID: None Given FINDS−ID: None Given
Plant Phone #1: None Given Plant Phone #2: None Given
Operating Status: OPERATING
EPA Classification:
State Classification: POTENTIAL UNCONTROLLED EMISSIONS < 100 TONS/YEAR
EPA Plant Compliance Status:
State Plant Compliance Status: IN COMPLIANCE − INSPECTION

AIR PROGRAM INFORMATION
Regulatory Air Program: SIP SOURCE Program Status: OPERATING

POLLUTANT INFORMATION
Pollutant: VOLATILE ORGANIC COMPOUNDS
State Pollutant Compliance for this pollutant: IN COMPLIANCE − INSPECTION



NO CIVIL & ADMINISTRATIVE ENFORCEMENT DOCKET FACILITIES IDENTIFIED WITHIN THE 1/8 MILE SEARCH RADIUS



NO NYC ENVIRONMENTAL QUALITY REVIEW REQUIREMENTS − "E" DESIGNATION SITES IDENTIFIED WITHIN 250 FT SEARCH RADIUS

U.S. EPA EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) SPILLS
AT THE LOCATION OR POTENTIALLY AT THE LOCATION OF
15-33 Clintonville Street
Queens, NY 11357

* Any ERNS Spills listed below are NOT mapped in this report *

ONSITE ERNS (A count of these spills can be found in the distance interval table):
THIS SITE IS NOT FOUND IN THE ERNS DATABASE

POTENTIALLY ONSITE ERNS:
THIS SITE IS NOT FOUND IN THE ERNS DATABASE

Copyright 2016 Toxics Targeting, Inc. November 23, 2016 '15-33 Clintonville Street'

Unmappable facilities for 'Queens' County

Solid Waste Facilities

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
41D01	NY NEWS GRAVURE PLANT			UNKNOWN
41D03	CAPITAL PROJECT SE-43A			UNKNOWN
41D04	MTA DEMO SITE			UNKNOWN
41D17	ELARDO GEN CONSTRUCION CO			UNKNOWN
41T43	SALVATORE RUSSO INC.			UNKNOWN
41T58	BERLIN WRECKING			11412
41T63	LIZZA, LIZZA, HOCHREITER			UNKNOWN
41W94	ST JOHN ENTERPRISES INC			UNKNOWN
41W96	FAR ROCKAWAY EQUIPMENT CO			UNKNOWN
		TOLEDO ST.	QUEENS	UNKNOWN
		STANLEY AVE. & 131 ST.	QUEENS	UNKNOWN
NY00000002581	NY NEWS GRAVURE PLANT	UNKNOWN	UNKNOWN	UNKNOWN

Hazardous Spills - UNKNOWN CAUSE OR OTHER CAUSES - Active

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
1602566	CON ED FEEDER LEAK 18002	BTWN CORONA AND JAMAICA SUBSTATION	QUEENS	UNKNOWN

Hazardous Spills - MISC. SPILL CAUSES - Active

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
1506808	FEEDER CANAL LEAK	JAMAICA SUBST TO CORONA SUBSTATION	QUEENS	UNKNOWN

Hazardous Spills - TANK FAILURES - Closed

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
8801577	SCORE GAS STATION	34 STATE RD	NEW YORK CITY	UNKNOWN

Hazardous Spills - UNKNOWN CAUSE OR OTHER CAUSES - Closed

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
8606300	SPILL NUMBER 8606300			UNKNOWN
1410484	QUEENS COUNTY EM. RES.	ONE HUNTERS POINT PLAZA		UNKNOWN
0811777	VARIOUS SITES	VARIOUS SITES		UNKNOWN
0209904	VARIOUS DEP -BWSO SITES	MISC.	BRONX/QUEENS/MANHATTAN	UNKNOWN
0503008	TRUCK LEAK	N SIDE MERIDIAN RD/60' E	BROOKLYN	UNKNOWN
9403189	MALBA & COLLEGE POINT	THE SHORE BETWEEN MALBA &	COLLEGE POINT	UNKNOWN
9305812	E.BOUND SERV.RD COLLEGE P	E.BOUND SERV. RD COLLEGE P	COLLEGE POINT	UNKNOWN
8504087	UNKNOWN	UNKNOWN	FLUSHING	UNKNOWN
0807516	MANHOLE 18913	79-35 68TH FRESH MEADOW	FRESH MEADOW	UNKNOWN
1600906	FRESH POND YARD	UNKNOWN	GLENDALE	UNKNOWN
0310131	LOWER LAYEL BLVD	LOWER LAYEL BLVD	NEW YORK CITY	UNKNOWN
0209218	COLEMAN ISLAND REG #30	COLEMAN ISLAND	NEW YORK CITY	UNKNOWN
9704432	TRANSFORMER VAULT	167TH ST /12TH AVE	QUEENS	11357
9510633	MCNIEL PARK AVE	MCNIEL PARK AVE	QUEENS	UNKNOWN
9502637	UNK	7 MIDLAND GARDEN	QUEENS	UNKNOWN
9312932	15TH AVE IN RD. WAY.	15TH AVE - IN RD. WAY	QUEENS	UNKNOWN
9205929	BEECHURST	BEECHURST	QUEENS	UNKNOWN
8503726	QUEENS	QUEENS	QUEENS	UNKNOWN
8503213	FLUSHING QUEENS	FLUSHING QUEENS	QUEENS	UNKNOWN
8000260	SPILL NUMBER 8000260		QUEENS	UNKNOWN
7801404	MIDLAND TAXI,SBWY-MIDLND.	MIDLAND TAXI,SBWY-MIDLND.	QUEENS	UNKNOWN
7800519	DREDGE PENNSYLVANIA	DREDGE PENNSYLVANIA	QUEENS	UNKNOWN
1605643	UNDERGROUND	RAINEY SUB STATION TO FARRAGUT SUB STATI	QUEENS	UNKNOWN
1601660	QUEENS	ASTORIA	QUEENS	UNKNOWN
1407285	GLOBAL GAS STATION	FRANCIS LEWIS BLVD	QUEENS	UNKNOWN
1401574	SHEEN IN JAMAICA BAY	LATITUDE 40N34.430 LONGITUDE 73W52.033	QUEENS	UNKNOWN

1306184	FEEDER LINE	JAMAICA TO CORONA SUB STATIONS	QUEENS	UNKNOWN
1104351	TRENCH	FRONT OF 59-21 TALLAWAY	QUEENS	UNKNOWN
0910003	STREET	911 CHAD CREEK ROAD-OFF OF POLE 67248	QUEENS	UNKNOWN
0803582	RAIN CAUSED DRIP PAN TO OVERFLOW	CORONA SUBSTATIONS 1&2.	QUEENS	UNKNOWN
0609105	CITGO STATION	WALDEN /SOUTH VANDORN	QUEENS	UNKNOWN
0500534	MAN HOLE 14954	CARWELL AVE	QUEENS	UNKNOWN
0401986	MANHOLE	15TH AV & 43RD EAST INTER	QUEENS	UNKNOWN
0311434	VANWICK EXPRESSWAY	BOX #2918	QUEENS	UNKNOWN
0310273	614 OPPOSITE 26 FLUSHING	614 OPPOSITE 26 FLUSHINGS	QUEENS	UNKNOWN
0206975	JAMAICA BAY	14TH ROAD	QUEENS	UNKNOWN
0112087	MANHOLE 8309	EAST SIDE SERVICE ROAD	QUEENS	UNKNOWN
0108215	LITTLE NECK BAY WETLANDS	CROSS ISLAND PARKWAY	QUEENS	UNKNOWN
0105756	MANHOLE #13144	SERVICE RD	QUEENS	UNKNOWN
0010608	BUILDING	4051 TENMAN ST	QUEENS	UNKNOWN
0010180	MANHOLE #5535	20TH AV & 18TH AV	QUEENS	UNKNOWN
0008357	AVE K/20TH AV	BY B-154	QUEENS	UNKNOWN
0004925	NYC DEPT OF DESIGN/CONST.	360 BEECH ST	QUEENS	UNKNOWN
1103087	TEST	TEST	TEST	UNKNOWN

Hazardous Spills - MISC. SPILL CAUSES - Closed

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
1208365	ALL OF QUEENS	ALL STREETS		UNKNOWN
1104616	POLE 23	147TH ST AND 7TH AVE	BROOKLYN	UNKNOWN
1303717	DEP SITE	TALLMAN ISLAND / CENTER RD STH	CARSILSLE POINT	UNKNOWN
1110867	DRILL DRILL DRILL	DRILL DRILL DRILL	DRILL DRILL DRILL	UNKNOWN
9412112	217-11 160TH ST	217-11 160TH ST	FLUSHING	UNKNOWN
9315451	141-59 CRESCENT ST	141-59 CRESCENT ST	FLUSHING	UNKNOWN
9312928	20TH AVENUE	20TH AVENUE	FLUSHING	UNKNOWN
9206497	STADIUM ROAD	STADIUM ROAD	FLUSHING	UNKNOWN
1310273	ROADWAY	140-60 BETH AVE	FLUSHING	UNKNOWN
1212491	OUTSIDE	150TH ST ORCHARD AVE	JAMACA	UNKNOWN
9614387	LODUCA RESIDENCE	22 BOULEVARD	MALBA	UNKNOWN
0305189	CON ED	39 BLVD	MALBA	UNKNOWN
1404163	TEST - DRILL	123 MAIN STREET	NEW YORK	UNKNOWN
9707611	LIRR	5505 E OF 37 SIGNAL BRIDG	NEW YORK CITY	UNKNOWN
9100148	LIRR	QNS VILLGE/HILLSIDE/LN#1	NEW YORK CITY	UNKNOWN
8807017	422 SOUTHERN BLVD/QUEENS	422 SOUTHERN BLVD	NEW YORK CITY	UNKNOWN
9809715	BETWEEN 39TH & 40TH ST`S	15TH AV	QUEENS	UNKNOWN
9500161	154-02 154TH ST/151 21 ST	154002 154TH ST/151 21 ST	QUEENS	UNKNOWN
9400443	FRANCIS LOUIS BLVD/EXIT26	FRANCIS LOUIS BLVD	QUEENS	UNKNOWN
9312483	RUNWAY CHANNEL	RUNWAY CHANNEL	QUEENS	UNKNOWN
9311790	1/4 NORTH SUBWAY BR IN	1/4 NORTH SUBWAY BR IN	QUEENS	UNKNOWN
1506774	18002 FEEDER ROUTE	FROM JAMACIA SUBSTATION TO CORONA SUBSTA	QUEENS	UNKNOWN
1405972	TO ROADWAY	262 COUNDRY RD	QUEENS	UNKNOWN
1310140	TO ROADWAY	162 ST AND 4TH	QUEENS	UNKNOWN
1306952	MOTOR VEHICLE ACCIDENT	GRANDVIEW AND ANN MARIE COURT	QUEENS	UNKNOWN
1201139	ROADSIDE & PRIVATE PROPERTY	381-01 20TH AVE	QUEENS	UNKNOWN
1114511	WORK HOUSE	20TH AVE., 21ST.	QUEENS	UNKNOWN
1009223	JAMAICA WATER PLANT	JAMAICA WATER PLANT	QUEENS	UNKNOWN
1009138	221795; 161 ST	161 ST	QUEENS	UNKNOWN
1007778	CON ED	261-09 EAST WILKSON AVE	QUEENS	UNKNOWN
0913760	LIE	BP GAS STATION	QUEENS	UNKNOWN
0812242	CON ED SITE	19TH ST & 15TH AVE	QUEENS	UNKNOWN
0806542	152 ND ST & 45TH AVE	152ND ST & 45TH AVE	QUEENS	UNKNOWN
0604654	20 GAL DIESEL IN STREET & DRAIN	19 AVENUE & 38 AVENUE	QUEENS	UNKNOWN
0601383	CLEARVIEW PUMP STATION	UNKNOWN STREET	QUEENS	UNKNOWN
0514525	3RD WARD FUELING STATION	PECK AVE	QUEENS	UNKNOWN
0503959	154TH STREET PUMP STATION	154TH STREET	QUEENS	11357
0412993	V9524	N SIDE 154TH & 300` E 10T	QUEENS	11357
0303311	MANHOLE 5896	MURRAY STREET	QUEENS	UNKNOWN

0008360	SPILL NUMBER 0008360	AVE K & 20TH AVE	QUEENS	UNKNOWN
0006934	RIVLAB TRANSPORTATION	6202 ALVINA AVE	QUEENS	UNKNOWN
1011791	TANK TEST FAILURE	223-45 102ND AVE	QUEENS VILLAGE	UNKNOWN
0908116	SIMPSON RESIDENCE	103-0218 PLACE	QUEENS VILLAGE	UNKNOWN
1402798	AMTRAK LINE #3 TUNNEL HYDRAULIC OIL SPILL	MILE POST 1.89	QUEENS?	UNKNOWN
1113245	DALDEO RESIDENCE	149-17-120 PLACE	SOUTH OZONE PARK	UNKNOWN
1302396	DRUM RUN	118-20 2ND ST	ST ALDENS	UNKNOWN
0710814	154TH STREET PUMP STATION	154TH STREET	WHITE STONE	UNKNOWN
9304252	17TH ROAD	17TH ROAD	WHITESTONE	11357

Hazardous Waste Generation or Transport Facilities

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
NYP004001798	CONSOLIDATED EDISON CO	BOWY V5925		UNKNOWN
NYP004018982	CONSOLIDATED EDISON CO	MH9627 HARRISON STA		UNKNOWN
NYP004019275	CONSOLIDATED EDISON CO	MH51217		UNKNOWN
NYP004019899	CONSOLIDATED EDISON CO	V909 VARL & JACKSON		UNKNOWN
NYP004020129	CONSOLIDATED EDISON CO	MAIN BODY - OAKWOOD S/S		UNKNOWN
NY0000097337	NYSDOT	MEADOW LANE	FLUSHING	UNKNOWN
NYD000953018	LONG ISLAND RAILROAD CONT #25-0-008	DB BRIDGE	LONG ISLAND CITY	UNKNOWN
NYP000868661	NYSDEC	NORTH HILL	LONG ISLAND CITY	UNKNOWN
NY0000010363	NYCDOT	N/S	N/S	UNKNOWN
NYP000958678	VERIZON NEW YORK INC. MANHOLE	41ST	NEW YORK	UNKNOWN
NYP004040382	CONSOLIDATED EDISON	7 FRANKLIN AVE	NEW YORK	UNKNOWN
NYP004441465	CON EDISON	S/E/C E 41ST PROPECT PL	NEW YORK	UNKNOWN
NY0000243261	NYSDOT	BOATBASIN /WSE	QUEENS	UNKNOWN
NYP000774620	NYSDEC	WHITESTONE POLICE IMPOUND	QUEENS	11357
NYP000918383	NYNEX-MANHOLE	N BLVD E/CROSS IS PKY	QUEENS	UNKNOWN
NYP000930321	CONSOLIDATED EDISON	N/S	QUEENS	UNKNOWN
NYP000930529	CONSOLIDATED EDISON CO	V1099-1685 FRANHOLM AVE	QUEENS	UNKNOWN
NYP004000121	CONSOLIDATED EDISON	V10829-2255 MENAUTO BLVD	QUEENS	UNKNOWN
NYP004000634	CONSOLIDATED EDISON	V7176-WEST HILL APARTMENTS	QUEENS	UNKNOWN
NYP004004677	CONSOLIDATED EDISON	N/S	QUEENS	UNKNOWN
NYP004004925	CONSOLIDATED EDISON	VAULT #0442 - 1548	QUEENS	UNKNOWN
NYP004005062	CONSOLIDATED EDISON	V 2228 - FRANCIS LEWIS BLVD	QUEENS	UNKNOWN
NYP004006003	CONSOLIDATED EDISON	#5289 - 275 KENSTO DR	QUEENS	UNKNOWN
NYP004006318	CONSOLIDATED EDISON	V5014 - W.F. ADMIN BLDG	QUEENS	UNKNOWN
NYP004006847	CONSOLIDATED EDISON	V5034 - MASTERS	QUEENS	UNKNOWN
NYP004006904	CONSOLIDATED EDISON	V1903 - ALLINGTON	QUEENS	UNKNOWN
NYP004007290	CONSOLIDATED EDISON	46251 -	QUEENS	UNKNOWN
NYP004008248	CONSOLIDATED EDISON	N/S	QUEENS	UNKNOWN
NYP004008785	CONSOLIDATED EDISON	MH 2631	QUEENS	UNKNOWN
NYP004009320	CONSOLIDATED EDISON	TRANSP F/O 17 & 34ST	QUEENS	UNKNOWN
NYP004012514	CONSOLIDATED EDISON	16 - SHERWOOD PARK	QUEENS	UNKNOWN
NYP004013124	CONSOLIDATED EDISON	H259079 - MURRAY	QUEENS	UNKNOWN
NYP004023016	CONSOLIDATED EDISON	MH184490-	QUEENS	UNKNOWN
NYP004778726	CON EDISON	87-11 DUNTOP ST	QUEENS	UNKNOWN
NYP004848539	CON EDISON	S SERVICE RD	QUEENS	UNKNOWN
NYP004002709	CONSOLIDATED EDISON		T/A450	UNKNOWN
NYP004305769	CON EDISON - MANHOLE 16337	21 FRANCIS LEWIS BLVD.	WHITESTONE	11357
NYD980536510	ONEIDA NATIONAL BANK & TRUST COMPANY	BASE ROAD	WHITESTOWN	11357

Wastewater Discharges

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
NYG995193				UNKNOWN
NYU000079	BEST CONCRETE MIX CORP.			UNKNOWN
NYU900062	FEDERAL EXPRESS			UNKNOWN
NYU900079	BEST CONCRETE MIX CORP			UNKNOWN

Air Releases

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP

3608100612	ALERT METAL FINISH		991 PECONIC AVE	GLENDALE	UNKNOWN
3608102022	ALERT METAL FINISHING		991 PECONIA AVENUE	GLENDALE	UNKNOWN
3688800011	USCG-LIGHT STATION		AMBROSE	NEW YORK	UNKNOWN
NY081X1L5	CRYDER ASSOCIATES LTD	QUEENS	NO STREET ADDRESS	NO CITY NAME	UNKNOWN
NY081X4KU	COSMOPOLITAN ASSOC	QUEENS	NO STREET ADDRESS	NO CITY NAME	UNKNOWN
NY081X72J	A & K REALTY	QUEENS	NO STREET ADDRESS	NO CITY NAME	UNKNOWN
3608100139	NY JOB CORPS CENTER		NO STREET ADDRESS	QUEENS	UNKNOWN
3608100140	NAVY RESRVE TRAINING		NO STREET ADDRESS	QUEENS	UNKNOWN
3608100692	PARIS KNITTING		NO STREET ADDRESS	QUEENS	UNKNOWN
3608100693	ASTORIA AL & BR		NO STREET ADDRESS	QUEENS	UNKNOWN
NY0813893	NEWTOWN REFINING CO INC		1	QUEENS	UNKNOWN

Hazardous waste codes presented in individual Toxic Information Profiles are defined below.

B002 Petroleum oil or other liquid containing 50 ppm or greater of PCBs but less than 500 ppm PCBs. This includes oil from electrical equipment whose PCB concentration is unknown, except for circuit breakers, reclosers and cable.

D002 Solid waste that exhibits the characteristic of corrosivity, but is not listed under any other hazardous waste code.

Source: U. S. Environmental Protection Agency

How Toxic Site Locations Are Mapped

Toxics Targeting maps toxic site locations on a digital version of the U. S. Census map or those used by local authorities using addresses and map coordinates provided by site owners/operators or government agencies. In order to allow site locations to be verified independently, the information used to map each site is presented in the first section of each Toxic Site Profile, along with a description of the mapping technique used and any address corrections that were made in order to locate toxic sites with incomplete or inadequate site location information. The mapping process is explained below.

Map Identification Number: 12 Site Name: Acme World Manufacturing, Inc.

Site Address: 55 Main Street Anytown, NY 11797

MAP LOCATION INFORMATION

Site location mapped by:

Address Matching

1) Most toxic sites are mapped by matching addresses provided by site owners/operators or government agencies with locations on a digital version of the street or parcel map. These site locations are identified with the method used to map them.

Note: Some sites have an address match location and a map coordinate location. Both locations are mapped because they can be equally correct.

or Map Coordinate

2) Some toxic sites are located using map coordinates provided by site owners/ operators or government agencies. These site locations are identified "map coordinate." Map coordinates for Toxic Wastewater Discharges, Toxic Release Inventory sites and Major Oil Storage Facilities should be considered suspect.

or Manual Mapping

or Site Visit

3) Incomplete addresses or map coordinates require some site locations to be determined by commercial street maps (manual mapping), site visits, map coordinates from other databases and address location services. Application of any of these methods is identified accordingly.

ADDRESS CHANGE INFORMATION

Revised Street: NO CHANGE

Revised zip code: NO CHANGE

4) Site addresses are sometimes corrected to eliminate obvious errors that prevent sites from being mapped. All address corrections are noted here.

Information Source Guide

Toxics Targeting's Environmental Reports contain government and other information compiled on 21 categories of reported known or potential toxic sites. Each toxic site database is described below with information detailing a) the source of the information, b) the date when each database is covered to and c) when *Toxics Targeting* obtained the information..

1) **National Priority List for Federal Superfund Cleanup:** Toxic sites nominated for cleanup under the Federal Superfund program. Annual compilation of special two-page detailed profiles of NPL sites. Also includes delisted NPL sites.
ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency.[1]
Data attributes updated from: 9/09/2015. Data obtained by Toxics Targeting: 9/09/2015.
New Facilities updated through: 9/30/2016. Data obtained by Toxics Targeting: 9/30/2016.

2) **Inactive Hazardous Waste Disposal Site Registry:** New York State database that maintains information and aids decision making regarding the investigation and cleanup of toxic sites. The Registry's data includes two-page profiles noting site name, ID number, description, classification, cleanup status, types of cleanup, owner information, types and quantities of contaminants, and assessment of health and environmental problems. Also included are sites that qualify for possible inclusion on the Registry. These Registry Qualifying sites may or may not be on the Site Registry.
ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.[2]
Data attributes updated through: 9/23/2016. Data obtained by Toxics Targeting: 9/23/2016.
New Facilities updated to: 9/23/2016. Data obtained by Toxics Targeting: 9/23/2016.

3) **Federal & State Corrective Action Activity (CORRACTS):** New York State and Federal databases of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).
ASTM required.* Fannie Mae required.**

Federal Data Source: U. S. Environmental Protection Agency[1]
Data attributes updated through: 9/12/2016. Data obtained by Toxics Targeting: 9/16/2016.
New facilities updated through: 9/12/2016. Data obtained by Toxics Targeting: 9/16/2016.

State Data Source: New York State Department of Environmental Conservation.[2]
Data attributes updated through: 9/23/2016. Data obtained by Toxics Targeting: 9/23/2016.
New facilities updated through: 9/23/2016. Data obtained by Toxics Targeting: 9/23/2016.

4) **CERCLIS:** Toxic sites listed in the Federal Comprehensive Environmental Response, Compensation and Liability Information System. Includes Active and No Further Remedial Action Planned (NFRAP) sites.
ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency.[1]
Data attributes updated through: 10/25/2013. Data obtained by Toxics Targeting: 1/07/2014.
New Facilities updated through: 1/11/2016. Data obtained by Toxics Targeting: 1/23/2016.

5) **Brownfield Programs:** NYS & NYC programs for sites that are abandoned, idled or under-used industrial and/or commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.
ASTM required.*

(a) **NYS DEC Brownfield Programs**: Source: New York State Department of Environmental Conservation.[2]
includes: **Brownfield Cleanup Program (BCP), Voluntary Cleanup Program (VCP), and Environmental Restoration Program (ERP)**
Data attributes updated through: 9/23/2016. Data obtained by Toxics Targeting: 9/23/2016.
New Facilities updated to: 9/23/2016. Data obtained by Toxics Targeting: 9/23/2016.

(b) **NYC Voluntary Cleanup Program:** Source: NYC Office of Environmental Remediation
Data attributes updated through: 11/30/15. Data obtained by Toxics Targeting: 12/10/2015.
New Facilities updated to: 11/30/15. Data obtained by Toxics Targeting: 12/10/2015.

6) **Solid Waste Facilities:** a compilation of the following 2 databases:

(a) **NYS Solid Waste Registry:** which includes, but is not limited to, landfills, incinerators, transfer stations, recycling centers.
ASTM required.* Fannie Mae required.** Source: New York State Dept. of Environmental Conservation.[2]
Data updated to: 4/1/2013. Data obtained by Toxics Targeting: 4/1/2013.

(b) **1934 Solid Waste Disposal Site in New York City:** which includes sites operated by municipal authorities circa 1934. Source: City of New York Department of Sanitation (1984). The Waste Disposal Problem in New York City: A Proposal For Action.

7) **RCRA Hazardous Waste Treatment, Storage or Disposal Facility Databases:**

(a) **Manifest Information:** New York State database of hazardous waste facilities and shipments regulated by the DEC's Division of Environmental Remediation pursuant to NYS Law and the Resource Conservation and Recovery Act (RCRA).
ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.[2]

New facilities updated through: 9/12/2016. New facilities obtained by Toxics Targeting: 9/17/2016.
Manifest transactions data updated to: 9/12/2016. Manifest transactions data obtained by Toxics Targeting: 9/17/2016.

(b) **RCRA Notifier & Violations Information:** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).
ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency[1]
New facilities updated through: 9/12/2016. Data obtained by Toxics Targeting: 9/16/2016.
Data attributes updated through: 9/12/2016. Data obtained by Toxics Targeting: 9/16/2016.

8) **Spills Information Database:** Spills reported to the DEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from Petroleum Bulk Storage Regulations) or 6 NYCRR Section 595.2 (from Chemical Bulk Storage Regulations). This database includes both *active* and *closed* spills.
ASTM required.* Fannie Mae.** Source: NYS Department of Environmental Conservation.[2]

New spills through: 9/08/2016 New spills data obtained by Toxics Targeting: 9/08/2016
Spill attribute data through: 9/08/2016 Spill attribute data obtained by Toxics Targeting: 9/08/2016

Active spills: paperwork not completed. Closed spills: paperwork completed.
Both active and closed spills may or may not have been cleaned up (see Date Cleanup Ceased in spill profiles).

9) **Major Oil Storage Facilities:** NYS database of facilities licensed pursuant to Article 12 of the Navigation Law, 6NYCRR Parts 610 and 17NYCRR Part 30, such as onshore facilities or vessels, with petroleum storage capacities equal to or greater than four hundred thousand gallons. **Tank & other data withheld by NYSDEC as of 4/1/2002**.
ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.[2]

Data updated through: 7/1/2016. Data obtained by Toxics Targeting: 7/1/2016.

10) **Petroleum Bulk Storage Facilities:** a compilation of local and state databases of aboveground and underground petroleum storage tank facilities.

(a) **NYS Petroleum Bulk Storage Database:** This includes all New York State counties except Cortland, Nassau, Rockland, Suffolk, and Westchester. ASTM required.* Fannie Mae required.**
Source: NYS Department of Environmental Conservation.[2]
New facilities updated through: 7/1/2016. Data obtained by Toxics Targeting: 7/1/2016.
Tank data updated through: 7/1/2016. Data obtained by Toxics Targeting: 7/1/2016.

(b) **New York City Fire Department Tank Data:** **Data has been withheld by the NYC Fire Dept.**
Source: New York City Fire Department. Data obtained by Toxics Targeting: 2/18/1997

11) **RCRA Hazardous Waste Generators and/or Transporters Databases:**

(a) **Manifest Information:** New York State database of hazardous waste facilities and shipments regulated by the NYS Department of Environmental Conservation's Division of Environmental Remediation pursuant to New York State Law. ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.[2]

New facilities updated through: 9/12/2016. New facilities obtained by Toxics Targeting: 9/17/2016.
Manifest transactions data updated to: 9/12/2016. Manifest transactions data obtained by Toxics Targeting: 9/17/2016.

(b) **RCRA Notifier & Violations Information:** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).
ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency[1]

New facilities updated through: 9/12/2016. Data obtained by Toxics Targeting: 9/16/2016.
Data attributes updated through: 9/12/2016. Data obtained by Toxics Targeting: 9/16/2016.

12) **Chemical Bulk Storage Facilities:** New York State database of facilities compiled pursuant to 6NYCRR Part 596 that store regulated substances listed in 6NYCRR Part 597 in aboveground tanks with capacities greater than 185 gallons and /or in underground tanks of any size. **Tank & other data withheld by NYSDEC as of 4/1/2002**.
ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.[2]
Data updated through: 7/1/2016. Data obtained by Toxics Targeting: 7/1/2016.

13) **Historic New York City Utility Facilities (1898 to 1950):** An inventory of selected power generating stations, manufactured gas plants, gas storage facilities, maintenance yards and other gas and electric utility sites identified in various historic documents, maps and annual reports of New York utility companies, including: Sanborn Fire Insurance Maps of NYC (1898-1950); Consolidated Edison Co. Annual Reports (1922-1939); Consolidated Edison Co. Map: "Boroughs of Manhattan and the Bronx Showing Distribution Mains of the New York Edison Co.," (1922); and Consolidated Edison document: "Generating and Annex Stations," (1911).

14) **Hazardous Substance Waste Disposal Site Study:** NYS database of waste disposal sites that may pose threats to public health or the environment, but could not be remediated using monies from the Hazardous Waste Remedial Fund.
Source: New York State Department of Environmental Conservation.[2]
Data updated to: 5/16/2000. Data obtained by Toxics Targeting: 5/16/2000.

15) **Toxic Release Inventory (TRI):** Federal database of manufacturing facilities required under Section 313 of the Federal Emergency Planning and Community Right-to-Know Act to report releases to the air, water and land of any specifically listed toxic chemical. See Fannie Mae requirement** below.
Source: U. S. Environmental Protection Agency.[1] / NYS Department of Environmental Conservation[2]
Data updated through: 3/8/2004. Data obtained by Toxics Targeting: 3/25/2004

16) **Toxic Wastewater Discharges (Permit Compliance System):** Federal database of discharges of wastewater to surface waters and groundwaters. See Fannie Mae requirement** below. Source: U. S. Environmental Protection Agency.[1]
Data updated through: 6/17/2004. Data obtained by Toxics Targeting: 7/19/2004.

17) **Air Discharge Facilities:** EPA AIRS database containing address information on each air emission facility and the type of air pollutant emission it is. Compliance information is also provided on each pollutant as well as the facility itself.
See Fannie Mae requirement** below. Source: U. S. Environmental Protection Agency[1]
Data updated through: 11/24/1999. Data obtained by Toxics Targeting: 1/6/2000

18) **Civil Enforcement & Administrative Docket:** This database is the U. S. EPA's system for tracking administrative and civil judiciary cases filed on behalf of the agency by the Department of Justice. Fannie Mae required.**
Source: U. S. Environmental Protection Agency.[1]
New Sites through: 10/14/1999.
Data updated through: 10/14/1999. Data obtained by Toxics Targeting: 11/18/1999.

19) **New York City Environmental Quality Review (CEQR) – E Designation Sites:** These sites are parcels assigned a special environmental ("E") designation under the CEQR process. E designation requires specific protocols that must be followed. Source: New York City Department of Planning[3]
Data updated through: 6/16/2016. Data obtained by Toxics Targeting: 6/20/2016.

20) **Emergency Response Notification System (ERNS):** Federal database of spills compiled by the Emergency Response Notification System. On-site searches only.
ASTM required.* See Fannie Mae requirement** below. Source: U. S. Environmental Protection Agency.[1]
Data updated through: 1/31/2000. Data obtained by Toxics Targeting: 2/15/2000

21) **Remediation Site Borders:** Remediation site borders reported by NYSDEC.
Source: New York State Department of Environmental Conservation.[2]
Updated through: 4/8/2009. Data obtained by Toxics Targeting: 7/21/2009.

* American Society of Testing Materials: Standard Practice on Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-05).

** Fannie Mae's Part X Environmental Hazards Management Procedures specify 1.0 mile searches for "any state or Federal list of hazardous waste sites (e.g. CERCLIS, HWDMS etc.)." Searches for the property and adjacent properties are specified for "chemical manufacturing plants," "obvious high risk neighbors engaging in storing or transporting hazardous waste, chemicals or substances" and "...any documented or visible evidence of dangerous waste handling... (e.g. stressed vegetation, stained soil, open or leaking containers, foul fumes or smells, oily ponds, etc." Searches for property and adjacent properties can include sites up to a quarter mile away (W. Hayward, Director, Multi-Family Business Planning and Control, Fannie Mae, personal communication, 5/94).

[1]U. S. Environmental Protection Agency, 290 Broadway, NY, NY 10007-1866.

[2]NYS Department of Environmental Conservation, 625 Broadway, Albany, NY 12233.

[3]New York City Department of City Planning, 22 Reade St, New York, NY 10007-1216

APPENDIX D

SITE PHOTOGRAPHS



Exterior of gift shop



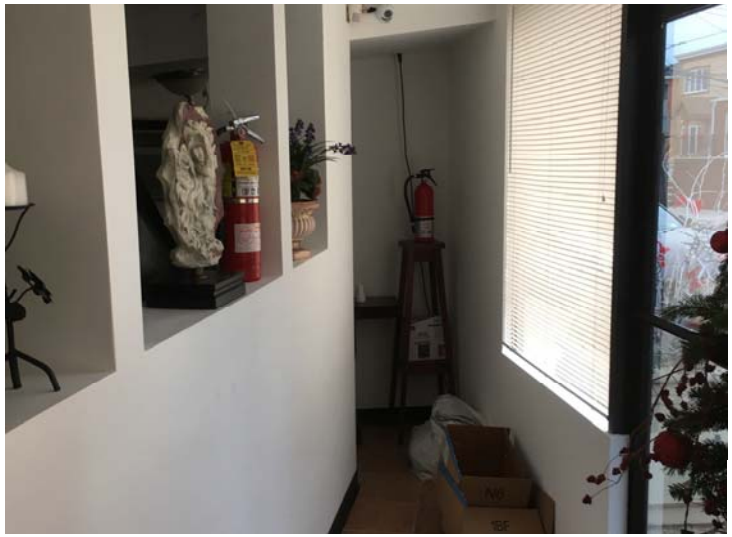
Exterior of gift shop



Gas service line valve



A/C unit



Interior of gift shop



Interior of gift shop



Gas meter



Interior of gift shop



HVAC unit for gift shop



HVAC unit for gift shop



Residence exterior



Residence exterior



Basement of residence



Residence exterior



Residence exterior



Fill pipe



Fill pipe



Exterior of vacant gift shop



Interior of vacant gift shop



Gas valve



Residence driveway



Residence boiler



Residence boiler

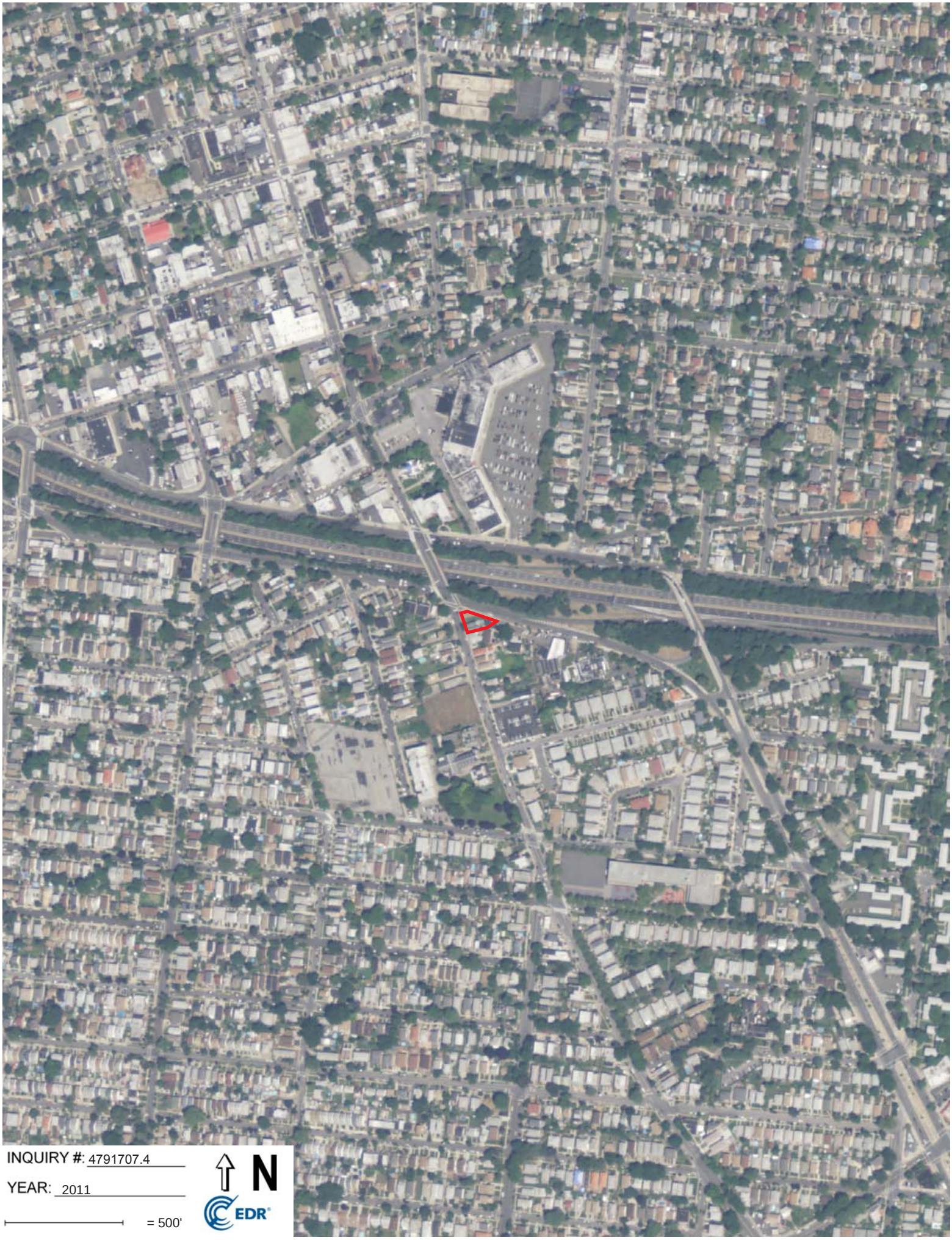

153rd
Cross Island Pkwy
15-33 Clintonville St
© 2015 Google


LA
CONFETTERIA
GIFTS



APPENDIX E

AERIAL PHOTOGRAPHS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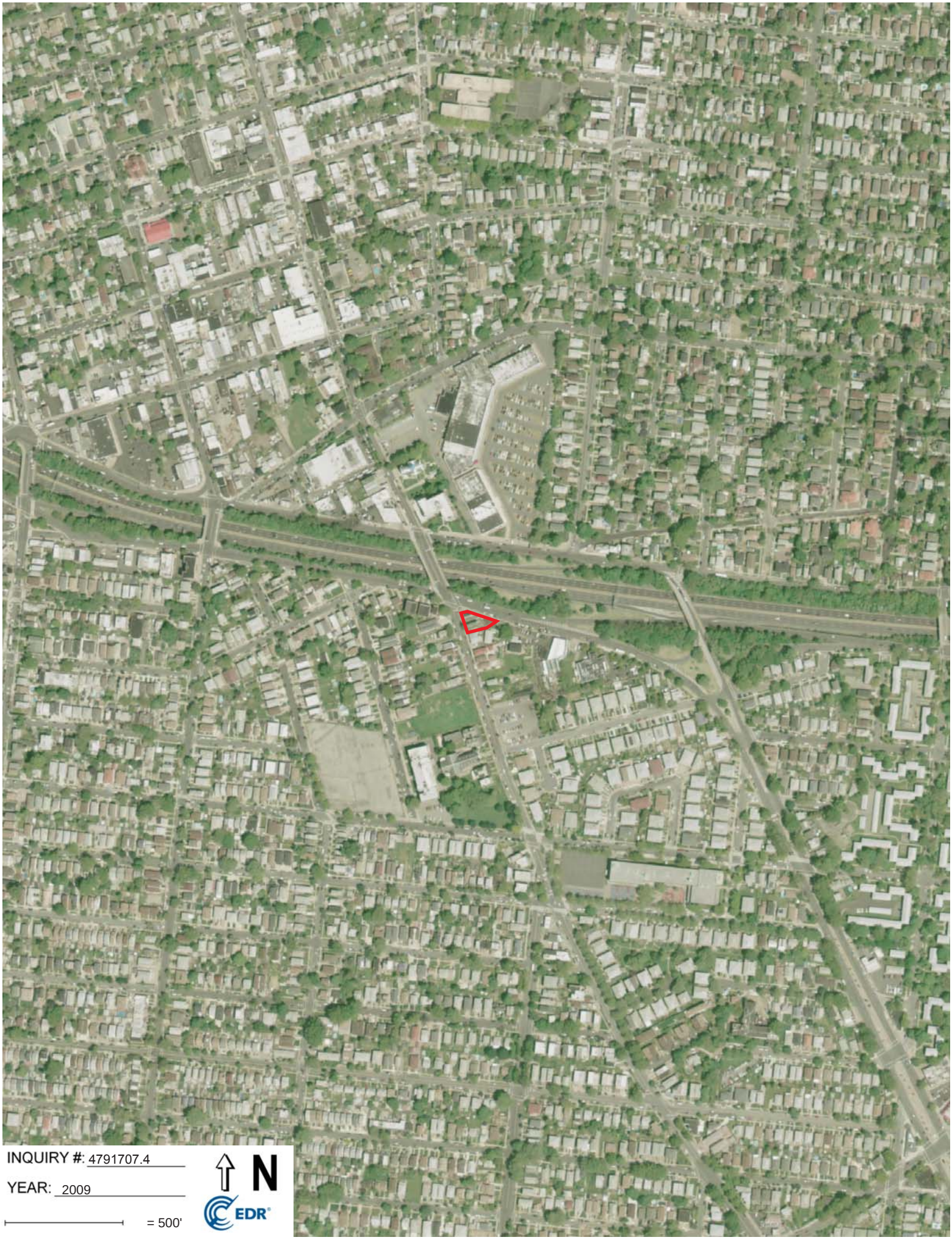
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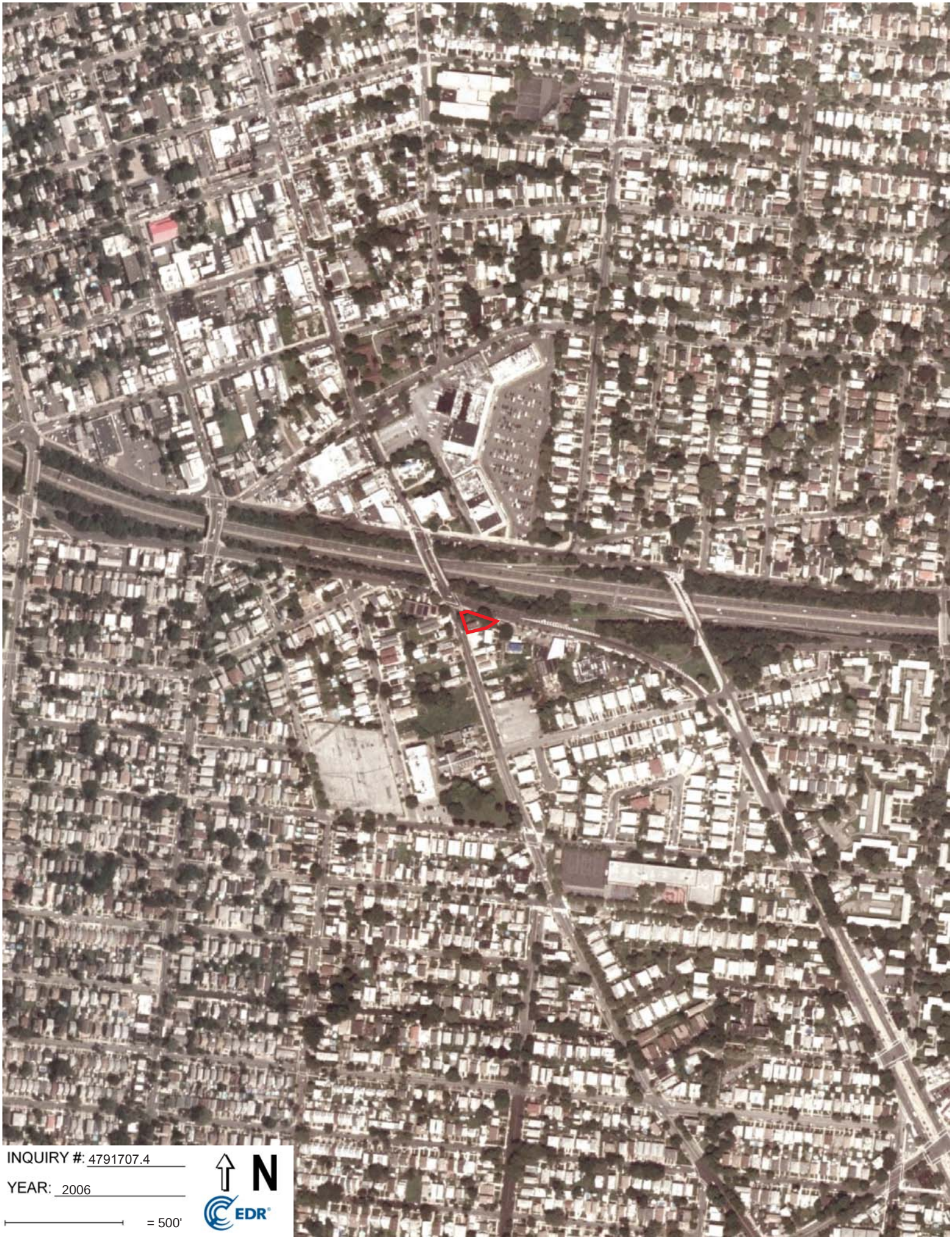
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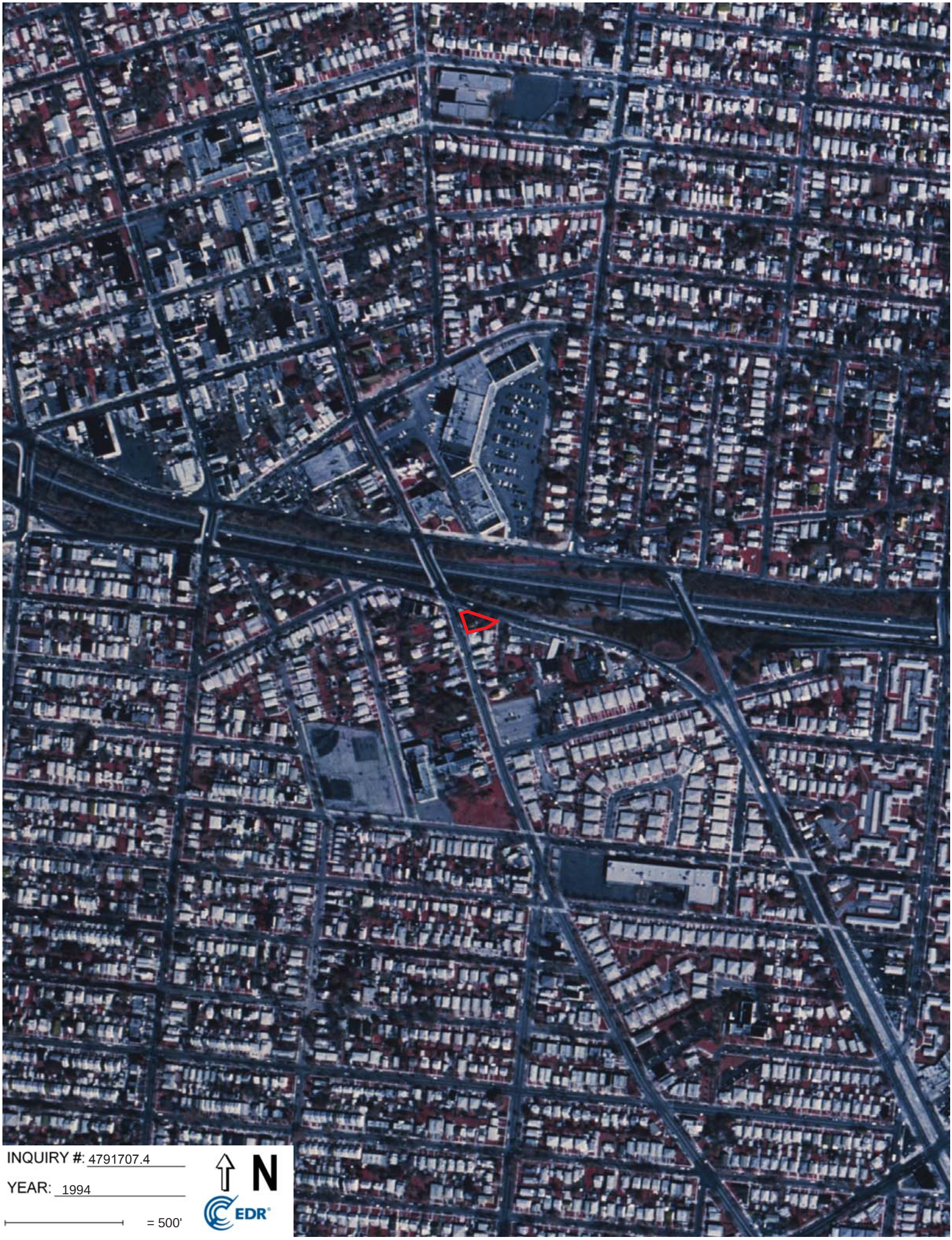
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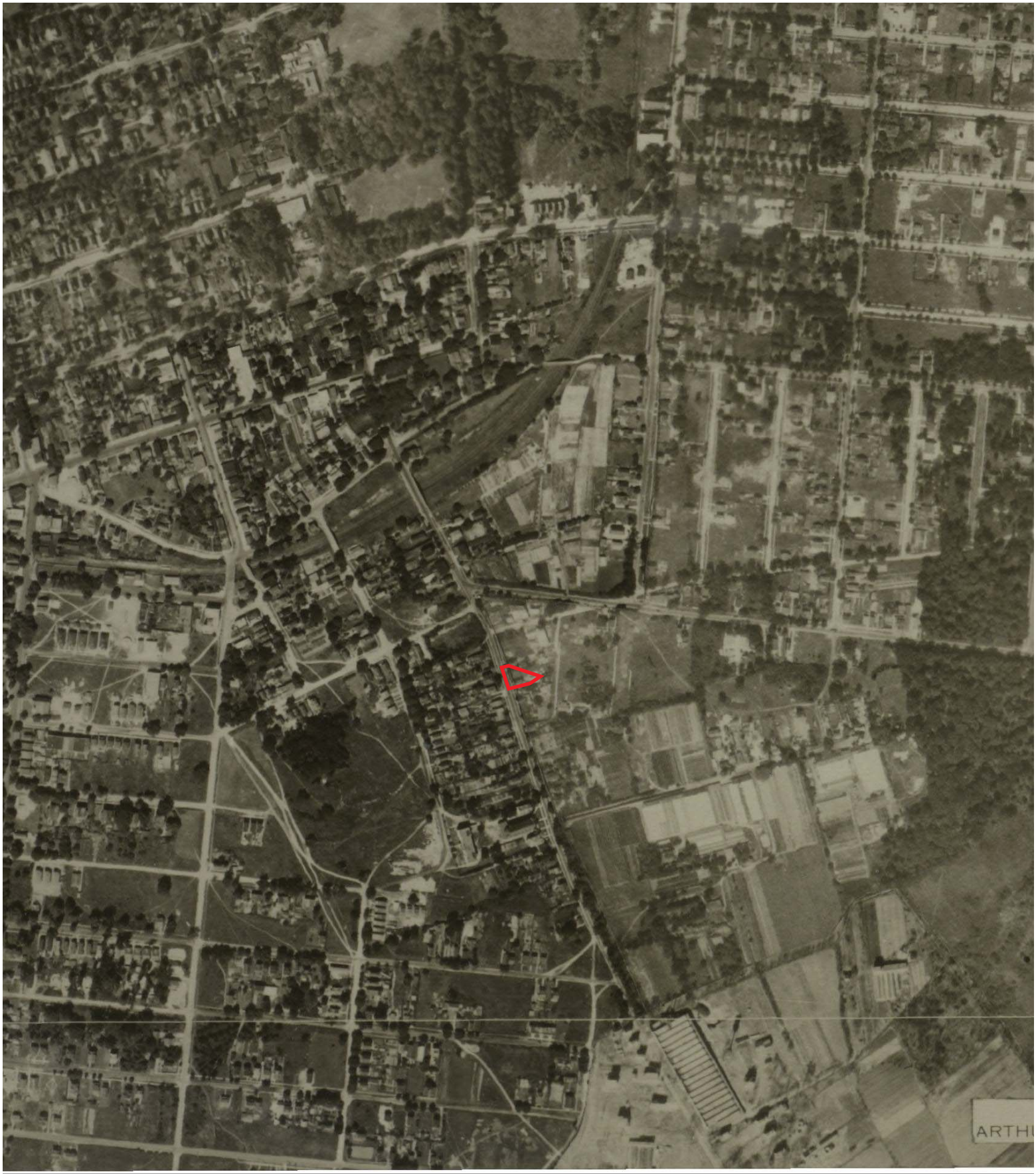

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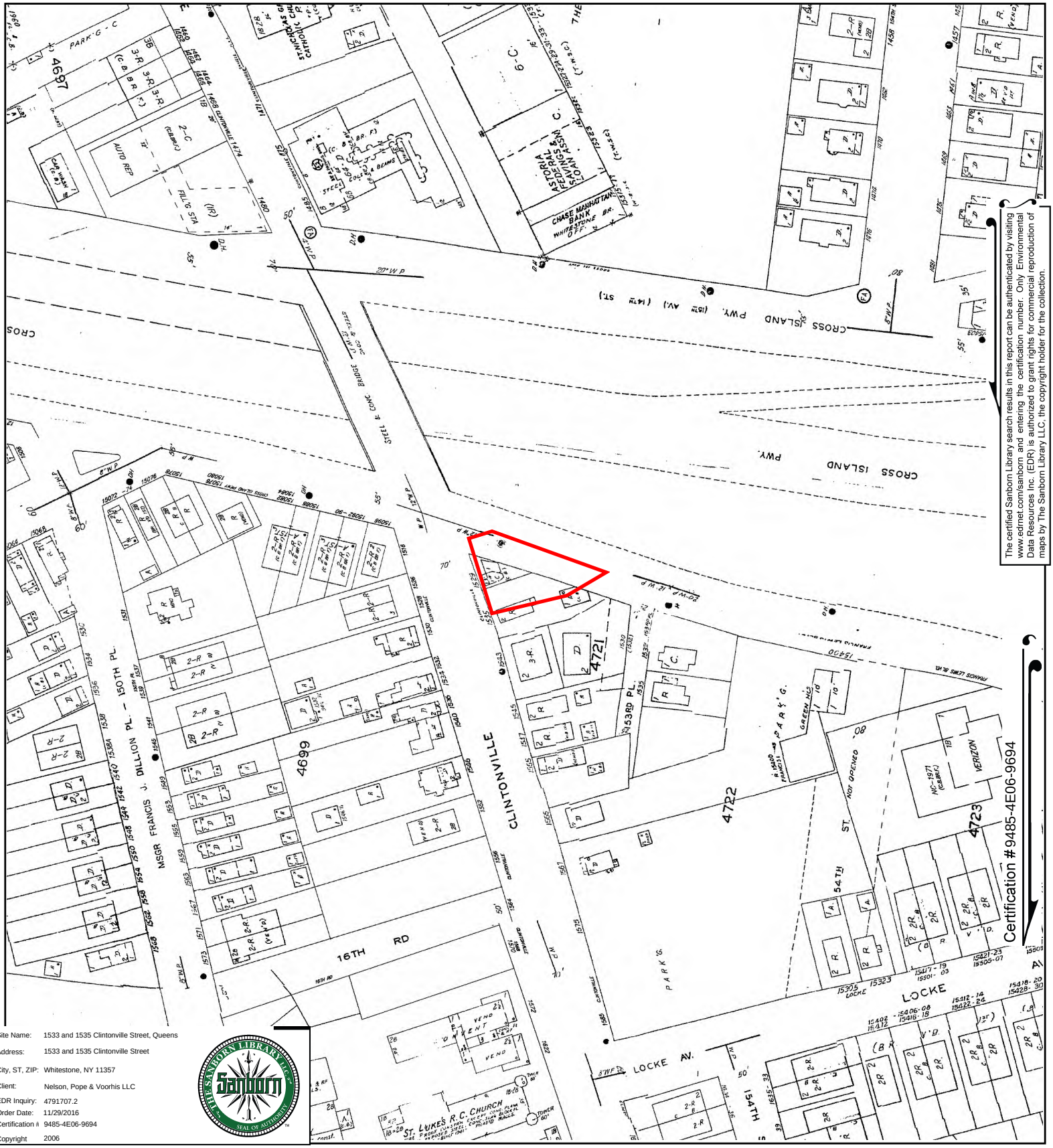
EDR

APPENDIX F

SANBORN MAPS



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Address:	1533 and 1535 Clintonville Street
City, ST, ZIP:	Whitestone, NY 11357
Client:	Nelson, Pope & Voorhis LLC
EDR Inquiry:	4791707.2
Order Date:	11/29/2016
Certification #:	9485-4E06-9694
Copyright	2006

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Outlined areas indicate map sheets within the collection.

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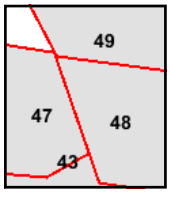

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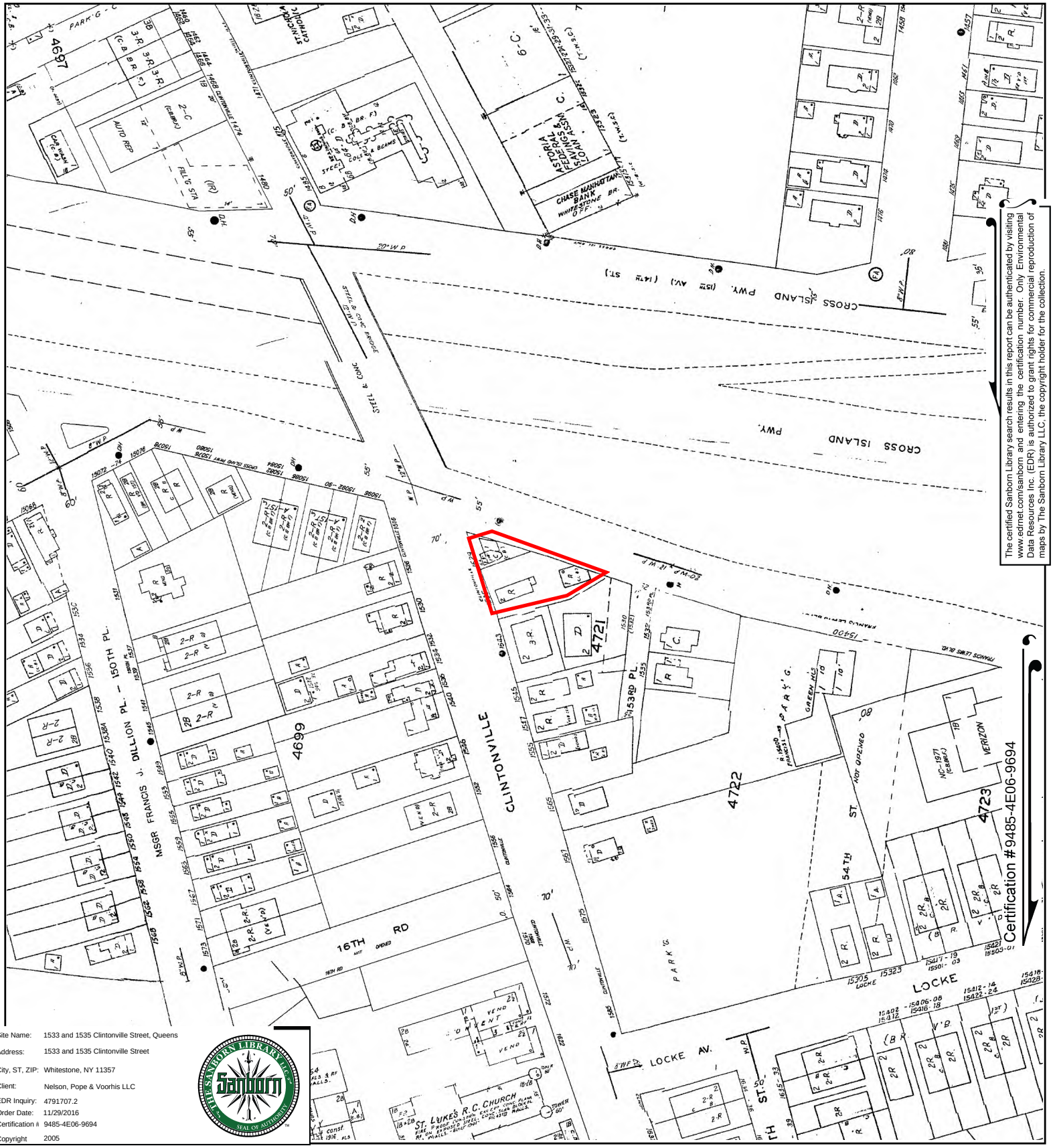

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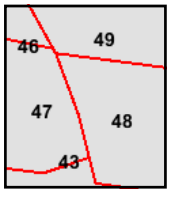

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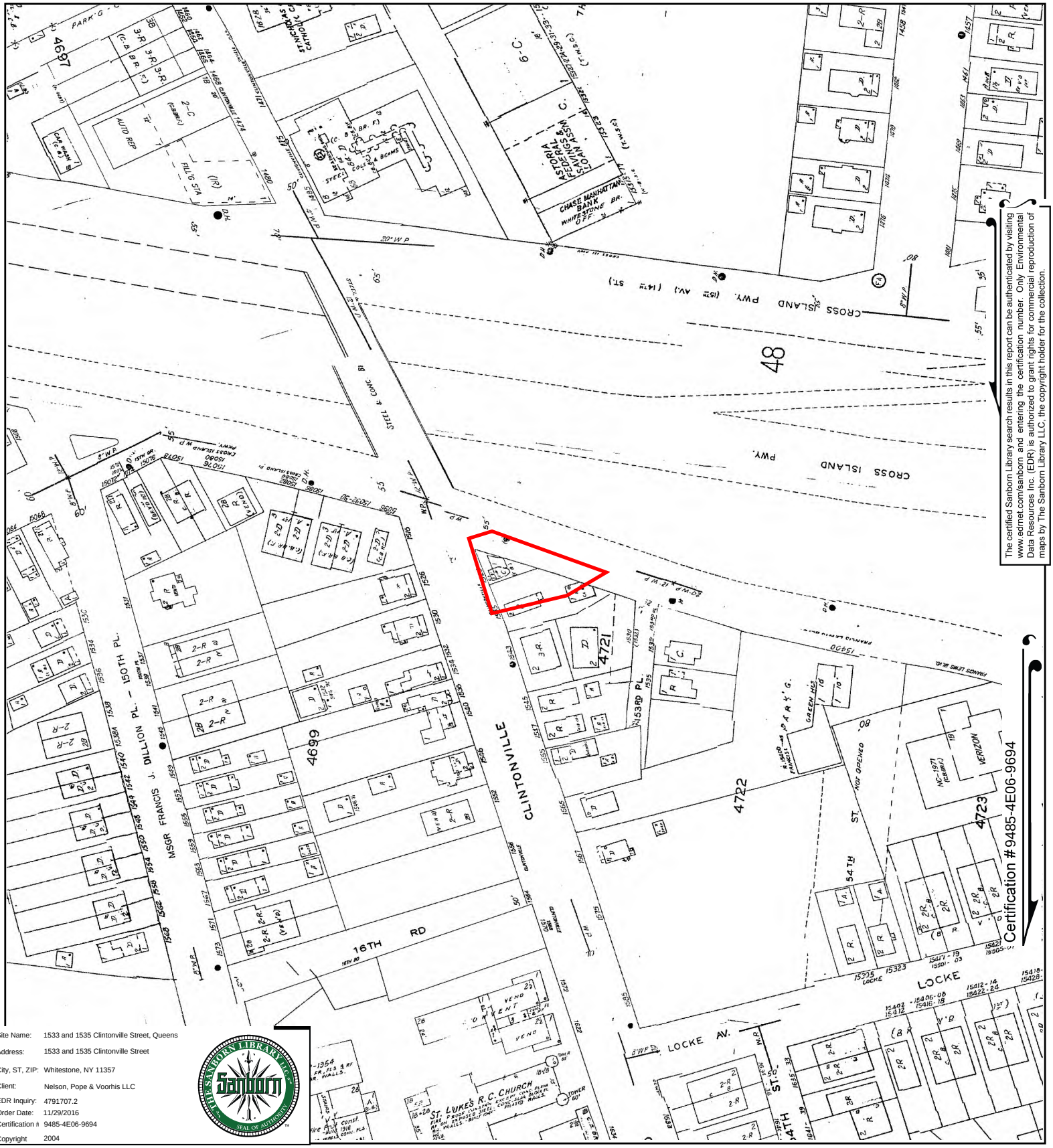

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Copyright	2004

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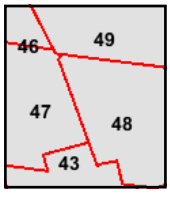

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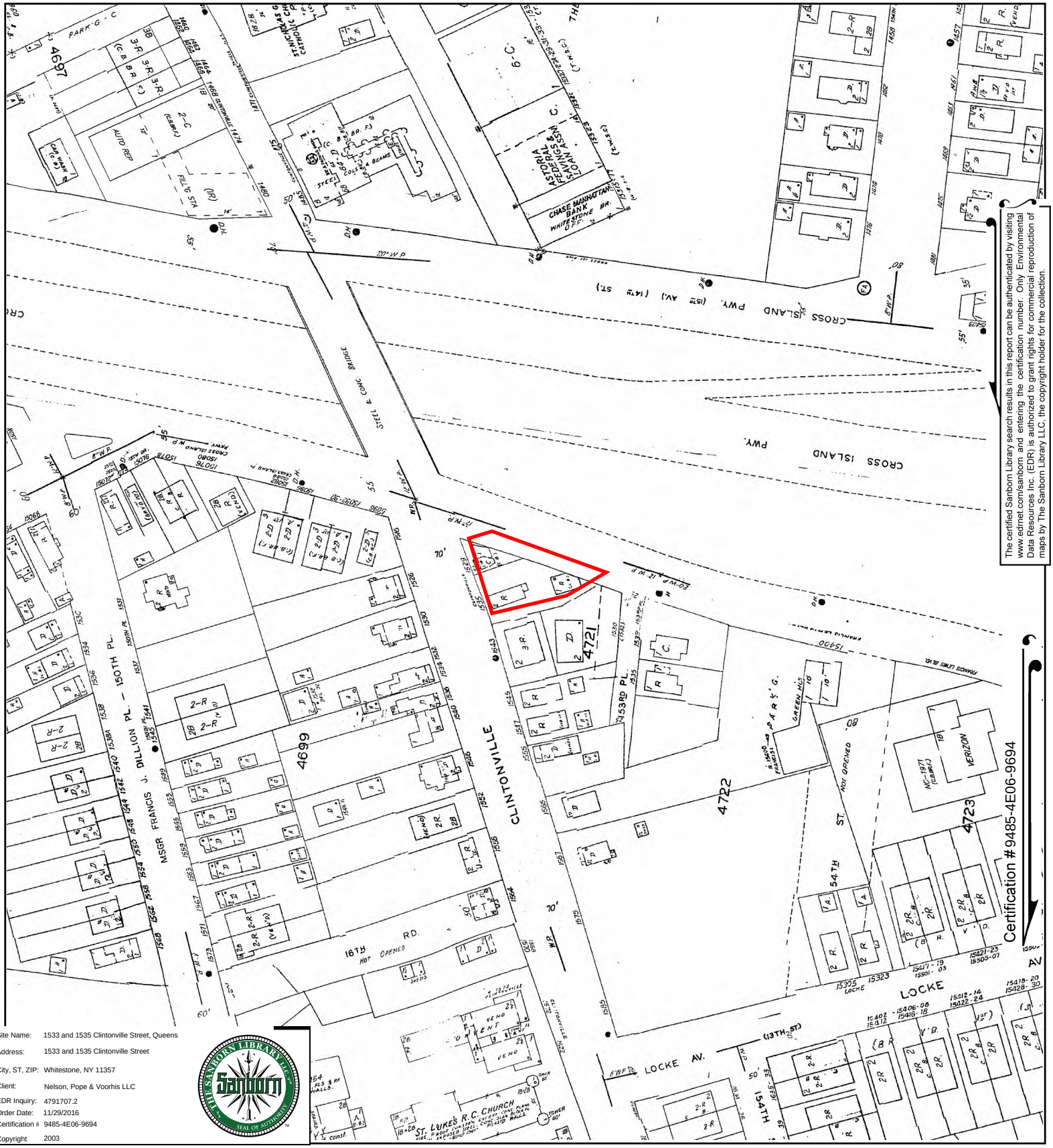

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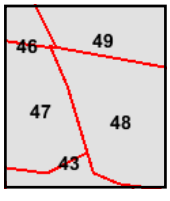

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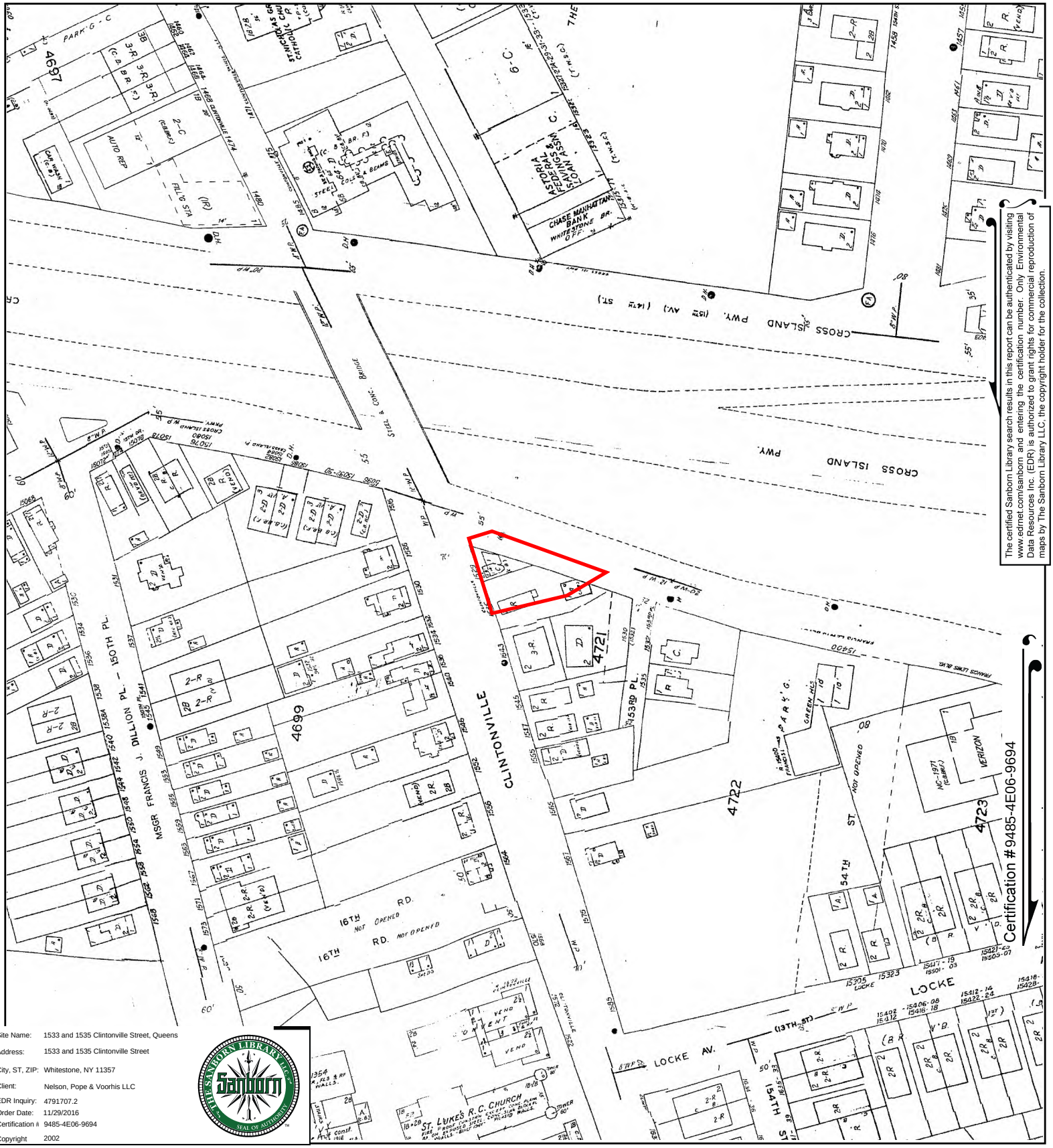

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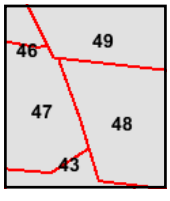

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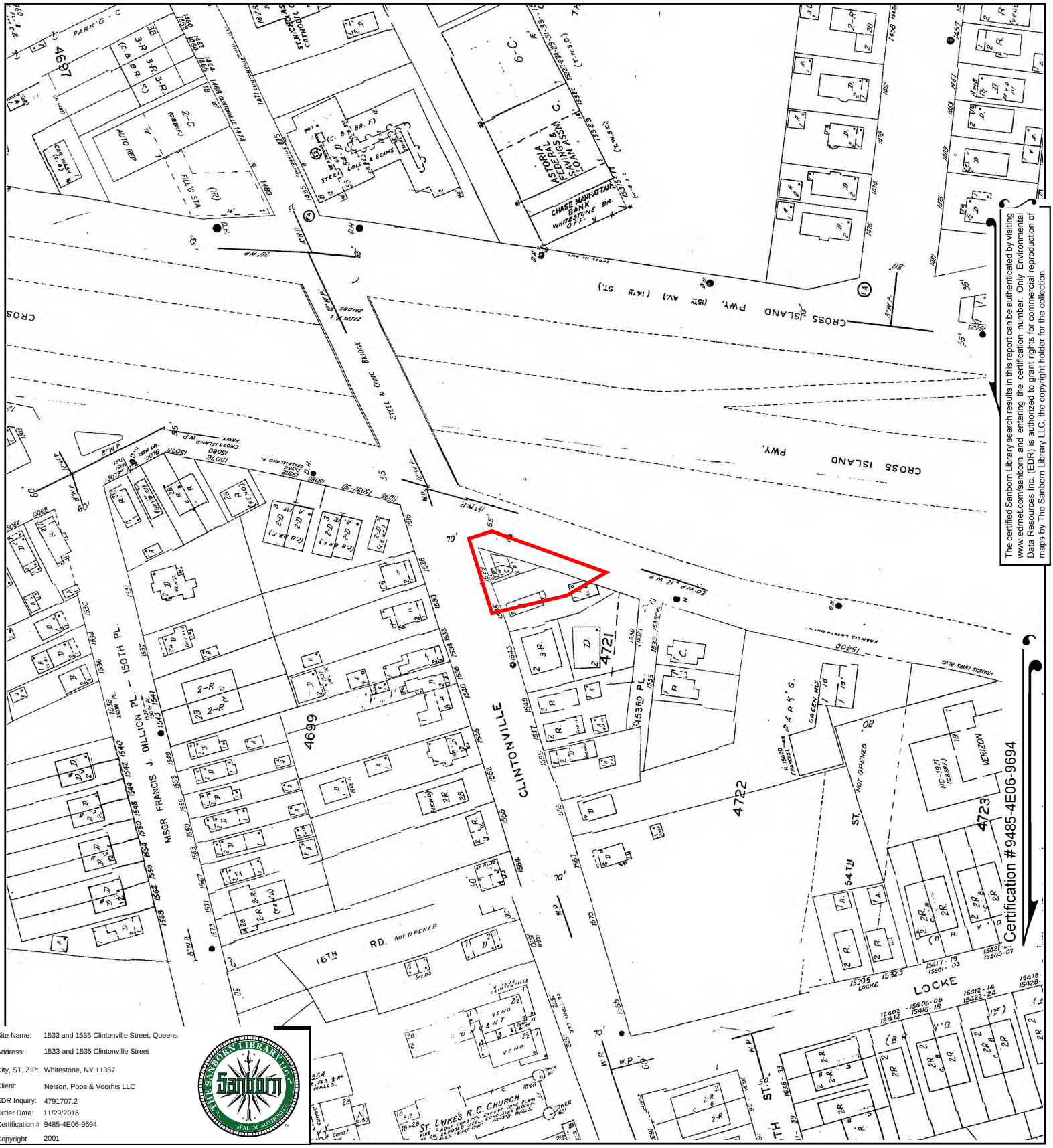

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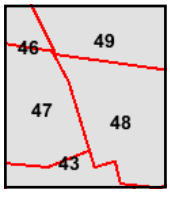

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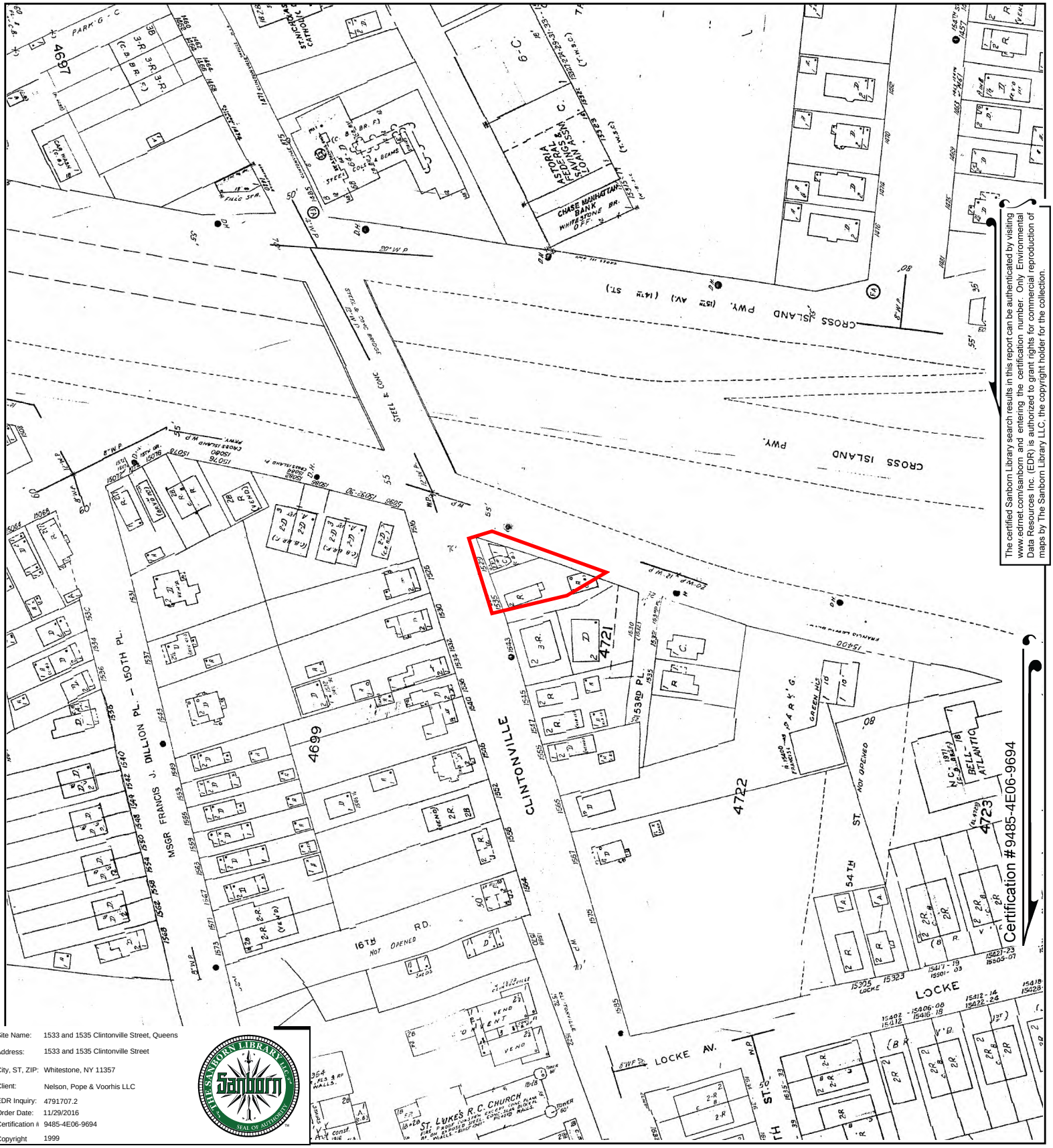

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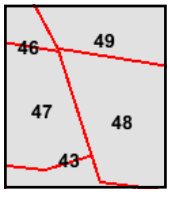

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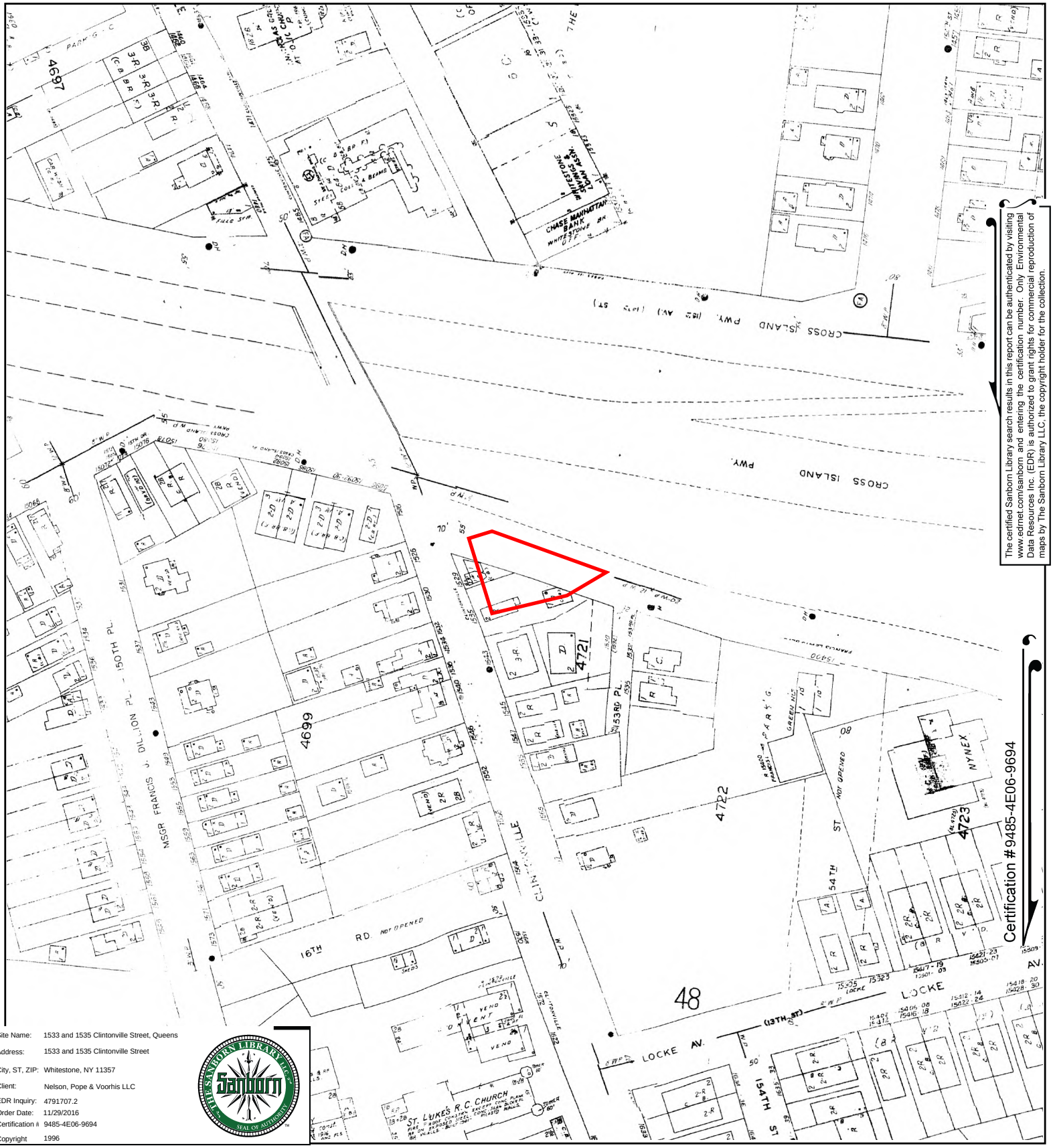

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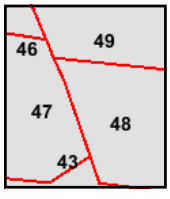

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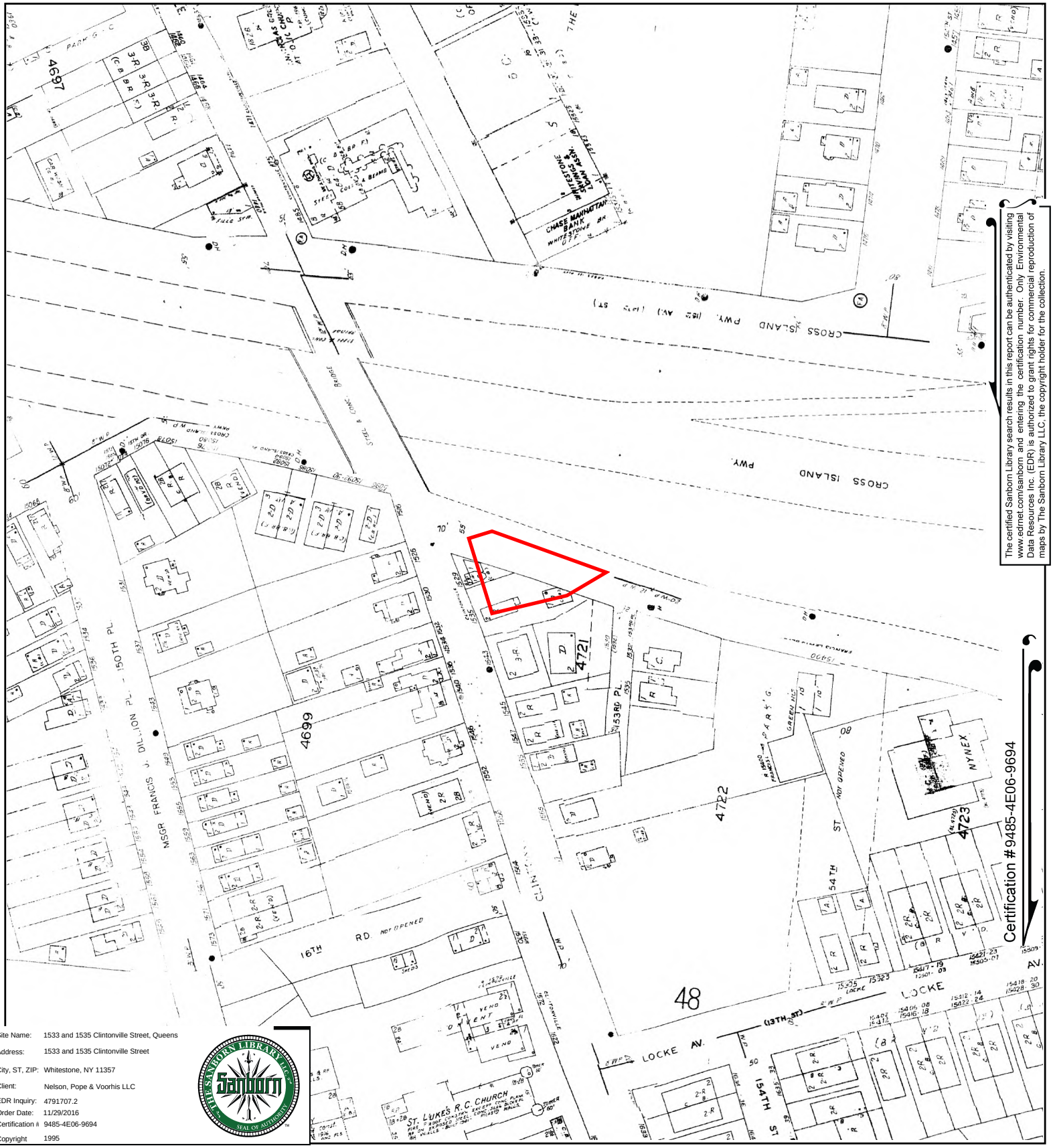

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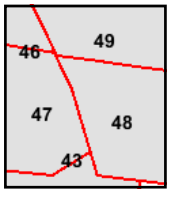

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Volume 23, Sheet 48
Volume 23, Sheet 47
Volume 23, Sheet 46
Volume 23, Sheet 43

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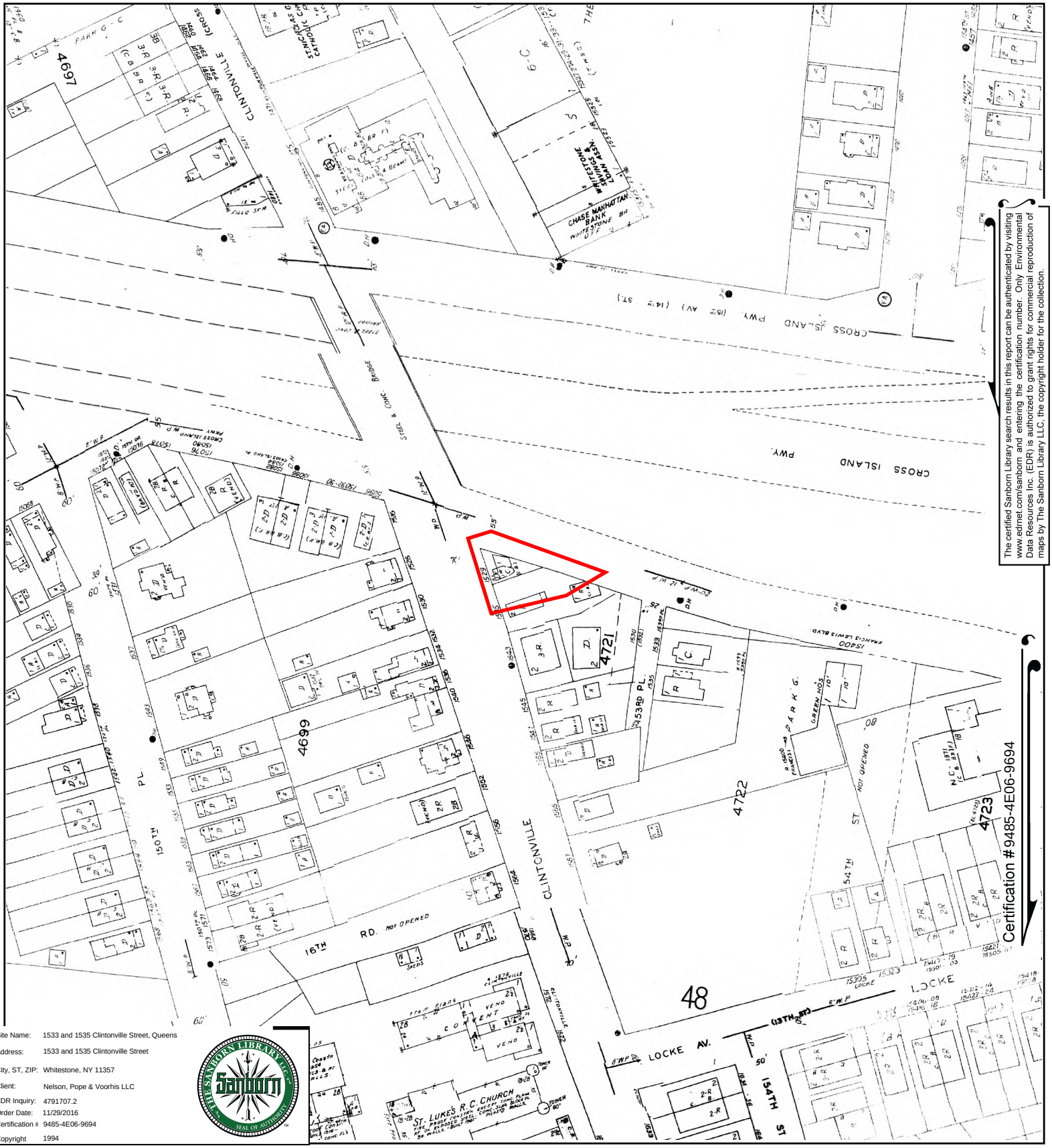

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Copyright	1994

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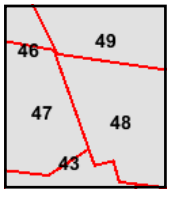

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Volume 23, Sheet 47
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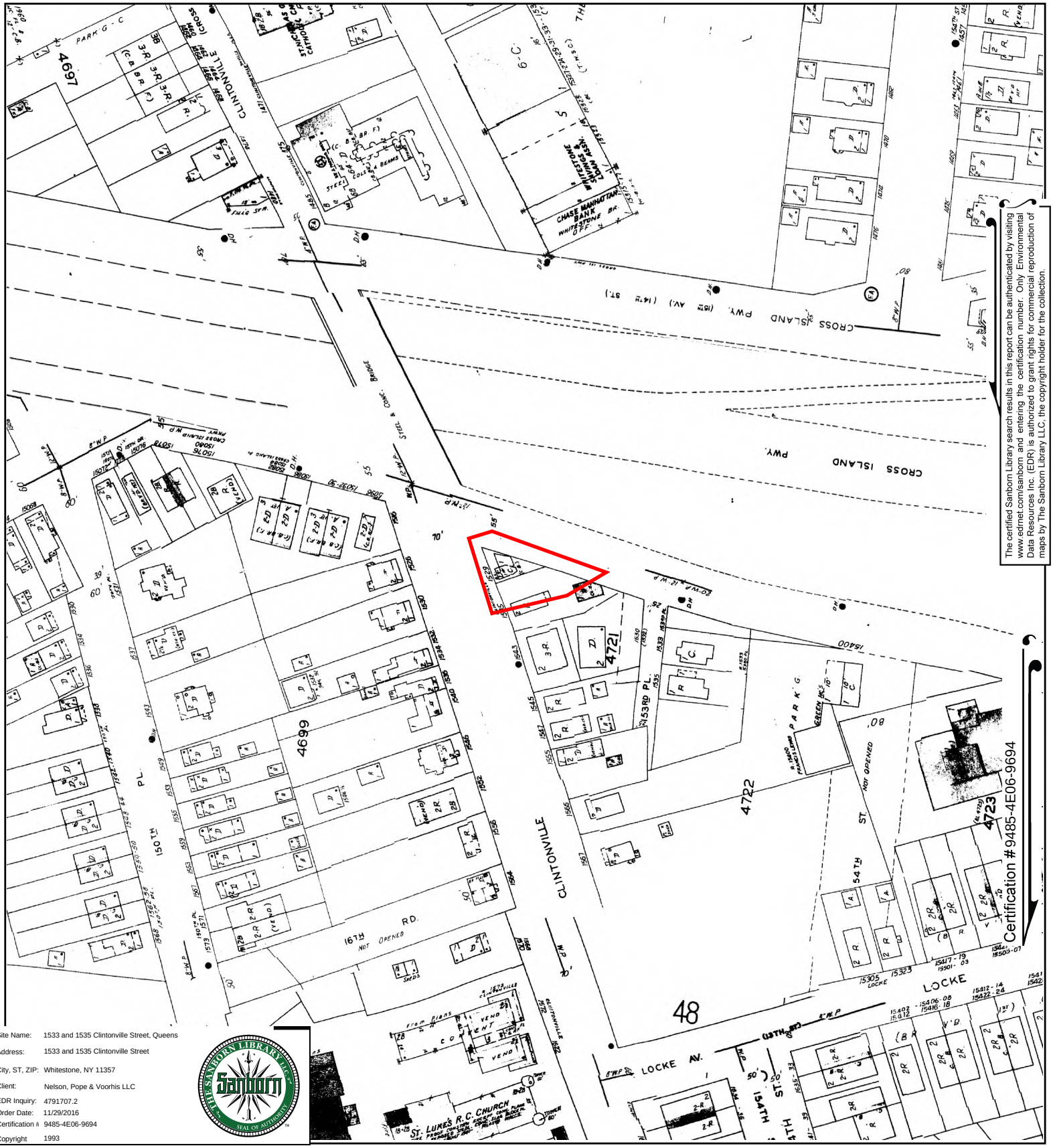
N

Certified Sanborn® Map

1993



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Certification #:	9485-4E06-9694
Copyright	1993

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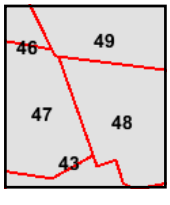

Volume 23, Sheet 49
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Volume 23, Sheet 47
Volume 23, Sheet 46
Volume 23, Sheet 43

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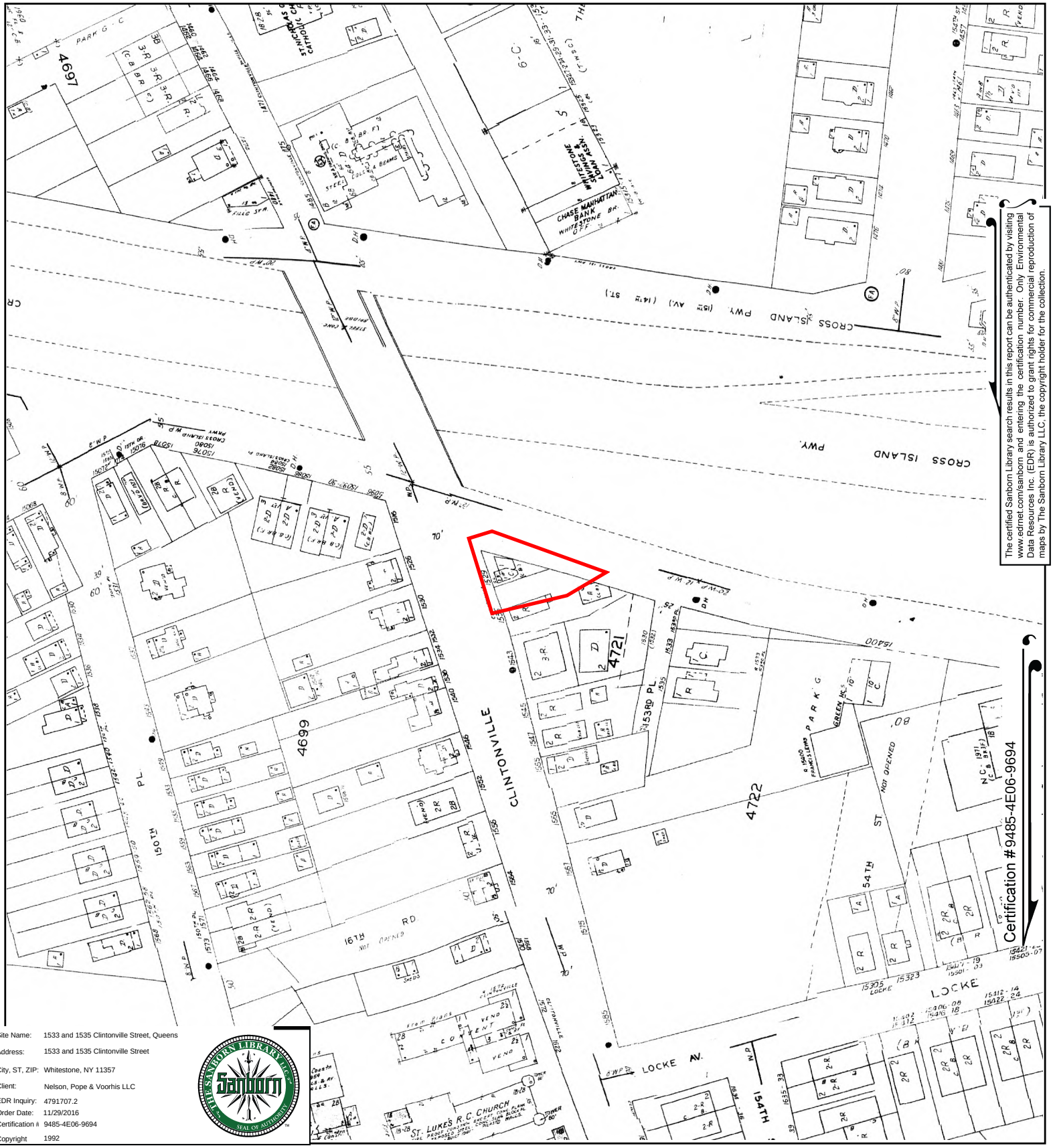

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Certification #:	9485-4E06-9694
Copyright	1992

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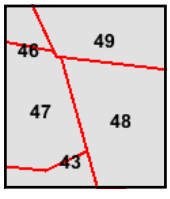

Volume 23, Sheet 49
Volume 23, Sheet 48
Volume 23, Sheet 47
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Volume 23, Sheet 43

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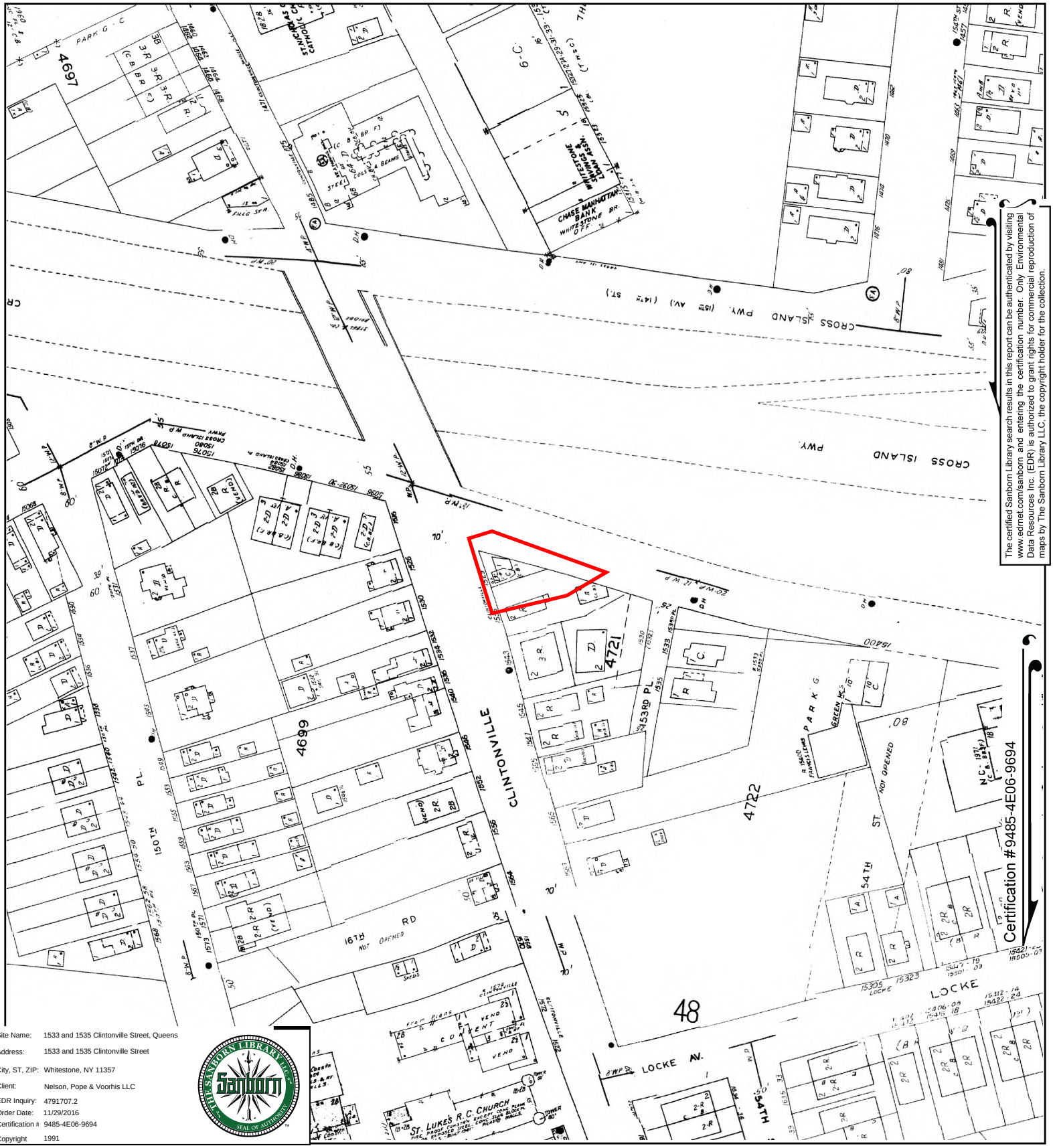

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Order Date:	11/29/2016
Certification #:	9485-4E06-9694
Copyright	1991

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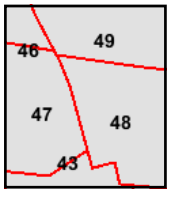

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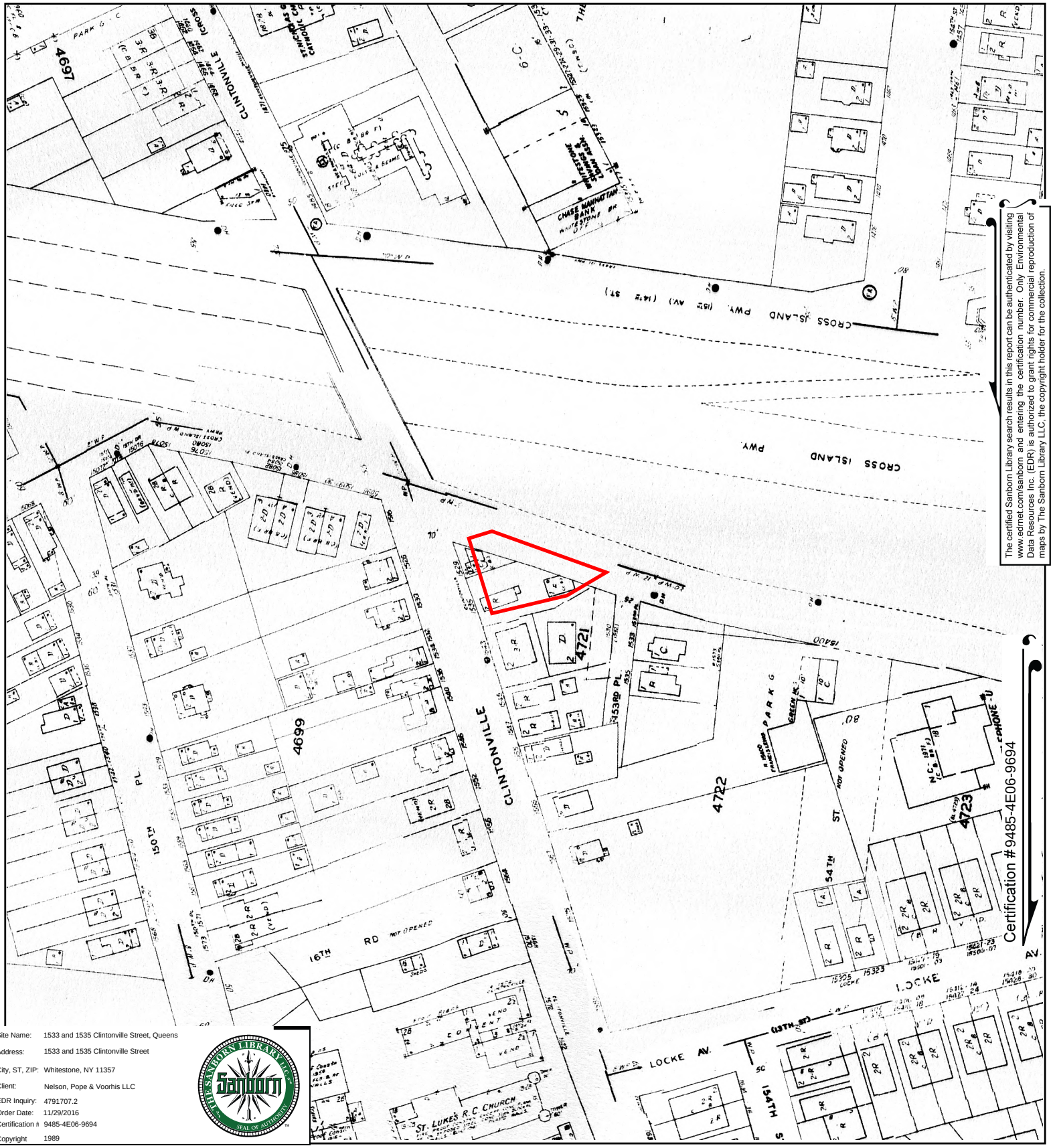
Volume 23, Sheet 43

N

Certified Sanborn® Map

1989



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Certification #:	9485-4E06-9694
Copyright	1989

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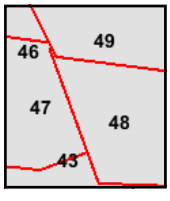

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Volume 23, Sheet 48
Volume 23, Sheet 47
Volume 23, Sheet 46
Volume 23, Sheet 43

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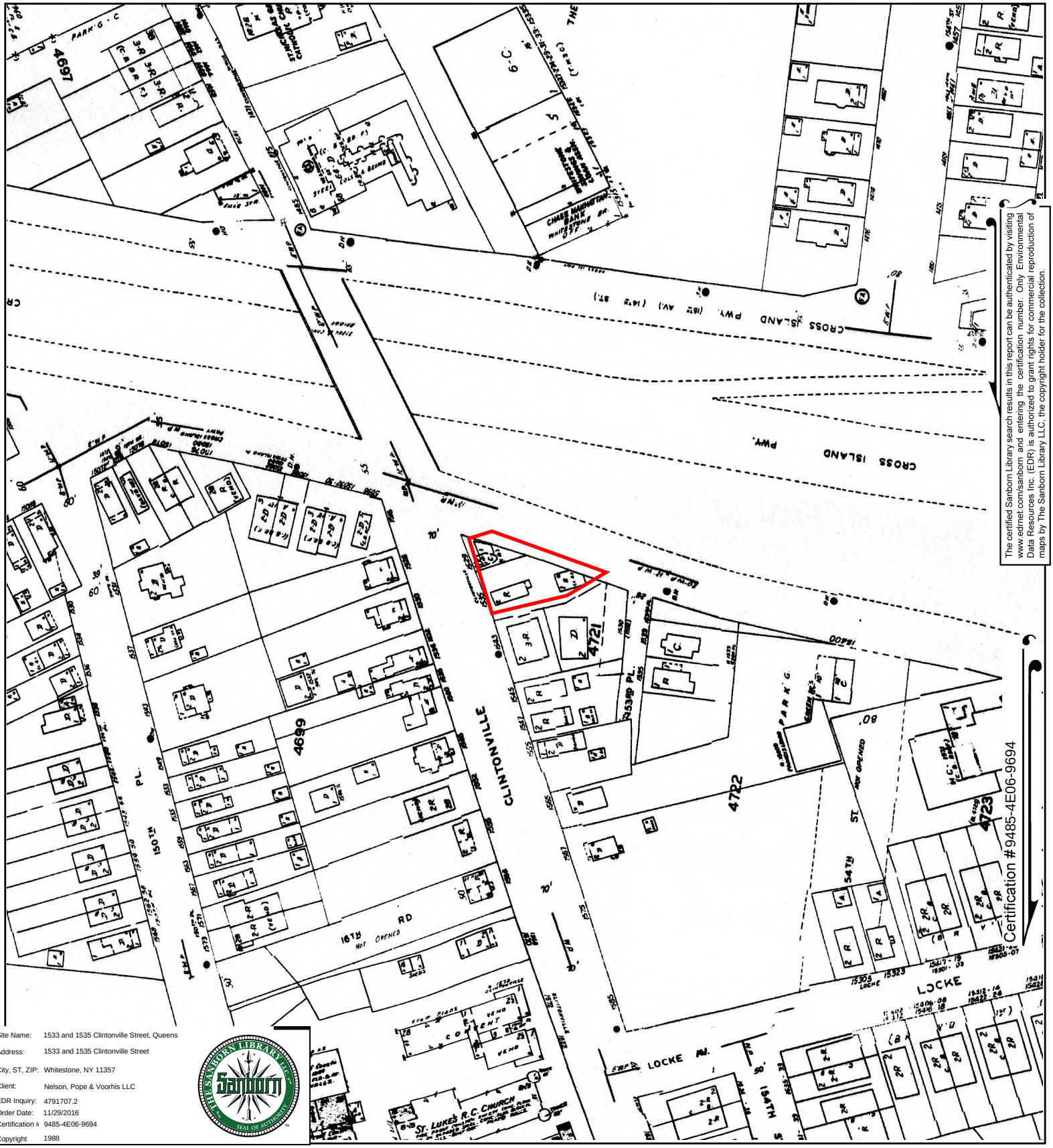

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Certification #:	9485-4E06-9694
Copyright	1988

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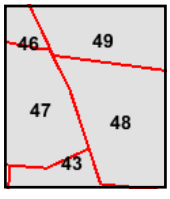

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Volume 23, Sheet 48
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Volume 23, Sheet 46
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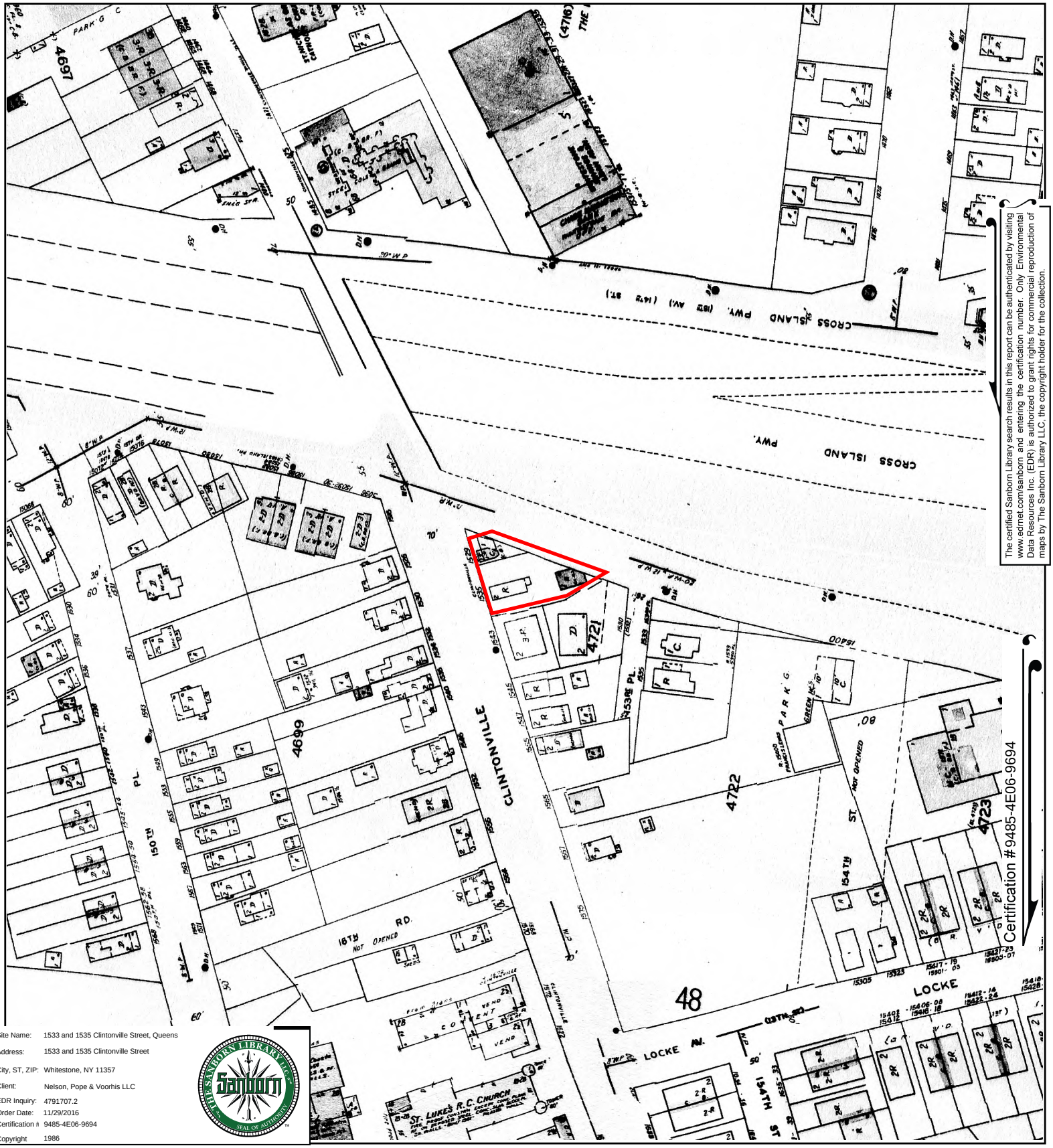

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Certification #	9485-4E06-9694
Copyright	1986

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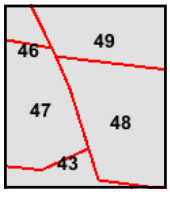

Volume 23, Sheet 49
Volume 23, Sheet 48
Volume 23, Sheet 47
Volume 23, Sheet 46
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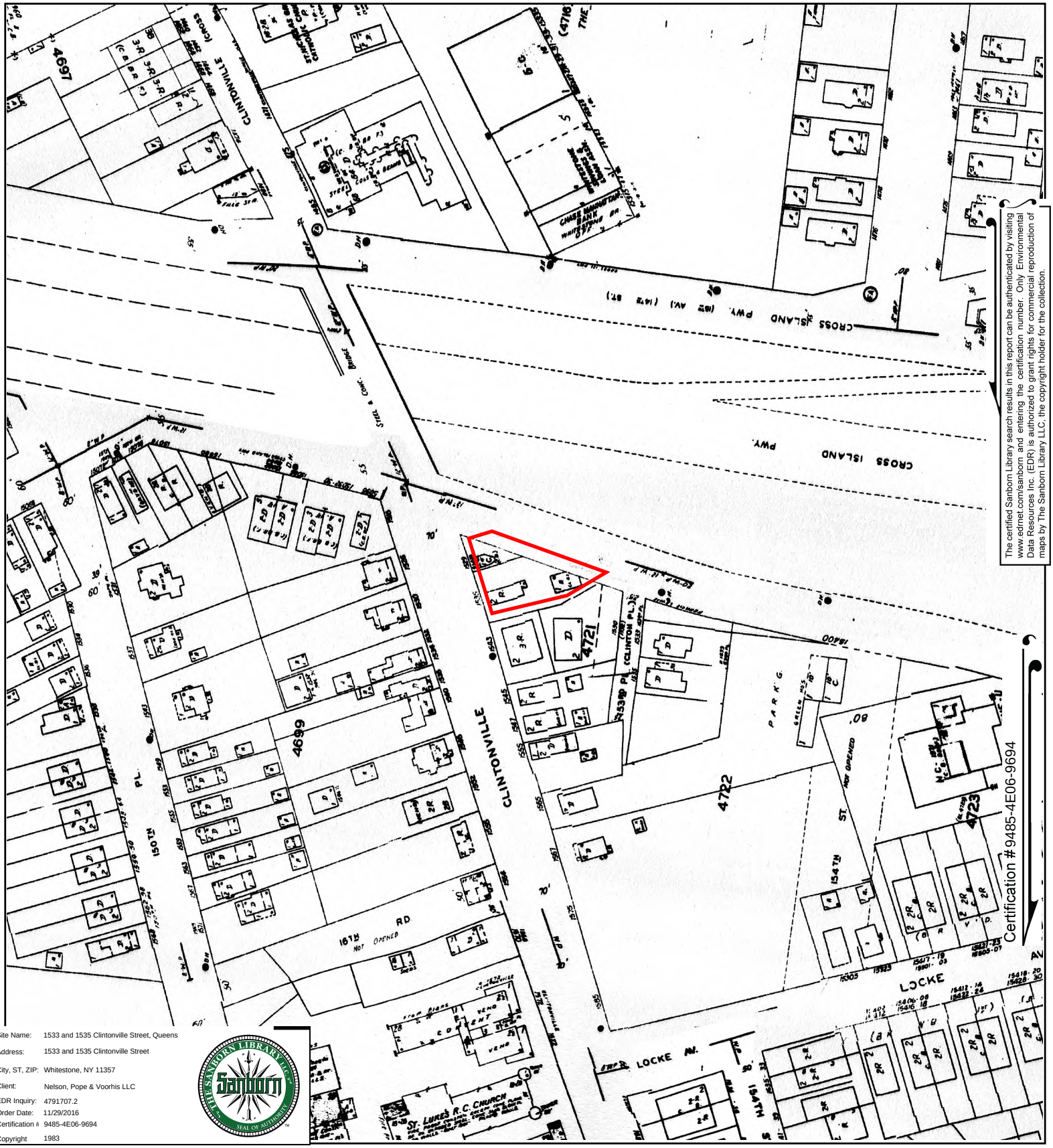

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Certification #:	9485-4E06-9694
Copyright	1983

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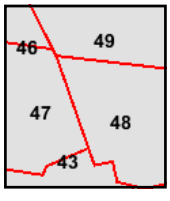

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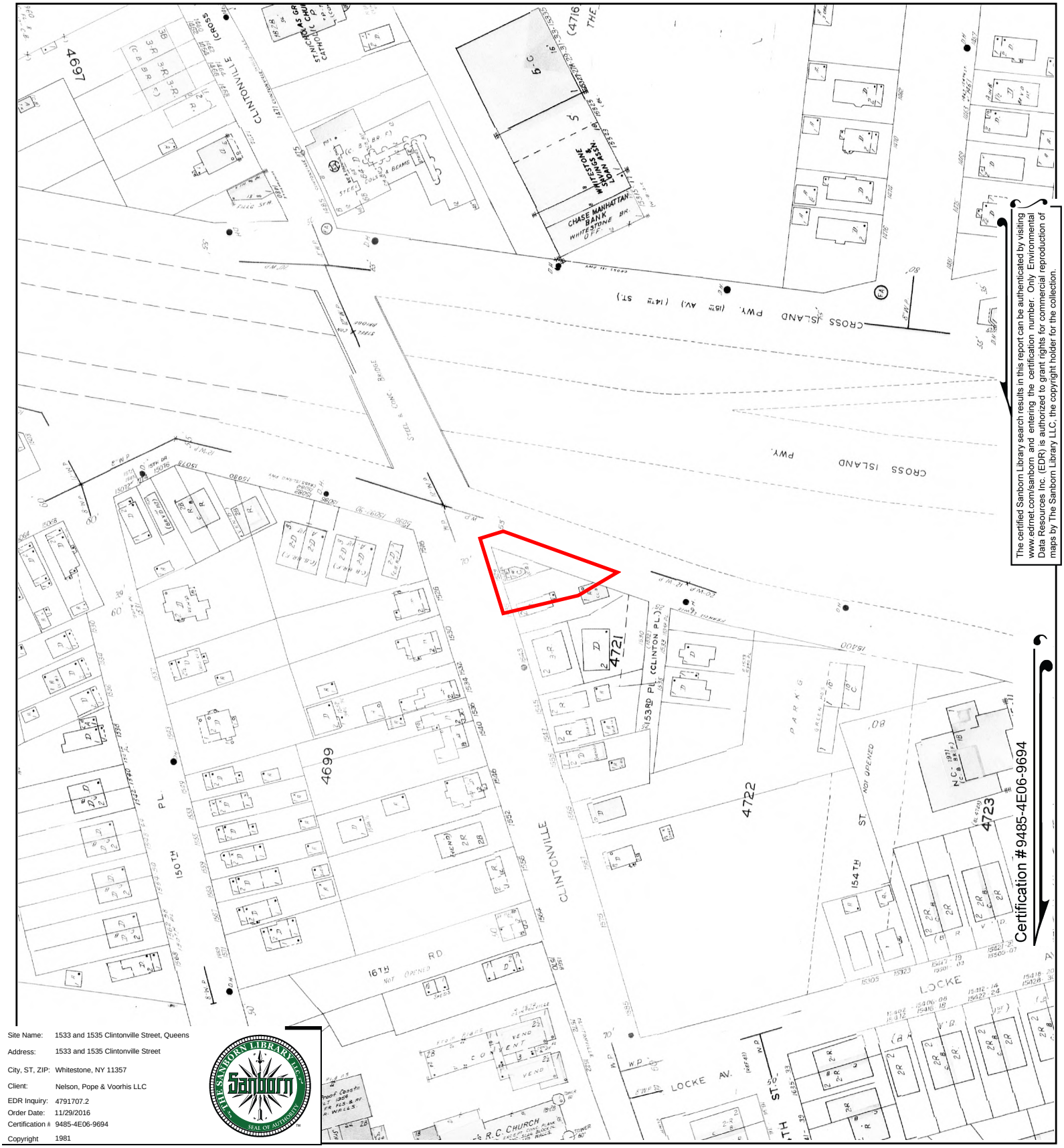
Volume 23, Sheet 48
Volume 23, Sheet 47
Volume 23, Sheet 46
Volume 23, Sheet 43

N



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Order Date:	11/29/2016
Certification #:	9485-4E06-9694
Copyright	1981

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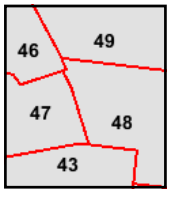

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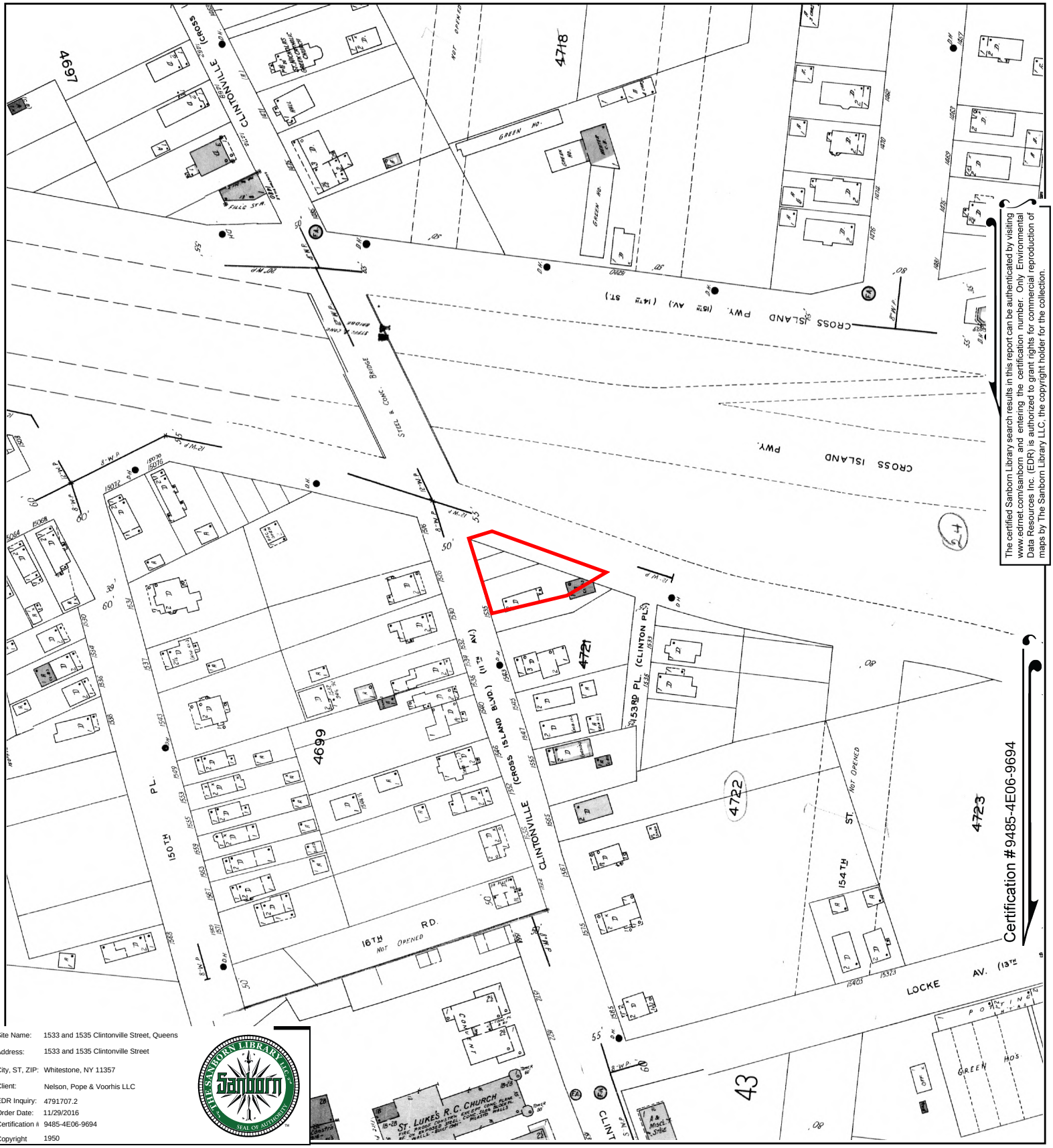
Volume 23, Sheet 49
Volume 23, Sheet 48
Volume 23, Sheet 47

0 Feet 150 300 600

N

Certified Sanborn® Map

1950



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Copyright	1950

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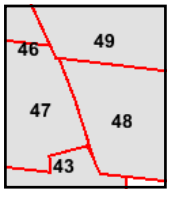

Volume 23, Sheet 49
Volume 23, Sheet 48
Volume 23, Sheet 47
Volume 23, Sheet 46
Volume 23, Sheet 43

0 Feet 150 300 600

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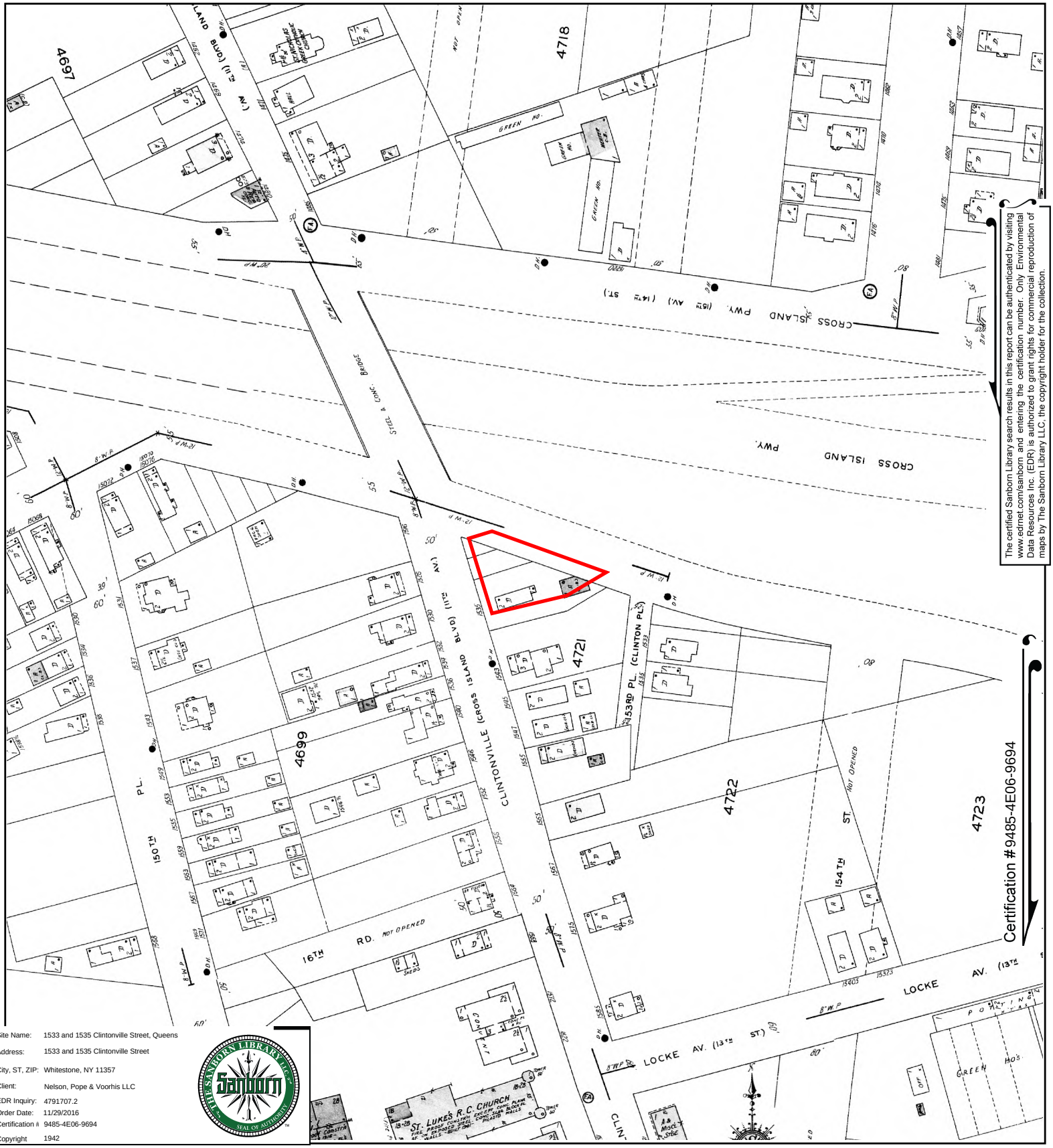

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Copyright	1942

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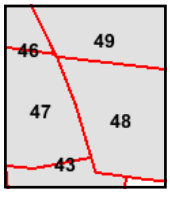

Volume 23, Sheet 49
Volume 23, Sheet 48
Volume 23, Sheet 47
Volume 23, Sheet 46
Volume 23, Sheet 43

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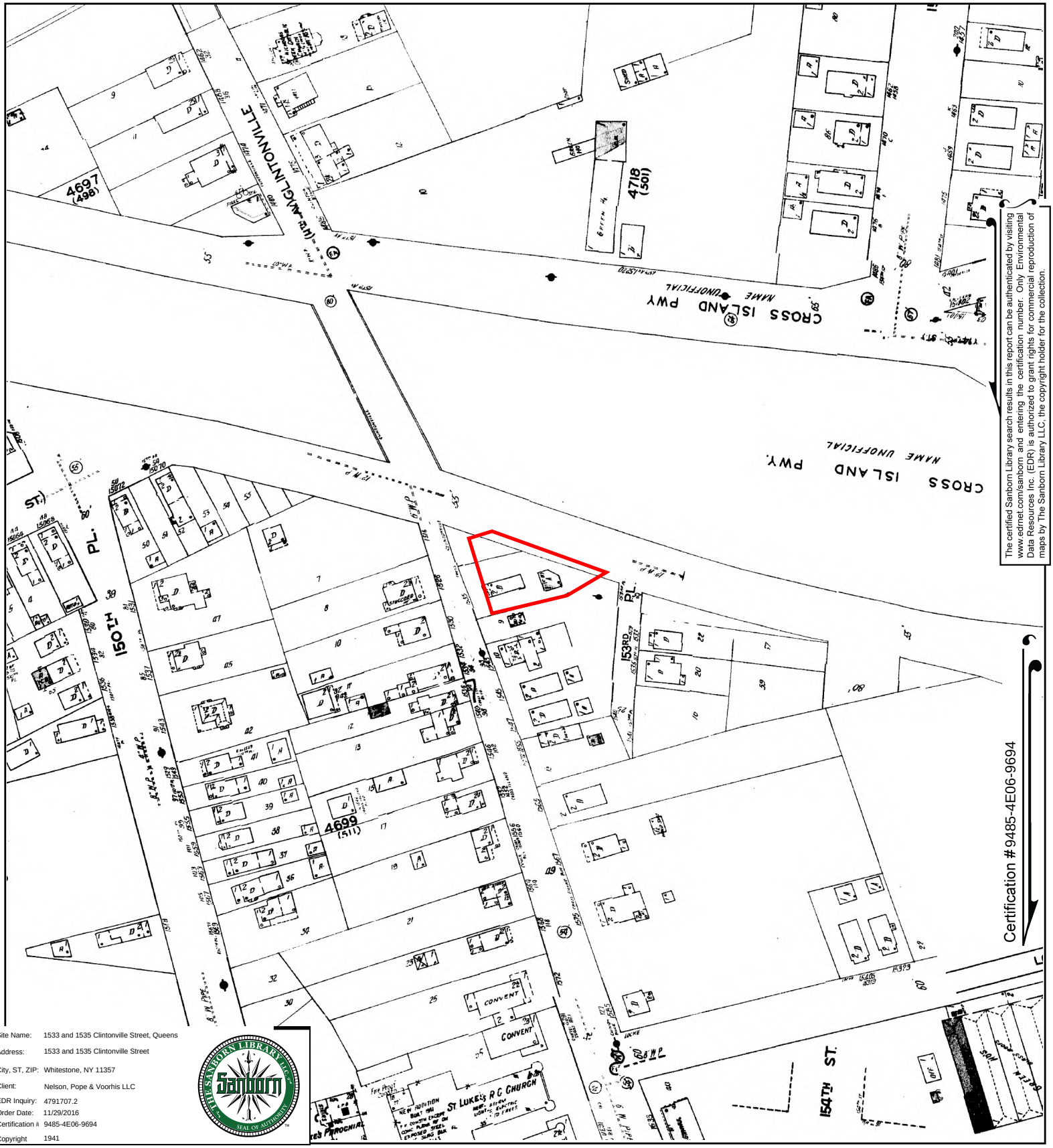

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Certification #:	9485-4E06-9694
Copyright	1941

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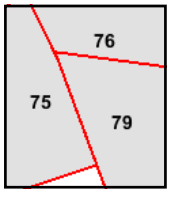

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Volume 5, Sheet 76
Volume 5, Sheet 75

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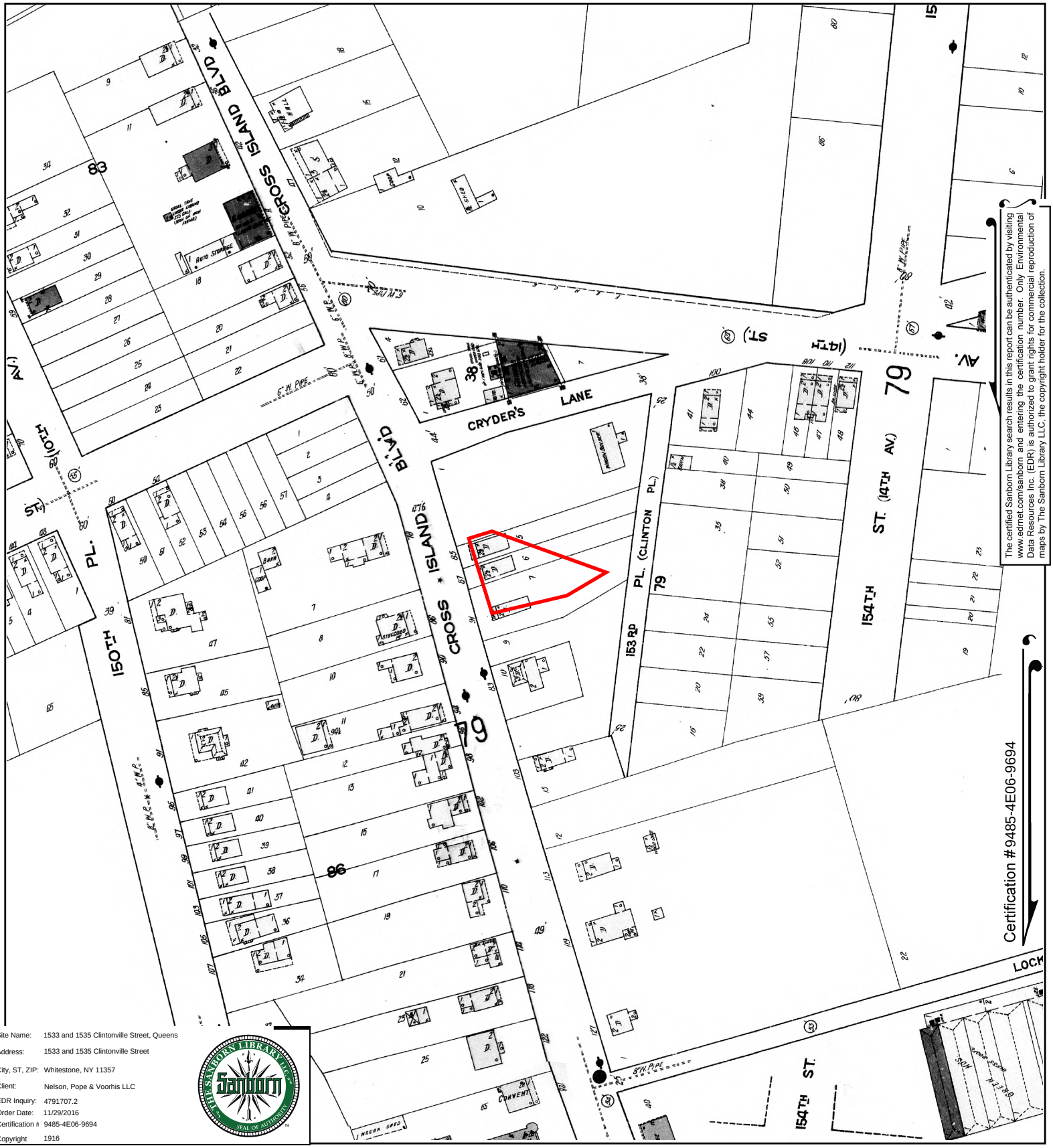

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Order Date:	11/29/2016
Certification #:	9485-4E06-9694
Copyright	1916

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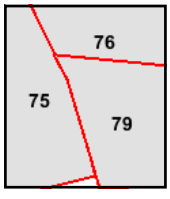

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Volume 5, Sheet 75

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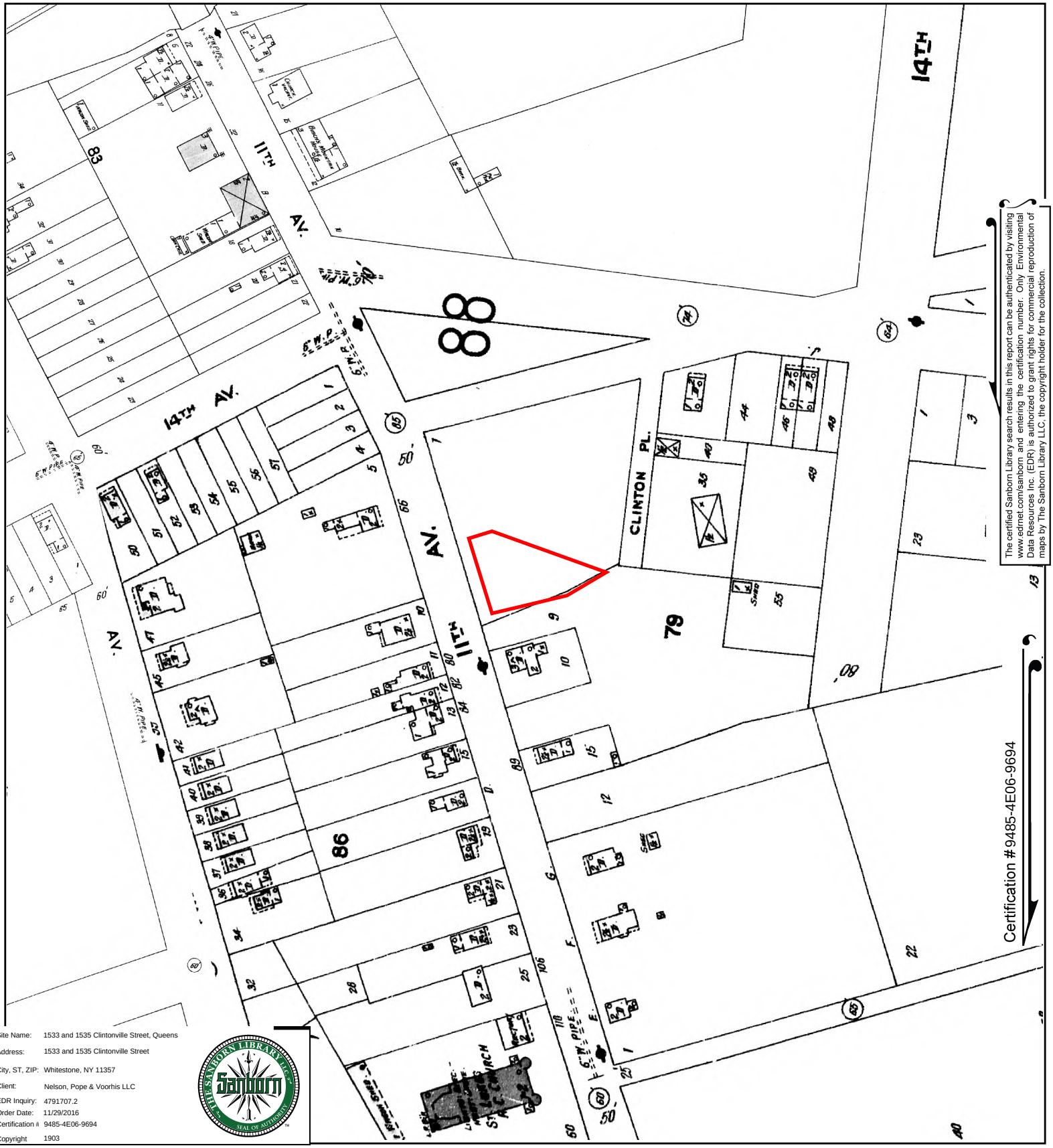

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EDR Inquiry:	4791707.2
Order Date:	11/29/2016
Certification #:	9485-4E06-9694
Copyright	1903

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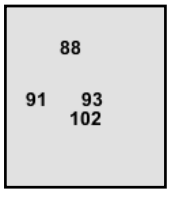

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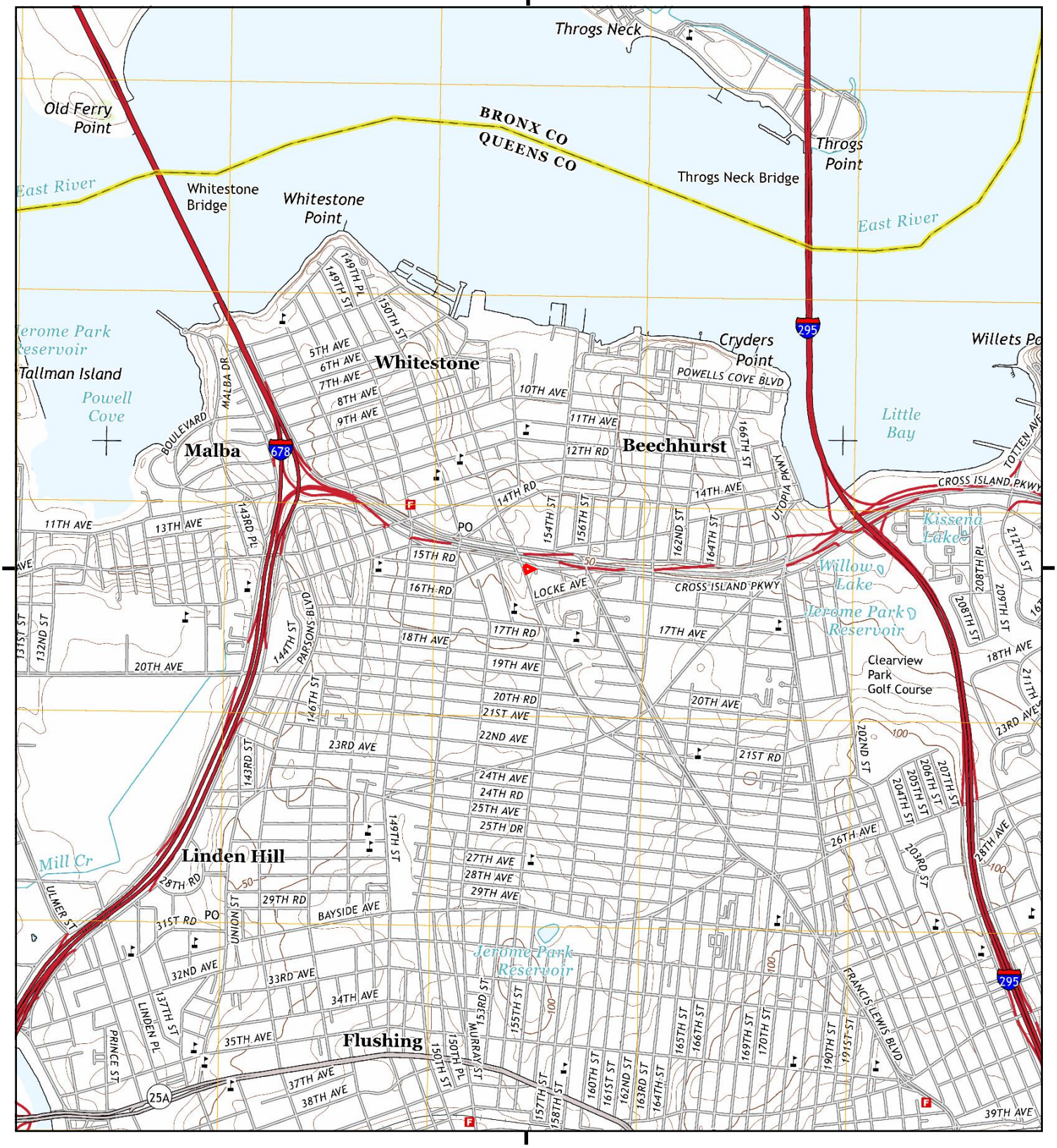
Volume 5, Sheet 93
Volume 5, Sheet 91
Volume 5, Sheet 88

0 Feet 150 300 600

N

APPENDIX G

USGS TOPOGRAPHIC MAPS



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

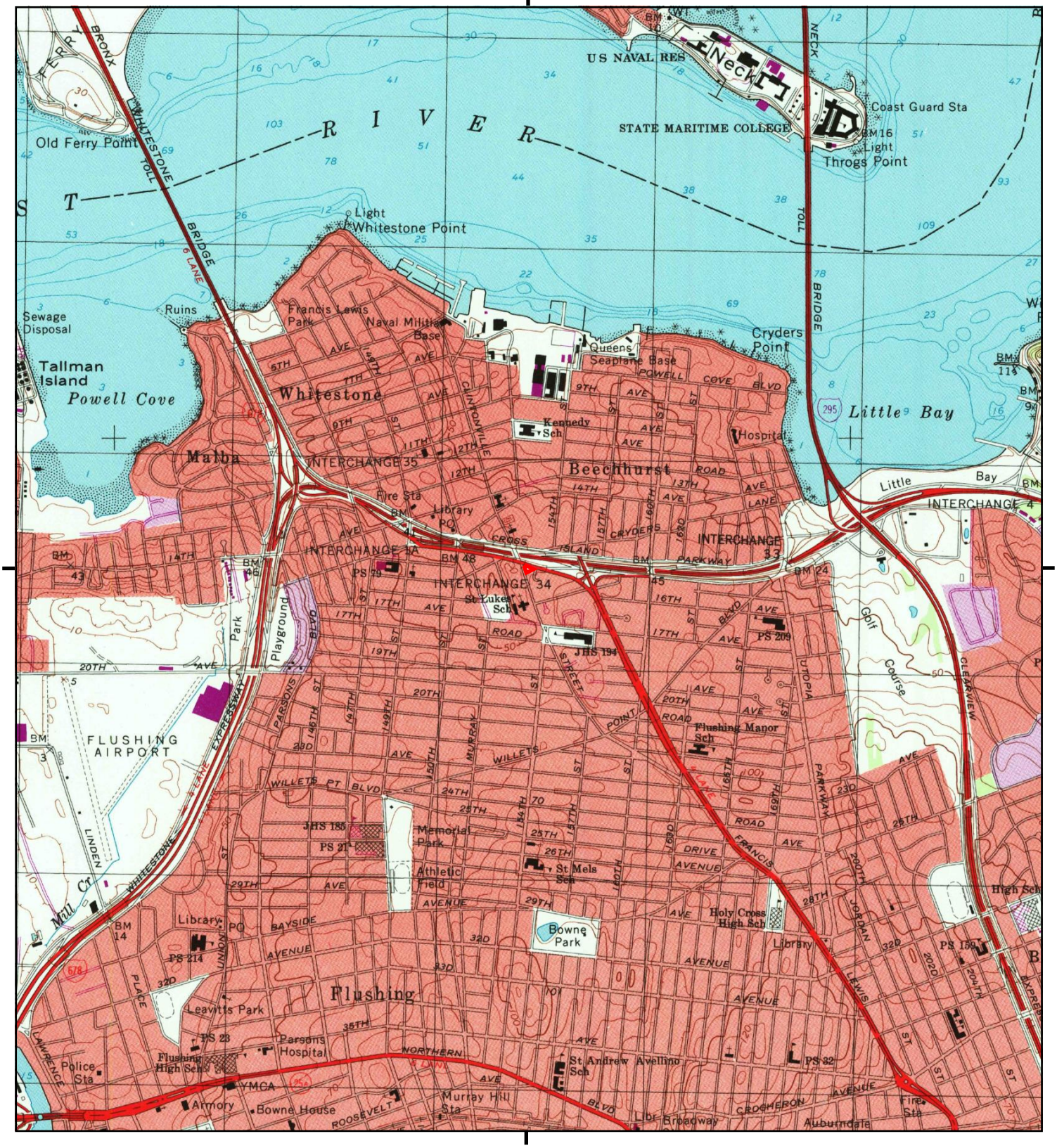
TP, Flushing, 2013, 7.5-minute

SITE NAME: 1533 and 1535 Clintonville Street, Queen
ADDRESS: 1533 and 1535 Clintonville Street
Whitestone, NY 11357
CLIENT: Nelson, Pope & Voorhis LLC

N

Historical Topo Map

1995



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W E
SW S SE

TP, Flushing, 1995, 7.5-minute

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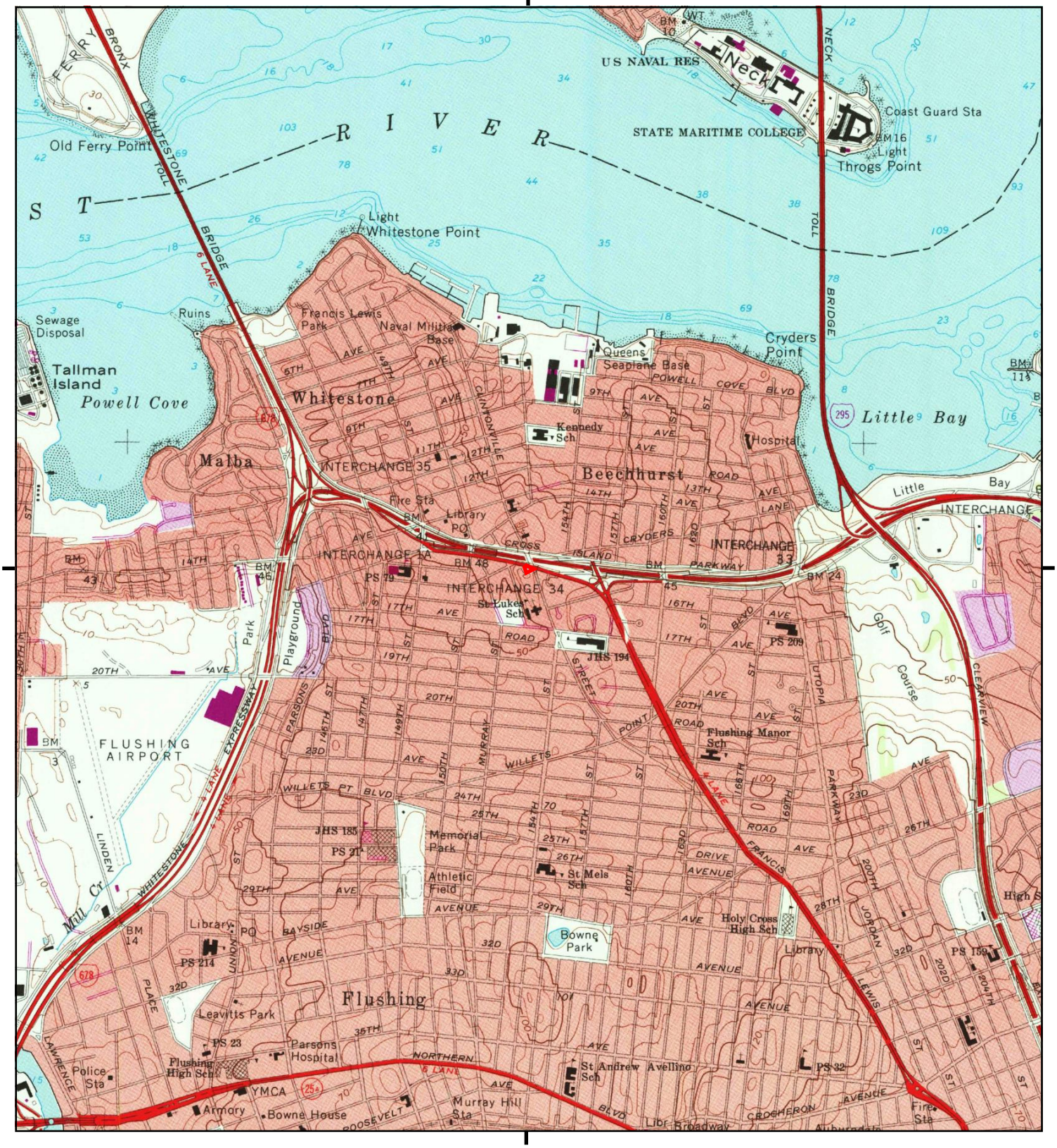
ADDRESS: 1533 and 1535 Clintonville Street
Whitestone, NY 11357
CLIENT: Nelson, Pope & Voorhis LLC

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

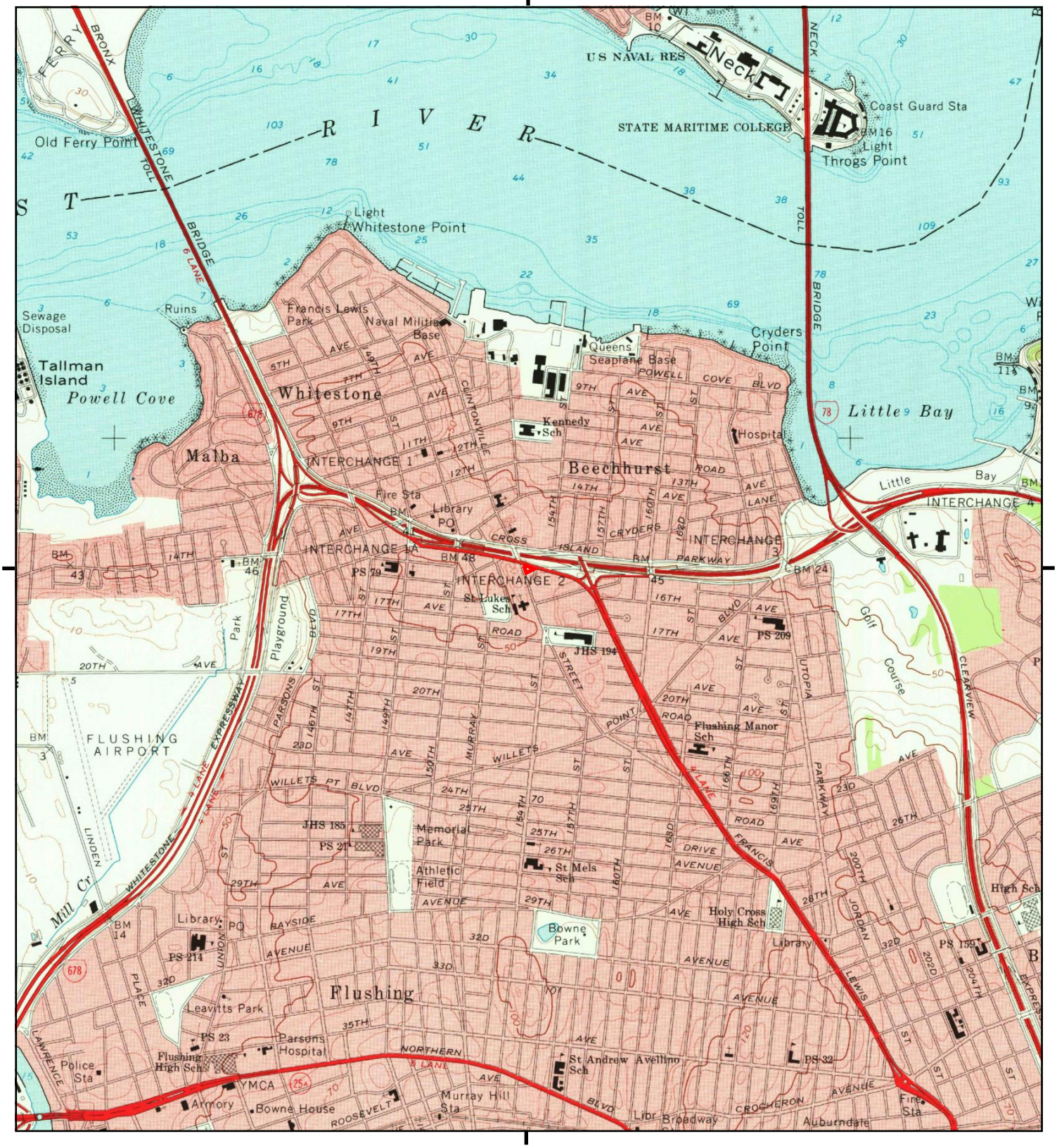
TP, Flushing, 1979, 7.5-minute

SITE NAME: 1533 and 1535 Clintonville Street, Queen
ADDRESS: 1533 and 1535 Clintonville Street
Whitestone, NY 11357
CLIENT: Nelson, Pope & Voorhis LLC

N

Historical Topo Map

1966



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Flushing, 1966, 7.5-minute

SITE NAME: 1533 and 1535 Clintonville Street, Queen
ADDRESS: 1533 and 1535 Clintonville Street
Whitestone, NY 11357
CLIENT: Nelson, Pope & Voorhis LLC

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

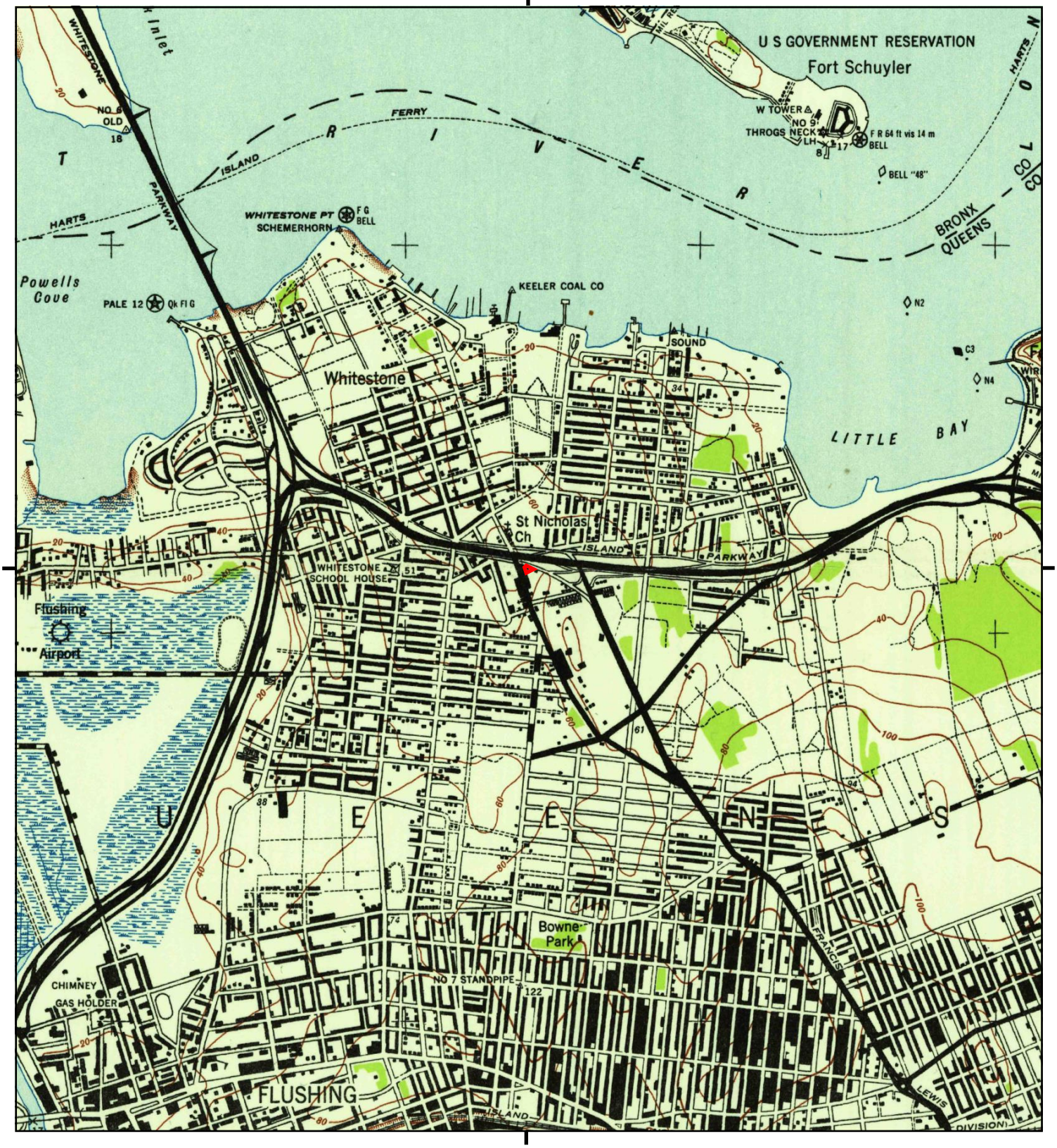
TP, Flushing, 1955, 7.5-minute

SITE NAME: 1533 and 1535 Clintonville Street, Queen
ADDRESS: 1533 and 1535 Clintonville Street
Whitestone, NY 11357
CLIENT: Nelson, Pope & Voorhis LLC

N

Historical Topo Map

1947



This report includes information from the following map sheet(s).

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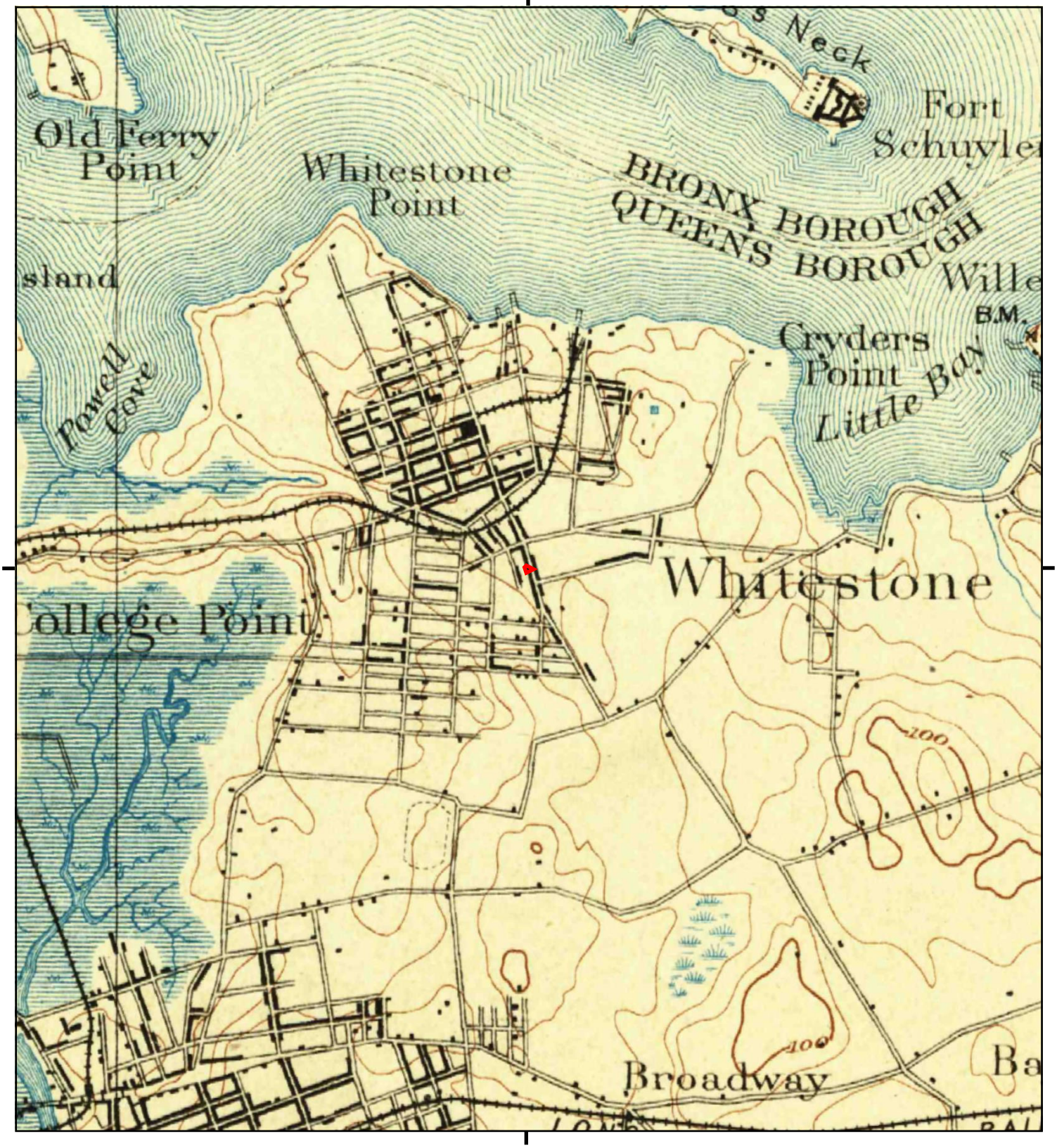
NW N NE
W E
SW S SE

TP, Flushing, 1947, 7.5-minute

SITE NAME: 1533 and 1535 Clintonville Street, Queen
ADDRESS: 1533 and 1535 Clintonville Street
Whitestone, NY 11357
CLIENT: Nelson, Pope & Voorhis LLC

N



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0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Harlem, 1900, 15-minute

SITE NAME: 1533 and 1535 Clintonville Street, Queen
ADDRESS: 1533 and 1535 Clintonville Street
Whitestone, NY 11357
CLIENT: Nelson, Pope & Voorhis LLC

N



This report includes information from the following map sheet(s).

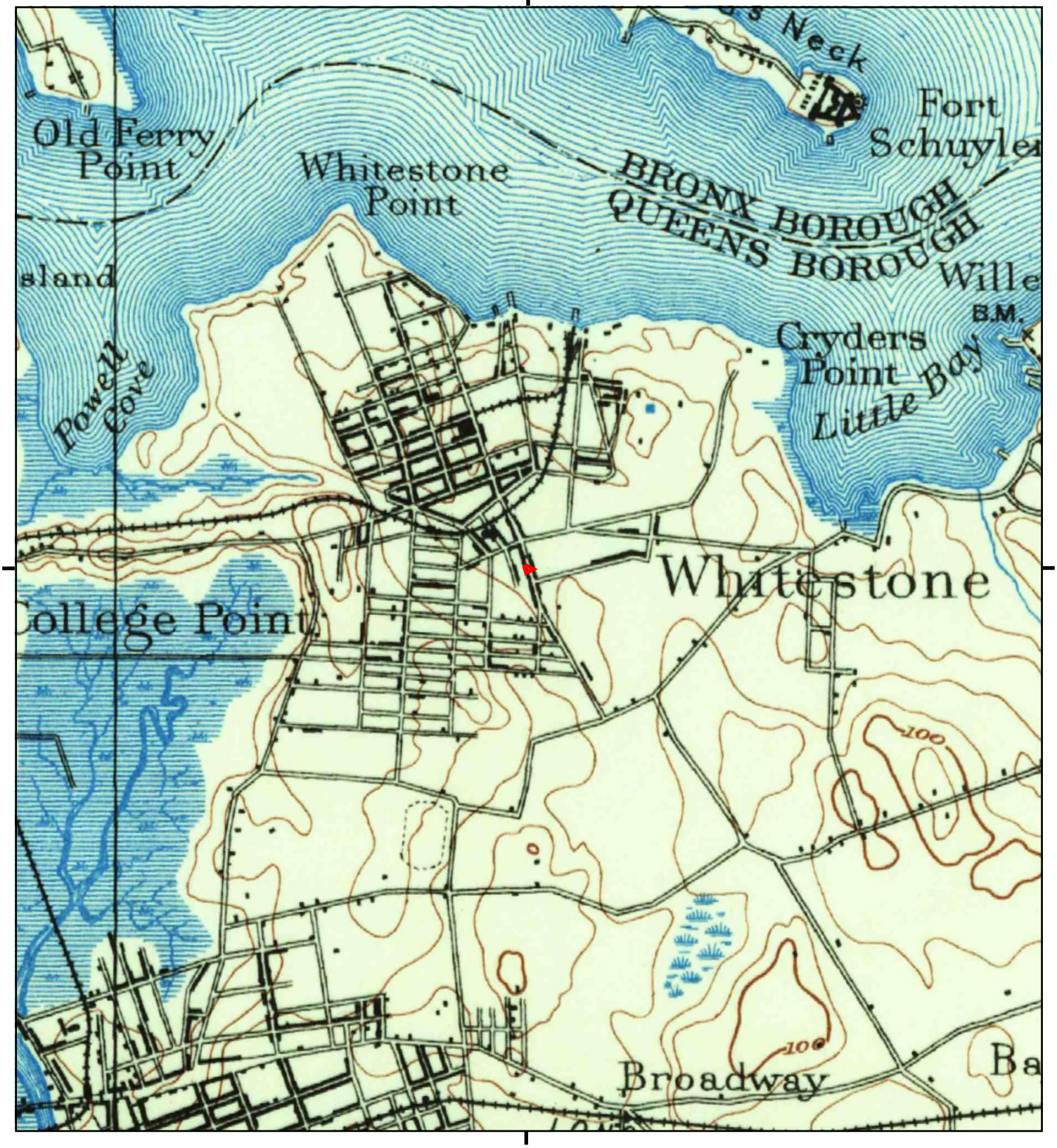
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Harlem, 1898, 15-minute

SITE NAME: 1533 and 1535 Clintonville Street, Queen
ADDRESS: 1533 and 1535 Clintonville Street
Whitestone, NY 11357
CLIENT: Nelson, Pope & Voorhis LLC

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Harlem, 1897, 15-minute

SITE NAME: 1533 and 1535 Clintonville Street, Queen
ADDRESS: 1533 and 1535 Clintonville Street
Whitestone, NY 11357
CLIENT: Nelson, Pope & Voorhis LLC

N

APPENDIX H

CITIES DIRECTORY

1533 and 1535 Clintonville Street, Queens
1533 and 1535 Clintonville Street
Whitestone, NY 11357

Inquiry Number: 4791707.5
November 29, 2016

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 200 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2013	Cole Information Services	X	-	X	-
2008	Cole Information Services	X	-	X	-
2005	Hill-Donnelly Information Services	-	X	X	-
	Hill-Donnelly Information Services	X	X	X	-
2000	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
1996	NYNEX	-	-	-	-
1991	NYNEX Information Resource Company	-	X	X	-
	NYNEX Information Resource Company	X	X	X	-
1983	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1976	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1970	New York Telephone	-	X	X	-
1967	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1962	New York Telephone Directory	-	X	X	-
1950	New York Telephone	-	-	-	-
1945	New York Telephone	-	X	X	-
1939	New York Telephone Company	-	X	X	-
1934	R. L. Polk & Co.	-	X	X	-
1922	H.C. Morris	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	*Type*	*Findings*
1533 Clintonville Street	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

1533 and 1535 Clintonville Street
Whitestone, NY 11357

FINDINGS DETAIL

Target Property research detail.

CLINTONVILLE ST

1533 CLINTONVILLE ST

Year	Uses	Source
2013	LA CONFETTERIA DEL CUORE INC	Cole Information Services
2008	CALOGERA GUERRIERO	Cole Information Services
	LA CONFETTERIA DEL CUORE INC	Cole Information Services
2005	La Consetteria Del Cuore Inc	Hill-Donnelly Information Services
1991	Lennies Farmers Mkt	NYNEX Information Resource Company
	Lennihan B	NYNEX Information Resource Company
1983	Vitos Farmers Mkt	New York Telephone
1976	Gay Orchid Florist	New York Telephone
1967	Gay Orchid The	New York Telephone

1535 CLINTONVILLE ST

Year	Uses	Source
2005	I Staunton Thomas A	Hill-Donnelly Information Services
2000	Thomas Staunton	Cole Information Services
1991	Staunton Patk B	NYNEX Information Resource Company
1983	Staunton Patk B	New York Telephone

Clintonville Street

1533 Clintonville Street

Year	Uses	Source
2005	La Consetteria Del Cuore Inc	Hill-Donnelly Information Services
1991	Lennies Farmers Mkt	NYNEX Information Resource Company
	Lennihan B	NYNEX Information Resource Company
1983	Vitos Farmers Mkt	New York Telephone
1976	Gay Orchid Florist	New York Telephone
1967	Gay Orchid The	New York Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

153RD AVE

1530 153RD AVE

Year	Uses	Source
2000	Edward Blascovich	Cole Information Services
	Stephen Kirk	Cole Information Services

1535 153RD AVE

Year	Uses	Source
2000	Emilio Tulino	Cole Information Services

153RD PL

1530 153RD PL

Year	Uses	Source
2005	h Dorfman Eliot A	Hill-Donnelly Information Services
	Kirk Stephen Ao	Hill-Donnelly Information Services
1991	Merz Frederick	NYNEX Information Resource Company
	Kirk Stephen	NYNEX Information Resource Company
1983	Frankovic Rino	New York Telephone
1976	krynesky H	New York Telephone
1970	Nicolaw Christos	New York Telephone
	Krysnesfy H	New York Telephone

1533 153RD PL

Year	Uses	Source
1934	Lindsay Millard Dorothy slsmn	R. L. Polk & Co.

1535 153RD PL

Year	Uses	Source
2005	No Current Listing	Hill-Donnelly Information Services
1991	Tulino Emilio	NYNEX Information Resource Company
1983	Tulino Emilio	New York Telephone
1939	Leitmeyer Anne	New York Telephone Company
1934	Leitmeyer Frank A Anna waiter	R. L. Polk & Co.
	Leitmeyer Frank	R. L. Polk & Co.

FINDINGS

153RD PL ABBREV WSTSN

1535 153RD PL ABBREV WSTSN

Year	Uses	Source
1991	Tulino Rose	NYNEX Information Resource Company

CLINTONVILLE ST

1512 CLINTONVILLE ST

Year	Uses	Source
1976	Doll Richd J	New York Telephone

1526 CLINTONVILLE ST

Year	Uses	Source
2005	Akhtar N A	Hill-Donnelly Information Services
2000	Asim Mahmood	Cole Information Services
	Kat Restor Inc	Cole Information Services
	Asim Mahmood	Cole Information Services
1991	Pasqualicchio Domenica	NYNEX Information Resource Company
1970	Pusateri Casimiro	New York Telephone
	Pasqualicchio Domenica	New York Telephone
1967	Boward B	New York Telephone
	Pasqualicchio Domenica	New York Telephone

1530 CLINTONVILLE ST

Year	Uses	Source
2005	H Novik Tat a	Hill-Donnelly Information Services
	Pasqualicchio Francesco	Hill-Donnelly Information Services
2000	Tal Novik	Cole Information Services
1991	Diolallevi Dominick	NYNEX Information Resource Company
	Mellett Gregory	NYNEX Information Resource Company
	Vitti Susan	NYNEX Information Resource Company
1983	Diolallevi Dominick	New York Telephone
1976	Diolallevl Dominick	New York Telephone
1970	Vitti Silvano	New York Telephone
1967	Augeri Nancy	New York Telephone
	Dragan Michl	New York Telephone

1532 CLINTONVILLE ST

Year	Uses	Source
2005	Deetey Jennifer	Hill-Donnelly Information Services

FINDINGS

Year	Uses	Source
2000	Indo Engry USA Inc	Cole Information Services
1991	Doll D	NYNEX Information Resource Company
	Doll Richd J	NYNEX Information Resource Company
1983	Doll Richd J	New York Telephone
	Doll D	New York Telephone
	Banker Robt H	New York Telephone
1970	BANKERS FED SAVINGS & LOAN ASSN	New York Telephone
	Banker Robt H	New York Telephone
	Doll Richd J	New York Telephone
1967	Banker Robt H	New York Telephone

1534 CLINTONVILLE ST

Year	Uses	Source
2005	H Fazzalari M & P	Hill-Donnelly Information Services
	Devine D	Hill-Donnelly Information Services
2000	John Martin Jr	Cole Information Services
1983	Codsipoti Elizabeth & Raymond	New York Telephone
1970	DellAndrea Edward J	New York Telephone

1536 CLINTONVILLE ST

Year	Uses	Source
2005	H Mula Luigi A	Hill-Donnelly Information Services
2000	Luigi Mu	Cole Information Services
1991	Pfeiffer George	NYNEX Information Resource Company
1983	Pfeiffer George	New York Telephone
1970	Conti Anthony	New York Telephone
1945	Raggi Rita	New York Telephone

1541 CLINTONVILLE ST

Year	Uses	Source
2005	H Radman Joseph AA	Hill-Donnelly Information Services
1991	Radman Joseph	NYNEX Information Resource Company
1976	Angelopulos Stamati	New York Telephone
1970	Mironovitch Serge	New York Telephone

1543 CLINTONVILLE ST

Year	Uses	Source
2005	H Giurdanella Kenneth A	Hill-Donnelly Information Services
	Campion Nicholas	Hill-Donnelly Information Services
2000	K Giurdanel	Cole Information Services

FINDINGS

Year	Uses	Source
2000	Laura State	Cole Information Services
	Steven Palmer	Cole Information Services
1991	Cabrera Tony	NYNEX Information Resource Company
	Giurdanella Kenneth	NYNEX Information Resource Company
1983	Giurdanella Kenneth	New York Telephone
	Gustella L	New York Telephone
1976	Fantino I	New York Telephone
1970	Cansese Louis	New York Telephone
	Fantio I	New York Telephone

1545 CLINTONVILLE ST

Year	Uses	Source
2005	Huff T	Hill-Donnelly Information Services
2000	Robert Romagno	Cole Information Services
	Mary Romagno	Cole Information Services
1991	Romagno Nicola	NYNEX Information Resource Company
	Romagno Mary	NYNEX Information Resource Company
1983	Romagno Mary	New York Telephone
	Romagno Nicola	New York Telephone
1970	Romagno Joseph R	New York Telephone

1547 CLINTONVILLE ST

Year	Uses	Source
2005	H Coloma HR VA	Hill-Donnelly Information Services
	Khan Rasheed	Hill-Donnelly Information Services
	Kahn Rasheed v	Hill-Donnelly Information Services
2000	Brian A Och	Cole Information Services
1991	Neglia Sebastian	NYNEX Information Resource Company
	Scardamaglia Damian	NYNEX Information Resource Company
1983	Cunn Edward D	New York Telephone
1976	Chan Lung	New York Telephone
1970	Brennan Wm T	New York Telephone
1967	Mayer Otto	New York Telephone
	Brennan Wm T	New York Telephone
1962	Brennan Wm T	New York Telephone Directory

FINDINGS

CROSS ISLAND PKWY

15096 CROSS ISLAND PKWY

Year	*Uses*	*Source*
2005	HChaug CC C	Hill-Donnelly Information Services
	Ah Luja Rajesh v	Hill-Donnelly Information Services

CROSS ISLAND PKY

15096 CROSS ISLAND PKY

Year	*Uses*	*Source*
2000	Heidi Dolan	Cole Information Services
	151ST ST INTS	Cole Information Services
1991	Brady Edward	NYNEX Information Resource Company
1983	Brady Edw	New York Telephone
1976	Brady Edw	New York Telephone
1970	Kenny Henry	New York Telephone
	Brady Edw	New York Telephone

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
1533 and 1535 Clintonville Street	1996, 1970, 1962, 1950, 1945, 1939, 1934, 1922

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
15096 CROSS ISLAND PKWY	2013, 2008, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922
15096 CROSS ISLAND PKY	2013, 2008, 2005, 1996, 1967, 1962, 1950, 1945, 1939, 1934, 1922
1512 CLINTONVILLE ST	2013, 2008, 2005, 2000, 1996, 1991, 1983, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922
1526 CLINTONVILLE ST	2013, 2008, 1996, 1983, 1976, 1962, 1950, 1945, 1939, 1934, 1922
1530 153RD AVE	2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922
1530 153RD PL	2013, 2008, 2000, 1996, 1967, 1962, 1950, 1945, 1939, 1934, 1922
1530 CLINTONVILLE ST	2013, 2008, 1996, 1962, 1950, 1945, 1939, 1934, 1922
1532 CLINTONVILLE ST	2013, 2008, 1996, 1976, 1962, 1950, 1945, 1939, 1934, 1922
1533 153RD PL	2013, 2008, 2005, 2000, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1922
1534 CLINTONVILLE ST	2013, 2008, 1996, 1991, 1976, 1967, 1962, 1950, 1945, 1939, 1934, 1922
1535 153RD AVE	2013, 2008, 2005, 1996, 1991, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922
1535 153RD PL	2013, 2008, 2000, 1996, 1976, 1970, 1967, 1962, 1950, 1945, 1922
1535 153RD PL ABBREV WSTSN	2013, 2008, 2005, 2000, 1996, 1983, 1976, 1970, 1967, 1962, 1950, 1945, 1939, 1934, 1922
1536 CLINTONVILLE ST	2013, 2008, 1996, 1976, 1967, 1962, 1950, 1939, 1934, 1922
1541 CLINTONVILLE ST	2013, 2008, 2000, 1996, 1983, 1967, 1962, 1950, 1945, 1939, 1934, 1922
1543 CLINTONVILLE ST	2013, 2008, 1996, 1967, 1962, 1950, 1945, 1939, 1934, 1922
1545 CLINTONVILLE ST	2013, 2008, 1996, 1976, 1967, 1962, 1950, 1945, 1939, 1934, 1922
1547 CLINTONVILLE ST	2013, 2008, 1996, 1950, 1945, 1939, 1934, 1922

APPENDIX B-2
NYCDEP COMMENTS

Environmental Protection

Vincent Sapienza, P.E.
Commissioner

Angela Licata
Deputy Commissioner of Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4422
alicata@dep.nyc.gov

September 12, 2018

Laura Kenny
Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 15-33/35 Clintonville Street
Block, 4721 Lots 6 and 7
CEQR # 19DCP034Q

Dear Ms. Kenny:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the May 2018 Environmental Assessment Statement, the December 2016 Phase I Environmental Site Assessment (Phase I), and the April 2017 Limited Phase II Environmental Site Investigation (Phase II) prepared by Nelson, Pope & Voorhis, LLC (NP&V) on behalf of The Crest Group LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to change the zone from R3-1 to R3-1/C1-3 on two lots located in the Whitestone neighborhood of Queens Community District 7. The proposed action would facilitate the redevelopment of the subject property with a one-story, 4,398 gross square foot commercial retail building with five (5) accessory parking spaces. The existing structures on the subject property will be demolished under the proposed project.

The December 2016 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including a gift shop, a garage, residential dwellings, a farmers market, a florist, banks, churches, auto repair, filling stations, smelting and refining, a car wash, auto storage, etc. Regulatory databases identified 4 petroleum bulk storage sites and 3 Resource Conservation and Recovery Act hazardous waste generators and transporters within 1/8 mile; and 15 leaking underground storage tank sites and 33 spills within 1/2 mile of the subject property.

During the March 2017 fieldwork, NP&V advanced 4 soil borings around an underground storage tank to a depth of 16 feet below grade surface (bgs). Four soil samples were collected from each boring. Soil samples were collected from 0-4 feet, 4-8 feet, 8-12 feet, and 12-16 feet bgs. Soil samples were analyzed for New York State Department of Environmental Conservation CP-51 volatile organic compounds (VOCs) by United States Environmental Protection Agency

(EPA) Method 8260 and semi-volatile organic compounds (SVOCs) by EPA Method 8270.

The soil analytical results revealed several VOCs and SVOCs were not detected.

It should be noted that the limited Phase II investigation was conducted without DEP approval and not in accordance with the *City Environmental Quality Review Technical Manual.*

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- Based on the limited Phase II investigation, DCP should inform the applicant that a supplemental Phase II is necessary to adequately identify/characterize the surface and subsurface soils of the subject property. A Phase II Investigative Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities, sampling activities should be developed in accordance with the *City Environmental Quality Review Technical Manual* and submitted to DEP for review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater, and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program certified laboratory for the presence of VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An Investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.

- DCP should instruct the applicant that a Phase II Work Plan and HASP should be submitted to DEP for review and approval prior to the start of any fieldwork.

Future correspondence and submittals related to this project should include the following CEQR # **19DCP034Q**. If you have any questions, you may contact Mohammad Khaja-Moinuddin at (718) 595-4445.

Sincerely,

Wei Yu

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard; M. Khaja-Moinuddin; T. Estesen; M. Wimbish; R. Dobruskin – DCP; O. Abinader – DCP

ATTACHMENTS

ATTACHMENT 1
PLANS

Site Plan and Elevations, Gerald J Caliendo Architect, dated February 27, 2017 and February 12, 2018
Roof Plan, Gerald J. Caliendo, R.A., A.I.A., dated October 4, 2017



1 **15-33 CLINTONVILLE ST. & CROSS ISLAND PKWY**
RENDERING

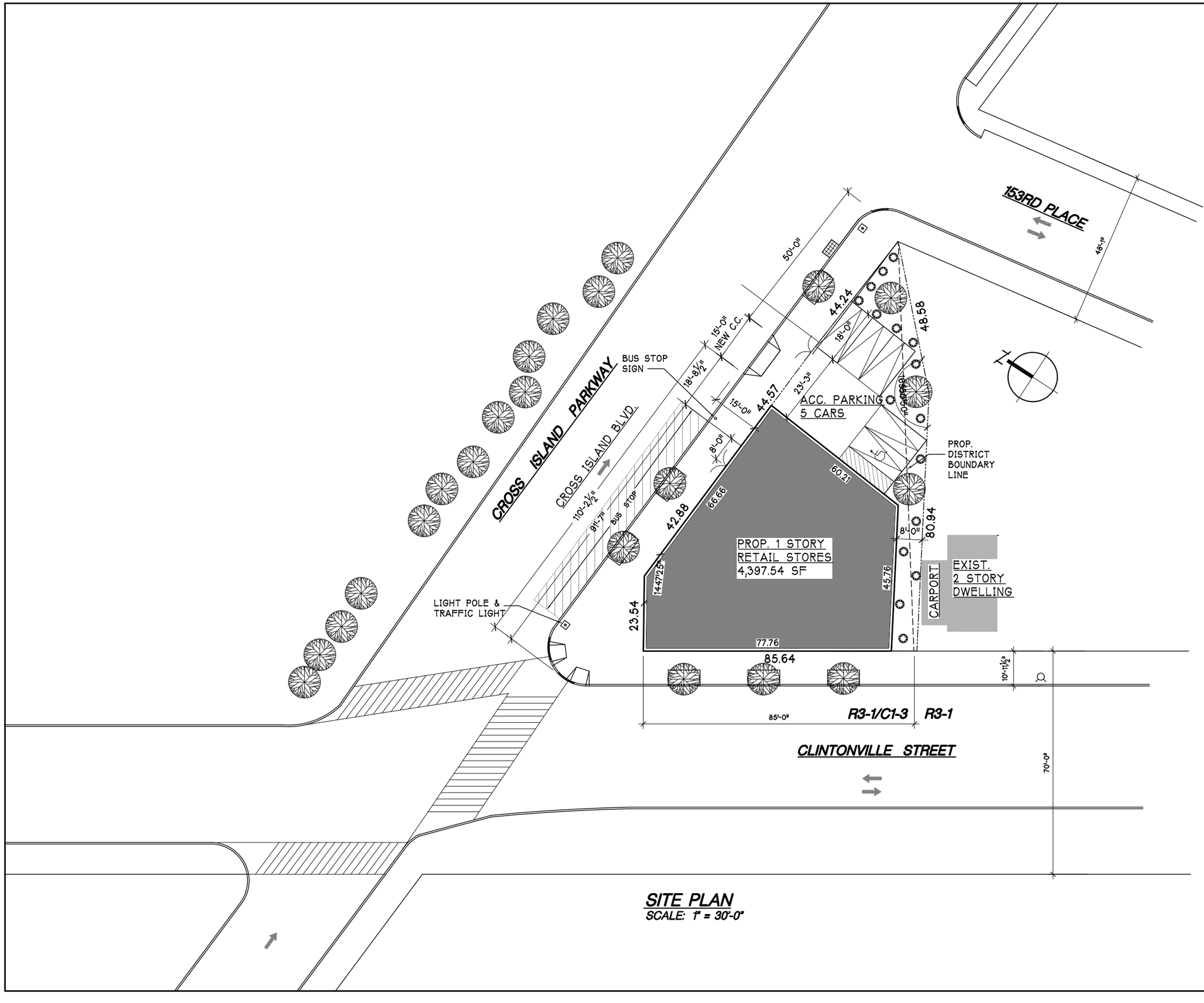
Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.
Architecture
Interior Design
Code Consultation
Building Dept
Expediting
132-72 Queens Boulevard
Kew Gardens NY 11435
www.caliendoarchitects.com

PROJECT **RENDERING FOR**
15-33 CLINTONVILLE ST. WHITESTONE NY

PROPOSED ZONING C1-3 / R3-1
EXISTING ZONING R3-1

DRAWN NMM
RENDER ELP

DRAWING NO: 1 OF 3
R-1
DATE: 02-27-17



SITE PLAN
SCALE: 1" = 30'-0"

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.
Architecture
Interior Design
Code Consultant
Building Dept. Expediting
138-72 Queens Boulevard
Briarwood N.Y. 11435
Tel. (718) 268-9098
Fax (718) 268-9097
www.caliendoarchitects.com

DRAWING TITLE: SITE PLAN
FOR ILLUSTRATIVE PURPOSES ONLY

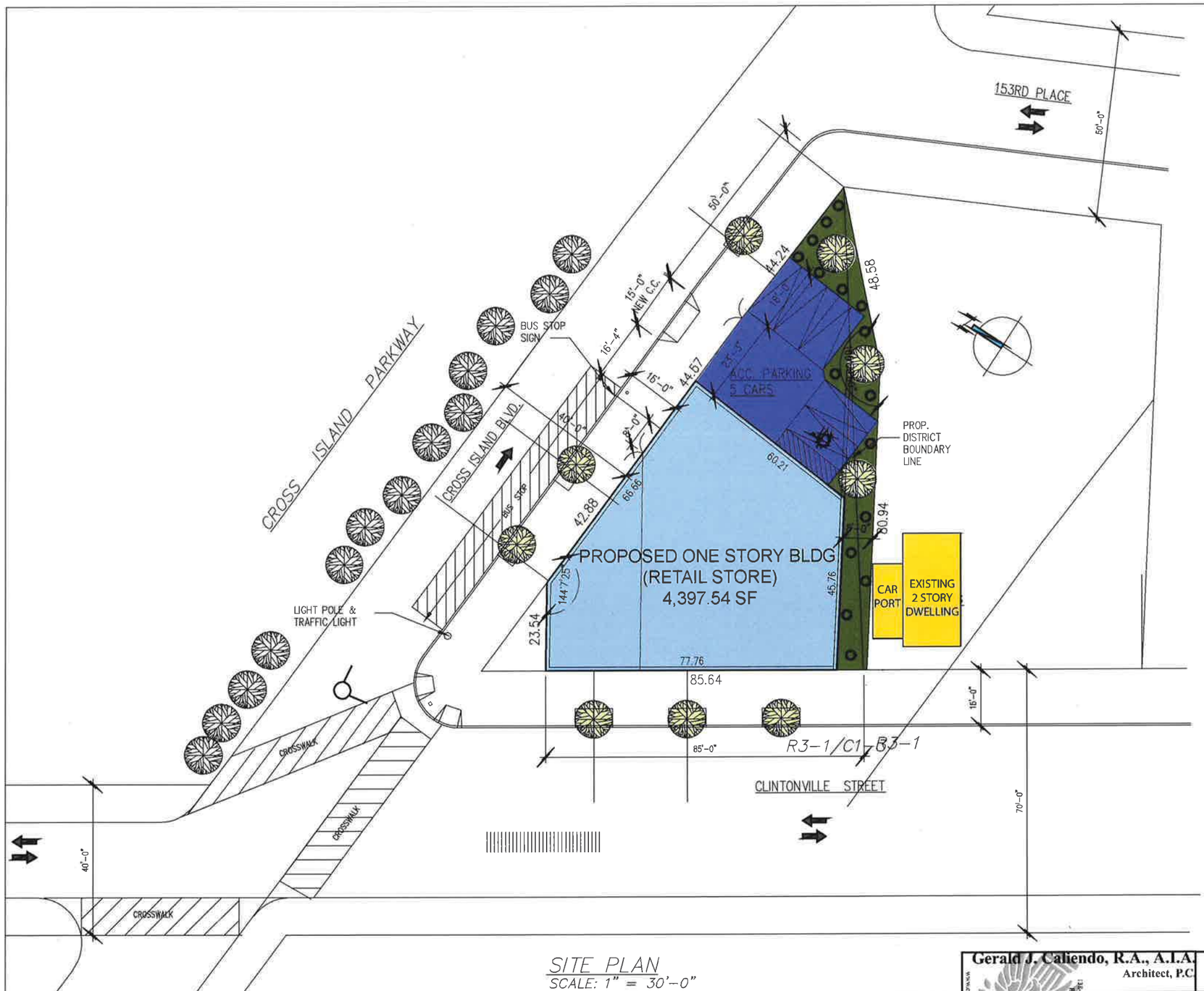
PREMISES: 15-33 CLINTONVILLE ST.
WHITESTONE, NY

DRAWN BY:	N.M.M.
CHECKED BY:	GJC
JOB No:	16105
SCALE:	AS NOTED
DATE:	REV 2-8-19

REGISTERED ARCHITECT
GERALD J. CALIENDO
020241
STATE OF NEW YORK

DRAWING No: 2 OF 5

A-001.00



SITE PLAN
SCALE: 1" = 30'-0"

1 **KEY PLAN**
LOCATION VIEW

1 **KEY PLAN**
LOCATION VIEW

- COMMERCIAL PARKING
- COMMERCIAL SPACE
- GREEN SPACE
- RESIDENTIAL ADJACENT BLDG
- NEW LANDSCAPE AREA
- CAMERA VIEW
- NEW TREE
- PLANTING



2 **15-33 CLINTONVILLE ST. & CROSS ISLAND PKWY**
RENDERING

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

PROJECT	**RENDERING FOR** **15-33 CLINTONVILLE ST. WHITESTONE NY**
PROPOSED ZONING	EXISTING ZONING
C1-3 / R3-1	R3-1
DRAWN	RENDER
NMM	ELP

DRAWING NO: 2 OF 3
R-2
DATE: 02-27-17



ZONING CALCULATIONS
TAX LOT No.: 6 & 7
LOT AREA = 1,019.2 + 5,897.2 = 6,916.4 sf
EXIST. ZONE: R3-1
PROPOSED ZONE: C1-3/R3-1
MAX. F.A.R.:
COMMERCIAL & COMMUNITY FAC. (33-121 ZR)) = 1.00
RESIDENTIAL (23-142 ZR) = 0.50 + 20% Attic rule = 0.60

MAX. F.A.:
COMM. & COMM. FAC. = 6,916.4 SF
RESIDENTIAL = 0.60 x 6,916.4 = 4,149.84 SF
PROPOSED F.A. (COMM.) = 4,397.54 SF

MIN. REQ'D. SIDE YARD (33.25 ZR) = NONE OR 8'-0" MIN.
MIN. REQ'D. REAR YARD (33-301 ZR): NONE W/IN 100' OF CORNER
REQ'D. YARDS ALONG DISTRICT BOUNDARY COINCIDENT WITH SIDE LOT LINE OF ZONING LOT IN R1 THRU R5 DISTRICT. = 8'-0"
PROP. YARD BETWEEN C1-3 AND R3-1 DISTRICT BOUNDARY = 8'-0"

MAX. HEIGHT OF FR0NT WALL & REQ'D. SETBACKS (33-431 ZR): 30 FT. OR 2 STY.
SETBACKS: NARROW STREET = 20'-0"
WIDE STREET = 15'-0"
SKY EXP. PL.: NARROW ST. = 1 to 1
WIDE ST. = 1 to 1

PROPOSED HEIGHT OF BLDG. = 16'-0"

REQUIRED PARKING (36-20 ZR) = GENERAL RETAIL USES & SERVICE USES = 1 PER 400 SF
4,397.54 / 400 = 10.99 = 11 SPACES REQ'D.
WAIVER (36-231 ZR) = 25; THEREFORE 11 < 40, NONE REQ'D.
PROP. PARKING = 5 CARS

REQ'D. BICYCLE PARKING (36-711 ZR):
GENERAL RETAIL USES = 1 PER 10,000 SF OF F.A. = 4,397.54 / 10,000 = .44 < .5;
THEREFORE, NONE REQ'D.

REQ'D. LOADING (36-62 ZR): GENERAL RETAIL
FIRST 8,000 = NONE

1 **15-33 CLINTONVILLE ST. & CROSS ISLAND PKWY**
RENDERING

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Code Consultation
Building Dept.
Expediting

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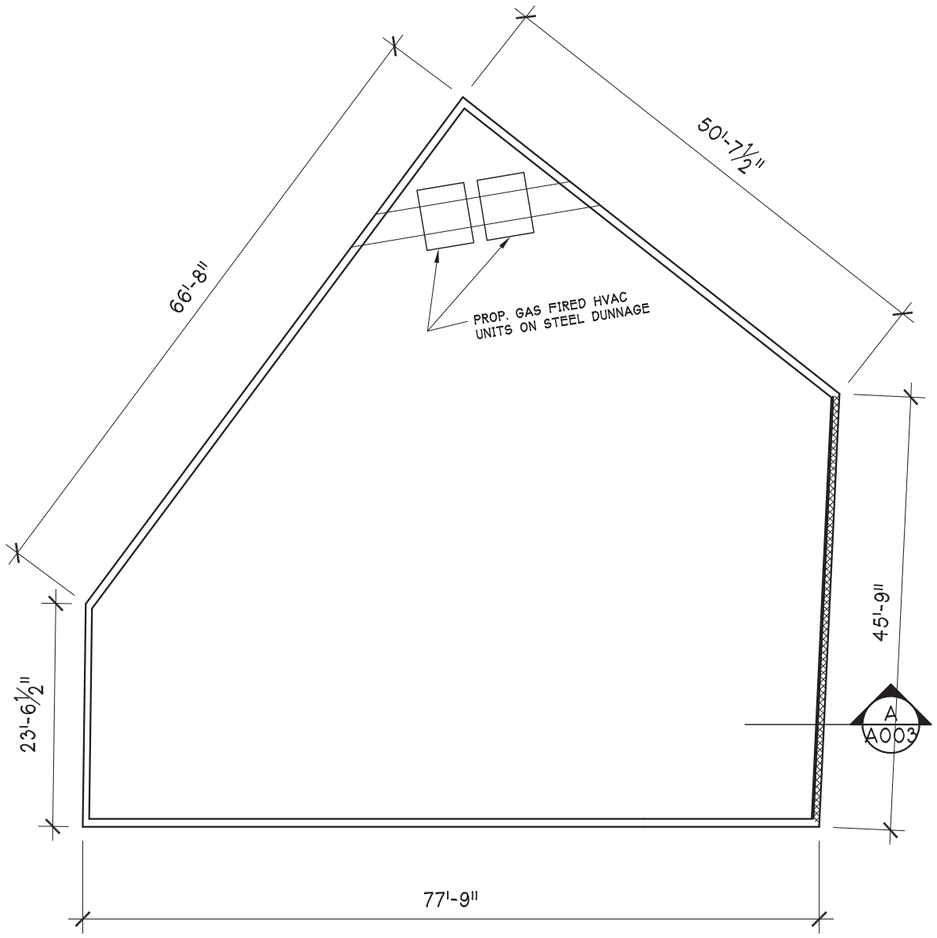
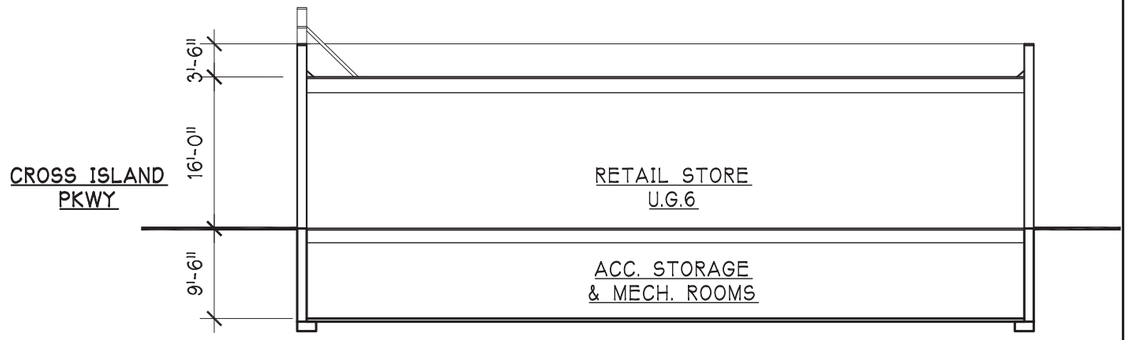
15-33 CLINTONVILLE ST. WHITESTONE NY
PROPOSED ZONING C1-3 / R3-1
EXISTING ZONING R3-1
DRAWN NMM
RENDER ELP
DRAWING N0: 3 OF 3
R-3
DATE: 02-27-17



ROOF PLAN
SCALE: 1/16" = 1'-0"



SECTION A-A
SCALE: 1/16" = 1'-0"

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

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DRAWING TITLE: ROOF PLAN & SECTION A-A
FOR ILLUSTRATIVE PURPOSES ONLY

PREMISES: 15-33 CLINTONVILLE ST.
WHITESTONE, NY

DRAWN BY:	N.M.M.
CHECKED BY:	GJC
JOB No:	16105
SCALE:	AS NOTED
DATE:	REV. 10-4-17

REGISTERED ARCHITECT
GERALD J. CALIENDO
020241
STATE OF NEW YORK

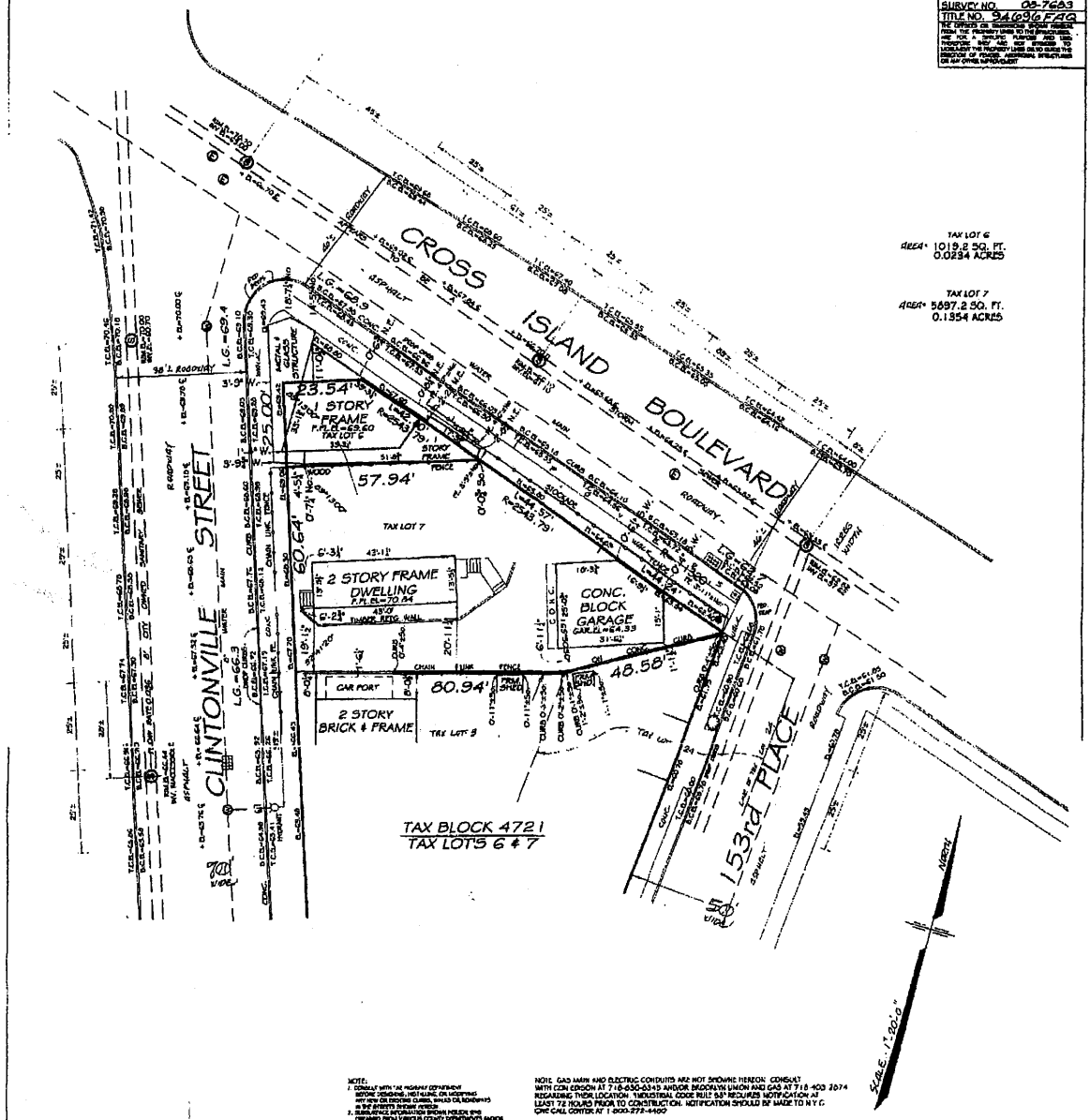
DRAWING No: 4 OF 5

A-003.00

ATTACHMENT 2
PROPERTY SURVEY

SURVEY NO. 08-7683

SURVEY NO. 08-7683
TITLE NO. 94696FAQ
THE EFFECTS ON THIS SURVEY, IF ANY, FROM MISSING AND/OR INCOMPLETE INFORMATION IN TITLE POLICY(IES), TITLE COMMITMENT(S), TITLE REPORT(S), AND/OR OTHER PROPERTY DOCUMENTS, IF ANY, NOT FURNISHED TO ISLAND WIDE LAND SURVEYORS PRIOR TO ISSUANCE OF THIS SURVEY. ADDITIONAL ENCUMBRANCES OR ANY OTHER MATTERS MAY EXIST.



NOTE:
1. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE REMOVING, MOVING, OR MODIFYING ANY CURB, OR EXISTING CURB CUTS OR SIDEWALKS IN THE STREETS SHOWN HEREON.
2. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS COUNTY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
3. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
4. ELEVATIONS REFER TO DATUM OF THE COUNTY OF QUEENS WHICH IS 5.726 ABOVE THE U.S. COAST AND GEODETIC SURVEY MEAN SEA LEVEL DATUM AT SANDY HOOK.

NOTE: GAS MAIN AND ELECTRIC CONDUITS ARE NOT SHOWING HEREON. CONSULT WITH CON EDISON AT 718-403-3315 AND/OR BROOKLYN UNION AND GAS AT 718 403 2074 REGARDING THEIR LOCATION. INDUSTRIAL CODE RULE 53 REQUIRES NOTIFICATION AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. NOTIFICATION SHOULD BE MADE TO N.Y.C. ONE CALL CENTER AT 1-800-272-4480

MAP OF PROPERTY
SITUATE AT
WHITESTONE
BOROUGH OF QUEENS
CITY OF NEW YORK

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAY NOT BEARING THE LAND SURVEYOR'S INK SEAL OR EMBOSSED SEAL SHALL NOTBE CONSIDERED TO BE A VALID TRUE COPY.
GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND TO HIS GROUP 'I' THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. TRANSFERS OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED : JANUARY 22, 2008.

GUARANTEED TO :-
FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK
NORTH, FEDERAL SAVINGS & LOAN ASSOC.
CALDERA GUERRIERO
LOUIS ZACCARELLO
LOT NUMBERS:

ISLAND WIDE LAND SURVEYOR
PROFESSIONAL LAND & CITY SURVEYORS
198 LAFAYETTE DRIVE, SYOSSET, N.Y. 11781
PHONE: 1-866-808-5800 FAX: 516-496-1175

RECORDS OF WALTER I. BROWN, GUSTAVE A. ROULIER & ROBERT A. HAYNES

STATE OF NEW YORK
LICENSED LAND SURVEYOR

SURVEY No. 08-768