Appendix B: Phase I ESAs (Executive Summaries)

ASTM E 1527-21 PHASE I ENVIRONMENTAL SITE ASSESSMENT

629 West 54th Street

Block 1102, Lot 11

New York, NY 10019

PREPARED FOR

Garage Management
Company
770 Lexington Avenue
11th Floor
New York, NY 10065
212-888-7400

PREPARED BY

vhb
1 Penn Plaza
Suite 715
New York, NY 10119
802.497.6100

Effective Date: June 19, 2024
Report Completion Date: August 5, 2024

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Executive Summary

Vanasse Hangen Brustlin, Inc. (VHB) was engaged by Garage Management Company (the Client) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 629 West 54th Street, New York, NY, hereinafter referred to as the "Site" or "subject property." The subject property is currently occupied by a six-story car dealership and auto repair center. VHB understands that the purpose of this Phase I ESA is to provide environmental due diligence in support of the proposed rezoning of the Site**.**

This Phase I ESA has been completed using the American Society of Testing and Materials (ASTM) E 1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (the Standard) and the All Appropriate Inquiries (AAI) Final Rule at 40 CFR Part 312 as guidance.

The objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs) in connection with the Site. RECs are defined in the Standard as *"(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.*

The Client is the sole User of this Phase I ESA. Pursuant to Section 3.2.94.1 of the Standard, "the User has specific obligations for completing a successful application of this practice as outlined in Section 6" of the Standard.

The Phase I ESA should be read in its entirety to gain a comprehensive understanding of the findings presented in this Executive Summary.

Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 for 629 West 54th Street, New York, New York the subject property. Any exceptions to, or deletions from, this practice are described in Section 8.1 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property except for the following:

REC #1 – Historic Operations

According to the historical data review, the subject property operated as an auto repair service center and auto sales with historic known releases from approximately 1930 through at least 2020, and as a

manufacturing facility utilized for binding, printing, piano manufacture, and cigar manufacture from approximately 1907 until at least 2018. The handling, storage, and/or disposal of materials and substances used during the historic operations at the subject property is unknown. Therefore, the historic operations at the subject property represent a potential source of on-site impact to the subsurface.

Opinion: It is the Environmental Professional's opinion that the historic operations at the subject property constitutes an REC.

Historical Recognized Environmental Conditions (HREC)

The following HRECs represent a past release of hazardous substances or petroleum products that has occurred in connection with the Site and has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the Site to any controls (e.g., activity and use limitations).

HREC #1 – NYSDEC Spill No. 9310332

According to the NY SPILLS database, a release of #6 fuel oil was reported at the Subject property on November 24, 1993, and was assigned NYSDEC Spill No. 9310332. According to a NYSDEC memo contained in the listing, the cause of the release was an equipment failure, citing a broken hose, and the release was subsequently cleaned up with a vac truck and Speedy Dry. The release granted "case closed" status by the NYSDEC on the same day as it was reported.

Vapor Encroachment Conditions (VECs)

A VEC is the presence or likely presence of Chemical(s) of Concern (COC) vapors in the subsurface of the Site caused by the off gassing of vapors from contaminated soil or groundwater either on or near the subject property. VHB has identified that the following VECs exists for the subject property.

VEC-1 - Historic Operations

According to the historical data review, the subject property was previously utilized for manufacturing from 1907 through 2018, and auto sales and repair from at least 1930 through 2020. There are documented releases on the subject property and the handling, storage, and/or disposal of materials and substances used during the historic operations at the subject property is unknown. Therefore, the historic operations at the subject property represent a potential source of on-site vapor intrusion impact.

VEC-2 - Nearby Properties

According to the historical data review, several adjoining and nearby properties within a 500-foot radius of the subject property were identified as auto repair shops, auto sales, manufacturing, and industrial uses with documented releases from at least 1892 through the present. The handling, storage, and/or disposal of materials and substances used during the historic operations at these properties are unknown. Therefore, the historic operations in the surrounding properties represent a potential source of off-site vapor intrusion impact.

De Minimis Conditions

The following *de minimis* conditions represent 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 by the appropriate regulatory agency. VHB has included the Environmental Professional's rationale for concluding why the *de minimis* condition does not constitute an REC.

De Minimis No. 1 – Stained Concrete

De minimis staining was observed on the 1st-6th floors at the Subject Property. The concrete floor slabs were noted to be in good condition.

Business Environmental Risks

The following business environmental risks represent potential risks which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the Site, but do not constitute RECs or *de minimis* conditions as defined in the Standard. However, the Environmental Professional views these as potential risks that should be considered when making decisions regarding the Site.

BER No. 1 – Nearby Properties

According to the historical data review, several adjoining and nearby properties within a 500-foot radius of the subject property were identified as auto repair shops, auto sales, manufacturing, and industrial uses with documented releases from at least 1892 through the present. The handling, storage, and/or disposal of materials and substances used during the historic and current operations at the nearby properties is unknown. Therefore, the historic and current operations at the nearby properties represent a potential source of off-site impact to the subsurface.

BER No. 2 - Urban Historic Fill

Based upon the soil classification and development history of the Site, urban historic fill may be present beneath the Site. Urban historic fill is commonly found throughout the New York City metropolitan area and can contain contaminants such as hazardous building materials (e.g., asbestos containing materials), heavy metals, and semi-volatile organic compounds. If required to be removed from the Site, urban fill should be appropriately characterized prior to following appropriate transportation and disposal/recycling procedures.

Data Gaps

VHB identified no data gaps at the Site during the course of this Phase I ESA.

ASTM E 1527-21 PHASE I ENVIRONMENTAL SITE ASSESSMENT

801 11th Avenue

Block 1103, Lot 36

New York, NY 10019

PREPARED FOR

Garage Management
Company
770 Lexington Avenue
11th Floor
New York, NY 10065
212-888-7400

PREPARED BY

1 Penn Plaza
Suite 715
New York, NY 10119
802.497.6100

Effective Date: June 7, 2024
Report Completion Date: August 5, 2024

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Executive Summary

Vanasse Hangen Brustlin, Inc. (VHB) was engaged by Garage Management Company (the Client) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 801 11th Avenue (Block 1103, Lot 36) New York, New York 10019 hereinafter referred to as the "Site" or "subject property". The subject property is currently occupied by a former three-story car dealership and a parking lot. VHB understands that the purpose of this Phase I ESA is to provide environmental due diligence in support of the proposed rezoning of the Site.

This Phase I ESA has been completed using the American Society of Testing and Materials (ASTM) E 1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (the Standard) and the All Appropriate Inquiries (AAI) Final Rule at 40 CFR Part 312 as guidance.

The objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs) in connection with the Site. RECs are defined in the Standard as *"(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.*

The Client is the sole User of this Phase I ESA. Pursuant to Section 3.2.94.1 of the Standard, "the User has specific obligations for completing a successful application of this practice as outlined in Section 6" of the Standard.

The Phase I ESA should be read in its entirety to gain a comprehensive understanding of the findings presented in this Executive Summary.

Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 for 801 11th Avenue, New York, New York, the subject property. Any exceptions to, or deletions from, this practice are described in Section 8.1 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property except for the following:

REC #1 – Historic Operations

According to the historical data review, the subject property operated as an auto repair, service center, auto sales and car wash facility, from approximately 1920 through at least 2020. The handling, storage,

and/or disposal of materials and substances utilized during the subject property operation is unknown. Therefore, the historic operations at the subject property represent a potential source of on-site impact to the subsurface.

Historical Recognized Environmental Conditions (HREC)

HRECs represent a past release of hazardous substances or petroleum products that has occurred in connection with the Site and has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the Site to any controls (e.g., activity and use limitations).

HRECs were not identified for the subject property.

Vapor Encroachment Conditions (VECs)

A VEC is the presence or likely presence of Chemical(s) of Concern (COC) vapors in the subsurface of the Site caused by the off gassing of vapors from contaminated soil or groundwater either on or near the subject property. VHB has identified that the following VECs exists for the subject property.

VEC-1 - Historic Operations

According to the historical data review, the subject property was previously utilized for auto sales and auto repair operations from at least 1920 through 2020. The handling, storage, and/or disposal of materials and substances used during the historic operations at the subject property is unknown. Therefore, the historic operations at the subject property represent a potential source of on-site vapor intrusion impact.

VEC-2 - Nearby Properties

According to the historical data review, several adjoining and nearby properties within a 500-foot radius of the subject property were identified as auto repair shops, auto sales, manufacturing, and industrial uses with documented releases from at least 1892 through the present. The handling, storage, and/or disposal of materials and substances used during the historic operations at the nearby properties are unknown. Therefore, the historic operations at the nearby properties represent a potential source of off-site vapor intrusion impact.

According to the historical data review, the east adjoining property at 790 11th Avenue is located approximately 229 feet east of the subject property and listed in the EDR Historic Cleaners database as Oasis Cleaners from at least 2001 through 2005, and as Clinton Cleaners in at least 1992 and 1993. The handling, storage, and/or disposal of materials and substances used during the historic operations at the east adjoining property is unknown. Therefore, the historic operations at the east adjacent property represents a potential source of off-site vapor intrusion impact.

De Minimis Conditions

The following *de minimis* conditions represent 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 by the appropriate

regulatory agency. VHB has included the Environmental Professional's rationale for concluding why these *de minimis* conditions do not constitute a REC.

De Minimis No. 1 – Stained Concrete

De minimis staining was observed on the 1st through 3rd floors and in the parking area at the subject property. The slabs/asphalt pavement in these areas was intact and in good condition.

Business Environmental Risks

The following business environmental risks represent potential risks which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the Site, but do not constitute RECs or *de minimis* conditions as defined in the Standard. However, the Environmental Professional views these as potential risks that should be considered when making decisions regarding the Site.

BER No. 1 – Nearby Properties

According to the historical data review, several adjoining and nearby properties within a 500 foot radius of the subject property were identified as auto repair shops, auto sales, manufacturing, industrial, and dry cleaning with documented releases from at least 1892 through the present. The handling, storage, and/or disposal of materials and substances used during the historic and current operations at the nearby properties is unknown. Therefore, the historic and current operations at the nearby properties represent a potential source of off-site impact to the subsurface.

BER No. 2 - Urban Historic Fill

Based upon the soil classification and development history of the Site, urban historic fill may be present beneath the Site. Urban historic fill is commonly found throughout the New York City metropolitan area and can contain contaminants such as hazardous building materials (e.g., asbestos containing materials), heavy metals, and semi-volatile organic compounds. If required to be removed from the Site, urban fill should be appropriately characterized prior to following appropriate transportation and disposal/recycling procedures.

Data Gaps

VHB identified no data gaps at the Site during the course of this Phase I ESA.