West Harlem Rezoning EIS
CHAPTER 9: HAZARDOUS MATERIALS

A. INTRODUCTION

This chapter assesses the potential for the presence of hazardous materials in soil and/or groundwater at both the projected and potential development sites identified in the reasonable worst-case development scenario (RWCDS) under the proposed West Harlem Rezoning project. The rezoning encompasses an approximately 90-block area in the West Harlem neighborhood in Manhattan, Community District 9. There are a total of 40 development sites, of which 24 are considered projected development sites and 16 are considered potential development sites (refer to Figure 1-7 in Chapter 1, "Project Description").

As described in the *CEQR Technical Manual*, the goal of a hazardous materials assessment is to determine whether a proposed action would lead to a potential increased exposure of hazardous materials to people or the environment or whether the increased exposure would lead to significant public health impacts or environmental damage. The objective of the hazardous materials assessment is to determine which, if any, of the projected and potential development sites identified as part of the RWCDS may have been adversely affected by current or historical uses at or adjacent to the sites, such that the property would require an (E) designation.

An (E) designated site is an area designated on a zoning map within which no change of use or development requiring a New York City Department of Buildings permit may be issued without approval of the New York City Office of Environmental Remediation (OER). Redevelopment of these sites requires OER review to ensure protection of human health and the environment from any known or suspected hazardous materials associated with the site. Regardless of the type of planned redevelopment, a hazardous materials (E) designation may be placed on a site based on past use. The OER oversees the (E) designation Environmental Review Program. For properties where existing buildings will be converted with no intrusive soil work, the owner will need to contact the OER and provide them with the development plans. OER will issue a Notice of No Objection, which will enable the New York City Department of Buildings to issue the conversion permit. The (E) designation for the site remains and must be satisfied if any future redevelopment involves excavation and/or soil disturbance.

A preliminary screening of potential hazardous materials impacts was performed for all of the 24 projected and 16 potential development sites. This assessment was undertaken to determine whether additional investigations are necessary and whether an (E) designation should be placed on privately-held projected or potential development sites under the Proposed Action to avoid the potential for impacts pertaining to hazardous materials. As discussed below, the hazardous materials assessment presented herein has identified that each of the projected and potential development sites has some associated concern regarding environmental conditions. As a result, the proposed zoning map actions include (E) designations for all projected and potential development sites. Therefore the Proposed Action is not expected to result in significant adverse impacts for hazardous materials.

B. PRINCIPAL CONCLUSIONS

A preliminary screening of potential hazardous materials impacts was performed for all of the 24 projected and 16 potential development sites. The hazardous materials assessment identified that each of the projected and potential development sites has some associated concern regarding environmental conditions. As a result, the proposed zoning map actions include (E) designations for all projected and

potential development sites. Therefore the Proposed Action is not expected to result in significant adverse impacts for hazardous materials.

With the requirements of the (E) designation on projected and potential development sites, there would be no impact from the potential presence of contaminated materials. The implementation of the preventative and remedial measures outlined above would reduce or avoid the potential that significant adverse hazardous materials impacts would result from potential construction in the rezoning area resulting from the Proposed Action. Following such construction, there would be no potential for significant adverse impacts.

C. METHODOLOGY

The methodology for the hazardous materials assessments was determined by the current zoning of each development site (i.e., manufacturing, commercial or residential). As per Chapter 24 of Title 15 of the Rules of the City of New York, reviews of the regulatory database and/or Sanborn maps and city directories were used to determine past uses of the property and enable an assessment of whether the lot should receive an (E) designation.

Chapter 24 of Title 15 of the Rules of the City of New York specifies the process for determining if an (E) designation should be placed on a specific site. Section 24-04 describes the preliminary screening process, which includes reviewing historical documentation for past or current uses that may have affected or be affecting a projected or potential development site or an adjacent site. Appendix A of the Hazardous Materials Appendix 5 (Chapter 24 of Title 15 of the Rules of the City of New York) provides a list of types of facilities, activities or conditions which would lead to a site receiving an (E) designation.

The specific methodology was based on the proposed zoning change. The development sites were divided into two groups: 1) sites where the zoning is changing from manufacturing, manufacturing or commercial (with no residential uses) to a zoning designation which allows residential use, and 2) sites that currently allow residential use. The two methodologies are described below.

- For the 30 residentially-zoned or commercially/residentially zoned properties (hereafter referred to as “residential sites”), the potential for environmental impacts from historic uses (primarily petroleum releases associated with underground storage tanks), was assessed via review of a regulatory database encompassing each site and the 400-foot buffer zone surrounding each site.
- For the one commercially-zoned and nine manufacturing-zoned sites (hereafter referred to as “commercial sites” or “manufacturing sites”, respectively), the assessment consisted of a review of the historic Sanborn maps and city directories to identify past historic uses that may have impacted soil and groundwater on the property or adjacent properties.

Specific information sources used in the assessment are described as follows.

Regulatory Databases

For each of the residential sites, published federal and state environmental databases were reviewed to identify use, generation, storage, treatment, disposal, and/or release of hazardous substances and/or petroleum products, which may have impacted the properties. Environmental Date Resources, Inc. (EDR) of Milford, Connecticut, conducted the search of the regulatory database records and provided the records in the form of regulatory agency database reports. The regulatory databases were reviewed separately for

each site and the 400-foot buffer zone around each site. Where sites were adjacent to each other on the same block, the buffer zone was measured from the center of the clustered sites.

The following table outlines the ASTM standard Federal and State databases reviewed.

Federal and State Regulatory Agency Databases Reviewed
Federal National Priorities List (NPL)
Federal Delisted NPL Site List
NPL LIENS Federal Superfund Liens
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List
Federal CERCLIS No Further Remedial Action Planned (NFRAP) List
Federal Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) List
Federal RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Facilities List
Federal RCRA Generators Lists (Large, Small, NonGen and Conditionally Exempt)
Federal Institutional Control/Engineering Control Registries
Federal Emergency Response Notification System (ERNS)
VAPOR REOPENED Vapor Intrusion Legacy Site List
New York State Spills (NY Spills)
Inactive Hazardous Waste Disposal Sites in New York State (SHWS)
Hazardous Substance Waste Disposal Site Inventory (HSWDS)
Solid Waste Facility/Landfill (SWF/LF)
Leaking Storage Tanks Incidents Report (LTANKS)
Registered Aboveground/Underground Storage Tanks (ASTs/USTs)
CBS UST Chemical Bulk Storage Database
MOSF UST Major Oil Storage Facilities Database
CBS AST Chemical Bulk Storage Database
Institutional and Engineering Controls (INST CNTRL/ENG CNTRL)
Manufactured Gas Plant Sites (Coal Gas)
Drycleaners Database
Voluntary Cleanup Program (VCP)
Brownfields Cleanup Program

Historic Sanborn Fire Insurance Maps

The Sanborn map review for the commercial and manufacturing sites included an examination of maps for each available decade from the late 1800's through 2005. Historic Sanborn maps were also obtained from EDR.

City Directories

City directories for the project area for the years 1920 through 2006 were obtained from EDR and reviewed to determine potential site tenants/uses which may have resulted in environmental impacts to the commercial and manufacturing sites.

Limitations

While the Sanborn map and city directory reviews were conducted in accordance with the protocols outlined in the ASTM-E-1527-05 standard, it should be emphasized that, as all of the projected and potential development sites are privately-owned, the scope of this project was limited to collecting and analyzing limited information sufficient to make a determination relevant to a hazardous materials (E) designation. Sanborn and city directory review was limited to the properties and adjacent properties within the boundaries of the rezoning area. The regulatory database review was also conducted in accordance with the protocols outlined in the ASTM-E-1527-05 standard and encompassed the site and a 400-foot buffer zone around each site or cluster of sites. Other elements of a Phase I Environmental Site Assessment (ESA) and the protocols outlined in the CEQR Technical Manual (e.g. reviews of building department and fire department records, a title deed search, and interviews with current and former employees and owners), were not included.

D. EXISTING CONDITIONS

The rezoning area has been mainly occupied by residential and commercial uses for over 100 years. The general use of the area has not changed much as indicated by Sanborn maps dating from 1902 to 2005 and city directories for the years 1927 through 2006. Around and after the 1930s, commercial and light manufacturing uses including auto repair shops, dry cleaners, printing facilities, paint shops, a plastic manufacturer and metal & aluminum manufacturing facilities appear in the area as indicated by Sanborn maps and city directories. The regulatory database research indicated small quantity generators of hazardous waste, (leaking) underground and aboveground storage tanks, chemical and petroleum spill incidents, hazardous waste transportation, storage, treatment and/or disposal sites, and dry cleaning facilities.

E. THE FUTURE WITHOUT THE PROPOSED ACTION (NO-ACTION)

In the future without the Proposed Action, given the existing zoning and land use trends in the area, it is anticipated that the rezoning area would experience modest residential, commercial, and community facility growth over the next 10-year period. The RWCDS identifies 19 projected development sites and 15 potential development sites on which new construction or conversion could occur pursuant to existing zoning in the future without the Proposed Action (see Chapter 1, “Project Description”). The current uses of the remaining development sites, which do not currently present a hazard to people or the environment, are expected to continue.

However, any construction involving soil disturbance could potentially create or increase pathways for human exposure to any subsurface hazardous materials present. Since no (E) designations (which require the owner of a property to assess potential hazardous material impacts prior to construction) currently exist on any portion of the rezoning area, such soil disturbance would not necessarily be conducted in accordance with the procedures (e.g., for conducting testing before commencing excavation and implementation of health and safety plans during construction) described in the following section. However, the New York State Department of Environmental Conservation (NYSDEC) regulatory requirements pertaining to any identified petroleum tanks and/or spills, requirements for disturbance and handling of suspect lead-based paint and asbestos-containing materials, and requirements for off-site disposal of soil/fill, would need to be followed. As such, without the Proposed Action, the amount of soil disturbance would be less, but potentially the controls on its performance would not be as stringent as under the Proposed Action, as described below.

F. THE FUTURE WITH THE PROPOSED ACTION (WITH-ACTION)

In the future with the Proposed Action, there are 24 projected development sites and 16 potential development sites that are assumed to be developed by 2021 under the RWCDS. The analysis below examines projected and potential sites where it could be expected that development in the future with the Proposed Action would have the potential for environmental impacts due to potential presence of hazardous materials. These impacts could include the potential for impacts to the health and safety of workers during construction, the potential for the transport of contaminated soil, or the potential for impact on future residents or employees of individual buildings on these sites.

Appendix A of the Hazardous Materials Appendix 5 (Chapter 24 of Title 15 of the Rules of the City of New York) provides a list of facilities, activities or conditions requiring an (E) designation. If the projected or potential development sites or adjacent properties had indications of uses listed in Appendix A, placement of an (E) designation was recommended. Additionally, if properties within the 400-foot buffer zone surrounding each residential site or cluster of residential sites had indications in the regulatory database of uses listed in Appendix A, placement of an (E) designation was also recommended. A matrix summarizing the findings of the assessment is shown in Table 9-1 at the end of this chapter. In the matrix, the results for the projected and potential development sites are reported separately from findings for the sites included within the 400-foot buffer-zone.

The screening for all sites was conducted by reviewing historical documentation for past or current uses that may have affected or be affecting a projected or potential development site or an adjacent site. The past uses were compared to the list of types of facilities, activities or conditions which would lead to a site receiving an (E) designation given in Appendix A of the Hazardous Materials Appendix 5. Based on this screening, all projected and potential development sites within the proposed West Harlem rezoning area meet the criteria for placement of an (E) designation.

By placing (E) designations on sites where there is a known or suspect environmental concern, the potential for an adverse impact to human health and the environment resulting from the Proposed Action would be reduced or avoided. The (E) designation provides the impetus to identify and address environmental conditions so that significant adverse impacts during site development would be reduced. The New York City OER would provide the regulatory oversight of the environmental investigation and remediation during this process. Building permits are not issued by the Department of Buildings without prior OER approval of the investigation and/or remediation pursuant to the provisions of Section 11-15 of the NYC Zoning Resolution (Environmental Requirements).

The (E) designation would require that the fee owner of such a site conduct a testing and sampling protocol and have an approved remediation plan where appropriate, to the satisfaction of the OER. The NYC Department of Buildings will typically issue the foundation permits when OER approves the remedial action work plan – the actual remediation is usually done concurrently with the construction. The remediation plan provided to OER to satisfy the (E) designation must also include a mandatory construction-related health and safety plan, which must also be approved by OER.

The (E) designation requirements related to hazardous materials would apply to the following development sites:

Projected Development Sites:
Block 2069, Lot 20 (Projected Development Site 1)
Block 2054, Lot 69 (Projected Development Site 2)
Block 2078, Lot 55 (Projected Development Site 4)
Block 2092, Lot 26 (Projected Development Site 5)

Block 2077, Lot 14 (Projected Development Site 6)
Block 2076, Lot 61 (Projected Development Site 7)
Block 2076, Lot 45 (Projected Development Site 8)
Block 2076, Lots 40, 41 (Projected Development Site 9)
Block 2072, Lot 38 (Projected Development Site 10)
Block 1988, Lot 14 (Projected Development Site 11)
Block 1988, Lot 18 (Projected Development Site 12)
Block 1970, Lot 9 (Projected Development Site 13)
Block 1967, Lot 85 (Projected Development Site 14)
Block 1967, Lot 66 (Projected Development Site 15)
Block 1953, Lot 54 (Projected Development Site 17)
Block 1966, Lots 78, 80, 81, 82, 83 (Projected Development Site 18)
Block 1966, Lot 77 (Projected Development Site 19)
Block 1967, Lots 89, 40, 45, 50, 60 (Projected Development Site 40)
Block 1966, Lots 41, 95 (Projected Development Site 50)
Block 2091, Lot 38 (Projected Development Site 51)
Block 2060, Lot 25 (Projected Development Site 52)
Block 2050, Lot 150 (Projected Development Site 53)
Block 2070, Lot 8 (Projected Development Site 54)
Block 2070, Lot 12 (Projected Development Site 55)

Potential Development Sites:
Block 2065, Lot 6 (Potential Development Site 20)
Block 2065, Lot 10 (Potential Development Site 21)
Block 2078, Lot 17 (Potential Development Site 22)
Block 2077, Lot 6 (Potential Development Site 23)
Block 2077, Lot 24 (Potential Development Site 24)
Block 2091, Lot 36 (Potential Development Site 25)
Block 2076, Lots 25, 125 (Potential Development Site 26)
Block 2076, Lots 27, 127 (Potential Development Site 27)
Block 2051, Lots 56, 57 (Potential Development Site 28)
Block 2051, Lots 58, 59 (Potential Development Site 29)
Block 2071, Lots 42, 141 (Potential Development Site 30)
Block 1968, Lot 16 (Potential Development Site 31)
Block 1966, Lots 107, 108 (Potential Development Site 32)
Block 1967, Lots 9, 10, 12 (Potential Development Site 33)
Block 2092, Lot 21 (Potential Development Site 56)
Block 2060, Lot 10 (Potential Development Site 57)

The (E) designation text related to hazardous materials is as follows:

Task 1

The applicant must submit to the New York City Office of Environmental Remediation (OER), for review and approval, a Phase 1 Environmental Site Assessment (ESA) of the site along with a soil and groundwater 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 sample sites should be selected to adequately

characterize the site, the specific source 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

A written report with findings and a summary of the data must be 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 the 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.

An OER-approved construction-related health and safety plan (CHASP) would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

All demolition or rehabilitation would be conducted in accordance with applicable requirements for disturbance, handling and disposal of suspect lead-paint and asbestos-containing materials. For all projected and potential development sites where no (E) designation is recommended, in addition to the requirements for lead-based paint and asbestos, requirements (including those of the New York State Department of Environmental Conservation (NYSDEC)) should petroleum tanks and/or spills be identified and for off-site disposal of soil/fill would need to be followed.

TABLE 9-1
Summary of Environmental Issues for Projected and Potential Development Sites

Site	Block	Lot	Address	Zoning		Environmental Issue Found On-Site*			Descriptions (see code definitions below)/Listed sites within 400-foot buffer zone (or adjacent addresses for Sanborns and City Directories)	Findings withing 400 feet at higher elevation	Source	Recommended (e) Designation
				Existing	Proposed	Database	Sanborn	City Directory				
PROJECTED SITES												
1	2069	20	89-97 ST. NICHOLAS PLACE	C8-3	R8A/C2-4	NA	Y	Y	**Sanborn:** **On-site:** 1939-2005: Automobile & Gasoline Service Station with UST (2) **Adjacent:** 1909-2005: Automobile Service Station with UST (2) at 410 West 155th Street **City Directory:** **On-site:** Automobile & Gasoline Service Station with UST (2) **Adjacent:** No data in package		S, CD	Yes
2	2054	69	427 EDGECOMBE AVENUE	R7-2	R8A/C2-4	N	NA	NA	RCRA-SQG (4), RCRA-CESQG (4), 8 NY SPILLS (9), 2 NY LTANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), RCRA-NonGen (4), NY MANIFEST (4)	8 NY SPILLS, 2 NY LTANKS	DB	Yes
4	2078	55	538 WEST 147 STREET	R7-2	R7A	N	NA	NA	RCRA-CESQG (4), NY HIST LTANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4)		DB	Yes
5	2092	26	3543 BROADWAY	R8/C1-4	C6-3X IH / C1-4	N	NA	NA	RCRA-SQG (4), RCRA-CESQG (4), NY HIST LTANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4), DRYCLEANERS (4)		DB	Yes
6	2077	14	523 WEST 145 STREET	R7-2/C2-4	R8A IH/C2-4/R7A	N	NA	NA	RCRA-CESQG (4), NY LTANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4)		DB	Yes
7	2076	61	3534 BROADWAY	R8/C1-4	C6-3X IH	N	NA	NA	RCRA-SQG (4), NY HIST LTANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4), DRYCLEANERS (4)		DB	Yes
8	2076	45	518 WEST 145 STREET	R7-2/C2-4	R8A IH	N	NA	NA	RCRA-CESQG (4), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4)		DB	Yes
9	2076	40	508 WEST 145 STREET	R7-2/C2-4	R8A IH	N	NA	NA	RCRA-CESQG (4), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4)		DB	Yes
		41										Yes
10	2072	38	504 WEST 141 STREET	R7-2	R7A	N	NA	NA	NY TANKS (2,11), NY LTANKS (2), NY SPILLS (9), NY UST (2), NY AST (11), NY HIST UST (2), RCRA-NonGen (4), NY MANIFEST (4)	7 NY SPILLS, 4 NY TANKS	DB	Yes
11	1988	14	521 WEST 134 STREET	R7-2	R7A	N	NA	NA	NY TANKS (2,11), NY LTANKS (2), NY SPILLS (9), NY UST (2), NY AST (11), NY HIST UST (2), RCRA-NonGen (4), NY MANIFEST (4)	5 NY SPILLS, 2 NY LTANKS	DB	Yes
12	1988	18	517 WEST 134 STREET	R7-2	R7A	N	NA	NA	NY TANKS (2,11), NY LTANKS (2), NY SPILLS (9), NY UST (2), NY AST (11), NY HIST UST (2), RCRA-NonGen (4), NY MANIFEST (4)	5 NY SPILLS, 2 NY LTANKS	DB	Yes
13	1970	9	489 WEST 130 STREET	R7-2	R7A	N	NA	NA	RCRA-CESQG (4), NY TANKS (2,11), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4)		DB	Yes
14	1967	85	454 WEST 128 STREET 450-456 WEST 128 STREET	M1-1	MX M1-5/R7-2	NA	N	Y	**Sanborn:** **Adjacent:** 1951: Laboratory at 425 West 127th Street, Garage with UST (2) at 469 W 128th Street, 1912: auto storage and carpenter paintshop at 423 W 127th Street. **City Directory:** **On-Site:** HERLOT MACH PRODS CO INC, LANDAU N METAL CO, HERZ INDUSTRIALS DEVICES INC, MAYFAIR PRODS MFG CO PLSTCS MOTHERS FRIEND FAMILY LAUNDRY, PRUDENTIAL STEAM LAUNDRY INC (document 31642031; pg 1265) **Adjacent:** DT & T AUTO REPAIR at 415 W 127th Street (document 31642031; pg 1205), DEVALERA MFRS ALUMNM PRODS, UNITED REFRIGERATN & TERNS CO INC at 460 W 128th Street (document 31642031; pg 1266)		S,CD	Yes
15	1967	66	415 WEST 127 STREET 415-421 WEST 127 STREET	M1-1	MX M1-5/R7-2	NA	N	Y	**Sanborn:** **Adjacent:** 1951: Laboratory at 425 West 127th Street, 1912: auto storage and carpenter paintshop at 423 W 127th Street. **City Directory:** **On-Site:** T & T AUTO REPAIR at 415 W 127th Street (document 31642031; pg 1205) **Adjacent:** STANDARD AUTO PAINTING & UPHL at 125 W 127th Street (document 31642031; pg 1206), HERLOT MACH PRODS CO INC, LANDAU N METAL CO, HERZ INDUSTRIALS DEVICES INC, MAYFAIR PRODS MFG CO PLSTCS, MOTHERS FRIEND FAMILY LAUNDRY at 452 W 128 Street (document 31642031; pg 1265)		S,CD	Yes
17	1953	54	362 WEST 127 STREET	R7-2	R7A	N	NA	NA	RCRA-SQG (4), RCRA-CESQG (4), NY TANKS (2,11), NY UST (2), NY AST (11), NY CBS AST (4, 11), NY HIST UST (2), NY Hist Spills (2), RCRA-NonGen (4), NY MANIFEST (4), NY DRYCLEANERS (4)		DB	Yes

TABLE 9-1 (cont'd)
Summary of Environmental Issues for Projected and Potential Development Sites

Site	Block	Lot	Address	Zoning		Environmental Issue Found On-Site*			Descriptions (see code definitions below)/Listed sites within 400-foot buffer zone (or adjacent addresses for Sanborns and City Directories)	Findings withing 400 feet at higher elevation	Source	Recommended (e) Designation
				Existing	Proposed	Database	Sanborn	City Directory				
18	1966	78	412-414 WEST 126 STREET	M1-1	MX M1-5/R7-2	NA	Y	Y	**Sanborn:** **On-site:** 1993-2005: Auto Repair shop **Adjacent:** Garage with UST (2) at 430 W 126th Street **City Directory:** **On-Site:** AUTORAMA COLLISION INC, AAMCO TRANSMISSIONS at 412 W 126 Street (document 31642031; pg 1049) **Adjacent:** M E J AUTO REPR CO at 406 W 126 Street (document 31642031; pg 1049), VINNIE AUTO REPAIR at 417 W 126 Street (document 31642031; pg 1051), WATER SERVICE LABS INC CHEMCL ENGRS, CROTON INDUSTRIAL LABS at 423 W 126 Street (document 31642031; pg 1058), LENOX FRENCH CLEANRS at 429 W 125 Street (document 31642031; pg 812),		S,CD	Yes
		80	416 WEST 126 STREET									Yes
		81	418 WEST 126 STREET									Yes
		82	420 WEST 126 STREET									Yes
		83	422 WEST 126 STREET									Yes
19	1966	77	402-404 WEST 126 STREET	M1-1	MX M1-5/R7-2	NA	N	N	**Sanborn:** **Adjacent:** 1993-2005: Auto Repair shop w/ UST (2) at 414 W 126 St. **City Directory:** **Adjacent:** M E J AUTO REPR CO at 406 W 126 Street (document 31642031; pg 1049), AMER HOME LAUNDRY at 401 W 126 Street , MORNINGSIDE PRESS at 403 W 126 Street (document 31642031; pg 1048)		S,CD	Yes
40	1967	89	460-482 WEST 128 STREET	M1-1	MX M1-5/R7-2	NA	Y	Y	**Sanborn:** **On-site:** 1951: steel tubing & laboratory, 1912: auto carpet and paint shop **Adjacent:** 1951-2005: Auto Repair shop (475 - 485 W 128th), 1902: coal shed at 443 West 127 Street, 1951-2005: Garage with buried gas tank (451 - 469 W 128th), 1951-1978 + 1988-2005: Department of Sanitation (468 W 126), 1951-2005: Sheet metal & Iron works (470 W 126), 1980-1986: Auto Repair shop (468 W 126th) **City Directory:** **On-Site:** DEVALERA MFRS ALUMNM PRODS, UNITED REFRIGERATN & TERNS CO INC, KAM TRUCKING CORP (document 31642031; pg 1266), AMER WET WASH LAUNDRY CO (document 31642031; pg 1067) TUBLAR SVCE CORP STEEL TUBING, SWEETS LABORATORIES INC (document 31642031; pg 1075), GUMAKERS OF AMERICA INC, SWEETS LABORATORIES INC, PLASTIC CHEMICLS CORP, BRONX HYGRADE AUTO PAINTING & TRIMMING CO, JACKOWITZ J M AUTO PNTG, STANDARD AUTO PAINTING & UPHL CO at 423 W 127 Street (document 31642031; pg 1207), AFRICA AUTO REPAIR SHOP at 427 W 127 Street (document 31642031; pg 1207) **Adjacent:** T & T AUTO REPAIR at 415 W 127th Street (document 31642031; pg 1205), CHASE STANLEY CLNG FLUIDS, AFTA SOLVENTS CORP CLNG FLUIDS at 470 W 128 Street (document 31642031; pg 1266), BREEN S GARAGE at 470 West 126th Street (document 31642031; pg 1207), ALUMINIA PRODUCTA at 480 W 128th Street (document 31642031; pg 1267), HERLOT MACH PRODS CO INC, LANDAU N METAL CO, HERZ INDUSTRIALS DEVICES INC, MOTHERS FRIEND FAMILY LAUNDRY, PRUDENTIAL STEAM LAUNDRY INC at 452 W 128 Street (document 31642031; pg		S,CD	Yes
		40	1361-1369 AMSTERDAM AVENUE, 492-498 WEST 128 STREET, 473-479 WEST 126 STREET									Yes
		45	461-471 WEST 126 STREET									Yes
		50	439-449 WEST 127 STREET									Yes
		60	423-437 WEST 127 STREET, 437 REAR WEST 127 STREET									Yes
50	1966	41	461 WEST 125 STREET, 461 DR M L KING JR BLVD	M1-1	MX M1-5/R7-2	NA	Y	N	**Sanborn:** **On-site:** 1952-2005: Garage with UST (2) **Adjacent:** 2001-2005: autorepair shop at 427 W 126th Street **City Directory:** **Adjacent:** LENOX FRENCH CLEANRS at 429 W 125 Street (document 31642031; pg 812), LEDERER A PRINTING at 431 W 125 Street (document 31642031; pg 834), SCHLICHTING CHAS G LAB at 447 W 125 Street (document 31642031; pg 850), DOROTHY PRESS THE STATNRS & PRNTRER at 463 W 125 Street (document 31642031; pg 868), WATER SERVICE LABS INC CHEMCL ENGRS, CROTON INDUSTRIAL LABS at 423 W 126 Street (document 31642031; pg 1058), ALBERTO AUTO REPAIRS at 427 W 126 Street (document 31642031; pg 1059), no info for 474-484 W 125th Street		S,CD	Yes
		95	426-432 WEST 126 STREET, 456 WEST 126 STREET									Yes
51	2091	38	606-618 W 145 St	R8	R8 / C1-4	N	NA	NA	RCRA-SQG (4), NY HIST TANKS (2), NY UST (2), NY AST (11), NY Hist Spills (2), RCRA-NonGen (4), NY MANIFEST (4), NY DRYCLEANERS (4)		DB	Yes
52	2060	25	409-411 W 145 St	R7-2	R6A / C1-4	N	NA	NA	RCRA-CESQG (4), NY HIST TANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (2), RCRA-NonGen (4), NY MANIFEST (4), NY DRYCLEANERS (4)		DB	Yes
53	2050	150	406 W 145 St	R7-2	R6A / C1-4	N	NA	NA	RCRA-CESQG (4), NY HIST TANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (2), RCRA-NonGen (4), NY MANIFEST (4), NY DRYCLEANERS (4)		DB	Yes
54	2070	8	30-36 Hamilton Pl 541 W 138 St 560-566 W 139 St	R7-2	R7A / C1-4	Y	NA	NA	On-Site (30 Hamilton): NY AST (11) Buffer Zone: RCRA-CESQG (4), NY HIST TANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Spills, NY Hist Spills (2), RCRA-NonGen (4), NY MANIFEST (4), NY DRYCLEANERS (4)		DB	Yes

TABLE 9-1 (cont'd)
Summary of Environmental Issues for Projected and Potential Development Sites

Site	Block	Lot	Address	Zoning		Environmental Issue Found On-Site*			Descriptions (see code definitions below)/Listed sites within 400-foot buffer zone (or adjacent addresses for Sanborns and City Directories)	Findings withing 400 feet at higher elevation	Source	Recommended (e) Designation
				Existing	Proposed	Database	Sanborn	City Directory				
55	2070	12	31-35 Hamilton Pl 531-539 W 138 St 530-540 W 139 St	R7-2	R7A / C1-4	Y	NA	NA	On-Site (35 Hamilton): NY AST (11), NY Spills (2) Buffer Zone: RCRA-CESQG (4), NY HIST TANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Spills, NY Hist Spills (2), NY MANIFEST (4), NY DRYCLEANERS (4)		DB	Yes
POTENTIAL SITES												
20	2065	6	475 WEST 150 STREET	R7-2	R7A	N	NA	NA	RCRA-SQG (4), RCRA-CESQG (4), NY HIST TANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (2), RCRA-NonGen (4), NY MANIFEST (4), NY DRYCLEANERS (4)		DB	Yes
21	2065	10	463 WEST 150 STREET	R7-2	R7A	N	NA	NA	RCRA-SQG (4), RCRA-CESQG (4), NY HIST TANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (2), RCRA-NonGen (4), NY MANIFEST (4), NY DRYCLEANERS (4)		DB	Yes
22	2078	17	523 WEST 146 STREET	R7-2	R7A	N	NA	NA	RCRA-CESQG (4), NY LTANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4), DRYCLEANERS (4)		DB	Yes
23	2077	6	543 WEST 145 STREET	R7-2	R8A IH	N	NA	NA	RCRA-SQG (4), RCRA-CESQG (4), NY HIST LTANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9),RCRA-NonGen (4), NY MANIFEST (4)		DB	Yes
24	2077	24	507 WEST 145 STREET	R7-2	R8A IH	N	NA	NA	RCRA-CESQG (4), NY LTANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4), DRYCLEANERS (4)		DB	Yes
25	2091	36	3531 BROADWAY	R8	C6-3X IH / C1-4	N	NA	NA	RCRA-SQG (4), NY HIST LTANKS (2), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4), DRYCLEANERS (4)		DB	Yes
26	2076	125	513 WEST 144 STREET	R7-2	R7A	N	NA	NA	NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4)		DB	Yes
		25	515 WEST 144 STREET									Yes
27	2076	27	507 WEST 144 STREET	R7-2	R7A	N	NA	NA	RCRA-CESQG (4), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4)		DB	Yes
		127	509 WEST 144 STREET									Yes
28	2051	56	348 WEST 145 STREET	R7-2	R8A	N	NA	NA	RCRA-SQG (4), RCRA-SQG (4), RCRA-CESQG (4), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4), DRYCLEANERS (4)		DB	Yes
		57	346 WEST 145 STREET									Yes
29	2051	58	344 WEST 145 STREET	R7-2	R8A	N	NA	NA	RCRA-SQG (4), RCRA-SQG (4), RCRA-CESQG (4), NY UST (2), NY AST (11), NY HIST UST (2), NY Hist Spills (9), RCRA-NonGen (4), NY MANIFEST (4), DRYCLEANERS (4)		DB	Yes
		59	342 WEST 145 STREET									Yes
30	2071	42	518 WEST 140 STREET	R7-2	R7A	N	NA	NA	NY TANKS (2,11), NY UST (2), NY AST (11), NY HIST UST (2), RCRA-NonGen (4), NY MANIFEST (4)	7 NY SPILLS, 4 NY LTANKS	DB	Yes
		141	516 WEST 140 STREET									Yes
31	1968	16	451-469 WEST 128 STREET, 460-462 W 129 STREET	M1-1	MX M1-5 / R7-2	NA	Y	Y	**Sanborn:** **On-site:** 1951-2005: Garage with burried tank (2) **Adjacent:** 1912-2005: UST at 435-485 W 129th Street **City Directory:** **On-Site:** CONNELL & O CONNOR GARAGE (document 31642031; pg 1264), JUAN AUTO REPR SHOP (document 31642031; pg 1331), BREITBOY GARAGE INC (document 31642031; pg 1332) **Adjacent:** MOTHERS FRIEND FAMILY LAUNDRY,HERLOT MACH PRODS CO INC, LANDAU N METAL CO, HERZ INDUSTRIALS DEVICES INC, PRUDENTIAL STEAM LAUNDRY INC at 452 W 128 Street (document 31642031; pg 1265), MAYFAIR PRODS MFG CO PLSTCS at 454 W 128th Street (document 31642031; pg 1265), DEVALERA MFRS ALUMNM PRODS, UNITED REFRIGERATN & TERNS CO INC at 460 W 128th Street (document 31642031; pg 1266), CHASE STANLEY CLNG FLUIDS, AFTA SOLVENTS CORP CLNG FLUIDS at 470 W 128 Street (document 31642031; pg 1266), SAUNDERS BROS INC TRUKNG at 453 W 129th Street (document 31642031; pg 1330),		S,CD	Yes

TABLE 9-1 (cont'd)
Summary of Environmental Issues for Projected and Potential Development Sites

Site	Block	Lot	Address	Zoning		Environmental Issue Found On-Site*			Descriptions (see code definitions below)/Listed sites within 400-foot buffer zone (or adjacent addresses for Sanborns and City Directories)	Findings withing 400 feet at higher elevation	Source	Recommended (e) Designation
				Existing	Proposed	Database	Sanborn	City Directory				
32	1966	107	1355 AMSTERDAM , VENUE 472 WEST 126 STREET	M1-1	MX M1-5 / R7-2	NA	Y	Y	**Sanborn:** **On-site:** 1951-2005: Sheet metal & Ir works **Adjacent:** 1951-1978 + 1988-2005: Department of Sanitation (468 W 126), 1980-1986: Auto Repair shop (468 W 126th) **City Directory:** **On-Site:** BREEN S GARAGE (document 31642031; pg 1075) **Adjacent:** -, no info for 471-479 W 126th Street		S,CD	Yes
		108	1351-1353 AMSTERDAM AVENUE, 470 WEST 126 STREET									Yes
33	1967	9	429 W 126 STREET	M1-1	MX M1-5 / R7-2	NA	Y (Lot 10)	Y	**Sanborn:** **On-site (Lot 10):** 2005: Automobile Service Station **Adjacent:** 1951-2005: Automobile Service Station with UST (2) at 430-436 West 126th Street / 1976-2003: Automobile Service Station at 416 West 127th Street / 1951: Laboratory at 425 West 127th Street, 1912: auto storage and carpenter paintshop at 423 W 127th Street. **City Directory:** **On-Site:** WATER SERVICE LABS INC CHEMCL ENGRS, CROTON INDUSTRIAL LABS at 423 W 126 Street (document 31642031; pg 1058), ALBERTO AUTO REPAIRS at 427 W 126 Street (document 31642031; pg 1059), MITCHELL AUTO BODY SHOP at 418 W 127 Street (document 31642031; pg 1206) **Adjacent:** MITCHELL AUTO BODY SHOP at 416 W 127 Street (document 31642031; pg 1206)		S,CD	Yes
		10	427 W 126 STREET, 422 W 127 STREET									Yes
		12	423-425 W 126 STREET, 418-420 W 127 STREET									Yes
56	2092	21	621 W 145 St	R8	R6A / C1-4	N	NA	NA	RCRA-SQG (4), NY HIST TANKS (2), NY AST (11), NY Hist Spills (2), RCRA-NonGen (4), NY MANIFEST (4)		DB	Yes
57	2060	10	477 W 145 St	R7-2	R6A / C1-4	N	NA	NA	NY UST (2), NY SPILLS (9), NY AST (11), NY HIST UST (2)	4 NY SPILLS	DB	Yes

DB = Regulatory Database
S = Sanborn Maps
CD = City Directory
N/A = Not applicable
*Sanborn map and City Directory Review included surrounding properties, when information was available.

Descriptions (from Hazardous Materials Appendix 5 [Chapter 24 of Title 15 of the Rules of the City of New York])

(1) = Incinerators
(2) = Underground storage tanks (underground storage tanks)
(3) = Active solid waste landfills
(4) = Permitted hazardous waste management facilities
(5) = Inactive hazardous waste facilities
(6) = Suspected hazardous waste sites
(7) = Hazardous substance spill locations
(8) = Areas known to contain fill material
(9) = petroleum spill locations
(10) = Any past use identified in Appendix A of Hazardous Materials Appendix 5 (Chapter 24 of Title 15 of the Rules of the City of New York)
(11) = Above-ground storage tanks (ASTs)

RCRA-LQG: Large quantity generators that generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.
RCRA-SQG: Small quantity generators that generate between 100 kg and 1,000 kg of hazardous waste per month.
RCRA-CESQG: exempt small quantity generators, generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.
NY LTANKS: Leaking Storage Tank Incident Reports. These can be either leaking USTs or ASTs
NY HIST LTANKS: A listing of leaking underground and aboveground storage tanks before Jan 1, 2002.
NY TANKS: This database contains records of facilities that are or have been regulated under Bulk Storage Program. Tank information for these facilities may not be releasable by the state agency.
NY CBS AST: Facilities storing hazardous substances listed in 6 NYCRR Part 597, in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.
NY CBS: These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size
NY Spills: Data collected on spills reported to NYSDEC; includes spills active as of April 1, 1986, as well as spills occurring since this date.
NY Hist Spills: This database contains records of chemical and petroleum spill incidents up to January 1, 2002.
RCRA-NonGen: Sites that generate, transport, store, treat and/or dispose of hazardous waste. Non-Generators do not presently generate hazardous waste.
NY MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.
NY DRYCLEANERS: A listing of all registered drycleaning facilities.