

**PHASE II ENVIRONMENTAL SITE ASSESSMENT**

530 North State Road  
Briarcliff Manor, Westchester County, New York

March 31, 2008

**DT CONSULTING SERVICES, INC.**  
1291 Old Post Road  
Ulster Park, New York 12487  
(845) 658-3484 (phone) / (845) 658-3320 (fax)  
dtconsulting@hvc.rr.com

March 31, 2008

**Mr. Sage Prigozen**  
NSRR Realty, Inc.  
58-64 A. Maurice Avenue  
Maspeth, New York 11378


**RE: PHASE II ENVIRONMENTAL SITE ASSESSMENT**  
530 North State Road  
Briarcliff Manor, Westchester County, New York

Dear Mr. Prigozen:

Attached please find your Phase II Environmental Site Assessment as prepared by DT Consulting Services, Inc. (DTCS) for the above referenced site. If you should have any questions or require additional information please feel free to contact me at (845) 658-3484. DTCS thanks you for the opportunity to work with you on this project.

Sincerely,

**DT CONSULTING SERVICES, INC.**

  
Deborah J. Thompson  
Senior Geologist/Project Manager

Cc: P. Abt/Provident Bank  
M. Wodka/TEAM Environmental Consultants, Inc.

**DT CONSULTING SERVICES, INC.**

**PHASE II ENVIRONMENTAL SITE ASSESSMENT**

**Pertaining to:**

530 North State Road  
Briarcliff Manor, New York 10562

**Prepared for:**

Mr. Sage Prigozen  
NSRR Realty, Inc.  
58-64 A. Maurice Avenue  
Maspeth, New York 11378

**Prepared by:**

Ms. Deborah J. Thompson  
Senior Geologist/Project Manager  
**DT CONSULTING SERVICES, INC.**  
1291 Old Post Road  
Ulster Park, New York 12487

**Date:** March 31, 2008

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## 1.0 INTRODUCTION/ SITE INFORMATION

DT Consulting Services, Inc. (DTCS) was authorized by Sage Prigozen (NSRR Realty, Inc.) to perform a Phase II Environmental Site Assessment (ESA) of a commercial property located at 530 North State Road, Briarcliff Manor, Westchester County, New York (heretofore referred to as the site or subject property). A property location map and a site plan (Figures 1 and 2, respectively) are included for your reference.

The approximate one-acre parcel is operated as Briarcliff Garden Center and is presently improved with a one-story (slab on grade) wood frame masonry block building (product display and sales center), two sheds, and a greenhouse. DTCS was informed that the property has been utilized as a retail garden center and/or a fence company dating back to 1986. Prior to 1986, the site was reportedly operated as a laundry (1962 – 1986). According to a previously prepared Phase I ESA report reviewed by DTCS, it is unknown if historical laundry operations included the performance of onsite dry cleaning operations.

The property is bordered to the north by an industrial boiler installation company (Unity Mechanical Corporation) and North State Mechanical Corporation, to the south by an equipment storage yard, to the east by undeveloped wooded property, and to the west by North State Road and commercial businesses. The site topography is generally level and at grade with North State Road. The potable water supply is provided to the subject and adjoining properties by the Town of Ossining. Although municipal sewerage is available to the subject property vicinity, it could not be determined by the Village of Ossining Building Department whether the site is connected to this municipal service or maintains a private septic system.

Based upon identified Phase I ESA "data gaps" pertaining to possible historic commercial dry cleaning operations, the absence of information concerning current/former septic systems, and the possible onsite presence of petroleum bulk storage tanks, a Phase II ESA was deemed appropriate for the site.

## 2.0 PHASE II ESA FIELD ACTIVITIES

Based upon reported commercial operations throughout the active history of the subject property, DTCS concentrated its investigative efforts in the following areas:

- ↓ Down gradient locations surrounding the present day onsite structures; and
- ↓ Background locals within the northwestern quadrant of the subject property along North State Road.

The Phase II ESA was performed in locations outlined above to confirm the absence of potentially significant environmental liability issues associated with historic property use. DTCS's Scope of Work incorporated the following project objectives:

- Collect and classify subsurface materials encountered surrounding the aforementioned areas in question.
- Provide quantitative data on targeted volatile/semi-volatile organic compounds (VOC/SVOC), if detected within subsurface materials.
- Offer recommendations as necessary to further investigate identified areas of potential environmental concern and/or to address subsurface contamination, if encountered during the course of this investigation.

The location of soil borings SB-1 to SB-6 are identified in **Figure 2**.

## 2.1 Subsurface Sampling Procedures

DTCS mobilized to the site with Todd J. Syska, Inc. (Geoprobe services contractor) on March 13, 2007 to perform the Phase II ESA field investigation. Employing a track-mounted Geoprobe drill rig, subsurface soil samples were collected at six (6) borehole locations continuously from grade to an approximate depth of eight (8) feet below grade surface (bgs). Samples were obtained by advancing a twenty-four (24) inch long, two (2) inch outer diameter, stainless split spoon sampler equipped with a disposable acetate liner into undisturbed soils. To prevent cross-contamination, all field sampling equipment was decontaminated between each soil boring location. Presented as **Figure 3** are photographs of each field sampling location.

A DTCS Geologist performed soil screening and classification immediately following the collection of subsurface materials. Field screening was conducted using a MiniRae Photoionization Detector (PID). As most petroleum products contain volatile organic compounds (VOCs), PID screening can indicate the presence of volatile organics in a soil sample. To collect data on local aquifer conditions, DTCS collected a groundwater sample from soil boring SB-4 for laboratory analysis. Once the eight (8) foot soil core was extracted from the down gradient monitoring point, the liquid matrix (groundwater) was collected by installing a temporary 3/4" well casing into the borehole and extracting the sample with a peristaltic pump. Field conditions as documented within this monitoring well were as follows:

Depth to Product (ft)	Depth to Water (ft)	Observations
Non-detect	4.0	Clear, no odor or sheen

In an effort to obtain a representative sample, three well volumes were purged from the temporary well prior to sample collection.

## 2.2 Subsurface Characterization

As observed during the field investigation, the lithology of overburden materials encountered at the subject property can be characterized as light brown fine-medium sandy loam fill (0-4' bgs) underlain by silty clay (4-8' bgs). The groundwater table was detected at a depth of approximately four feet below grade. As any subsurface contamination would be expected to be encountered at or near the clay confining layer (which also acts to limit the vertical migration pathway due to its relative low permeability), soil borings were advanced to a final depth of eight-feet bgs across the site.

Headspace field screening was performed on each collected soil sample interval (i.e., 0-4'/4-8'). This screening was conducted by placing the collected soil sample in a Ziploc® style freezer bag, sealing the bag, and after a short pause, obtaining stabilized readings with a PID calibrated to a 100 parts-per-million (ppm) isobutylene standard. During performance of this investigation, headspace screening yielded "non-detect" total petroleum hydrocarbons within each analyzed soil profile.

## 2.3 Laboratory Analysis

Soil samples were collected for laboratory analysis from the bottom two (2) feet of each borehole. Based on field screening and PID readings, soil samples submitted for analyses were composited as follows (see Figure 2 for locations):

### SOILS/GROUNDWATER

**Sample No. 001** = Soil Boring SB-1 & SB-2

**Sample No. 002** = Soil Boring SB-3

**Sample No. 003** = Soil Boring SB-4 - Groundwater

**Sample No. 004** = Soil Boring SB-5 & SB-6

Soil samples were analyzed for volatile and semi-volatile organic compounds utilizing U.S. EPA Test Methods 8021 (with MTBE) and 8270 B/N, respectively. The complete laboratory package is presented in **Attachment A**.

### 3.0 FINDINGS

Review of the analytical data report revealed non-detect sample concentrations for most targeted constituents. Only one compound, Benzo(a)pyrene, was encountered during analysis of soils from cores SB-1-SB-3, SB-5 and SB-6. Detected concentrations were as follows:

#### SEMI-VOLATILE ORGANIC COMPOUND ANALYSIS EPA TEST METHOD 8270 B/N

Sample Location	Soil Boring SB-1 & SB-2	Soil Boring SB-3	Soil Boring SB-4	Soil Boring SB-5 & SB-6
Sample Number	001	002	003	004
Date Collected	3/13/08	3/13/08	3/13/08	3/13/08
Matrix	Soil	Soil	water	Soil
Analytical Method	8270	8270	8270	8270
Compound	B/N	B/N	B/N	B/N
	Guidance Value	Sample Conc.	Sample Conc.	Sample Conc.
	61 or MDL			
Benzo(a)pyrene	(MDL =165 )	1489	640	ND
				669

#### Notes:

1. ND = Non-detect. MDL = Method detection Limit.
2. Source: NYSDEC Technical and Administrative Guidance Memorandum #4046, dated January 24, 1994, as modified by NYSDEC memoranda.

Note that analysis of the groundwater sample was reported with non-detect laboratory concentrations for all selected VOC's and SVOC's.

### 4.0 CONCLUSIONS/RECOMMENDATIONS

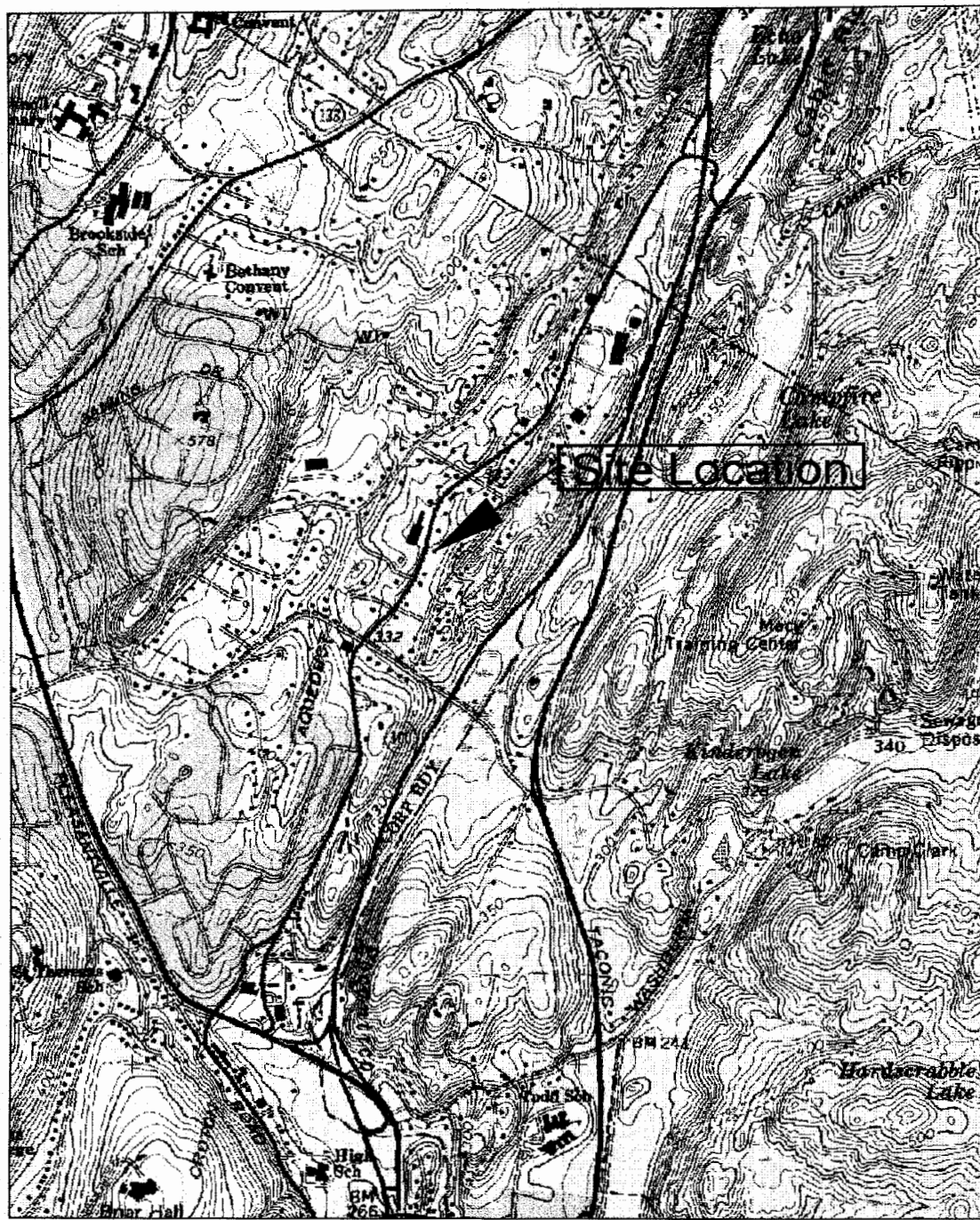
Benzo(a)pyrene is a polycyclic aromatic hydrocarbon (PAH) which is typically generated as a result of incomplete combustion (especially in diesel engines). Consequently, DTCS believes that the presence of this compound would be expected at urban property locations and at commercial facilities which utilize diesel vehicles to assist with business operations (i.e., not associated with a petroleum release or dry cleaning operations).

DTCS therefore concludes that based upon field observations and review of generated analytical data, that significant impacts to soil and/or groundwater quality do not appear to have occurred beyond what has been identified and reported. As the site is provided with a municipal water supply and will continue to be utilized for commercial purposes, no further environmental site investigations and/or site remediation activities appear to be warranted at this time.

## **5.0 LIMITATIONS**

DTCS has prepared this site assessment using reasonable efforts in each phase of its work to determine the extent of subsurface petroleum contamination (if any) within the locations of potential environmental concern. This report is not definitive, and should not be assumed to be a complete or specific definition of all conditions above or below grade. The conclusions/recommendations set forth herein are applicable only to the facts and conditions described at the time of this report.

**FIGURES**



3-D TopoQuads Copyright © 1999 DeLorme, Yarmouth, ME 04096 Source Data: USGS 1:49 ft Scale: 1:16,000 Detail D-4 Datum: WGS84

**Client:** NSRR Realty, Inc.

**Site:** 530 North State Road, Briarcliff Manor, NY

**Spill #:**  
N/A

**Drawn by:**  
DJT

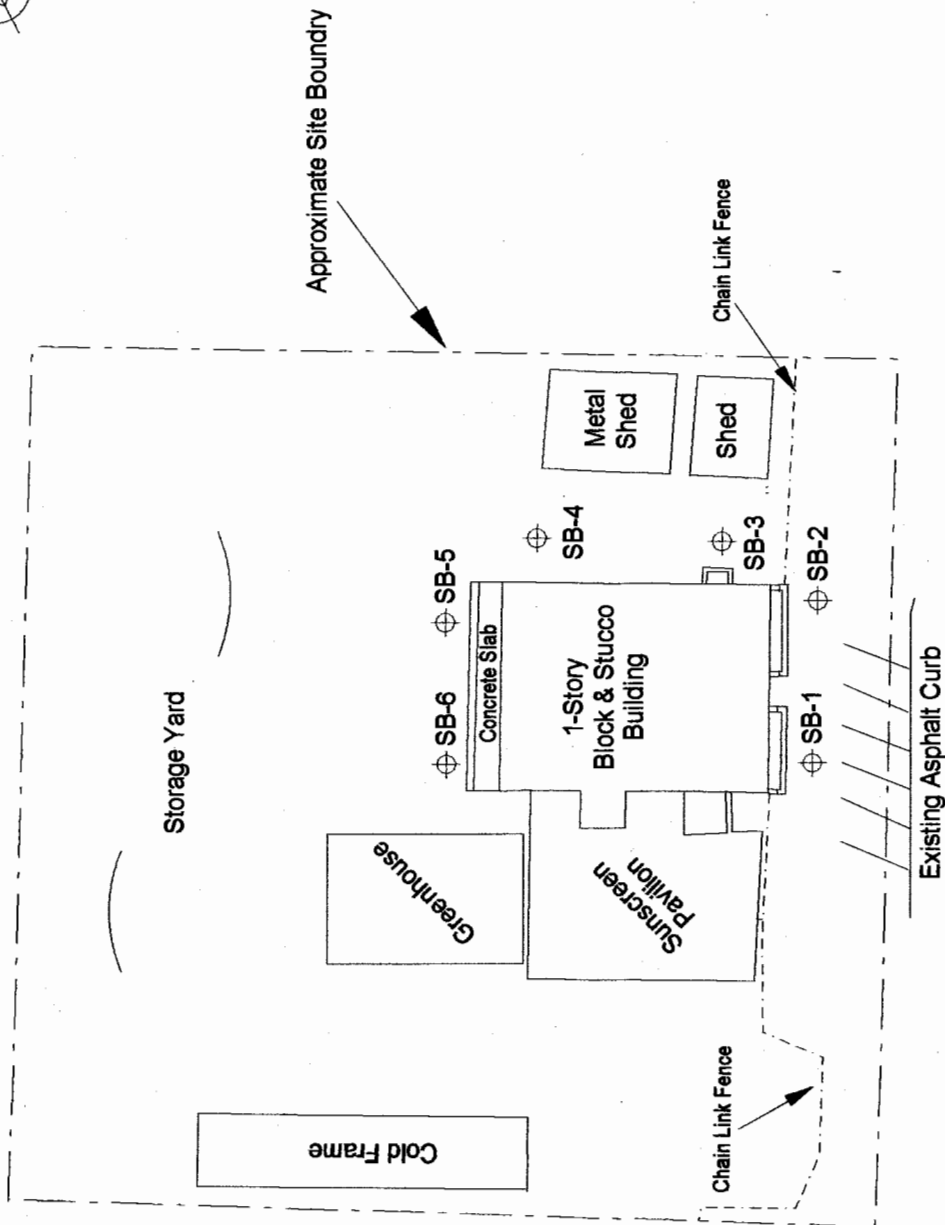
**Scale:**  
1 : 16,000

## Site Location Plan

**Figure No:** 1



Pine Street



KEY

⊕ SB-1 = Soil Boring Location

DT Consulting Services, Inc.  
1291 Old Post Road  
Ulster Park, New York 12487  
(845) 658-3484

Client: NSRR Realty, Inc.

Location: 530 North State Road, Briarcliff Manor, Westchester County, New York

Title: Site (base) Map

Scale: Approx. 1:40    Drawn By: DT    Spill No: N/A    Fig.#: 2



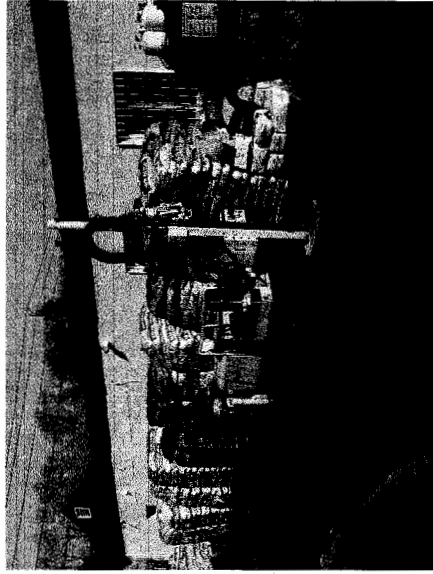
Soil Boring SB-1



Soil Boring SB-2



Soil Boring SB-3



Soil Boring SB-4



Soil Boring SB-5



Soil Boring SB-6

DT Consulting Services, Inc. 1291 Old Post Road Ulster Park, New York 12487 (845) 658-3484		Client:	NSRR Realty, Inc.		
		Location:	530 North State Road, Briarcliff Manor, Westchester County, New York		
		Title:	Photo Documentation		
		Scale:	None	Drawn By:	DT
		Spill No:	N/A	Fig #:	3

**ATTACHMENTS**

**ATTACHMENT A**

# YORK

ANALYTICAL LABORATORIES, INC.

## Technical Report

prepared for:

**DT Consulting Services  
1291 Old Post Road  
Ulster Park, NY 12487  
Attention: Deborah Thompson**

Report Date: 3/27/2008

***Re: Client Project ID: 530 North State Rd, Briarcliff Manor  
York Project No.: 08030573***

CT License No. PH-0723

New Jersey License No. CT-005

New York License No. 10854



**DT Consulting Services**  
1291 Old Post Road  
Ulster Park, NY 12487  
Attention: Deborah Thompson

## Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 03/17/08. The project was identified as your project "530 North State Rd, Briarcliff Manor".

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the NELAC acceptance requirements for environmental samples except those indicated under the Notes section of this report.

All the analyses met the method and laboratory standard operating procedure requirements except as indicated under the Notes section of this report, or as indicated by any data flags, the meaning of which is explained in the attachment to this report, if applicable.

The results of the analyses, which are all reported on an as-received basis unless otherwise noted, are summarized in the following table(s).

## Analysis Results

Client Sample ID			SB-1 & SB-2		SB-3	
York Sample ID			08030573-01		08030573-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles, 8260 List	SW846-8260	ug/Kg	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	10	Not detected	10
1,1,1-Trichloroethane			Not detected	10	Not detected	10
1,1,2,2-Tetrachloroethane			Not detected	10	Not detected	10
1,1,2-Trichloroethane			Not detected	10	Not detected	10
1,1-Dichloroethane			Not detected	10	Not detected	10
1,1-Dichloroethylene			Not detected	10	Not detected	10
1,1-Dichloropropylene			Not detected	10	Not detected	10
1,2,3-Trichlorobenzene			Not detected	10	Not detected	10
1,2,3-Trichloropropane			Not detected	10	Not detected	10
1,2,3-Trimethylbenzene			Not detected	10	Not detected	10
1,2,4-Trichlorobenzene			Not detected	10	Not detected	10
1,2,4-Trimethylbenzene			Not detected	10	Not detected	10
1,2-Dibromo-3-chloropropane			Not detected	10	Not detected	10
1,2-Dibromoethane			Not detected	10	Not detected	10
1,2-Dichlorobenzene			Not detected	10	Not detected	10
1,2-Dichloroethane			Not detected	10	Not detected	10

**YORK**

Client Sample ID			SB-1 & SB-2		SB-3	
York Sample ID			08030573-01		08030573-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
1,2-Dichloroethylene (Total)			Not detected	10	Not detected	10
1,2-Dichloropropane			Not detected	10	Not detected	10
1,3,5-Trimethylbenzene			Not detected	10	Not detected	10
1,3-Dichlorobenzene			Not detected	10	Not detected	10
1,3-Dichloropropane			Not detected	10	Not detected	10
1,4-Dichlorobenzene			Not detected	10	Not detected	10
1-Chlorohexane			Not detected	10	Not detected	10
2,2-Dichloropropane			Not detected	10	Not detected	10
2-Chlorotoluene			Not detected	10	Not detected	10
4-Chlorotoluene			Not detected	10	Not detected	10
Benzene			Not detected	10	Not detected	10
Bromobenzene			Not detected	10	Not detected	10
Bromochloromethane			Not detected	10	Not detected	10
Bromodichloromethane			Not detected	10	Not detected	10
Bromoform			Not detected	10	Not detected	10
Bromomethane			Not detected	10	Not detected	10
Carbon tetrachloride			Not detected	10	Not detected	10
Chlorobenzene			Not detected	10	Not detected	10
Chloroethane			Not detected	10	Not detected	10
Chloroform			Not detected	10	Not detected	10
Chloromethane			Not detected	10	Not detected	10
cis-1,3-Dichloropropylene			Not detected	10	Not detected	10
Dibromochloromethane			Not detected	10	Not detected	10
Dibromomethane			Not detected	10	Not detected	10
Dichlorodifluoromethane			Not detected	10	Not detected	10
Ethylbenzene			Not detected	10	Not detected	10
Hexachlorobutadiene			Not detected	10	Not detected	10
Isopropylbenzene			Not detected	10	Not detected	10
Methylene chloride			Not detected	10	Not detected	10
MTBE			Not detected	10	Not detected	10
Naphthalene			Not detected	10	Not detected	10
n-Butylbenzene			Not detected	10	Not detected	10
n-Propylbenzene			Not detected	10	Not detected	10
o-Xylene			Not detected	10	Not detected	10
p- & m-Xylenes			Not detected	10	Not detected	10
p-Isopropyltoluene			Not detected	10	Not detected	10
sec-Butylbenzene			Not detected	10	Not detected	10
Styrene			Not detected	10	Not detected	10
tert-Butylbenzene			Not detected	10	Not detected	10
Tetrachloroethylene			Not detected	10	Not detected	10
Toluene			Not detected	10	Not detected	10
trans-1,3-Dichloropropylene			Not detected	10	Not detected	10
Trichloroethylene			Not detected	10	Not detected	10
Trichlorofluoromethane			Not detected	10	Not detected	10
Vinyl chloride			Not detected	10	Not detected	10
<b>Base/Neutral Extractables</b>	SW846-8270	ug/Kg	---	---	---	---
1,2,4-Trichlorobenzene			Not detected	165	Not detected	165
1,2-Dichlorobenzene			Not detected	165	Not detected	165
1,3-Dichlorobenzene			Not detected	165	Not detected	165
1,4-Dichlorobenzene			Not detected	165	Not detected	165
2,4-Dinitrotoluene			Not detected	165	Not detected	165

**YORK**

Client Sample ID			SB-1 & SB-2		SB-3	
York Sample ID			08030573-01		08030573-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
2,6-Dinitrotoluene			Not detected	165	Not detected	165
2-Chloronaphthalene			Not detected	165	Not detected	165
2-Methylnaphthalene			Not detected	165	Not detected	165
2-Nitroaniline			Not detected	165	Not detected	165
3,3'-Dichlorobenzidine			Not detected	165	Not detected	165
3-Nitroaniline			Not detected	165	Not detected	165
4-Bromophenyl phenyl ether			Not detected	165	Not detected	165
4-Chloroaniline			Not detected	165	Not detected	165
4-Chlorophenyl phenyl ether			Not detected	165	Not detected	165
4-Nitroaniline			Not detected	165	Not detected	165
Acenaphthene			Not detected	165	Not detected	165
Acenaphthylene			Not detected	165	Not detected	165
Anthracene			Not detected	165	Not detected	165
Benzo(a)anthracene			Not detected	165	Not detected	165
Benzo(a)pyrene			1489	165	640	165
Benzo(b)fluoranthene			Not detected	165	Not detected	165
Benzo(g,h,i)perylene			Not detected	165	Not detected	165
Benzo(k)fluoranthene			Not detected	165	Not detected	165
Bis(2-chloroethoxy)methane			Not detected	165	Not detected	165
Bis(2-chloroethyl)ether			Not detected	165	Not detected	165
Bis(2-chloroisopropyl)ether			Not detected	165	Not detected	165
Bis(2-ethylhexyl)phthalate			Not detected	165	Not detected	165
Butyl benzyl phthalate			Not detected	165	Not detected	165
Carbazole			Not detected	165	Not detected	165
Chrysene			Not detected	165	Not detected	165
Dibenzo(a,h)anthracene			Not detected	165	Not detected	165
Dibenzofuran			Not detected	165	Not detected	165
Diethylphthalate			Not detected	165	Not detected	165
Dimethylphthalate			Not detected	165	Not detected	165
Di-n-butylphthalate			Not detected	165	Not detected	165
Di-n-octylphthalate			Not detected	165	Not detected	165
Fluoranthene			Not detected	165	Not detected	165
Fluorene			Not detected	165	Not detected	165
Hexachlorobenzene			Not detected	165	Not detected	165
Hexachlorobutadiene			Not detected	165	Not detected	165
Hexachlorocyclopentadiene			Not detected	165	Not detected	165
Hexachloroethane			Not detected	165	Not detected	165
Indeno(1,2,3-cd)pyrene			Not detected	165	Not detected	165
Isophorone			Not detected	165	Not detected	165
Naphthalene			Not detected	165	Not detected	165
Nitrobenzene			Not detected	165	Not detected	165
N-Nitrosodi-n-propylamine			Not detected	165	Not detected	165
N-Nitrosodiphenylamine			Not detected	165	Not detected	165
Phenanthrene			Not detected	165	Not detected	165
Pyrene			Not detected	165	Not detected	165

**YORK**

Client Sample ID			SB-4	
York Sample ID			08030573-03	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
Volatiles, 8260 List	SW846-8260	ug/L	---	---
1,1,1,2-Tetrachloroethane			Not detected	5.0
1,1,1-Trichloroethane			Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0
1,1,2-Trichloroethane			Not detected	5.0
1,1-Dichloroethane			Not detected	5.0
1,1-Dichloroethylene			Not detected	5.0
1,1-Dichloropropylene			Not detected	5.0
1,2,3-Trichlorobenzene			Not detected	5.0
1,2,3-Trichloropropane			Not detected	5.0
1,2,3-Trimethylbenzene			Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0
1,2,4-Trimethylbenzene			Not detected	5.0
1,2-Dibromo-3-chloropropane			Not detected	5.0
1,2-Dibromoethane			Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0
1,2-Dichloroethane			Not detected	5.0
1,2-Dichloroethylene (Total)			Not detected	5.0
1,2-Dichloropropane			Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0
1,3-Dichloropropane			Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0
1-Chlorohexane			Not detected	5.0
2,2-Dichloropropane			Not detected	5.0
2-Chlorotoluene			Not detected	5.0
4-Chlorotoluene			Not detected	5.0
Benzene			Not detected	5.0
Bromobenzene			Not detected	5.0
Bromochloromethane			Not detected	5.0
Bromodichloromethane			Not detected	5.0
Bromoform			Not detected	5.0
Bromomethane			Not detected	5.0
Carbon tetrachloride			Not detected	5.0
Chlorobenzene			Not detected	5.0
Chloroethane			Not detected	5.0
Chloroform			Not detected	5.0
Chloromethane			Not detected	5.0
cis-1,3-Dichloropropylene			Not detected	5.0
Dibromochloromethane			Not detected	5.0
Dibromomethane			Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0
Ethylbenzene			Not detected	5.0
Hexachlorobutadiene			Not detected	5.0
Isopropylbenzene			Not detected	5.0
Methylene chloride			Not detected	5.0
MTBE			Not detected	5.0
Naphthalene			Not detected	5.0
n-Butylbenzene			Not detected	5.0
n-Propylbenzene			Not detected	5.0
o-Xylene			Not detected	5.0

**YORK**

Client Sample ID			SB-4	
York Sample ID			08030573-03	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
p- & m-Xylenes			Not detected	5.0
p-Isopropyltoluene			Not detected	5.0
sec-Butylbenzene			Not detected	5.0
Styrene			Not detected	5.0
tert-Butylbenzene			Not detected	5.0
Tetrachloroethylene			Not detected	5.0
Toluene			Not detected	5.0
trans-1,3-Dichloropropylene			Not detected	5.0
Trichloroethylene			Not detected	5.0
Trichlorofluoromethane			Not detected	5.0
Vinyl chloride			Not detected	5.0
<b>Base/Neutral Extractables</b>	SW846-8270	ug/L	---	---
1,2,4-Trichlorobenzene			Not detected	5.25
1,2-Dichlorobenzene			Not detected	5.25
1,3-Dichlorobenzene			Not detected	5.25
1,4-Dichlorobenzene			Not detected	5.25
2,4-Dinitrotoluene			Not detected	5.25
2,6-Dinitrotoluene			Not detected	5.25
2-Chloronaphthalene			Not detected	5.25
2-Methylnaphthalene			Not detected	5.25
2-Nitroaniline			Not detected	5.25
3,3'-Dichlorobenzidine			Not detected	5.25
3-Nitroaniline			Not detected	5.25
4-Bromophenyl phenyl ether			Not detected	5.25
4-Chloroaniline			Not detected	5.25
4-Chlorophenyl phenyl ether			Not detected	5.25
4-Nitroaniline			Not detected	5.25
Acenaphthene			Not detected	5.25
Acenaphthylene			Not detected	5.25
Anthracene			Not detected	5.25
Benzo(a)anthracene			Not detected	5.25
Benzo(a)pyrene			Not detected	5.25
Benzo(b)fluoranthene			Not detected	5.25
Benzo(g,h,i)perylene			Not detected	5.25
Benzo(k)fluoranthene			Not detected	5.25
Bis(2-chloroethoxy)methane			Not detected	5.25
Bis(2-chloroethyl)ether			Not detected	5.25
Bis(2-chloroisopropyl)ether			Not detected	5.25
Bis(2-ethylhexyl)phthalate			Not detected	5.25
Butyl benzyl phthalate			Not detected	5.25
Carbazole			Not detected	5.25
Chrysene			Not detected	5.25
Dibenzo(a,h)anthracene			Not detected	5.25
Dibenzofuran			Not detected	5.25
Diethylphthalate			Not detected	5.25
Dimethylphthalate			Not detected	5.25
Di-n-butylphthalate			Not detected	5.25
Di-n-octylphthalate			Not detected	5.25
Fluoranthene			Not detected	5.25
Fluorene			Not detected	5.25
Hexachlorobenzene			Not detected	5.25

YORK

Client Sample ID			SB-4	
York Sample ID			08030573-03	
Matrix			WATER	
Parameter	Method	Units	Results	MDL
Hexachlorobutadiene			Not detected	5.25
Hexachlorocyclopentadiene			Not detected	5.25
Hexachloroethane			Not detected	5.25
Indeno(1,2,3-cd)pyrene			Not detected	5.25
Isophorone			Not detected	5.25
Naphthalene			Not detected	5.25
Nitrobenzene			Not detected	5.25
N-Nitrosodi-n-propylamine			Not detected	5.25
N-Nitrosodiphenylamine			Not detected	5.25
Phenanthrene			Not detected	5.25
Pyrene			Not detected	5.25

Client Sample ID			SB-5 & SB-6	
York Sample ID			08030573-04	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
<b>Volatiles, 8260 List</b>	SW846-8260	ug/Kg	---	---
1,1,1,2-Tetrachloroethane			Not detected	10
1,1,1-Trichloroethane			Not detected	10
1,1,2,2-Tetrachloroethane			Not detected	10
1,1,2-Trichloroethane			Not detected	10
1,1-Dichloroethane			Not detected	10
1,1-Dichloroethylene			Not detected	10
1,1-Dichloropropylene			Not detected	10
1,2,3-Trichlorobenzene			Not detected	10
1,2,3-Trichloropropane			Not detected	10
1,2,3-Trimethylbenzene			Not detected	10
1,2,4-Trichlorobenzene			Not detected	10
1,2,4-Trimethylbenzene			Not detected	10
1,2-Dibromo-3-chloropropane			Not detected	10
1,2-Dibromoethane			Not detected	10
1,2-Dichlorobenzene			Not detected	10
1,2-Dichloroethane			Not detected	10
1,2-Dichloroethylene (Total)			Not detected	10
1,2-Dichloropropane			Not detected	10
1,3,5-Trimethylbenzene			Not detected	10
1,3-Dichlorobenzene			Not detected	10
1,3-Dichloropropane			Not detected	10
1,4-Dichlorobenzene			Not detected	10
1-Chlorohexane			Not detected	10
2,2-Dichloropropane			Not detected	10
2-Chlorotoluene			Not detected	10
4-Chlorotoluene			Not detected	10
Benzene			Not detected	10
Bromobenzene			Not detected	10
Bromochloromethane			Not detected	10
Bromodichloromethane			Not detected	10
Bromoform			Not detected	10
Bromomethane			Not detected	10

**YORK**

<b>Client Sample ID</b>			<b>SB-5 &amp; SB-6</b>	
<b>York Sample ID</b>			<b>08030573-04</b>	
<b>Matrix</b>			<b>SOIL</b>	
<b>Parameter</b>	<b>Method</b>	<b>Units</b>	<b>Results</b>	<b>MDL</b>
Carbon tetrachloride			Not detected	10
Chlorobenzene			Not detected	10
Chloroethane			Not detected	10
Chloroform			Not detected	10
Chloromethane			Not detected	10
cis-1,3-Dichloropropylene			Not detected	10
Dibromochloromethane			Not detected	10
Dibromomethane			Not detected	10
Dichlorodifluoromethane			Not detected	10
Ethylbenzene			Not detected	10
Hexachlorobutadiene			Not detected	10
Isopropylbenzene			Not detected	10
Methylene chloride			Not detected	10
MTBE			Not detected	10
Naphthalene			Not detected	10
n-Butylbenzene			Not detected	10
n-Propylbenzene			Not detected	10
o-Xylene			Not detected	10
p- & m-Xylenes			Not detected	10
p-Isopropyltoluene			Not detected	10
sec-Butylbenzene			Not detected	10
Styrene			Not detected	10
tert-Butylbenzene			Not detected	10
Tetrachloroethylene			Not detected	10
Toluene			Not detected	10
trans-1,3-Dichloropropylene			Not detected	10
Trichloroethylene			Not detected	10
Trichlorofluoromethane			Not detected	10
Vinyl chloride			Not detected	10
<b>Base/Neutral Extractables</b>	SW846-8270	ug/Kg	---	---
1,2,4-Trichlorobenzene			Not detected	165
1,2-Dichlorobenzene			Not detected	165
1,3-Dichlorobenzene			Not detected	165
1,4-Dichlorobenzene			Not detected	165
2,4-Dinitrotoluene			Not detected	165
2,6-Dinitrotoluene			Not detected	165
2-Chloronaphthalene			Not detected	165
2-Methylnaphthalene			Not detected	165
2-Nitroaniline			Not detected	165
3,3'-Dichlorobenzidine			Not detected	165
3-Nitroaniline			Not detected	165
4-Bromophenyl phenyl ether			Not detected	165
4-Chloroaniline			Not detected	165
4-Chlorophenyl phenyl ether			Not detected	165
4-Nitroaniline			Not detected	165
Acenaphthene			Not detected	165
Acenaphthylene			Not detected	165
Anthracene			Not detected	165
Benzo(a)anthracene			Not detected	165
Benzo(a)pyrene			669	165
Benzo(b)fluoranthene			Not detected	165

**YORK**

<b>Client Sample ID</b>			<b>SB-5 &amp; SB-6</b>	
<b>York Sample ID</b>			<b>08030573-04</b>	
<b>Matrix</b>			<b>SOIL</b>	
<b>Parameter</b>	<b>Method</b>	<b>Units</b>	<b>Results</b>	<b>MDL</b>
Benzo(g,h,i)perylene			Not detected	165
Benzo(k)fluoranthene			Not detected	165
Bis(2-chloroethoxy)methane			Not detected	165
Bis(2-chloroethyl)ether			Not detected	165
Bis(2-chloroisopropyl)ether			Not detected	165
Bis(2-ethylhexyl)phthalate			Not detected	165
Butyl benzyl phthalate			Not detected	165
Carbazole			Not detected	165
Chrysene			Not detected	165
Dibenzo(a,h)anthracene			Not detected	165
Dibenzofuran			Not detected	165
Diethylphthalate			Not detected	165
Dimethylphthalate			Not detected	165
Di-n-butylphthalate			Not detected	165
Di-n-octylphthalate			Not detected	165
Fluoranthene			Not detected	165
Fluorene			Not detected	165
Hexachlorobenzene			Not detected	165
Hexachlorobutadiene			Not detected	165
Hexachlorocyclopentadiene			Not detected	165
Hexachloroethane			Not detected	165
Indeno(1,2,3-cd)pyrene			Not detected	165
Isophorone			Not detected	165
Naphthalene			Not detected	165
Nitrobenzene			Not detected	165
N-Nitrosodi-n-propylamine			Not detected	165
N-Nitrosodiphenylamine			Not detected	165
Phenanthrene			Not detected	165
Pyrene			Not detected	165

**Units Key:**

For Waters/Liquids: mg/L = ppm ; ug/L = ppb

For Soils/Solids: mg/kg = ppm ; ug/kg = ppb

**Notes for York Project No. 08030573**

1. The MDL (Minimum Detectable Limit) reported is adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. This MDL is the REPORTING LIMIT and is based upon the lowest standard utilized for calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All samples were received in proper condition for analysis with proper documentation.
6. All analyses conducted met method or Laboratory SOP requirements.
7. It is noted that no analyses reported herein were subcontracted to another laboratory.

Approved By: \_\_\_\_\_

Robert Q. Bradley  
Managing Director

Date: 3/27/2008

**YORK**

# Field Chain-of-Custody Record

08036573

Company Name	Report To:	Invoice To:	Project ID/No.	Container Description(s)
DT Consulting Services, Inc.	Deborah Thompson	Same	530 North State Rd Briarcliff Manor	Deborah Thompson Name (Printed)
Sample No.	Location/ID	Date Sampled	Sample Matrix Water Soil Air OTHER	ANALYSES REQUESTED
001	SB-1 + SB-2	3/13/08	✓	8260, 8270 B/W
002	SB-3	↓	✓	↓
003	SB-4	✓		40 ml 1 L
004	SB-5 + SB-6	↓	✓	(1) 202 (1) 402
				FULL LIST
Chain-of-Custody Record				
Bottles Relinquished from Lab by	Date/Time	Sample Relinquished by	Date/Time	Sample Received in LAB by
Bottles Received in Field by	Date/Time	Sample Relinquished by	Date/Time	Sample Received in LAB by
Comments/Special Instructions				

# **ATTACHMENT E**

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## **Qualifications of the Environmental Professional**

**EcolSciences, Inc.**

Environmental Management & Regulatory Compliance

## MICHAEL S. FRIEDMAN

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**EDUCATION:** M.S., 1973 - Marine Biology  
Long Island University  
B.S., 1970 - Biology  
Rensselaer Polytechnic Institute

**AREAS OF  
EXPERTISE:** Project Management  
Regulatory Compliance  
Environmental Remediation  
Wetlands Biology

**PROFESSIONAL  
AFFILIATIONS:** Water Pollution Control Federation  
Society of Wetland Scientists

### EXPERIENCE:

Mr. Friedman is the President of EcolSciences, Inc. During the past thirty years, Mr. Friedman has been a part of EcolSciences' Corporate management staff with primary responsibilities ranging from project manager, business development manager, and general manager to his present responsibilities. With degrees in Biology and Marine Biology, Mr. Friedman has had considerable experience with a cross-section of environmental issues. Coupled with this background, he has also worked on environmental protection/mitigation aspects of several of the largest construction projects funded by the U.S. Environmental Protection Agency (EPA) during the past twenty-five years.

Mr. Friedman has managed numerous NEPA-related studies including wastewater management EIS's, EID's and facilities plans, and has been the Principal-in-Charge of numerous EIS's and special NEPA studies prepared for EPA Regions II, III and V. In this capacity, he participated in the preparation of an International Training Course in Environmental Assessment that was delivered first in Poland by the U.S. EPA. He has also managed the preparation of numerous due diligence studies (Phase I Audits), Brownfields environmental investigations, environmental assessments, wetland investigations and special environmental studies for federal and state agencies and many private clients.

Mr. Friedman has provided expert testimony for a cross-section of projects and has appeared as an expert in New Jersey Superior Court and before numerous planning boards and federal/state boards such as the Hackensack Meadowlands Development Commission. Mr. Friedman routinely provides expert testimony to the legal community on wetland and regulatory issues. Additionally, Mr. Friedman has been a lecturer on New Jersey's wetlands regulations at the Government Institutes' Fundamentals of New Jersey Environmental Law Compliance Course as well as on several panels including New Jersey's Brownfield's regulations.



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Several examples of relevant project experience include Mr. Friedman's management of the following:

- Principal-in-Charge for the preparation of a preliminary assessment, site investigation report, remedial action workplan, and remedial investigation report for a major New Jersey brownfield site along the Hudson River waterway.
- Preparation of biological chapters (small mammals, benthos, fish) of an EPA-authorized site investigation at Tinicum National Environmental Center, Philadelphia, PA.
- Detailed plans and specifications for the remediation and restoration of wetland and shoreline habitats on Fresh Kills Sanitary Landfill, Staten Island, NY.
- Preparation of the 404(b) Evaluation Manual for the EPA. This document presented case studies for implementation of 404 COE permits for major construction projects.
- Assistance in the leadership of a two-day seminar on Achieving NEPA Functional Equivalency in CERCLA Remedial Actions under the auspices of EPA Region III.
- Environmental planning for landfill siting studies of Passaic County, New Jersey. Additionally, participated in the analysis of landfill siting in Sussex, Hunterdon and Morris Counties, New Jersey.
- Federal (EPA) Environmental Impact Statement (EIS) for the Manasquan River EIS including major public participation program and CAFRA permit requirements.
- Principal on several hundred wetland investigations within New Jersey and provider of regulatory expertise on the New Jersey Freshwater Wetland Protection Act and the Corps of Engineers' 404 Program.
- Acted as senior wetland consultant for the siting of Bergen County's and Hudson County's proposed resource recovery facility in the Hackensack Meadowlands.
- Provided review of comprehensive wetland delineation, development of mitigation plan(s), preparation of 404 permit and expert testimony to the Hackensack Meadowlands Development Commission.
- Conducted numerous environmental studies throughout the State of New Jersey and interacted with Pinelands Commission, CAFRA, NJDEP Water Division, EPA Regions II and III, and many local and municipal entities. Also participated in major federal (EIS) projects throughout the United States, including Massachusetts, New York, Pennsylvania, Maryland, Delaware, Michigan, Wisconsin and Louisiana.

Mr. Friedman has had extensive experience administering and managing NEPA support contracts for EPA regional offices. Starting in 1974, Mr. Friedman managed U.S.EPA's first national environmental task order contract with Region III. Since that time, Mr. Friedman has managed EIS projects in EPA Regions I, II, III, V and VI. Project assignments have included conventional EIS's, piggyback EIS's, 404 program handbooks, and special studies on secondary impacts, wetlands and energy conservation. Mr. Friedman, as a part of EcolSciences' NEPA-support contract with EPA Regions II and III has served as a project administrator on several studies dealing with Advanced Identification Technical Procedures Handbook and Creation of Wetland Mitigation Banks for Superfund sites.

Before joining EcolSciences, Mr. Friedman was assistant director of environmental assessments with WAPORA, Inc., a Washington, DC-based consulting firm. He was involved with environmental studies and was project manager for the preparation of environmental impact statements and assessments for water and wastewater projects. Of particular interest was an EIS for an Emergency Water Pumping Station on the Potomac Estuary prepared for the Corps of Engineers of which Mr. Friedman was project manager. In graduate school, Mr. Friedman conducted research on the impacts of treated sewage effluent on primary productivity after its discharge into the coastal waters in Long Island Sound.

## RYAN C. SCHMEHR

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### EDUCATION:

*M.S., 1998 - Environmental Science  
New Jersey Institute of Technology, Newark, New Jersey*

*B.S., 1997 - Ecology  
University of Illinois, Urbana-Champaign, Illinois*

### AREAS OF EXPERTISE:

*Environmental Property Assessments  
Hazardous Waste Site Investigations*

### CERTIFICATIONS:

OSHA 40-Hour Hazardous Waste Operator Certification  
Accredited AHERA Asbestos Inspector  
NJDEP Subsurface Evaluator Certification

### EXPERIENCE:

Mr. Schmehrs is a Project Manager at EcolSciences, Inc. with seven years of experience. His areas of expertise include the investigation of hazardous waste sites with a focus on Phase I and Phase II site assessments and investigations.

Mr. Schmehrs was formerly employed by Melick-Tully and Associates as a field/staff engineer. In this capacity, he was responsible for performing numerous Phase I assessments, preliminary assessments, soil sampling, ground water sampling, and oversight of underground storage tank removals and abandonments. His duties included organizing field sampling events, sampling strategies, equipment preparation, laboratory scheduling, contractor oversight, and report preparation.



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## DAVID J. LOEFFLER

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### EDUCATION:

*B.S. 2006 - Applied Environmental Sciences  
Rutgers University  
Cook College, New Brunswick, NJ*

### AREAS OF EXPERTISE:

*Phase I Environmental Site Assessments  
Phase II Site Investigations  
Technical and Health and Safety Oversight*

### CERTIFICATIONS:

*40-hour OSHA Hazardous Waste Site Health & Safety  
8-hour OSHA Health and Safety Supervisor Training*

### EXPERIENCE:

Mr. Loeffler is an Environmental Scientist for EcolSciences and has approximately 2 years of experience in the environmental field. Representative project elements include the development of soil sampling and remediation strategies, laboratory analyses, and Phase I and Phase II Environmental Audit investigations. His areas of expertise include the investigation of hazardous waste sites with a focus on sampling strategies, remediation, compliance issues, environmental liability assessments, and report preparation.



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