



ARCHITECTURE
ENGINEERING
SPACE PLANNING
INTERIOR DESIGN
IMPLEMENTATION SERVICES

PRINCIPALS
MARVIN JARMEL, IIDA
MATTHEW B. JARMEL, AIA, MBA
IRWIN H. KIZEL, AIA, PP
RICHARD A. JARMEL, PE

NJ STATE BOARD OF
ARCHITECTS CERTIFICATE OF
AUTHORIZATION NUMBER 161

NJ STATE BOARD OF
PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
CERTIFICATE OF
AUTHORIZATION NUMBER
GA278177

42 Okner Parkway
Livingston, NJ 07039

TEL: (973) 994-9669
FAX: (973) 994-4069

www.jarmelkizel.com

October 11, 2018

Hon. Ching Wan Chin, Chairman
and Members of Town of Ossining Planning Board
John-Paul Rodrigues Operations Center
101 Route 9A- P.O. Box 1166
Ossining, New York 10562

**Re: The Learning Experience
530 North State Road
Ossining, New York**

Dear Chairman Chin and Members of the Board:

I am writing on behalf of Briarcliff Manor Partners LLC (the "Applicant") in response to the inquiry of Stephen Coleman, the Board's environmental consultant, about the environmental studies which have been performed concerning the above-referenced property (the "Property"). With this letter I am providing copies of the assessments of the Property which were conducted over the last decade or so. The following is a summary of each report:

1. *Phase I Environmental Site Assessment, prepared by EcolSciences, dated August 24, 2007.* (Requested by a previous contract-purchaser as part of due-diligence). The report stated that additional investigations would be warranted, including soil sampling, due to the known historic uses of the Property.
2. *Phase II Environmental Site Assessment, prepared by DT Consulting Services, Inc. ("DT"), dated March 31, 2008.* (Requested by Seller) The assessment described the soil sampling that was recommended in the aforementioned Phase I; documented the laboratory results of borings advanced by DT's driller; and provided an interpretation and summary of findings. The only compound that was detected in soil samples at levels exceeding the applicable values was benzo(a)pyrene. In fact, no other compounds for which testing was conducted were detected in the soil samples and none was found in groundwater. The conclusions drawn by DT, based its testing, were that "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 (ie, not associated with a petroleum release or dry cleaning operations). DTCS therefore concludes that based on 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"

3. *Phase I Environmental Site Assessment, prepared by TEAM Environmental Consultants, August, 2016.* This Phase I was requested by Mahopac Bank on behalf of Jack Ahearn (a previous contract-vendee). It reaffirmed the conclusion in Phase II report that no additional environmental investigations were warranted.
4. *Phase I Environmental Site Assessment "Update", prepared by TEAM Environmental Consultants, dated December 27, 2017.* The Applicant retained TEAM to review materials and secure an update as part of its due-diligence. It advised TEAM of its intention to develop the Property as a child daycare center. TEAM's narrative reflects its awareness of the proposed use. The Phase I assessment's conclusions are consistent with the previous reports, indicating that no additional environmental investigations are warranted.

Based upon the various assessments conducted over the years and after operations at the Property had ceased, the Applicant submits that the proof shows that no unresolved environmental issues exist.

Very truly yours,

Jarmel Kizel Architects and Engineers, Inc.



Matthew B Jarmel, AIA, MBA
Principal

CC: Stephen Coleman
Adam Wekstein, Esq
Alan Brandies
Gerry Gesario

W:\Projects\TLE\New York\TLENY-S-17-155 - TLE Ossiningny\Letters\Enviro Letter.Docx