

III.O Hazardous Materials

I. Introduction and Principal Conclusions

The proposed project has no potential for adverse impacts related to hazardous materials. There are no Recognized Environmental Conditions (RECs) at the property, and the proposed logistics center definition specifically limits the use to non-hazardous goods.

An REC is defined by the American Society for Testing and Materials (ASTM) publication "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*", E 1527-13, as the presence of any hazardous substance or petroleum product in, on, or at the property due to any past, current, or future release to the environment.

CA RICH Consultants, Inc. ("CA RICH") completed a Phase I Environmental Site Assessment (ESA) of the subject property in March 2018 (see Appendix O-1). The Phase I ESA was performed in substantive conformance with the suggested informational requirements, scope, and limitations of the American Society for Testing & Materials (ASTM) Standard Practice E 1527-13 for ESAs.

The property is currently undeveloped and consists of mature woodlands and overgrown fields separated by stone walls. The property was reportedly historically used as a dairy farm.

The information and findings of the March 2018 ESA are based upon the data acquired during a property visit and through pertinent information obtained from regulatory agencies, responsible persons knowledgeable about the property, and other historical information sources. Based upon the site inspection and the historical information reviewed for the Phase I ESA, no RECs were identified in connection with the subject property.

2. Existing Conditions

The property is currently undeveloped and consists of mature woodlands and overgrown fields separated by stone walls. The property was reportedly historically used as a dairy farm. Three small unnamed ponds and associated wetland areas exist on the site along with a stream identified as Beaver Brook, a tributary to the Middle Branch Croton River.

Previous environmental assessments and remedial action were performed on-site in 2004 and 2005. The work done is detailed in the following reports:

- CA RICH; Remedial Action; Campus at Field Corners; November 2004
- CA RICH; Phase I ESA; Campus at Field Corners; February 2005
- Chazan Associates; Phase I ESA ; April 2005
- Chazen Associates; Phase II ESA; June 2005
- CA RICH; Dumpsite and Barn Area Cleanup; August 2005

The activities described in the above reports are summarized below:

In the fall of 2004, CA RICH was retained by Schulweis Realty to remove a 550-gallon fuel oil storage tank adjacent to a maintenance shed near the on-site farmhouse. In addition, CA RICH was asked to investigate a concrete pit beneath the floor of the maintenance shed. CA RICH removed the tank and a small associate dispenser and cleaned out the concrete pit, which was found to contain debris and oily water. The tank removal was performed in cooperation with the Town of Southeast Building Department who were on-site to inspect the tank grave and sign off on the removal.

Following this remedial action, Phase I ESA's were completed in early 2005 by CA RICH and Chazen Associates which resulted in the identification of RECs including the presence of a small dumpsite along the unnamed stream in the south-central portion of the property and the presence of waste drums, containers and an abandoned 550-gallon storage tank near a small barn to the south of the house.

Further, CA RICH documented the presence of an additional active underground fuel oil storage tank adjacent to the existing house.

In August of 2005, CA RICH conducted cleanup activities including consolidation and removal of over 100 yards of debris from the stream-valley dumpsite and removal of the tank, drums, miscellaneous containers and minor amounts (less than one cubic yard) of stained soil in the barn area. Follow-up soil testing by Chazen Associates revealed no residual soil impacts.

During the current ESA in March 2018, aside from the isolated dumping of a stove and a washing machine along the main access road (center of the site), no signs of dumping, stressed vegetation, vent pipes or fill ports were observed at the time of inspection. A small concrete cistern was observed just south of the access road in the area of the 2005 “barn cleanup”. This structure was observed to have an earthen bottom and was dry at the time of inspection. In addition, a 6-inch diameter steel well casing was observed along the stream valley in the southern central portion of the site. The well casing was observed to be sealed with a threaded steel cap.

There are currently no structures or associated debris on the property.

At the time of the ESA inspection in March 2018, no storage tanks or associated vent pipes or fill ports were observed on the subject property. A total of three storage tanks previously existed on site and all three have been properly removed in accordance with State and local regulations

No toxic or hazardous materials were observed during the March 2018 inspection. The proposed logistics center definition specifically limits its operations to handling of non-hazardous goods and materials.

3. Future Without the Proposed Project

The property has no REC's with or without the proposed project.

4. Anticipated Impacts

There are no anticipated impacts from hazardous materials related to the proposed development of the project, because the ESA revealed no RECs in connection with the subject property.

5. Mitigation Measures

No mitigation measures are necessary or required.