

# Environmental Site Assessment

*Bayview Correctional Facility  
550 West 20th Street  
Manhattan, New York*

**October 21, 2013**

OGS Contract #5339, Projects SA244, Work Order 41, HRP# NEW7417.P1

**Prepared for:**

NYSDOCCS  
1220 Washington Avenue  
Albany, NY 12226-2050

This report is true and accurate to the best of the undersigned consultant's knowledge.

**Prepared by:**



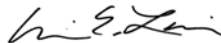
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## REPORT COMPLETENESS CHECKLIST

Consulting Firm: HRP Associates, Inc.  
Report Title: Phase I ESA

Site Address: 550 West 20th Street  
Report Date: October 21, 2013

Item	Included ?
1. Report complies with most recent ASTM standard.	Yes
2. Adjoining properties are described.	Yes
3. Utilities are described, including heating fuel source, water supply source and wastewater discharge method (sewer/septic).	Yes
4. An estimate of the groundwater flow direction is provided.	Yes
5. A historic chain of <b>use</b> to 1940 or first developed use is included, or "data failure" per ASTM is documented.	Yes
6. Review of Sanborn maps or certification that there is no Sanborn coverage.	Yes
7. Local officials (e.g.: assessor, building department) contacted for historical information.	Yes
8. Date of the site visit provided.	Yes
9. Inaccessible areas identified.	Yes
10. Current and past operations and processes are described.	Yes
11. Opinion on the significance of any nearby property identified on a regulatory database.	Yes
12. Documentation of interviews with major occupants and the key site manager.	Yes
13. Local officials, (fire department, health department, etc) interviewed or files reviewed.	Yes
14. Conclusions include the recommended ASTM wording about RECs.	Yes
15. There is a recommendation for each REC identified.	Yes
16. The Conclusions/Recommendations Table is included with a generic cost for each recommendation.	Yes
<b>APPENDICES/ATTACHMENTS</b>	
• Site locus using USGS topographic quadrangle as base map.	Yes
• Figure showing site boundaries, abutters, buildings, site features, approximate scale, north arrow	Yes
• Color photographs	Yes
• Database report	Yes
• Resumes of site inspector and report reviewers.	Yes
• All other documentation to support conclusions and comply with ASTM.	Yes

This form completed by: James Charter

Date: October 21, 2013

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# ENVIRONMENTAL SITE ASSESSMENT

## EXECUTIVE SUMMARY

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HRP Associates, Inc. performed a Phase I Environmental Site Assessment of the Bayview Correctional Facility located at 550 West 20th Street, Manhattan, NY (the site or subject property). The subject property is comprised of one parcel of land (Block: 691 Lot: 1). This assessment was prepared for the NYS Department of Corrections and Community Supervision (NYSDOCCS), the "Client" or "User" in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E1527-05, which also satisfies the Standards and Practices for All Appropriate Inquiries or AAI (40 CFR Part 312).

The subject property is located southeast of the intersection between 11<sup>th</sup> Avenue and West 20<sup>th</sup> Street in Manhattan, New York County, NY. The parcel consists of 15,800 square feet of land with Bayview Correctional Facility encompassing the entire footprint of the property. Bayview is a former NYS medium security/work release correctional facility. Historical reports indicate that Manhattan Gas Light's West 18<sup>th</sup> Street Gas Works MGP facility (Con Edison's predecessor company) purchased the property in the late 1860's and utilized the property until the early 1910's. Sanborn Maps from 1895 and 1904 indicate that a 250,000 cubic foot tank was present onsite for gasoline storage, and other large storage tanks existed adjacent to the south and west of the subject property. Tanks were reportedly demolished in 1909.

In 1929, the YMCA purchased the lot and developed the site with an eight-story building (with a basement) as a "Seaman's House for the YMCA" which was completed in 1931. This building, with minor alterations, is the current main building onsite. The annex building was constructed soon after the construction of the main building, however, the exact building date is unknown. The Narcotic Addition Control Commission purchased the building in 1967 and utilized it as a drug treatment center. In 1974 the property was transferred to the Department of Correctional Series and utilized as Bayview Correctional Facility since that time until the facility was closed in October 2012 due to Hurricane Sandy. Environmental investigations were conducted in the early 2000's in the vicinity of the subject property to investigate impacts related to the historic operations of the former MGP facility, however, the subject property was not included in investigations.

Historically, chemicals and hazardous materials generated and utilized onsite have included lube oils, boiler treatments, and general cleaning products. These chemicals are stored in small quantities primarily in the basement of the facility. Additionally, all fuel storage tanks have been removed or closed in place. A tank closure report for onsite UST indicates that the tank was closed in place in accordance with NYSDEC Part 613.9, however, no sampling was completed as part of the closure. Former tanks are listed on the PBS certificate number 2-399515.

The subject property (EPA ID# NYR000117242) is listed as a RCRA Conditionally Exempt Small Quantity Generator of hazardous waste between 2003- 2007. Hazardous waste codes include D008-Lead materials with no violations found. The site is listed State Registered Underground or Aboveground Storage Tanks (USTs/ASTs) site, registered with the NYS Petroleum Bulk Storage (PBS) Program (#2-399515). A review of the Leaking Underground Storage Tanks (LUST) and NY spills Databases revealed one spill at the subject property. On 12/4/2012, a spill was reported at the subject property (#1211254) involving the release of ten gallons of ethylene glycol. The spill was reportedly contained with no environmental impact noted. The spill was closed by the NYSDEC on 12/4/12. This release is considered to pose a low risk to the environmental condition of the subject property due to quantity spilled and spill containment noted.

In addition, there is one NPL site, one CERCLIS site, seven SHWS sites, three SWD/LF sites, 64 LUST sites, two registered AST/UST sites, one VCP site, 381 NY Spill sites, and five Brownfield Cleanup sites within the appropriate ASTM search criteria. One adjacent spill site (discussed in Section 6.11) and historic operations at the former West 18<sup>th</sup> Street Gas Works (discussed in 6.14 and 7.0) pose a high risk to the environmental condition of the subject property. As is common with urban settings, several spills and leaking underground storage tanks are located in the general vicinity. Although it is unlikely that the majority of releases have impacted the subject property, it is possible that these spills could have jointly contributed to the adverse impact of the area soil and/or groundwater quality. As such they pose a low environmental risk to the subject property's soil and/or groundwater.

HRP has performed this Phase I Environmental Site Assessment in accordance with the Scope of Limitations of ASTM Practice E1527-05. Any exceptions to, or deletions from this practice are described in Section 9.0 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the subject site that include the following:

- Environmentally high risk onsite operations including manufactured gas plant operations and petroleum storage (at least 1895-1904), which involve the use of petroleum products and/or solvents, have historically occurred onsite. These operations occurred prior to environmental laws (i.e. RCRA) governing the handling, storage and disposal of such materials.
- Environmentally high risk offsite operations including manufactured gas plant operations and petroleum storage occurred adjacent to the east, south, and west of the site from at least 1895-1904. In addition, auto repair and/or auto filling operations at facilities adjacent to the east, south, and north of the site occurred between 1950-2000, which involve the use of petroleum products and/or solvents. These operations occurred prior to environmental laws (i.e. RCRA) governing the handling, storage and disposal of such materials.

HRP identified the following data gap which is considered significant enough to affect our ability to identify RECs for the property:

- Bermuda Limousine, located adjacent and upgradient of the subject property is listed as having a spill (#8703253) that was reported when four feet of floating product was discovered in an adjacent monitoring well. Remedial efforts were conducted since the early 1990's and the spill was closed by the NYSDEC on 10/6/2011 not meeting cleanup standards. Mr. Ketani of the NYSDEC confirmed that USTs and contaminated soil were removed from the facility to the extent feasible with the exception of residual contaminated soil in the vicinity of foundations, and that "no significant impacts to groundwater or the public" existed, however, HRP has received an insufficient amount of data to determine if this facility has adversely impacted the environmental condition of the subject property.

In addition, HRP identified the following Business Environmental Risks (BERs):

- A tank closure report for the onsite UST indicates that the tank was closed in place in accordance with NYSDEC Part 613.9, however, no confirmatory soil sampling was completed as part of the closure.

A summary of HRP's recommendations and the associated approximate costs are presented in the following table. The full report and all appendices should be reviewed in conjunction with this executive summary and the following table.

**CONCLUSIONS/RECOMMENDATIONS TABLE**

<b>Issue</b>	<b>Environmental Concern Identified? (Y/N)</b>	<b>Recommendation</b>	<b>Estimated Cost</b>
Facility Operations	N		
USTs/ASTs	Y	A limited Phase II is recommended to determine if any environmental impacts have occurred due to the use of the historical petroleum bulk storage onsite.	Included in Cost Below
Septic System	N		
Drains/Drywells	N		
Stains	N		
PCBs	N		
Asbestos	N		
Radon	N		
Lead-based paint	N		
Lead in drinking water	N		
Adjoining Properties	Y	A limited Phase II investigation is recommended to determine if historical offsite operations (manufactured gas plant operations, auto repair and/or gasoline filling facilities) adjacent in all directions of the subject property have impacted onsite soil and/or groundwater.	Included in Cost Below
Historical Use	Y	A limited Phase II investigation is recommended to determine if historical onsite operations (manufactured gas plant operations and petroleum storage) have impacted onsite soil and/or groundwater.	\$10,000-14,000
Regulatory Review	N		
Other	N		

# ENVIRONMENTAL SITE ASSESSMENT

## 1.0 INTRODUCTION

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HRP Associates, Inc. completed a Phase I Environmental Site Assessment of Bayview Correctional Facility located at 550 West 20th Street, Manhattan, NY ("The site"). This assessment was prepared for the New York State Department of Corrections and Community Supervision (NYSDOCCS), ("the Client" or "User") in general accordance with the American Society for Testing and Materials (ASTM) standard practice E1527-05, which also satisfies the Standards and Practices for All Appropriate Inquiries or AAI (40 CFR Part 312). The purpose of this Phase I ESA is to meet the provisions necessary to obtain protection from potential liability under CERCLA as an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser by conducting all appropriate inquiries into the previous ownership and uses of a property.

In accordance with ASTM 1527-05, the scope of services for this assessment included interviews with government officials and the owner/occupant; a review of historical and regulatory agency records; a site reconnaissance; and preparation of this report.

The Client did not request, and HRP therefore did not include, an evaluation of other environmental issues such as PCBs in building materials; wetlands; floodplains; regulatory compliance; cultural and historic resources; industrial hygiene; health/safety; ecological resources; endangered species; indoor air quality; or high voltage power lines.



## 2.0 SITE AND AREA DESCRIPTION

The following site and area description is based on HRP's site observations and research. Topographic and hydrogeologic information is based on HRP's review of the U.S. Geological Survey Jersey City, New York, United States Quadrangle and historical information provided by EDR. Figures 1 and 2 (following the report text) depict site and area characteristics. Appendix A contains photographic documentation.

Site Address	<ul style="list-style-type: none"> <li>550 West 20th Street, Manhattan, NY 10011</li> </ul>
Section-Block-Lot #	<ul style="list-style-type: none"> <li>The subject property consists of one tax parcel (Block: 691 Lot: 1)</li> </ul>
Site size	<ul style="list-style-type: none"> <li>The site is 15,800 sq. feet on the southeast corner of West 20<sup>th</sup> Street and 11<sup>th</sup> Avenue.</li> </ul>
Owner	<ul style="list-style-type: none"> <li>New York State Urban Development Corporation</li> </ul>
Date of ownership	<ul style="list-style-type: none"> <li>1974</li> </ul>
# Buildings, size, construction	<ul style="list-style-type: none"> <li>Improved with two attached buildings consisting of a main building and renovated annex building. The buildings encompass the entire footprint of the lot. The buildings are constructed of a brick exterior, steel frame, flat rubber roof, and a basement. The main building has eight floors while the annex has six floors, with an estimated 107,854 square feet of usable space.</li> </ul>
Use of building(s)	<ul style="list-style-type: none"> <li>The subject site discontinued use as a Correctional Facility prior to Hurricane Sandy in October 2012. The site has no inmates but will be staffed by administration, maintenance, and security personnel for an undisclosed amount of time.</li> </ul>
Heating	<ul style="list-style-type: none"> <li>The main building is heated by a low temperature hot water baseboard heating system which is supplied by three natural gas fired boilers in the basement of the facility and steam heating system in the annex.</li> </ul>
Water source	<ul style="list-style-type: none"> <li>Drinking water is provided by New York City water.</li> </ul>
Sewer/septic	<ul style="list-style-type: none"> <li>Waste water consists of a sanitary sewer that discharges into the New York City sewer system.</li> </ul>
Exterior Improvements	<ul style="list-style-type: none"> <li>There are no exterior improvements as the buildings encompass the entire portion of the lot.</li> </ul>
Onsite surface water	<ul style="list-style-type: none"> <li>There are no surface water bodies onsite.</li> </ul>
Manmade stormwater drainage structures	<ul style="list-style-type: none"> <li>Storm water is comprised of sheet flow that spills into storm drains.</li> </ul>
Onsite topography	<ul style="list-style-type: none"> <li>The site is generally flat.</li> </ul>
Estimated onsite groundwater flow direction	<ul style="list-style-type: none"> <li>Based on topography and proximity to the Hudson River, HRP estimates that the groundwater flow direction onsite is generally to the west. The flow direction is expected to be affected by tidal influences.</li> </ul>
Approx. depth to groundwater	<ul style="list-style-type: none"> <li>Depth to groundwater is estimated to be approximately 5-11 feet below grade based on former environmental reports from nearby facilities provided by the client.</li> </ul>

### Area Description and Physical Setting

General area use	The subject site is a New York State Correctional Facility with mixed urban residential housing and commercial properties in the surrounding area.
Adjoining properties	North – West 20 <sup>th</sup> Street, then Edward Tufte Gallery, David Zwirner Gallery South – Residential 20+-Story Apartments East – Anton Kern Gallery West – 11 <sup>th</sup> Avenue, then Chelsea Piers
Area surface water	Hudson River- 800 feet east
Area topography	The surrounding area is generally flat.

### **3.0 CLIENT/USER PROVIDED INFORMATION**

The Client provided HRP with site contact information, a site address, building information, building characteristics inventory, and a site utilities inventory summary. The site maintenance director, Mr. A. Vasquez provided information to HRP during the site investigation on August 6, 2013. NYSDOCCS representative Mr. Keith Pisons also accompanied HRP representative, Mr. James Charter during the site investigation.

#### **3.1 Recorded Land Title Records/Deeds**

Documentation of a deed was provided to HRP by Environmental Data Resources Inc. (EDR). The documentation is available in Appendix F, and it shows a Title vested in The New York State Urban Development Corp. received from The State of New York on 12/1/1993.

#### **3.2 Environmental Liens or Activity Use Limitations (AULs)**

According EDR there are no environmental liens or activity and use limitations records on file under federal, tribal, state or local law. No chain of title was requested by DOCCS of HRP for the subject site.

#### **3.3 Specialized Knowledge**

Mr. Vasquez has been with the facility for approximately 15 years, and he provided HRP with knowledge of past activities that occurred at the site and reported the location of a former aboveground storage tanks (ASTs).

#### **3.4 Commonly Known or Reasonably Ascertainable Information**

The property owner is not aware of any commonly known or reasonably ascertainable information within the local community that is material to recognized environmental conditions in connection with the property.

#### **3.5 Valuation Reduction for Environmental Issues**

The User was not aware of any issues that would reduce the value of the property.

#### **3.6 Reasons for Performing Phase I**

HRP understands that the reason for performing this assessment is in preparation of a possible site transfer.

#### **3.7 Other Questions Asked of the User in Relation to the User Questionnaire**

HRP asked Mr. Vasquez questions in regards to past usage of the site, including historical spills or other contamination incidents, information regarding hazardous materials at the facility, and historical ASTs/USTs onsite.

#### **4.0 HISTORICAL INFORMATION**

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Based upon a review of available records and interviews with the site contact and town officials, as described in the following sections, HRP developed the following summary of the site and area chain-of-use.

##### Site History Summary

The subject site is comprised of one parcel of land (Block: 691 Lot: 1) located southeast of the intersection between 11<sup>th</sup> Avenue and West 20<sup>th</sup> Street in Manhattan, New York County, NY. The parcel consists of 15,800 square feet of land with Bayview Correctional Facility encompassing the entire footprint of the property. Historical reports indicate that Manhattan Gas Light's West 18<sup>th</sup> Street Gas Works MGP facility (Con Edison's predecessor company) purchased the property in the late 1860's and utilized the property until the early 1910's. Sanborn Maps from 1895 and 1904 indicate that a 250,000 cubic foot tank was present onsite for gasoline storage, and other large storage tanks existed adjacent to the south and west of the subject property. Tanks were reportedly demolished in 1909.

After the tanks were demolished, the site contained a one-story office building in the northwest corner of the property and a portion of a one-story American Red Cross building on the southwest corner of the property. The remainder of the site was undeveloped and labeled as a "Housewreckers Yard" in 1921. A restaurant existed onsite in 1927 according to city directories. In 1929, the YMCA purchased the lot and developed the site with an eight-story building (with a basement) as a "Seaman's House for the YMCA" which was completed in 1931. This building, with minor alterations, is the current main building onsite. The annex building was constructed soon after the construction of the main building, however, the exact building date is unknown.

The onsite building was utilized by the YMCA until 1967 when the property was purchased by the Narcotic Addition Control Commission and utilized as a drug treatment center. In 1974 the property was transferred to the Department of Correctional Series and utilized as Bayview Correctional Facility since that time. The facility was used as a combination work release (annex building)/medium security (main building) facility by NYSDOCCS from 1974 to October 2012 when it was closed due to Hurricane Sandy. Environmental investigations were conducted in the early 2000's in the vicinity of the subject property to investigate impacts related to the historic operations of the former MGP facility, however, the subject property was not included in investigations.

Historically, chemicals and hazardous materials generated and utilized onsite have included lube oils, boiler treatments, and general cleaning products. Additionally, all fuel storage tanks have been removed or closed in place. New York City collects solid waste from two onsite dumpsters. Scrap metal and cardboard is collected in a third

dumpster by New York City for recycling. At the time of HRP's site investigation, there were few flammable material storage cabinets onsite with limited amounts of hazardous materials.

### Area History Summary

The site's vicinity is within an urban center populated with mixed residential dwellings and commercial activities. Historically since at least 1895 to the early 2000's, the surrounding area has primarily been used as an industrial area, with businesses such as auto repair garages, a manufactured gas plant site as stated above, multiple warehouses for distribution from nearby piers, and construction facilities, with some residential buildings. The surrounding area has been revitalized in the last ten years, with mixed high end residential buildings and galleries observed during site reconnaissance.

## **4.1 Historical Sources Reviewed**

### Facility Personnel Interviews

The site maintenance director, Mr. A. Vasquez, provided a history of the site and historical uses of the property. This information is included throughout the report and corresponds to other historical information from other sources made available during HRP's review.

### Historical City Directories (See Appendix C)

Historical city directories were available from Environmental Data Resources, Inc. (EDR). It should be noted that addresses listed for the subject property are 536-550 West 20<sup>th</sup> Street, and 112-118 11<sup>th</sup> Avenue.

<b>Year</b>	<b>Subject Property</b>	<b>Adjoining Properties</b>
2012	NYS Office of General Services, State of New York	Anton Kern Gallery, Gallery Sho, Nicholas Robinson Gallery LLC, ACL Locksmith, Bermuda Limo, Elizabeth Dee Gallery, ET Modern, Axelle Fine Arts
2007	Bayview Correctional Facility Pharmacy	Feign Contemp, Alexandre De Folin Inc, Gallery Sho, Stux Gallery, Bermuda Limo, Elizabeth Dee Gallery, Spike Gallery, Agent Brown LLC, High Line Pictures
2006	Bayview Correctional Facility, Family Dynamics, Medilabs, Motor Vehicle Department	Bermuda Limo, Stendhal NY, Elizabeth Dee Gallery, Spike Gallery
2000	NY State Correctional	Bermuda Limo, Pathe Shipping Supply Co Inc
1998	Subject Property not listed	Feighn Contemporary, Alexandre De Folin Inc, Galarie Sho, Stux Gallery, Bermuda Motor Car and Limousine, Pathe Shipping Supply Co Inc

1993	Subject Property not listed	Bermuda Limousine, Jose Perez, Pathe Shipping Supply Co Inc
1988	Subject Property not listed	Bermuda Limousine, Bermuda Motor Renting, Multiple Private Residences, Pathe Shipping Supply Co Inc
1983	Subject Property not listed	Bermuda Motor Renting, Pathe Shipping Supply Co Inc, Multiple Private Residences
1978	NY City	Wiesberg Sidney Accountants, Pathe Shipping Supply Co Inc
1973	Narcotic Addiction Control Comm	NY Port Garage Inc, Pathe Shipping Supply Co Inc Multiple Private Residences
1968	Labor Standards Div of Narcotic Addiction Control Comm,	Port Garage Inc, Pathe Shipping Supply Co Inc
1963	Seamen's Friend Soc The Amer, Seamen's House YMCA, Young Men's Christian Association	F&A Garage Corp, WH Display Co Inc, Pathe Shipping Supply Co Inc
1958	Seamen's Friend Soc The Amer, Young Men's Christian Association Continued San Juan Boys Clubs	F&A Garage Corp , WH Display Co, Coldrinx Inc, Multiple Private Residences
1956	Seamen's Friend Soc The Amer, Seamen's House YMCA, Young Men's Christian Association	F&A Garage Corp
1950	Seamen's Friend Soc The Amer, Seamen's House YMCA, Young Men's Christian Association	Ledom Garage Inc, Gross and Son Machinists, Schaum Edward Corp Plastics
1947	Seamen's Friend Soc The Amer, Seamen's House YMCA, Young Men's Christian Association	Model Garage, N Gar, Rein Chas and Co Inc
1942	Seamen's House YMCA, Young Men's Christian Association	Hegarty Bros Inc Trucking and Truck Renting, Model Garage, Nollman Gar, Anglo Amer Dev Corp
1938	Seamen's House YMCA, Young Men's Christian Association of NYC	No adjacent properties listed
1934	Black Douglas Seamen's House MCA, Employments Depts, Young Men's Christian Association of NYC	Supreme Garage, Hunt John Filtering Machinery
1927	De Gregorio Restaurant	Gardner H S Inc Concrete Mixers, Troy Cooperage Co
1923	Fleschner and Willbach Accounts, Volk Building	Chitel Max Sun Cooperage Co, Tronanshy Nathan Troy Cooperage

	Materials, Volk and Fleschner Housewreckers, Volk Tuscan Granite Co Inc	
1920	Fleschner and Willbach Accounts, Volk Building Materials, Volk and Fleschner Housewreckers, Volk Tuscan Granite Co Inc	Private Residence

Sanborn Fire Insurance Maps (See Appendix C)

HRP reviewed available Sanborn Fire Insurance Company Maps from EDR for the subject site and surrounding areas. Copies of Sanborn maps are provided in Appendix C. It should be noted that during the current building's existence, addresses listed at the facility include 536-550 West 20<sup>th</sup> Street, and 112-118 11<sup>th</sup> Avenue.

- 1895 Sanborn Map. The subject site is developed with a large tank labeled “gas holder” that encompasses a large portion of the property, and few small sheds. Previous environmental reports state that the site was historically a portion of Manhattan Gas Light’s West 18<sup>th</sup> Street Gas Works. Large gasoline tanks also exist to the west and south of the subject site, with 20<sup>th</sup> Street and Oregon Iron Works to the north, and stables to the east. The surrounding area is developed in an urban setting with mixed residential and industrial facilities.
- 1904 Sanborn Map. The subject site appears essentially the same as the 1895 Sanborn Map. The onsite tank is labeled as “Consolidated Gas Company- Gas Holder”. The tank is labeled with a capacity of 250,000 cubic feet. The same gasoline tank exists to the south of the subject property, however, the tank to the west of the site no longer exists. American Ice Company exists to the east of the site in the location of the former stables. Twentieth Street then Geo. A. Fuller Construction Company and Blue Stone Yard exist to the north of the site in the former location of Oregon Iron Works. Marginal Street exists to the west of the subject property. The surrounding area remains the same as the 1895 Sanborn Map.
- 1919 Sanborn Map. The subject property is not illustrated on this Sanborn Map.
- 1921 Sanborn Map. The large gas tank on the subject property and gas tank adjacent to the south of the site no longer exist. The site is improved with a one-story office in the northwest corner of the property and a portion of a one-story American Red Cross building on the southwest corner of the property. The remainder of the site is undeveloped and labeled as a “Housewreckers Yard”. A larger portion of an American Red Cross building and street cleaning wagon yard are adjacent to the south, a packing box factory is adjacent to the east, 20<sup>th</sup> Street and a vacant building exist to the north, and 11<sup>th</sup> Avenue exists to the east. It should be noted that multiple garages are located to the southeast of the subject property.

- 1922, 1928 Sanborn Maps. The subject property and surrounding area appears essentially the same as the 1921 Sanborn Map, however, no building information is provided on this Sanborn Map.
- 1950 Sanborn Map. The subject property is improved with an eight-story building that is currently onsite and is labeled as “Seaman’s House for the YMCA”. Details of the building cannot be discerned due to the coloring of the Sanborn Map. “Express Depot” is located adjacent to the east of the subject property and a gas tank exists at that facility. Few small buildings including an auto repair facility are adjacent to the south. Eleventh Avenue then large piers along the Hudson River are adjacent to the west. Twentieth Street then a garage is adjacent to the north. The surrounding area consists primarily of industrial facilities, with few residential buildings.
- 1969 Sanborn Map. The subject property appears essentially the same as the 1950 Sanborn Map. A private garage exists to the east (with the former gas tank no longer present), a motor freight station and office exist to the south, 11<sup>th</sup> Ave and piers exist to the west, and 20<sup>th</sup> Street then a garage and possible private residents exist to the north. The surrounding area appears essentially the same as the 1950 Sanborn Map.
- 1975, 1979, 1980, 1983, and 1985 Sanborn Maps. The subject property appears essentially the same as the 1969 Sanborn Map with the exception that the onsite building is labeled as “State of New York Bayview Rehabilitation Center for Narcotic Addicts”. The surrounding area appears essentially the same as the 1969 Sanborn Map.
- 1987, 1988, 1991, 1992, 1993, 1994, 1995, and 1996 Sanborn Maps. The subject site and surrounding area appear essentially the same as the 1985 Sanborn Map with the exception that the adjacent property to the south is labeled as a commercial building.
- 2001, 2002, 2003, 2004, 2005 Sanborn Maps. The subject site and surrounding area appear essentially the same as the 1996 Sanborn Map with the exception that the adjacent property to the south is labeled as parking.

Aerial Photographs (See Appendix D)

HRP reviewed available aerial photographs from EDR for the subject site and surrounding areas. Copies of aerial photographs are provided in Appendix D.

- 1924 – EDR. The subject property appears to be cleared vacant land. The site is located in an urban setting with buildings to the north, east, and south, and piers to the west.
- 1940, 1943 – EDR. The subject property is improved with a building encompassing the entire parcel. Due to the scale of the aerial photographs, no additional site features are observed. The surrounding area appears essentially the same as the



1924 aerial photograph.

- 1954, 1966, 1975, 1984, 1997, 2006, 2008, 2009, 2010, 2011 – EDR. The subject property is essentially the same as the 1943 aerial photograph with the exception that specific building details can be discerned and the building has the same features as the building currently on the subject property. The surrounding area appears essentially the same as the 1943 aerial photograph.

Topographic Maps:

Topographic maps were provided by EDR for the years of 1947, 1955, 1967, and 1981 and are attached in Appendix E. Topographic maps were provided for multiple other years, however, the subject property only appeared on the above dates (Jersey City Quadrangle Maps). The 1947 map illustrates that the subject property and surrounding area is developed as an urban area. Contour lines run north to south indicating that groundwater flow is presumed to flow west towards the Hudson River and is expected to have tidal influences. Maps from 1955, 1967, and 1981 show identical features to the 1947 map with no major changes in landscape.

## **5.0 SITE RECONNAISSANCE**

A site walkover survey was conducted on August 6, 2013 by Jamey Charter of HRP to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. Mr. A. Vasquez (facility maintenance manager) and NYSDOCCS representative Mr. Keith Pisons accompanied HRP during the walkover.

The following sections describe HRP's observations. Refer to Section 2.0 for a general description of site and area topography, drainage and site improvements.

### **5.1 Description of Site Buildings/Processes**

Based on HRP's review of municipal files, the following description of the current site buildings is offered. The site is improved by a main building, and an attached annex building encompassing the entire footprint of the parcel with a total footprint of approximately 15,800 square feet and an estimated 107,854 feet of usable space. The main building was constructed in 1931 and the annex building was constructed soon after the construction of the main building, however, the exact building date is unknown. Both buildings are constructed of a brick exterior and steel frame, flat rubber roofs and a basement. The main building is eight-stories, while the annex building is six-stories. See Appendix B for site specific building information. The main building is heated by a low temperature hot water baseboard heating system which is supplied by three natural gas fired boilers in the basement of the facility and the annex is heated with a steam heating system with steam provided by the city. The fifth and sixth floors of the facility are cooled via roof mounted AC units.

The facility is currently closed, however, when it was operational, activities on each floor included:

#### Main Building

- 1<sup>st</sup> Floor- Kitchen, Mess Hall, Visitor Area, Laundry
- 2<sup>nd</sup> Floor- Administration, Main Floor
- 3<sup>rd</sup> Floor- Storehouse, Gym
- 4<sup>th</sup> Floor- Medical
- 5<sup>th</sup>-8<sup>th</sup> Floors- General Confinement

#### Annex Building

- 1<sup>st</sup> Floor- Mechanical Area
- 2<sup>nd</sup> Floor- Guidance
- 3<sup>rd</sup> Floor- DMV
- 4<sup>th</sup> Floor- Work Release
- 5<sup>th</sup> Floor- Re-Entry Program
- 6<sup>th</sup> Floor- Classrooms

### Water

The facility's drinking water is supplied by the City of New York.

### Wastewater

Sanitary waste water is collected by the City of New York sewer system.

### Solid Wastes

Trash generated onsite is placed in two dumpsters and collected by the city. Cardboard is collected in a third dumpster for recycling.

A Medical Unit was present onsite, but it was explained by the site contact that most examinations and all procedures are completed offsite. No x-rays or dental work are completed onsite.

### Chemical Storage

Chemicals stored were in small quantities (55-gallons or less) throughout the facility.

Generally chemical storage consisted of cleaning materials and hazardous materials. Cleaning materials (toilet, window, floor, hand cleaners) were stored throughout the facility. Minor amounts of cleaning materials were noted during the walkthrough.

Hazardous materials stored onsite include two 55-gallon drums and few materials stored in flammable lockers in the basement. Materials in flammable lockers consisted four quart containers of WD-40, one one-gallon container of gasoline, and two tanks of dissolved acetylene. Two drums of boiler treatment were observed in the boiler room of the facility. All chemicals were observed to be properly stored, with no evidence of mismanagement.

There was reportedly no hazardous waste generation or collection within the last six years and no hazardous waste manifests were available for review.

### Petroleum Bulk Storage (PBS)

A list of former underground and aboveground storage tanks (USTs/ASTs) is provided in Section 6.12. The list was generated based on our site review, NYSDEC PBS certification, and EDR database for USTs and ASTs. Tanks are listed on the PBS certificate number 2-399515. Two former ASTs that contained diesel have been removed from the site and one former UST that contained No. 2 fuel oil has been closed in place. Three boilers that provide heat to the building operate on natural gas.

## 5.2 Site Observations

The table below summarizes specific items looked for during the site visit. If obvious surficial evidence of the item was observed, a description follows.

ITEM	Observed?
Use/Storage of Hazardous Substances/Petroleum Products	Various chemicals and hazardous materials sized from quarts/aerosol cans to 55 gallons drums are used onsite. See the drums/containers section below for specifics.
Waste Generation	Wastes generated onsite include:  General solid waste accumulated from living/working quarters.
Aboveground Storage Tanks (ASTs)	No ASTs are currently at the site. The current PBS certificate states that two 275-gallon ASTs exist, however, HRP observed the former location of the tanks during site reconnaissance. See Section 6.12 for further details of former ASTs found at the subject site.
Underground Storage Tanks (USTs)	One UST exists in the sidewalk on the north side of the facility, however, it was reported by the site contact that the UST is not in use and plans are reportedly underway to close the tank in place. See Section 6.12 for further details on the UST found at the subject site.
Odors	HRP observed no obvious odors at the subject site.
Pools of Liquid	HRP observed no pools of liquid at the subject site.
Drums/Containers	HRP observed the following containers during the inspection:  Two (2) 55-gallon drums of boiler treatment  Additionally, smaller containers of hazardous chemicals were stored in flammable lockers consisting of lubricants, gasoline, and acetylene gas. Flammable lockers were observed in the basement.  No obvious evidence of oil/hazardous material mismanagement was observed during the site reconnaissance.
Potential PCB Containing Equipment	No potential PCB containing equipment was observed during the site visit with the exception of three hydraulic elevators and fluorescent lighting located throughout the facility. No labels were present on elevator equipment indicating the presence of PCBs and no staining was observed in the vicinity of the equipment.
Stains, Corrosion	No staining or corrosion was observed by HRP during site

ITEM	Observed?
	reconnaissance.
Stressed Vegetation	There was no presence of vegetation onsite.
Fill	There was no presence of fill onsite.
Solid Waste Disposal	Three dumpsters are located onsite, and their contents are collected by New York City Disposal Units.
Wastewater	Wastewater generated at the subject site is discharged into the municipal sanitary sewer system.
Wells	There are no wells onsite.
Septic System	There is no septic system onsite.
Drains/Sumps	Drains were noted throughout the basement of the facility. It was reported by the site contact that drains discharge to the sanitary sewer system. Roof drains discharge to the municipal stormwater sewer system.
Pits, Ponds, Lagoons	No pits, ponds, or lagoons were noted by HRP during site reconnaissance.

### 5.3 Adjoining Properties

North – West 20<sup>th</sup> Street, then Edward Tufte Gallery, David Zwirner Gallery

South – Residential 20+-Story Apartments

East – Anton Kern Gallery

West – 11<sup>th</sup> Avenue, then Chelsea Piers

## **6.0 GOVERNMENT RECORDS REVIEW**

HRP obtained and reviewed available information from various files and databases maintained by state, federal, and local regulatory agencies concerning the subject property and properties in the surrounding area. The information obtained from these sources is discussed in this section of the report.

Information from standard federal and state environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as the data is released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM E1527-05 minimum search distance from the subject property, were reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the subject property from the listed facilities. Please refer to Appendix F for the complete database search.

The following table lists pertinent environmental databases and the associated search radii. The table also lists the number of sites within each group that fall within the specified radii. This information was obtained from various state and federal database lists on July 31, 2013, through EDR. The sites identified within the various radii are discussed further below. A copy of the EDR Database is included in Appendix F. When a site listed on any of the databases potentially presents an environmental condition of concern to the subject property, files pertaining to those sites are reviewed at the New York State Department of Environmental Conservation (NYSDEC). Petroleum Bulk Storage and NY Spills were reviewed on NYSDEC databases. The subject site appears on the UST/AST database, and the NY Spills database.

Source	Radius Searched (ASTM Standard)	Subject Site and Adjoining Sites identified within radius
<b>Federal</b>		
Federal NPL	1	1
Federal De-listed NPL	1	0
Federal CERCLIS	0.5	1
Federal CERCLIS NFRAP	0.5	0
Federal RCRA CORRACTS	1	0
Federal RCRA Non-CORRACTS TSD Facilities	0.5	0
Federal RCRA Generators	Target Property and Adjoining Properties	1
Federal Institutional/Engineering Control Registries	Target Property	0
Federal ERNS	Target Property	0
<b>State and Tribal</b>		
Hazardous Waste Sites – State and Tribal Equivalent CERCLIS	1	7
Solid Waste Disposal and/or Landfill Sites (SWD/LF)	0.5	3
Leaking Underground Storage Tanks (LUST)	0.5	64
Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST)	Target Property and Adjoining Properties	3
State and Tribal Institutional/Engineering Control Registries	Target Property	0
Voluntary Cleanup Sites (VCS)	0.5	1
NY Spills	0.5	382
State and Tribal Brownfield Sites	0.5	5

### **6.1 Federal National Priority List (NPL)**

The National Priority List (NPL) is the Environmental Protection Agency's (EPA's) list of highest priority Superfund sites. The NPL consists of CERCLIS sites identified by the EPA that are eligible for clean-up funds through the Federal Superfund program.

A review of the National Priority List (NPL), as extracted from the U.S. Environmental Protection Agency (EPA) Superfund Program by EDR, has revealed that the site and adjoining properties are not listed on this database. However, one property within a 1.0 mile radius of the subject property is included on the database.

- The Hudson River (EPA ID#NYD980763841), located 729 feet west and downgradient of the subject property, is listed as containing PCBs in river sediments. This waterbody is considered to pose a low risk to the environmental condition of the subject property due to the downgradient location in relation to the subject property.

### **6.2 Federal De-listed NPL**

The Federal De-listed NPL contains sites that have been removed from the NPL as a result of investigations and/or remediation, which have reduced the severity attributed to real or perceived contamination.

A review of the National Priority List (NPL), as extracted from the U.S. Environmental Protection Agency (EPA) Superfund Program by EDR, has revealed that the site, adjoining properties, and properties within a 1 mile radius of the subject property are not included on the database.

### **6.3 Federal CERCLIS List**

CERCLIS is the EPA's database of current and potential Superfund sites currently or previously under investigation where uncontrolled releases of hazardous wastes have, or may have, occurred.

A review of the CERCLIS list, as extracted from the U.S. Environmental Protection Agency (EPA) Superfund Program by EDR, has revealed that the site and adjoining properties are not listed on this database. However, one property within a 0.5 mile radius of the subject property is included on the database.

- The Hudson River (EPA ID#NYD980763841), located 729 feet west and downgradient of the subject property, is listed as containing PCBs in river sediments. This waterbody is considered to pose a low risk to the environmental condition of the subject property due to the downgradient location in relation to the subject property.



#### **6.4 Federal CERCLIS NFRAP List**

As of February 1995, CERCLIS sites designated “No Further Remedial Action Planned” (NFRAP) have been removed from CERCLIS. NFRAP sites may be locations where, following an initial investigation, no contamination was found, contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

A review of the CERCLIS-NFRAP list, as provided by EDR has revealed that the site, adjoining properties, and properties located within a 0.5 mile radius of the subject property are not listed on this database.

#### **6.5 Federal RCRA-CORRACTS and Non-CORRACTS TSD List**

CORRACTS identifies hazardous waste handlers with RCRA Corrective Action Activity. A review of the CORRACTS list, as provided by EDR, has revealed that the site, adjoining properties and properties located within a 1.0 mile radius of the subject property are not listed on this database.

There are no non-CORRACTS TSD and Non-TSD sites within a 0.5 mile radius of the subject property.

#### **6.6 Federal RCRA Generators List**

A review of the RCRA Generator (GEN) Sites database, as provided by EDR, has revealed that the subject site is listed on the database. However, no adjoining properties are listed in the database.

The subject property (EPA ID# NYR000117242) is listed as a Conditionally Exempt Small Quantity Generator of hazardous waste between 2003- 2007. Hazardous waste codes include D008-Lead materials with no violations found. As such, the onsite generation of hazardous waste is considered to pose a low risk to the environmental condition of the subject property.

#### **6.7 State and Federal Institutional/Engineering Control Registries**

Institutional and Engineering Controls are activity and use limitations (AUL) imposed on a property to preclude or limit exposure to hazardous materials or hazardous conditions. Institutional controls are legal restrictions on the use of a property, typically included with recorded deeds or liens, while engineering controls are physical modifications to the site to reduce exposure. (I.e. hardscape, impermeable barriers, fencing, etc).

The subject property was not reported on the State and Federal

Institutional/Engineering Control Registries as extracted by EDR.

### **6.8 ERNS List**

The Emergency Response Notification System (ERNS) is the EPA's database of EPA emergency response actions. The subject property is not included on the most recent ERNS database.

### **6.9 State/Tribal Hazardous Waste Sites (SHWS)**

The SHWS records are the states' equivalent to NPL and CERCLIS. These sites may or may not already be listed on the federal NPL or CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where potentially responsible parties will pay for cleanup.

A review of the SHWS provided by EDR has revealed that the subject property is not listed on the SHWS database, however, seven facilities located within a 1 mile radius of the subject property are listed on the State Database. It is noted that all seven facilities are located in New Jersey, across the Hudson River from the subject property. As such, all seven facilities are considered to pose a low risk to the environmental condition of the subject property.

### **6.10 Solid Waste Disposal and/or Landfill Facilities (SWD/LF)**

Solid waste facilities records typically contain an inventory of solid waste disposal facilities or landfills in the state. These may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

A review of the SWD/LF List provided by EDR has revealed that the subject property, and adjacent properties are not listed on the SWD/LF Database. However, three sites within a 0.5 mile radius of the subject property are listed on the database.

- Con Edison- W. 28<sup>th</sup> Street (EPA ID #1000111675), located approximately 2,362 feet north-northeast and crossgradient from the subject property, is listed as an inactive facility with C&D processing waste.
- Red Ball Interior Demolition (SWF/LF ID #S108146083), located approximately 2,424 feet north-northeast and crossgradient from the subject property, is listed as an inactive facility with unidentified waste materials.
- NYCDOS Gansevoort MTS (SWF/LF ID #S105841766), located approximately 2,589 feet south-southwest and downgradient from the subject property, is listed as an inactive facility with unidentified waste materials.

These sites are considered to pose a low risk to the environmental condition of the site due to the distance from the subject property.

### **6.11 Leaking Underground Storage Tank (LUST)/ NY Spills**

A review of the Leaking Underground Storage Tanks (LUST) and NY spills Databases revealed one spill at the subject property, as extracted from EDR's database searches. In addition, 64 LUSTs and 381 spills were found within a 0.5 mile radius of the subject property. A description of the off-site LUST/Spills are as follows:

On 12/4/2012, a spill was reported at the subject property (#1211254) involving the release of ten gallons of ethylene glycol. The spill was reportedly contained with no environmental impact noted. The spill was closed by the NYSDEC on 12/4/12 not meeting cleanup standards. This release is considered to pose a low risk to the environmental condition of the subject property due to quantity spilled, spill containment noted and spill closure status.

After review of the 64 LUSTs and associated spills, 60 were of equal or higher elevation to the subject site. All but one LUST incident have been closed by the NYSDEC, and all LUST sites are not adjoining the subject property. As such these LUST sites are considered to pose a low risk to the environmental condition of the subject site. One LUST site listed as "not closed" by the NYSDEC is listed as Hudson Depot-NYCT, located at 1101 11<sup>th</sup> Avenue. HRP researched this address and found the facility to be located approximately two miles north of the subject property. As such, this facility is considered to pose a low risk to the environmental condition of the subject site.

After review of the 381 Spills, 356 were of equal or higher elevation to the site. There are multiple spill sites that are listed as adjacent to the subject property. These include spills at 120-126 11<sup>th</sup> Ave, 100-111 11<sup>th</sup> Ave, 537 West 20<sup>th</sup> Street, 535 West 19<sup>th</sup> Street, 532 West 20<sup>th</sup> Street, and West 19<sup>th</sup> Street between 10<sup>th</sup> and 11<sup>th</sup> Avenue. The majority of these incidents reference impacted soil from historic industrial operations. As such, spill incidents in close proximity to the subject property pose a high risk to the environmental condition of the subject property. Two spills adjacent to the subject property are discussed below.

- Bermuda Limousine, located adjacent to the east-northeast and upgradient of the subject property is listed as having a spill (#8703253) that was reported on 7/22/1987 when spilled gasoline and four feet of floating product was discovered in an adjacent monitoring well. Site owners told the DEC that 12,000 gallons of gasoline is delivered three times per week. Subsequent tank pressure tests were conducted on the facility's USTs and failed. By 2/18/1993 a recovery system was put in place and the last amount of product was collected in September, 1996. A treatment injection took place until 2004. Between 2005 and 2008 the only activities taking place onsite was groundwater monitoring. All of the tanks were closed in place and ultimately removed in the early 2011 when the building

was demolished. The spill was closed by the NYSDEC on 10/6/2011 not meeting cleanup standards. Although this spill is closed for the adjacent site, it is considered to pose a high risk to the environmental condition of the subject property due to the upgradient and adjacent location, and historical evidence of groundwater and soil contamination.

HRP contacted the NYSDEC case manager, Mr. Raphael Ketani on September 10, 2013 for more information regarding the above facility. Mr. Ketani confirmed that USTs and contaminated soil were removed from the facility to the extent feasible with the exception of residual contaminated soil in the vicinity of foundations, and that “no significant impacts to groundwater or the public” existed. A FOIL request was submitted to the NYSDEC on September 10, 2013 regarding the facility, however, a response has not been received. If pertinent information becomes available, it will be forwarded to the Client.

- West Chelsea Development Partners LLC, located adjacent to the south-southwest and downgradient of the subject property is listed as having a spill (#0509807) that was reported on 11/16/2005 involving contaminated soil that was found during the removal of three 550-gallon USTs containing gasoline. The EDR report indicates that contaminated soil associated with the tanks was removed and end point samples were collected. The spill was closed by the NYSDEC on 7/18/2006. This spill is considered to pose a low risk to the environmental condition of the subject property due to the downgradient location, and reported removal of contaminated soil.

**6.12 State Registered Underground/Aboveground Storage Tank (UST/AST) Sites**

The subject property is a listed State Registered Underground or Aboveground Storage Tanks (USTs/ASTs) site. According to the database, the subject site is registered under the NYS Petroleum Bulk Storage (PBS) Program with Registration No. 2-399515 (Certificate available in Appendix G). A description of the USTs and ASTs found at the facility follows:

Tank #	AST/UST	Install Date	Tank Type	Status	Size (gallons)	Contents	Location
<b>In Service</b>							
001	UST	12/24/1930	Steel/Carbon Steel/Iron	In Service	7,500	No. 2 Fuel Oil	Under Sidewalk Adjacent to the North of Building
002	AST	8/1/1996	Steel/Carbon Steel/Iron	In Service	275	Diesel	Basement of Building
003	AST	5/1/1996	Steel/Carbon Steel/Iron	In Service	275	Diesel	Basement of Building

It should be noted that all tanks are listed as in service; however, tanks have been

removed or closed in place at the time this report was issued. Tanks 002 and 003 were closed and removed prior to HRP's site reconnaissance, and tank 001 was closed in place in August 2013. A tank closure report (attached) for tank 001 was provided by Eric Greppo of NYSDOCCS. The report indicates that the tank was closed in place in accordance with NYSDEC Part 613.9, however, no confirmatory soil sampling was completed as part of the closure activities. The tank system passed tightness tests conduct in 2009 and 2011. There are no spills associated with this tank, however, the tank was reportedly installed when the site building was constructed in 1930 (prior to the established testing requirements) and it is unknown whether the UST or any former piping associated with the tank has affected the environmental condition of the site as the piping was not removed as part of the closure and no sampling occurred.

In addition, two adjacent properties are identified as State Registered Underground or Aboveground Storage Tanks (USTs/ASTs) sites:

- Bermuda Motor Car Renting Co, located adjacent to the east-northeast and upgradient of the subject property is listed under PBS #2-349402. The facility has four 550-gallon USTs containing gasoline that have been closed in place. The EDR report indicates that the building was later demolished and the four USTs were removed. See Section 6.11 for more details regarding the facility.
- 535 West 19<sup>th</sup> Street, located adjacent to the south-southwest and downgradient of the subject property is listed under PBS #2-610314. The facility has three 550-gallon USTs containing gasoline that have been removed. The EDR report indicates that the three USTs and contaminated soil associated with the tanks were removed. The spill was closed by the NYSDEC on 7/18/2006. See Section 6.11 for more details regarding the facility.

### **6.13 Voluntary Cleanup Sites (VCS)**

New York established the Voluntary Cleanup Program to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The program enhances private sector cleanup of Brownfields by enabling parties involved to use private funds rather than public funds. Voluntary Cleanup Sites are those sites that have voluntarily entered into an agreement with a state or local government agency to remediate a contaminated parcel(s).

A review of the VCS list provided by EDR revealed that the subject property and adjacent properties are not listed on this database. However, there is one facility located within 0.5 miles of the site that is listed on the database. HRP researched the address listed at 524 E. 19<sup>th</sup> Street and found the facility to be located approximately two miles east of the subject property. As such, this facility is considered to pose a low risk to the environmental condition of the subject site.

## 6.14 State and Tribal Brownfield Sites

Brownfields are real properties, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land and both improves and protects the environment.

A review of the Brownfields List provided by EDR revealed that the subject property and adjacent properties are not listed on the database. However, there are five Brownfield sites listed within a 0.5 mile radius of the subject property.

- 19<sup>th</sup> Street Development Site, located at 80 11<sup>th</sup> Avenue, 325 feet south-southwest and downgradient of the subject property is listed as an office building constructed in the vicinity of the former West 18<sup>th</sup> Street Gas Works. Based on investigations completed at the facility, the area has impacted groundwater and soil from historic operations in the vicinity of the property. Subsurface barriers and an active ventilation system were installed as part of the site remedy.
- 17<sup>th</sup> Street Development Project site, located at 76 11<sup>th</sup> Avenue, 369 feet south-southwest and downgradient of the subject property is listed as a parking lot in the vicinity of the former West 18<sup>th</sup> Street Gas Works. Soils saturated with coal tar were found at depths between 1.5 feet and 35 feet below ground surface. MGP contamination is reported to have migrated from this property primarily to the north and west.
- Time Warner Cable, located at 511 West 21<sup>st</sup> Street, 460 feet east-northeast and upgradient of the subject property is listed as a parking garage with historical uses as a gas meter company and service station. Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.
- West 17<sup>th</sup> Street and 10<sup>th</sup> Avenue, 1,022 feet south-southeast and downgradient of the subject property is listed as a vacant site with historic uses as an unspecified manufacturing facility. VOC impacted soil and groundwater has been identified. The site has been remediated and a Certificate of Completion was issued on 10/6/2008.
- 505 West 27<sup>th</sup> Street, 1,915 feet northeast and upgradient of the subject property is listed as a vacant site with historic uses as laundry cleaner, metal works, manufacturing facility, and scrap yard. Recent investigations found no evidence of significant VOC contamination.

The historical presence of West 18<sup>th</sup> Street Gas Works at the above sites pose a high risk to the environmental condition of the subject property due to documented evidence of contaminated soil and groundwater related to the facility. Other sites discussed above pose a low risk to the environmental condition of the subject property due to the distance and/or downgradient location in relation to the subject property.

### **6.15 Orphan Sites**

Orphan sites are properties that, due to an inadequate or incomplete address in the government database or base map files, are not able to be geographically located, (i.e., mapped or geocoded). This can occur for several reasons; no street number or no street name in the address given; the street address is given only as a post office box; or when there are inconsistencies in the address, (e.g., the street address does not exist in the zip code identified; and the street address in the record searched does not exist in the base map files).

EDR identified 20 orphan sites associated with the databases listed above in the database report. HRP reviewed the limited address information provided by EDR and performed an area reconnaissance in an attempt to locate the orphan sites. Based upon our review, none of the listed orphan sites appear to be potential environmental conditions of concern to the subject property because of the distance from the subject property, presumed down gradient location of the orphan sites, and the nature of the orphan sites with none being State Hazardous Waste Sites.

### **6.16 Summary of Database Information**

The subject property (EPA ID# NYR000117242) is listed as a RCRA Conditionally Exempt Small Quantity Generator of hazardous waste between 2003- 2007. Hazardous waste codes include D008-Lead materials with no violations found. The site is listed State Registered Underground or Aboveground Storage Tanks (USTs/ASTs) site, registered with the NYS Petroleum Bulk Storage (PBS) Program (#2-399515). A review of the Leaking Underground Storage Tanks (LUST) and NY spills Databases revealed one spill at the subject property. On 12/4/2012, a spill was reported at the subject property (#1211254) involving the release of ten gallons of ethylene glycol. The spill was reportedly contained with no environmental impact noted. The spill was closed by the NYSDEC on 12/4/12. This release is considered to pose a low risk to the environmental condition of the subject property due to quantity spilled and spill containment noted.

In addition, there is one NPL site, one CERCLIS site, seven SHWS sites, three SWD/LF sites, 64 LUST sites, two registered AST/UST sites, one VCP site, 381 NY Spill sites, and five Brownfield Cleanup sites within the appropriate ASTM search criteria. One adjacent spill site (discussed in Section 6.11) and historic operations at the former West 18<sup>th</sup> Street Gas Works (discussed in 6.14 and 7.0) pose a high risk to the environmental condition of the subject property due to their close proximities to the subject site. As is common with urban settings, several spills and leaking underground storage tanks are located in the general vicinity. Although it is unlikely that the majority of releases have

impacted the subject property, it is possible that these spills could have jointly contributed to the adverse impact of the area soil and/or groundwater quality. As such they pose a low environmental risk to the subject property's soil and/or groundwater.

### **6.17 Agency File Review/Interviews**

HRP submitted Freedom of Information (FOIL) requests to the US Environmental Protection Agency, the New York State Department of Environmental Conservation, and the New York State Department of Health for records pertaining to the subject site. Additionally, FOIL requests were submitted to the New York City Department of Environmental Protection and the New York County Fire Department for additional information. Copies of pertinent information from these agencies are included in Appendix G, and information obtained is summarized below.

#### **US EPA**

HRP submitted an online request for public records through the Freedom of Information Law (FOIL) to the United States Environmental Protection Agency (USEPA) for information via the EPA's [MyPropertyInfo](#) form, on August 22, 2013. Information provided by the EPA includes any applicable Superfund, CERCLIS, CERCLIS-NFRAP, dry cleaner registrations, federal UST registrations, FINDS, RCRA Generator and ICIS database listings. The subject site was not identified on the EPA website.

#### **New York State Department of Environmental Conservation (NYSDEC)**

HRP submitted a written request for public records through the Freedom of Information Law (FOIL) to the NYSDEC for information on July 24, 2013. HRP specifically requested information pertaining to PBS/CBS information and spill information. The NYSDEC responded with records of a PBS Report and a Spill Report (#1211254). These documents can be found in Appendix G.

It should be noted that HRP researched the NYSDEC Spills, Remedial Site and Petroleum Bulk Storage (PBS) Online Databases on August 22, 2013. The subject site was identified on the NYSDEC Spills database for the above referenced spill incident (detail in Section 6.11), and on the PBS database for PBS registry #2-399515. These spill incidents and PBS registries are discussed in more detail in Section 6.

HRP contacted the NYSDEC case manager, Mr. Raphael Ketani on September 10, 2013 for more information regarding a spill incident (#8703253) at an adjacent facility (Bermuda Limousine), located at 537 West 20<sup>th</sup> Street. Mr. Ketani confirmed that USTs and contaminated soil were removed from the facility to the extent feasible with the exception of residual soil in the vicinity of foundations, and that "no significant impacts to groundwater or the public" existed. A FOIL request was submitted to the NYSDEC on September 10, 2013 regarding the facility, however, a response has not been received. If pertinent information becomes available, it will be forwarded to the Client.

#### **NYSDOH**

HRP submitted a written request for public records through the Freedom of Information



Law (FOIL) to the New York State Department of Health (NYSDOH), for information on July 24, 2013. HRP specifically requested site-specific information pertaining to asbestos, lead in drinking water, lead in paint, radon, water wells, septic tanks, and petroleum bulk storage. The NYSDOH responded on August 6, 2013 with a letter of acknowledgement. No further information has been provided as of the issuance date of this report. If pertinent information becomes available, it will be forwarded to the Client.

#### NYCDEP

HRP submitted a written request for public records through the Freedom of Information Law (FOIL) to the NYCDEP, for information on July 24, 2013. HRP specifically requested site-specific information pertaining to asbestos, hazardous materials emergency response, Right To Know, Air permits/complaints/inspections, environmental review, industrial pretreatment/sewer discharge violations, water main/line repair/construction, sewer main/line repair/construction, water quality, watershed/reservoir operations, watershed area incident reports, and wastewater treatment plant operations. A response has not been received. If pertinent information becomes available, it will be forwarded to the Client.

#### NYC Fire Department

HRP submitted a written request for public records through the Freedom of Information Law (FOIL) to the NYC Fire Department, for information on July 24, 2013. HRP specifically requested site-specific information pertaining to any fuel tank information.

#### Other Interviews

HRP interviewed various facility personnel during the site investigation on August 6, 2013. Specifically, HRP interviewed the site maintenance director, Mr. A. Vasquez. Any information obtained from facility personnel is included in this report.

## 7.0 PREVIOUS REPORTS

Previous environmental reports were provided by NYSDOCCS Environmental Engineer, Mr. Eric Greppo and by Mr. William Otoway of the NYSDEC during the course of this investigation. See Appendix H for full reports and figures.

Proposed Site Characterization Study Work Plan and Field Sampling Plan, prepared for Consolidated Edison Company of New York, Inc (Con Edison), March 2004, by TRC Environmental Corporation (TRC)

Mr. Eric Greppo provided HRP with a Site Characterization Study Plan (SCS) for the Former West 18<sup>th</sup> Street MGP Site. This former MGP site encompasses the subject property on the northern boundary of the study area and extends south to West 16<sup>th</sup> Street. The SCS provides an in depth history of the former MGP site which is discussed in Section 4.0 of this report. The report summary is as follows:

Con Edison entered into a Voluntary Cleanup Agreement (VCA) with the NYSDEC on April 15, 2002 to investigate and, if necessary, remediate its former manufactured gas plant sites. The work plan involved the installation of test pits, soil borings, the installation of groundwater monitoring wells, and groundwater elevation measurements between the blocks of 16<sup>th</sup> Street and 20<sup>th</sup> Street.

Previous environmental investigations discussed in the SCS include a preliminary site investigation conducted by Blasland, Bouck, and Lee, Inc. (BB&L) at one of the properties within the former MGP facility. The work was executed for West 19<sup>th</sup> Street Development, LLC between 18<sup>th</sup> and 19<sup>th</sup> Street and between 10<sup>th</sup> and 11<sup>th</sup> Avenues (southeast of the subject property). The investigation was comprised of eight soil borings and four temporary well points. Slight to strong odors were detected at all locations between 2 and 12 feet below ground surface. BB&L concluded that the types of volatile organic compounds detected during the investigation in soil and groundwater were indicative of gasoline/kerosene products, and MGP by-products. Specific results of soil and groundwater analysis were not discussed in the SCS report.

Findings of the SCS plan were not provided within the report.

Supplemental Investigation Report, prepared for the Department of Environmental Conservation (NYSDEC), May 9, 2006, by Con Edison and Roux Associates, Inc (Roux)

Mr. William Otobay of the NYSDEC provided HRP with a Supplemental Investigation Report (SIR) of 535 West 19<sup>th</sup> Street (facility adjacent to the south of the subject property). As stated in Section 4 of this report, a gas holder existed on the subject property from at least 1895 to 1904 and an identical gas holder existed on the adjacent property to the south (535 West 19<sup>th</sup> Street). The

SIR was initiated in order to verify soil conditions within the gas holder foundation, which is present in the subsurface at the adjacent facility. In brief, the findings showed that no gross MGP-related impacts were detected in the soil in the holder, the holder bottom is intact and constructed of rock and mortar on wood timbers and is underlain by a thick low-permeability unit. Based on these findings, it is the conclusion of Con Edison and Roux that removal of the deep soil within the holder, beyond the depth required for the planned building construction is not warranted.

Underground Storage Tank Closure Report, prepared for the NYS Office of General Services, October 2013, by AECOM

One 8,000 gallon, single walled underground storage tank (UST) formerly containing No. 2 heating oil was decommissioned and closed in place at the site. The tank was emptied in February 2013, and cleaned and filled with concrete slurry on August 15, 2013. The tank was not replaced. Based on the tank closure activities, AECOM recommended no further action related to the UST.

## 8.0 EXCEPTIONS AND DELETIONS

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There were no limitations to HRP while performing this Environmental Site Assessment.

## 9.0 DATA GAPS

The following table lists various components of the Environmental Site Assessment (ESA) and whether sufficient information was available to evaluate those items. It is essentially a checklist indicating whether certain tasks were completed sufficient enough to close any data gaps and complete the Phase I ESA as thoroughly and completely as possible. Please see the comments for the sections that were not completed.

Requirement	Completed	Comment
Environmental professional involved in planning, review, and interpretation of all material	Yes	
<b>Records Review</b>		
Chain of Title	Yes	
Aerial Photographs	Yes	
Sanborn Fire Insurance Maps	Yes	
USGS Topographic Maps	Yes	
Local Street Directories	Yes	
Building Department Records	Yes	
Zoning/Land Use Records	Yes	
Tax Assessor's Files	Yes	
Engineering Department Files	Yes	
Local Health Department Files	Yes	
Regional Health Department Files	Yes	
NYSDEC files	Yes	
Review of Prior Reports	Yes.	
Environmental liens	Yes	
Purchase Price Reduction	Yes	
Specialized Knowledge	Yes	
Environmental Database Search	Yes	
Distance from property boundary	Yes	
<b>Site Reconnaissance</b>		
Visual inspection of facility	Yes	
Specific current and past uses of adjoining properties	Yes	
<b>Interviews</b>		
Current owner	Yes	
Current operator/site manager	Yes	
Occupants/employees	Yes	
Past owner	No	Not Available
Past operator/site manager	No	Not Available
Past occupants/employees	No	Not Available
Neighboring Property Owners	No	No Interviews Conducted

Requirement	Completed	Comment
Local Fire Department/Fire Marshal	Yes	
Local Health Agency	Yes	
Any additional services provided?	No	No additional services were requested as part of this investigation.
Any additional services recommended?	Yes	A Phase II Environmental Site Investigation is recommended to determine historic onsite/offsite operations have impacted onsite soil and/or groundwater.

HRP identified the following data gap which is considered significant enough to affect our ability to identify RECs for the subject property:

- Bermuda Limousine, located adjacent and upgradient of the subject property is listed as having a spill (#8703253) that was reported when four feet of floating product was discovered in an adjacent monitoring well. Remedial efforts were conducted since the early 1990's and the spill was closed by the NYSDEC on 10/6/2011 not meeting cleanup standards, however, HRP has received an insufficient amount of data to determine if this facility has adversely impacted the environmental condition of the subject property.

## 10.0 FINDINGS, CONCLUSIONS, AND OPINIONS

HRP Associates, Inc. performed a Phase I Environmental Site Assessment of the Bayview Correctional Facility located at 550 West 20th Street, Manhattan, NY (the site or subject property). The subject property is comprised of one parcel of land (Block: 691 Lot: 1). This assessment was prepared for the NYS Department of Corrections and Community Supervision (NYSDOCCS), the "Client" or "User" in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E1527-05, which also satisfies the Standards and Practices for All Appropriate Inquiries or AAI (40 CFR Part 312).

The subject property is located southeast of the intersection between 11<sup>th</sup> Avenue and West 20<sup>th</sup> Street in Manhattan, New York County, NY. The parcel consists of 15,800 square feet of land with Bayview Correctional Facility encompassing the entire footprint of the property. Bayview is a former NYS medium security/work release correctional facility. Historical reports indicate that Manhattan Gas Light's West 18<sup>th</sup> Street Gas Works MGP facility (Con Edison's predecessor company) purchased the property in the late 1860's and utilized the property until the early 1910's. Sanborn Maps from 1895 and 1904 indicate that a 250,000 cubic foot tank was present onsite for gasoline storage, and other large storage tanks existed adjacent to the south and west of the subject property. Tanks were reportedly demolished in 1909.

In 1929, the YMCA purchased the lot and developed the site with an eight-story building (with a basement) as a "Seaman's House for the YMCA" which was completed in 1931. This building, with minor alterations, is the current main building onsite. The annex building was constructed soon after the construction of the main building, however, the exact building date is unknown. The Narcotic Addition Control Commission purchased the building in 1967 and utilized it as a drug treatment center. In 1974 the property was transferred to the Department of Correctional Series and utilized as Bayview Correctional Facility since that time until the facility was closed in October 2012 due to Hurricane Sandy. Environmental investigations were conducted in the early 2000's in the vicinity of the subject property to investigate impacts related to the historic operations of the former MGP facility, however, the subject property was not included in investigations.

Historically, chemicals and hazardous materials generated and utilized onsite have included lube oils, boiler treatments, and general cleaning products. These chemicals are stored in small quantities primarily in the basement of the facility. Additionally, all fuel storage tanks have been removed or closed in place. A tank closure report for onsite UST indicates that the tank was closed in place in accordance with NYSDEC Part 613.9, however, no confirmatory soil sampling was completed as part of the closure. Former tanks are listed on the PBS certificate number 2-399515.

The subject property (EPA ID# NYR000117242) is listed as a RCRA Conditionally Exempt Small Quantity Generator of hazardous waste between 2003- 2007. Hazardous waste codes include D008-Lead materials with no violations found. The site is listed State

Registered Underground or Aboveground Storage Tanks (USTs/ASTs) site, registered with the NYS Petroleum Bulk Storage (PBS) Program (#2-399515). A review of the Leaking Underground Storage Tanks (LUST) and NY spills Databases revealed one spill at the subject property. On 12/4/2012, a spill was reported at the subject property (#1211254) involving the release of ten gallons of ethylene glycol. The spill was reportedly contained with no environmental impact noted. The spill was closed by the NYSDEC on 12/4/12. This release is considered to pose a low risk to the environmental condition of the subject property due to quantity spilled and spill containment noted.

In addition, there is one NPL site, one CERCLIS site, seven SHWS sites, three SWD/LF sites, 64 LUST sites, two registered AST/UST sites, one VCP site, 381 NY Spill sites, and five Brownfield Cleanup sites within the appropriate ASTM search criteria. One adjacent spill site (discussed in Section 6.11) and historic operations at the former West 18<sup>th</sup> Street Gas Works (discussed in 6.14 and 7.0) pose a high risk to the environmental condition of the subject property. As is common with urban settings, several spills and leaking underground storage tanks are located in the general vicinity. Although it is unlikely that the majority of releases have impacted the subject property, it is possible that these spills could have jointly contributed to the adverse impact of the area soil and/or groundwater quality. As such they pose a low environmental risk to the subject property's soil and/or groundwater.

HRP has performed this Phase I Environmental Site Assessment in accordance with the Scope of Limitations of ASTM Practice E1527-05. Any exceptions to, or deletions from this practice are described in Section 9.0 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the subject site that include the following:

- Environmentally high risk onsite operations including manufactured gas plant operations and petroleum storage (at least 1895-1904), which involve the use of petroleum products and/or solvents, have historically occurred onsite. These operations occurred prior to environmental laws (i.e. RCRA) governing the handling, storage and disposal of such materials.
- Environmentally high risk offsite operations including manufactured gas plant operations and petroleum storage occurred adjacent to the east, south, and west of the site from at least 1895-1904. In addition, auto repair and/or auto filling operations at facilities adjacent to the east, south, and north of the site occurred between 1950-2000, which involve the use of petroleum products and/or solvents. These operations occurred prior to environmental laws (i.e. RCRA) governing the handling, storage and disposal of such materials.



HRP identified the following data gap which is considered significant enough to affect our ability to identify RECs for the property:

- Bermuda Limousine, located adjacent and upgradient of the subject property is listed as having a spill (#8703253) that was reported when four feet of floating product was discovered in an adjacent monitoring well. Remedial efforts were conducted since the early 1990's and the spill was closed by the NYSDEC on 10/6/2011 not meeting cleanup standards. Mr. Ketani of the NYSDEC confirmed that USTs and contaminated soil were removed from the facility to the extent feasible with the exception of residual contaminated soil in the vicinity of foundations, and that "no significant impacts to groundwater or the public" existed, however, HRP has received an insufficient amount of data to determine if this facility has adversely impacted the environmental condition of the subject property.

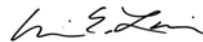
In addition, HRP identified the following Business Environmental Risks (BERs):

- A tank closure report for the onsite UST indicates that the tank was closed in place in accordance with NYSDEC Part 613.9, however, no confirmatory soil sampling was completed as part of the closure.

Resumes of the environmental professionals completing this assessment and insurance certificates are presented in Appendix L.

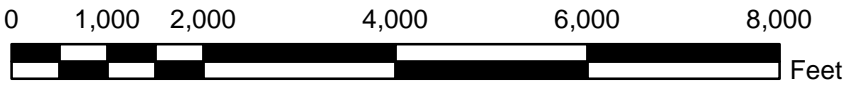
## 11.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental professional* as defined in 312.10 of 40 CFR 312. "I have the specific qualifications based on education, training and experience to assess a *property* of the nature, history and setting of the subject *property*. I have developed and performed appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."



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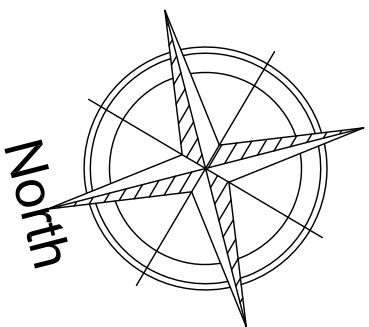
Cailyn E. Locci  
Project Manager



USGS Quadrangle Information  
 Quad ID: 40074-F1  
 Name: Jersey City, New Jersey  
 Date Rev: 1976  
 Date Pub: 1982

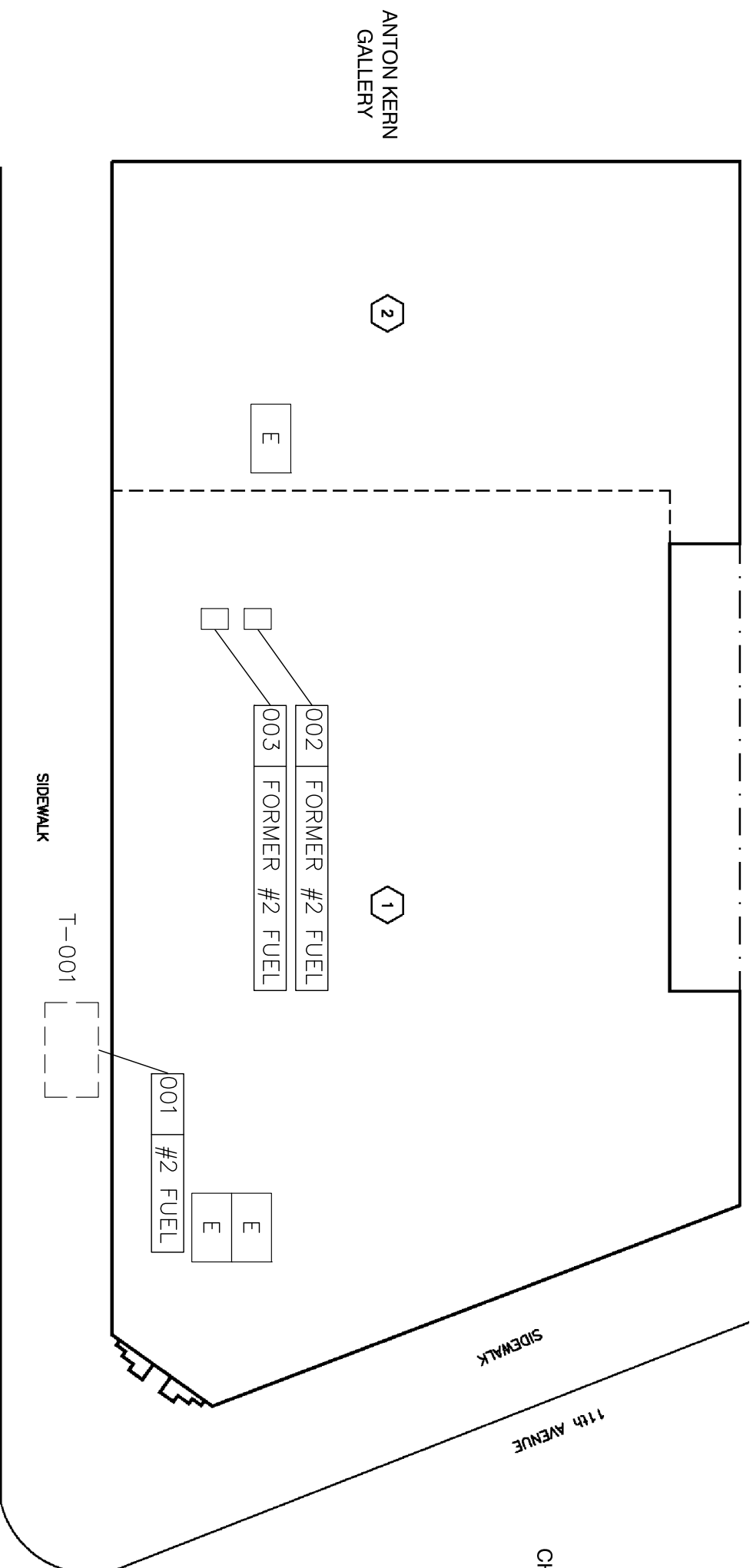
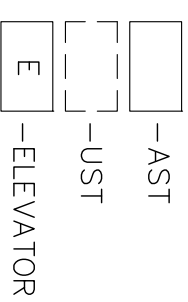
**Figure 1**  
**Site Location**  
**Bayview Correctional Facility**  
**New York, New York**  
**HRP# NEW7417.P1**  
**Scale 1" = 2,000'**

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RESIDENTIAL APARTMENTS

- BUILDING INDEX**
1. MAIN BUILDING
  2. ANNEX BUILDING



CHELSEA PIERS

**FIGURE 2**  
**SITE PLAN**  
**BAYVIEW**  
**CORRECTIONAL**  
**FACILITY**  
**NEW YORK, NY**  
**HRP # NEW7417.P1**  
**SCALE: 1" = 20'**

**HRP Associates, Inc.**

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