

III. EXISTING CONDITIONS, IMPACTS AND MITIGATION

D. Hazardous Materials

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I. Existing Conditions

The potential presence of hazardous, toxic, or dangerous materials or substances on the subject property were identified in an April 21, 2008 Phase I Environmental Site Assessment prepared by EcolSciences, Inc. for a prior prospective purchaser and a September 2009 Phase I Environmental Site Assessment prepared by Soil Mechanics Environmental Services (SMES). These Phase I Assessments are presented in Appendix B1 of this DEIS. Together, these assessments identified a number of recognized environmental conditions (RECs) for which additional investigation was recommended.

In order to investigate these RECs for potential sources of hazardous, toxic or dangerous substances or materials, EcolSciences conducted a Phase II Investigation in November 2009, the results of which were presented in a Phase II Investigation dated January 25, 2010. EcolSciences' Phase II Investigation was conducted in general accordance with the NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation.

Subsequent to EcolSciences' Phase II Investigation, SMES conducted additional sampling to further investigate several RECs, the results of which were presented in a Phase II letter report dated April 1, 2010. The Phase II Reports are presented in Appendix B1 of this DEIS. A summary of the RECs and the Phase II Investigations are as follows and a presentation of all recommended remedial actions is presented in Section 3 below:

- **Known and Suspected Underground Storage Tanks** – A 5,000-gallon heating oil UST is associated with the motel building and the Phase I Assessments identified the potential for additional USTs. As such, a geophysical survey was recommended for the accessible areas of the property where potential USTs would likely be located. Soil sampling was recommended around the perimeter of all USTs located onsite.

The geophysical survey confirmed the presence of a 5,000-gallon UST and also identified a crushed 2,000-gallon UST on the motel portion of the property. In addition, the presence of a 550-gallon UST was confirmed at one of the onsite residences located along Old Crompond Road. During the Phase II Investigation, soil samples were collected around the perimeter of these tanks (where possible) in accordance with NYSDEC guidelines. Soil sample analysis revealed no evidence of a release of petroleum products from these tanks. All USTs located onsite will be removed from the property as part of demolition activities with post-excavation soil sampling conducted to document tank integrity.

Although no evidence of a release was identified around the perimeter of the 5,000-gallon UST associated with the motel building, fuel oil odors were identified in the motel building basement. Soil sampling was conducted below the basement concrete floor and the results indicated the presence of

marginal exceedances for benzene and 1,2,4-trimethylbenzene of the NYSDEC Table 375-6.8(a) criteria for unrestricted residential use (residential criteria); however, the benzene and 1,2,4-trimethylbenzene concentrations were well below the NYSDEC Table 375-6.8(b) commercial use cleanup criteria (non-residential criteria). Upon building demolition and removal of the foundation, the limited benzene and 1, 2, 4-trimethylbenzene impacted soil will be excavated for proper offsite disposal at an approved facility and post-excavation soil sampling conducted to document the effectiveness of the remediation and compliance with the NYSDEC residential criteria.

- **Aboveground Storage Tanks** – Aboveground storage tanks (ASTs) were observed in four location: the basements of the two buildings located at the plant nursery; adjacent to the generator building on the former motel property; and outside a residence on the western portion of the site. Investigation of all surficial spills related to these ASTs was recommended in the Phase I Assessments.

The areas beneath and surrounding the aboveground storage tanks throughout the property were inspected and sampled, if warranted. Sampling, where appropriate (as described in the Phase II), revealed no NYSDEC residential soil cleanup criteria exceedances. All aboveground storage tanks located onsite will be cleaned and removed from the site for proper offsite disposal in accordance with State and local regulations as part of demolition activities.

- **Gasoline Station** - Residual soil and groundwater contamination associated with the six USTs removed from the former gasoline/service station portion of the property in 1988 remains onsite. Soil and groundwater sampling was recommended to confirm current conditions of soil and groundwater beneath the service station, related to the USTs.

Chevron has been identified as the responsible party for remedial activities on the former Texaco service station portion of the property (currently occupied by a fence contractor). Based on a 2009 report prepared by Chevron's consultant and submitted to the NYSDEC (presented in Appendix B1 of this DEIS), soil and groundwater contaminant concentrations on the property included only minor exceedances of the NYSDEC residential soil cleanup criteria. Given the commercial use of the property, the NYSDEC issued a No Further Action letter on July 8, 2010 (presented in Appendix Ecol 1). As such, no further investigation or remediation is required for this former gasoline station.

In the context of the proposed development, the former Texaco service station area will consist of parking and driveway areas. As such, it is not anticipated that the de minimis soil and groundwater exceedances will be disturbed and no additional remediation is required. However, should there be any intrusive activities in this area such as installation of utilities or if the grade is expected

to be lowered significantly, monitoring for the presence of volatile organic compounds with a photoionization detector (PID) will be conducted during earthwork in this area. Furthermore, any soil excavated from this area that exhibits petroleum impacts (i.e. staining, odors, elevated PID readings) will be stockpiled on plastic, sampled for waste classification parameters, and ultimately transported off-site to a licensed petroleum soil disposal facility.

- **Hydraulic lifts and Drums** - The hydraulic lift casings were observed within the former Texaco service station auto repair bays. Soil borings were advanced inside the former service station building at the location of the hydraulic lifts and samples were collected. Analysis revealed a NYSDEC residential soil cleanup criteria exceedance for one VO contaminant.

The hydraulic lifts will be removed during building demolition. Any petroleum-impacted soils surrounding the cylinders will be removed and post-excavation soil sampling will be conducted to confirm the successful removal of these features. Any contaminated soil generated will be disposed of offsite at an approved facility.

Two full drums of purge water associated with development of the former onsite monitoring wells by Texaco's consultant were identified behind the former gasoline station building. Samples were collected around the drums and one marginal residential soil cleanup criteria exceedance for a PAH compound (benzo(a)pyrene) was identified. The presence of this PAH is unrelated to the drums but rather may be associated with asphalt millings on the ground beneath the drums. The drums will be removed from the site for proper offsite disposal at an approved facility.

- **Septic Systems** - The motel buildings, service station, and two of the three nursery buildings are serviced by onsite septic systems. Given the commercial operations associated with these buildings, sampling these septic systems was proposed.

All of the septic systems onsite were investigated (i.e. collection of soil and sludge samples) as part of the Phase II activities. With the exception of the septic systems associated with the former Texaco gasoline station and the lawn mower shop, there were no volatile organic compounds (VOCs), base neutrals (BNs), or polychlorinated biphenyl (PCB) exceedances of the NYSDEC soil cleanup criteria in any of the septic system samples. With regard to the samples collected from the lawn mower shop and gasoline station septic systems, there were limited VOC exceedances within the septic tanks; however, the soil samples collected outside of the tanks did not reveal any exceedances. In addition, a groundwater sample was collected adjacent to the former Texaco station septic and no groundwater quality standard (GWQS) exceedances were identified. However, several metals were identified at slightly elevated concentrations at all of the septic systems

located throughout the site. These metals concentrations appear to be associated with natural background conditions throughout the property and the region.

During site development, all septic tank contents will be pumped out and disposed of properly by a licensed contractor. The septic systems will be abandoned in accordance with State and local regulations. Given that no exceedances (except naturally occurring metals) were identified in the soil samples collected from all of the commercial use septic systems, no remediation is warranted.

- **Spills/Staining** – Soil staining on the service station parcel (now used as a fence painting area) and outside and within the basement of the lawn mower repair shop was observed during the Phase I Assessments. In addition, electrical transformers (possibly containing PCBs) are located near the motel, and a floor drain was observed in the motel basement stairwell. Accordingly, soil samples were collected from these areas.

Soil samples were collected for VOCs from the fence painting area and no exceedances were identified. Samples were collected around the perimeter of the transformer concrete pad and analyzed for PCBs. No exceedances were identified and no further investigation or remediation is warranted for this area.

A sample was collected at the floor drain location and PCBs were identified at concentrations in excess of the NYSDEC residential and non-residential soil cleanup criteria. This exceedance will be delineated and the contaminated soil excavated for offsite disposal at an approved facility. Post-excavation soil samples will be collected to document the effectiveness of the remediation and the results will be submitted to the NYSDEC in order to obtain a No Further Action (NFA) determination.

Soil sampling conducted within and around the vicinity of the lawn mower repair building identified VOC impacted soils at two locations; one inside the building and one outside the building. The VOC impacted soil will be excavated for offsite disposal at an approved facility after the building is demolished and post-excavation soil sampling will be conducted. The soil excavation activities will be conducted in accordance with NYSDEC requirements and the results will be reported to the NYSDEC, if warranted.

- **Fill Material** – At the time of the Phase I Assessments, no information was available concerning the environmental quality of the fill soils imported to the site during development of the motel and the abandonment of the former in-ground pools. In addition, evidence of dumping was apparent to the west and north of the motel buildings. The Phase I Assessments recommended that

sampling be conducted throughout the areas of filling and dumping to characterize the material.

Four test pits were excavated within the former in-ground pools (in-ground full and wading pools) located east of the motel. The remains of the concrete foundations associated with these pools were identified within the test pits. Soil samples collected from these test pits were analyzed for VOCs, BNs, Pesticides, PCBs, and TAL Metals. The sampling results identified no VOCs, BNs, Pesticides or PCBs above applicable criteria. The metals analyses identified several metals at concentrations above the applicable TAGM Cleanup Objectives; however, with the exception of one metal (magnesium), these concentrations were at approximate background concentrations for the region. In addition, naturally occurring magnesium concentrations can vary significantly and this metal is likely the result of natural conditions. As such, no remediation is warranted at the former pool area. The concrete debris associated with the pool will be properly disposed of as part of site development activities.

A low-lying lawn area near the northern end of the motel was sampled since historic aerial photographs indicated that that this area may have been filled. A test pit was conducted and a soil sample collected for VOCs, BNs, Pesticides, PCBs, and TAL metals. All analyses were below the applicable criteria except for selected metals, with magnesium the only metal identified to be above the NY TAGM Eastern USA background. No further investigation or remediation is warranted for this area as the metals are likely the result of naturally occurring conditions.

An area containing debris located adjacent to and within the wooded area west of the motel buildings was sampled because of the potential for contaminants associated with this debris to have impacted the underlying soils. A series of seven test pits were excavated and sampled to evaluate the environmental quality of these soils. All soil samples were analyzed for VOCs, BNs, pesticides, PCBs, and metals. No VOCs, BNs, PCBs or pesticides were identified above the applicable criteria. Similar to other test pit samples analyzed from the site, selected metals were identified above the criteria with most below the eastern USA background levels. Although no remediation is warranted for the dumping areas, the scattered debris will be cleaned up and properly disposed of offsite as solid waste as part of site development activities.

Although no remediation is warranted for the onsite debris and fill areas, soil sampling conducted around the motel property has identified select metals above the NYSDEC residential and non-residential criteria. However, the majority of these exceedances were below the NYSDEC average Eastern USA Background concentrations and the metals concentrations above the

published background levels (primarily magnesium) are also likely associated with naturally occurring conditions.

Given the proposed use of the site (i.e. retail store), no remediation of the onsite naturally occurring metals is warranted. However since the naturally occurring metals concentrations are above NYSDEC residential and non-residential criteria, precautions will be taken during development to minimize the amount of dust generated during earthwork to avoid undue exposure of the site workers and occupants of the properties surrounding the site to elevated metals concentrations in particulate material. The specific dust control and monitoring procedures that will be implemented during development are presented in Section III.D.3a and the Environmental Health and Safety Plan and Community Air Monitoring Program (EHASP/CAMP) presented in Appendix B2 of this DEIS.

- **Former Agricultural Usage** – Portions of the site are currently used as a landscape supply nursery and portions of the site were historically used for agricultural purposes. Given the potential for historic pesticide usage, soil samples were collected from surficial soils throughout the formerly farmed areas and within the nursery. No pesticides or metals exceedances were identified in any of the samples analyzed. As such, no further action is warranted.
- **Asbestos Containing Building Materials and Lead Based Paint** – Potential asbestos containing materials (ACM) and lead based paint were identified throughout the buildings located on the property. Asbestos and lead-based paint surveys were completed by Environmental Health Investigations, Inc. (EHI). These surveys are presented in Appendix B3 of this DEIS. All asbestos and lead-based paint containing materials will be addressed in accordance with the EHI reports as part of site demolition activities and are further discussed below.

- b. As discussed in the Phase I Assessments and Phase II Reports presented in Appendix B1 of this DEIS and discussed in Section III.D.1(a) above, three underground storage tanks are located on the property. Registered tanks located on the property include a 5,000-gallon underground No. 2 fuel oil tank associated with the motel (Registration Number 3-800470) and two aboveground tanks (250-gallon No. 2 fuel oil and 300-gallon waste oil) located on the former gasoline station portion of the property (Registration Number 3-800814). Historically, there were several violations associated with each of these tanks. The documents associated with these violations are presented in SMES 2009 Phase I (Appendix B1 of this DEIS). All the violations were resolved in accordance with State and local requirements. The Phase II Investigations summarized above addressed all three of these tank locations and no contamination was identified in the soil surrounding these tanks.

Additional tanks (not formally registered) onsite include an abandoned underground 2,000-gallon tank associated with the former pool (partially crushed), an underground 550-gallon

No. 2 fuel oil tank associated with an onsite residence, two aboveground 275-gallon diesel tanks, one 275-gallon fuel oil tanks associated with an onsite residence, and two aboveground 275-gallon waste oil tanks located in the basement of the lawn mower shop. As discussed above, EcolSciences' Phase II Investigation included soil sampling around the perimeter of all the USTs and around the ASTs, where appropriate. No contamination was identified.

All underground and aboveground storage tanks currently on the property will be properly decommissioned, cleaned, removed, and properly disposed of offsite under EcolSciences' supervision during demolition activities. Post-excavation sampling will be conducted in accordance with NYSDEC regulations to document the integrity of all the underground tanks. If contamination is identified, the appropriate remedial actions will be conducted in accordance with NYSDEC regulations.

2. Potential Impacts

a. Based on the results of the Phase I and Phase II Activities, potential impacts to workers and the community associated with development of the site relative to any known or discovered hazardous conditions are limited. Given the substantial pre-development investigations conducted at the site, it is unlikely that any undiscovered hazardous materials or conditions will be encountered during or after development. With regard to the known site conditions, existing hazardous materials include limited quantities of petroleum products within the onsite storage and septic tanks, PCBs within a floor drain, asbestos and lead-based paint, and fugitive dust and particulate matter generated during construction. There is a limited potential for exposure to contaminants during demolition and site development; however, these activities will be conducted in a safe manner (discussed further in Section III.D.3.a) in accordance with all Federal and State regulations. There are no anticipated impacts to workers and the community after the project has been constructed. A discussion of the potential impacts to workers and the community, as well as potential health hazards resulting from the presence or handling of these materials during demolition and site development activities, is presented below.

- **Petroleum Products and Septic Systems** – Potential impacts to workers associated with the existing and future storage and handling of petroleum products and existing petroleum-impacted soil during demolition and construction consist of inhalation and dermal impacts. Inhaling petroleum vapors can cause headaches, nausea, dizziness and respiratory irritation. Dermal contact with liquid petroleum products can cause irritation and possibly absorption through the skin. Chronic and long-term exposure to high concentrations of petroleum products may affect the nervous system, blood, and kidneys. The existing petroleum products will be removed in accordance with State and industry standards and any potential exposure will be limited. With regard to the future storage of gasoline onsite, the proposed gasoline station will be state-of-the-art (described in Section III.D.3.c below) thereby limiting or eliminating the potential for exposure.

- **PCBs** - Potential impacts to workers associated with the removal of PCB impacted material during demolition consists of primarily dermal impacts. Dermal contact with high levels of PCBs can cause chloracne and chemical burns. The majority of PCB-related health effects are the result of chronic and long-term exposure to high concentrations which may lead to adverse respiratory, reproductive, gastrointestinal, and liver diseases including cancer. An environmental remediation contractor will remove the PCB-containing soil from the site for offsite disposal following all Federal and State regulations regarding the handling, transportation, and disposal of PCB-containing waste in order to minimize potential exposure to the onsite workers. Removal of the PCB-impacted soil will eliminate the potential for future PCB exposures.
- **Asbestos** – As detailed in the EHI Pre-Demolition Asbestos Bulk Survey and Lead Screening (Appendix B3 of this DEIS) completed for the subject property, regulated asbestos materials present onsite consist of pipe elbow insulation and boiler insulation present within the large motel building, transite shingle siding on the entire exterior of the lawn mower shop, and pipe insulation, elbows, and flue packing located in the basement of the rear house at 3220 Old Crompond Road.

Chronic and long-term exposure to airborne friable asbestos may increase one's risk in developing asbestosis (irritation and scarring of the lungs), lung cancer, and mesothelioma. As described in Section III.D.3.a below, all asbestos-containing materials will be removed by a licensed abatement contractor utilizing all necessary containment and personal protective equipment to reduce or eliminate the potential for short-term asbestos exposure during abatement activities. Upon completion of site demolition activities, all asbestos containing materials will have been removed from the site thereby eliminating the potential for any future exposure.

- **Lead-Based Paint** – The EHI report (Appendix[Ecol 3]) completed for the subject property also identified painted surfaces containing lead-based paint throughout onsite buildings. According to the report, the exterior of both motel buildings, the cinderblock portion of the gasoline station building, the interior and exterior of the lawn mower shop and limited interior areas of the rear house located at 3220 Old Crompond Road contain lead-based paint.

The main exposure routes for lead include ingestion of lead-based paint chips, soil containing lead, or lead-containing dust and inhaling lead-containing dust. Health effects associated with lead exposure include brain and nervous system damage, behavior and learning problems, slowed growth, hearing problems, headaches, reproductive problems, high blood pressure, hypertension, nerve disorders, memory and concentration problems, and muscle and joint pain.

As described in Section III.D.3.a below, all building materials containing lead-based paint will be demolished in accordance with USEPA lead-based-paint guidelines by a certified contractor. Dust monitoring will be conducted during these activities and dust suppression measures will be employed to limit potential exposure to the demolition workers. Upon completion of the demolition activities, all lead-based paint containing materials will have been removed from the property thereby eliminating any future exposure.

- **Naturally Occurring Metals in Soil** – Fugitive dust and particulate matter generated onsite, while not a hazardous material, contains certain naturally occurring metals (beryllium, cadmium, chromium, copper, iron, magnesium, mercury, nickel, and zinc) in the surficial soils throughout the property at concentrations above the NYSDEC residential and non-residential soil cleanup criteria. Since these metals are the result of naturally occurring conditions, no remediation is warranted.

Health effects associated with particulate matter and fugitive dust vary significantly, depending on the particle size and chemical composition. Particulate less than 10 microns (PM_{10}) but larger than 2.5 microns ($PM_{2.5}$) can enter the lungs and contribute to respiratory ailments and heart problems. PM_{10} -sized particles include dust generated by vehicles traveling on dirt roads, construction-related dust, and demolition-related dust. PM_{10} -sized particles are considered less harmful than $PM_{2.5}$ particles, which can penetrate deeper in the lungs. $PM_{2.5}$ -sized particles are normally generated through the combustion of wood, gas, and coal. Fugitive dust and particulate matter have been linked to temporary health problems including irritation of the eyes, nose, and throat. Chronic and consistent long-term exposure to particulate matter and fugitive dust can lead to chronic obstructive pulmonary disease, asthma, chronic bronchitis, emphysema, and heart disease.

As described in Section III.D.3.a, dust suppression measures and continuous dust monitoring will be conducted during demolition and site development (i.e. earthwork) activities in order to minimize and monitor the generation of dust. Upon completion of the development, the site will consist of impervious and vegetative cover, thereby eliminating the generation of dust (and dust-related exposures) in the future.

- b. During site development and the future operation of the Costco store, potential impacts to the New York City watershed and other environmentally sensitive receptors consisting of onsite and offsite wetlands, offsite watercourses (i.e. Hunter Brook), and groundwater will be minimal. Anticipated impacts would be limited to runoff from the development to these areas. The appropriate stormwater and sediment controls (i.e. haybales, stormwater inlet filters, silt fencing) will be properly monitored and maintained to limit runoff from the areas under development to onsite and offsite wetlands. Once the development is complete, the developed portions of the property will consist of impervious cover or maintained vegetation. Stormwater runoff from the portions of the site featuring impervious cover will

be directed to an onsite stormwater management system, which will manage and limit sediment discharges to wetlands onsite and in the vicinity of the property. Any unintended spills or discharges of petroleum products or hazardous materials will be addressed immediately by onsite personnel to prevent discharges of these materials to the stormwater management system onsite.

- c. The proposed development will include a modern gasoline filling station for the sale of gasoline to Costco members. The station will include three islands with six double-sided dispensers fed by three 30,000-gallon double-wall underground storage tanks. As detailed in Section III.D.3.c, the facility will comply with all Federal, State, and Local regulations for the storage, disbursement, and sale of gasoline.

The potential impacts to groundwater and surface water on and surrounding the property range from minimal to none. Any potential impact to groundwater and surface water would likely be associated with a release or spill from underground storage tanks or piping, overfilling of the storage tanks, or during the filling of individual automobiles. In order to prevent these types of incidents, the underground storage tanks will be double-walled tanks with interstitial monitoring for constant evaluation of 100% of both the inner and outer tanks.

If a leak is detected an audible and visible alarm is automatically set off and the entire tank system is shut down. In order to prevent a release due to overfilling, the system will be equipped with a high level alarm that sounds when the tank reaches 90% capacity and an overfill prevention valve that prevents filling past 95% capacity. Spill prevention measures associated with the filling of individual automobiles will include pumps that prevent spillage, a spill cleanup kit and emergency response plan located onsite, daily inspections of the facility to visually check the condition of nozzles, hoses, the presence of dispenser damage or leakage, etc., and safety training for all employees of the facility. In the unlikely event that fuel spill occurs within the fuel dispensing area, any liquid runoff will be directed to an oil water separator that will be appropriately maintained as necessary.

Given the compliance of the facility with all Federal and State regulations and the use of redundant safety equipment and procedures, there are no anticipated impacts to the groundwater or surface waters.

- d. Prolonged stockpiling of excavated material in anticipation of testing results prior to offsite disposal is not anticipated. The final offsite disposal of excavated material will likely occur within three to six weeks of excavation, the typical timeframe needed to analyze waste classification samples and receive approval from a disposal facility for shipment.

All soils stockpiled as part of implementing the mitigation measures discussed below will be surrounded by silt fencing and covered with plastic to prevent a release of soil particles or contaminants; however, the soils with naturally occurring metals will not require covering as long as the stockpile is stabilized in some other manner (i.e. wetting of the soil or establishment of vegetation) if it will be re-used onsite. In addition, if excess soil containing elevated concentrations of naturally occurring metals is generated, this soil may be re-used at an offsite facility provided the receiving site has been notified and the metals content at the receiving site is consistent with the metals concentrations present throughout the Property.

3. Mitigation Measures

- a. Cleanup and environmental mitigation measures will be conducted for the following: (1) Petroleum products mainly associated with underground and aboveground storage tanks, and other potential discharges (2) septic tanks, (3) PCB-impacted soil, (4) asbestos-containing materials, (5) lead-based paint containing materials, and (6) soils containing naturally occurring metals throughout the site. The mitigation measures warranted are discussed below.

- **Petroleum Products**

Motel Parcel

A 5,000-gallon No. 2 fuel oil UST, a 2,000-gallon No. 2 fuel oil UST, and a 275-gallon diesel AST are located on the motel portion of the property. In addition, an unknown quantity of fuel oil contaminated soil is located beneath the motel basement floor. The tanks will be cleaned and removed from the Site in accordance with State and local regulations. The tank removals will be conducted by a qualified environmental contractor under EcolSciences' onsite supervision with post-excavation soil sampling conducted to document tank integrity at the time of removal. With regard to the fuel oil contaminated soil beneath the motel basement floor, upon removal of the concrete basement floor the contaminated soil will be excavated and stockpiled and covered with plastic. Post-excavation soil sampling will be conducted to document the effectiveness of the cleanup. Prior to disposal, the stockpiled soil will be sampled for waste classification purposes according to the disposal facility requirements. Once the disposal facility has approved the material, it will be removed from the property.

Former Gasoline Station Parcel

The 500 gallon fuel oil AST and the 300 gallon waste oil AST located at the former gasoline filling station portion of the property will be properly cleaned and removed from the Property for offsite disposal by a qualified environmental remediation contractor. In addition, the two below-grade hydraulic lifts located on this portion of the property will be removed for offsite disposal with post-excavation soil sampling conducted to document the integrity of the lifts at the time of removal. If warranted, in accordance with the NYSDEC DER-10 Technical Guidance (dated May 2010), additional investigations (i.e. groundwater) will be conducted and the results reported to the NYSDEC, if warranted.

The two drums containing water associated with monitoring well purging and development located on the gasoline station parcel will be removed from the site for proper offsite disposal.

Although the spills associated with the former Chevron gasoline filling station portion of the property received a No Further Action (NFA) from the NYSDEC (see Appendix B1 of this DEIS for NFA letter and 2010 Chevron Report), marginal exceedances of several VOCs remain present in the soil and

groundwater in this portion of the property with the approval of the NYSDEC. All contaminated soil (i.e. soil exhibiting gasoline odors or VOC contamination based on current testing data) requiring excavation in order to install below-grade utilities will not be used to backfill any utility trenches onsite. Rather, the soil will be stockpiled, sampled for waste classification purposes, and disposed of at an approved facility in accordance with the procedures detailed above. The installation of utilities through this portion of the site will be conducted under onsite and monitoring by qualified personnel to document the proper handling of contaminated soil in accordance with the EHASP/CAMP.

Nursery Parcel

There are two 275-gallon waste oil ASTs and one 275-gallon diesel AST located on the nursery parcel. These tanks will be properly cleaned and removed from the property by a qualified environmental contractor.

VOC impacted soil is present outside and beneath the lawn mower shop building. This VOC impacted soil will be excavated for offsite disposal after the building is demolished. The excavation activities will be conducted in accordance with the EHASP/CAMP with post-excavation soil sampling conducted to document the effectiveness of the soil removal. All soil excavation activities will be conducted in accordance with NYSDEC requirements and the results will be reported to the NYSDEC, if warranted. All soil removed from this area will be sampled for waste classification purposes, and disposed of at an approved facility in accordance with the procedures detailed above.

Residential Properties

A 550-gallon fuel oil UST and a 275-gallon fuel oil AST are located at the residential properties along Old Crompond Road. The tanks will be decommissioned, cleaned, and removed from the property for proper offsite disposal in accordance with State and Local regulations. The tank removals will be conducted in accordance with the EHASP/CAMP with post-excavation soil sampling conducted from the UST excavation to document tank integrity.

- **Septic Systems** – There are a total of eight septic systems on the Property. Sampling was conducted at each of the septic systems in order to determine if contamination is present. No exceedances (other than naturally occurring metals) were identified in the majority of the samples collected from the onsite septic systems. However, limited concentrations of polycyclic aromatic hydrocarbons (PAHs) or one of several VOCs were identified in three of the septic system tanks (one motel building tank, the former gasoline station tank, and the lawn mower shop tank). Sampling conducted outside of these tanks did not reveal any impacts to the onsite soils.

Given that no exceedances (with the exception of naturally occurring metals) of any NYSDEC soil or groundwater criteria were identified outside of any onsite septic tanks, no remediation is warranted for any of the septic systems. All of the

septic systems currently present onsite will be pumped and the contents disposed of at an approved facility. The septic tanks will be cleaned and removed from the site for proper offsite disposal in accordance with State and Local regulations.

- **PCBs** – PCBs are present above the NYSDEC residential and non-residential cleanup criteria at the floor drain location within the stairwell leading to the basement of the motel building. The PCB contamination will be delineated and excavated for proper offsite disposal. Post-excavation soil samples will be collected from the excavation to document the effectiveness of the remediation. The results of the PCB remediation will be submitted to the NYSDEC to obtain a NFA. Dust monitoring and suppression activities will be conducted (if warranted) during the PCB remediation activities in accordance with the EHASP/CAMP.
- **Asbestos-Containing Materials** - Regulated asbestos materials present onsite consist of pipe elbow insulation and boiler insulation present within the large motel building, transite shingle siding on the entire exterior of the lawn mower shop, and pipe insulation, elbows, and flue packing located in the basement of the rear house at 3220 Old Crompond Road.

A New York State-licensed asbestos contractor will remove all asbestos-containing material from the buildings prior to demolition. In accordance with New York State law, an Asbestos Project Notification form will be submitted to the State Department of Labor prior to starting the abatement work. All asbestos abatement activities will be conducted in accordance with industry standard practices and will include independent third-party air monitoring, as required by State law.

- **Lead-Based Paint** – The exterior of both motel buildings, the cinderblock portion of the gasoline station building, the interior and exterior of the lawn mower shop, and interior areas of the rear house located at 3220 Old Crompond Road contain lead-based paint. These buildings will be demolished in accordance with USEPA, State, and Local regulations for handling demolition debris containing lead-based paint. Dust monitoring (as described in the EHASP/CAMP) will be conducted during the demolition of the buildings containing lead-based paint.
- **Naturally Occurring Metals in Soil** - A number of metals have been identified throughout the property at concentrations consistently above the NYSDEC Soil cleanup criteria; however, the majority of the metals concentrations are within the NYSDEC published ranges for background concentrations in the Eastern United States. There are a limited number of metals at concentrations marginally above the NYSDEC background concentrations in the Eastern United States; however, these metals were never used onsite and it is EcolSciences' professional opinion that they are likely the result of natural background conditions.

Since these metals are likely associated with naturally occurring conditions, they are not considered contaminant and no remediation is warranted; however,

common dust management practices (i.e. wetting of soils, covering or vegetating stockpiles) will be conducted in order to reduce the generation of fugitive dust containing marginally elevated concentrations of naturally occurring metals. Dust management and monitoring procedures are presented in the EHASP/CAMP presented in Appendix B2 of this DEIS. Prior to the start of earthwork, A tailgate meeting will be held with the earthwork contractor to brief workers in the appropriate health and safety procedures and dust management practices that will be employed at the site in accordance with the CWHASP/EMP presented in Appendix B2 of this DEIS.

- b. With the exception of the underground storage tanks and septic tanks previously discussed herein, there are no subsurface treatment or storage facilities located onsite. As discussed above, all underground storage tanks and septic tanks will be properly emptied, cleaned, and removed from the property for offsite disposal at an approved facility in accordance with all State and Local regulations.
- c. As discussed above, the proposed Costco facility will include a gasoline filling station. The proposed facility specifications are as follows:
 - **General Facility Description** – As currently designed, the proposed facility will feature three pump islands with six double-sided dispensers, a controller enclosure, and a rest room. The facility will provide gasoline to Costco members from three 30,000-gallon double-walled fiberglass underground storage tanks. The facility will also feature a 1,500-gallon double-walled fiberglass underground storage tank for a fuel additive.
 - **Facility Emergency Equipment**
 - Emergency telephone that will automatically dial 911 when the handset is lifted from the hook
 - Eight canopy-mounted video cameras with a viewing monitor located in the warehouse
 - Two emergency shut off switches located adjacent to the fueling area and the equipment enclosure to shut off all electrical power to the dispensers and turbines.
 - High level alarms located in the equipment enclosure and the Warehouse that sound when the tank reaches 90% capacity and in the event of a UST or piping leak.
 - An overfill prevention valve that shuts the tank at 95% capacity
 - A system monitoring console (Veeder Root) located inside the Equipment Enclosure
 - Absorbent materials located in close proximity to the fueling area
 - Automatic fire suppression systems (snuffers) installed in each dispenser and turbine sump
 - **Daily Facility Check** – The facility will be inspected daily consisting of a complete walk through of the gasoline station area to visually check the

condition of the nozzles, hoses, dispenser damage or leakage, stained or discolored pavement, spill buckets, and fill and vapor return tubes. A daily facility inspection report will be prepared and all records will be maintained for three years.

- **Safety** – All of the safety equipment installed at the facility will be of the latest technology available (i.e. hose breakaways to minimize spillage in the event of premature vehicle departure) and meet or exceed all Federal and State regulations and codes. All employees will receive instruction on the safety procedures at the facility. A spill cleanup kit and emergency response plan will be located within the Equipment Controller enclosure. In addition, absorbent materials will be staged at strategic locations throughout the facility for use in immediately containing and addressing minor spills. All used absorbent materials will be placed in a DOT-approved container for proper offsite disposal by a licensed hauler.
- **Delivery** – The facility will receive gasoline by common carrier tanker trucks. The tanks will be continuously monitored during filling and an audible high-level alarm will sound when the tank reaches 90% capacity. Each tank will be equipped with a ball float vent valve and extractor fitting to restrict delivery flow at 95% of the tank capacity. These systems meet all Federal and State requirements for overfill protection.
- **Underground Storage Tanks** – The tanks installed will be fiberglass double-walled tanks compatible for the type of fluids to be stored within them (i.e. gasoline, ethanol). The tanks are manufactured by Xerxes Corporation and feature a defined interstitial space and are warranted against leaks due to internal or external corrosion for 30 years.
- **Tank Leak Monitoring** – All tanks will feature a hydrostatic monitoring system that continuously monitors 100% of the inner and outer tanks. This system meets USEPA requirements as a precision tank test (“tank tightness test”) and is able to detect leaks as small as 0.1 gallons per hour. The tanks will be monitored monthly during the first year of operation and annually thereafter. The tanks will also feature a fast response system (Veeder Root 350R) for determining the liquid level.
- **Gasoline Piping Description and Monitoring** – All below-grade supply and vent piping will feature secondary containment and corrosion resistance. The piping integrity will be monitored continuously during fuel dispensing using an in-line electronic leak detection system. If a drop in pressure is identified, the dispenser flow is automatically restricted. In addition, the system will feature liquid level sump sensors with secondary containment, providing redundant piping leak detection.

Dispenser, submerged turbine, and product piping leaks will be secondarily contained and monitored by liquid level sensors in the dispenser and submerged turbine sumps. If liquid is detected, a visible and audible alarm will identify the leak location and the fueling system will be shut down. These types of sensors are discriminating and can differentiate between water and gasoline in the sumps.

- **Oil Water Separator**

The paved surface upon which the gasoline dispensers are placed is concrete and is sloped toward a concrete gutter. Any potential spill at the gas dispensers will drain to the gutter which leads to a surface catch basin. The catch basin is piped to an oil water separator unit. Gasoline, being lighter than stormwater floats allowing stormwater to pass through the structure while the gasoline is retained. Any spills can be detected by video cameras and daily inspections. Minor spills will be cleaned with absorbent materials and pumping and removal of waste water will be provided when necessary.

- d. The site grounds (i.e. landscaping and lawn) will be aesthetically maintained at all times. The use of fertilizers/pesticides will be limited and conducted in accordance with Westchester County Ordinance During the winter months, sodium chloride will be used for controlling ice throughout the parking lot and sidewalk areas.