

APPENDIX J:
Hazardous Materials
(E) Designations

Introduction

As described in Chapter 3.18, "Hazardous Materials," all the privately-owned lots within the proposed rezoning area as shown in Table J-1 (see below) will have an (E) designation for hazardous materials mapped on them to avoid any potential impacts associated with hazardous materials.

Development of a site with an (E) designation would require that a Phase I Environmental Site Assessment in accordance with the American Society of Testing Materials (ASTM) E1527-05 be conducted, and if necessary, a sampling and remediation protocol be developed and implemented to the satisfaction of New York City Department of Environmental Protection (DEP) prior to issuance of a building permit (pursuant to Section 11-15 of the City's Zoning Resolution). Such designation would eliminate the potential for significant adverse impacts from hazardous materials due to implementation of the proposed project.

The applicable text for the (E) designations would be as follows:

Task 1

The fee owner(s) of the lot(s) restricted by this (E) designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to DEP for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.

No sampling program may begin until written approval of a work plan and sampling protocol is received from DEP. The number and location of sample sites should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by DEP upon request.

Task 2

A written report with findings and a summary of the data must be presented to DEP after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided by DEP if the results indicate that remediation is necessary.

If DEP determines that no remediation is necessary, written notice shall be given by DEP.

If remediation is necessary according to test results, a proposed remediation plan must be submitted to DEP for review and approval. The fee owner(s) of the lot(s) restricted by this (E) designation must perform such remediation as determined necessary by DEP. After completing the remediation, the fee owner(s) of the lot restricted by this (E) designation should provide proof that the work has been satisfactorily completed.

A DEP-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to DEP for review and approval prior to implementation.

**TABLE J-1
Hazardous Materials Screening**

Site No.	Block	Lot	Address	2006/ 2007 Land Use	Preliminary Screening *	Land Use Conditions CEQR Reference (Appendix A)	Hazardous Materials Conditions	(E) Designation Warranted
1	2349	112	60 East 149th Street	Open Air Concrete Recycling	V, S, M, P, PCB	Cement manufacturing; Adjacent to garbage reduction facility	None	Yes
2	2349	100	333 Exterior Street	Bus Parking	V, S, M, PCB	Historic railroad freight yard; Adjacent to garbage reduction facility	Petroleum spill location	Yes (refer to * note below)
4	2349	15	281 Exterior Street	Vacant Lot	V, S, M, P, PCB	Adjacent to historic coal sales/storage site (Site No. 33)	Active AST PBS Adjacent to historic UST	Yes
5	2351	22	467 River Avenue	Vacant Lot	V, S, M, P	Automobile service station; Historic lumber processing	Active AST PBS	Yes
6	2350	1	121 East 144th Street	Warehouse	V, S, M	Adjacent to welding shop (Site No. 41)	Active AST PBS	Yes
6	2351	1	404 Maj. Wm. Deegan Blvd.	Warehouse	V, S, M, P, PCB	Historic chemical manufacturer	Active AST PBS Adjacent to historic gasoline storage tanks	Yes
6	2351	12	445 Gerard Avenue	Glass Cutting/ Warehouse	V, S, M, PCB	Automobile wrecking establishment; Historic automobile service station	Active AST PBS Historic gasoline storage tanks	Yes
6	2351	20	417 Gerard Ave	Glass Cutting/ Warehouse	V, S, M, P, PCB	Adjacent to historic chemical manufacturer	Active AST PBS	Yes
7	2350	11	427 Walton Avenue	Hostos College Temporary Classrooms	V, S, M	Plastics manufacturing; Adjacent to welding shop (Site No. 41)	Active AST PBS	Yes
7	2350	16	135 Walton Avenue	Vacant Loft Bldg.	V, S, M	Adjacent to welding shop (Site No. 41)	Active AST PBS, Inactive UST PBS	Yes
8	2349	90	385 Gerard Avenue	Partially Vacant Warehouse/ Industrial Lofts	V, S, M	Petroleum storage and handling	Active AST and UST PBS; Closed petroleum spill location	Yes
9	2344	112	120 East 144th Street	Retail/ Restaurant/ Accessory Storage	V, S, M, PCB	Petroleum storage and handling; Adjacent to historic machine shop (Site No. 10)	Active AST CBS and PBS Adjacent to historic gasoline storage tanks	Yes
10	2344	110	370 Gerard Avenue	Vacant Loft Building	V, S, M, PCB	Chemical compounding, manufacturing, packaging; Historic machine shop	Active AST PBS Adjacent to historic gasoline storage tanks	Yes

**TABLE J-1
Hazardous Materials Screening**

Site No.	Block	Lot	Address	2006/ 2007 Land Use	Preliminary Screening *	Land Use Conditions CEQR Reference (Appendix A)	Hazardous Materials Conditions	(E) Designation Warranted
11	2344	75	301 Walton Avenue	Loft building –Furniture Assembly/ Restaurant/ Partially vacant	V, S, M	Historic fur dyeing facility	Active UST PBS	Yes
12	2344	60	261 Walton Avenue	Loft Building/Self Storage	V, S, M, PCB	Adjacent to gasoline service station (Site No. 45)	Active UST PBS Adjacent to petroleum spill location	Yes
13	2345	5	334 Walton Avenue	Vacant Building	V, S, M, PCB	Adjacent to automobile service station (Site No. 43)	Active UST PBS	Yes
14	2341	37	344 Grand Concourse	Auto Repair	V, S, M, PCB	Automobile service station	Inactive AST and UST PBS	Yes
14	2341	40	346 Grand Concourse	Auto Repair	V, S, M, PCB	Automobile service station	Large-volume petroleum spill location	Yes
15	2341	28	310 Grand Concourse	Auto Repair	V, S, M, PCB	Automobile service station; Historic RCRA SQG facility	Historic RCRA SQG facility Petroleum spill location	Yes
16	2341	10	276 Grand Concourse	Auto Repair/ Open Air Parking	V, S, M, PCB	Automobile service station	Adjacent to petroleum spill location	Yes
17	2340	208	373 Rider Avenue	Wholesale distribution	V, S, M, P, PCB	Adjacent to chemical manufacturer; Historic RCRA SQG and LQG facility	Historic RCRA SQG and LQG facility Petroleum spill location	Yes
17	2340	209	375 Rider Avenue	Woodworking/Chemical storage and manufacture	V, S, M, P, PCB	Garbage reduction facility; Historic chemical manufacturer	Active C&D processing SWF; Lithium bromide spill location Adjacent to petroleum spill location	Yes
18	2322	28	2522 Park Avenue	Open Air Taxi Repair and Storage	V,S, M, PCB	Automobile service center	Active UST PBS	Yes
19	2333	6	245 East 138th Street	Open Air Auto Repair	V, S, M, PCB	Automobile service center; Historic RCRA LQG	Active AST PBS; Historic RCRA LQG; Petroleum spill location	Yes
19	2333	10	243 East 138th Street	Deli	V, S, M, PCB	Gasoline service station; Adjacent to automobile service center	Active UST PBS	Yes
20	2333	1	2551 Third Avenue	Vacant Building	V, S, M, PCB	Adjacent to automobile service center; Historic gasoline service station	Inactive UST PBS Petroleum spill location	Yes
21	2320	66	250 East 138th Street	Vacant Gas Station	V, S, M	Gasoline service station; Historic garbage reduction facility; Historic gasoline service station	Petroleum spill location	Yes

**TABLE J-1
Hazardous Materials Screening**

Site No.	Block	Lot	Address	2006/ 2007 Land Use	Preliminary Screening *	Land Use Conditions CEQR Reference (Appendix A)	Hazardous Materials Conditions	(E) Designation Warranted
22	2320	73	258 East 138th Street	Vacant	V, S, M, PCB	Historic garbage reduction/transfer facility; Adjacent to machine shop	Active UST PBS	Yes
23	2320	45	2505 Third Avenue	Auto Supply/ Vacant Upper Stories	V, S, M, PCB	Automobile storage; Adjacent to automobile service station (Site No. 60)	Active AST and UST PBS Adjacent to historic gasoline storage tanks	Yes
24	2320	5	240 East 136th Street	Vacant Lot/ Gas Station	V, S, M	Gasoline service station	Active UST PBS	Yes
24	2320	6	242 East 136th Street	Vacant Lot/ Gas Station	V, S, M	Gasoline service station	Active AST and UST PBS	Yes
24	2320	7	244 East 136th Street	Vacant Lot/ Gas Station	V, S, M	Gasoline service station	Active AST and UST PBS	Yes
24	2320	8	246 East 136th Street	Vacant Lot/ Gas Station	V, S, M	Gasoline service station	Active AST and UST PBS	Yes
24	2320	9	248 East 136th Street	Vacant Lot/ Gas Station	V, S, M	Gasoline service station	Active AST and UST PBS; Petroleum spill location	Yes
24	2320	10	250 East 136th Street	Vacant Lot/ Gas Station	V, S, M	Gasoline service station	Active AST and UST PBS	Yes
24	2320	11	2477 Third Avenue	Vacant Lot/ Gas Station	V, S, M	Gasoline service station	Active AST and UST PBS	Yes
25	2318	5	2472 Third Avenue	Woodworking & Vacant	V, S, M, P, PCB	Trucking terminal; Adjacent to electric supply manufacture (Site No. 65)	Active UST PBS	Yes
26	2335	58	213 East 144th Street	House of Worship/ construction firm/ vacant	V, S, M, PCB	Historic and current metal products treatment or processing	Active UST PBS	Yes
27	2335	57	223 East 144th Street	Vacant Loft Building	V, S, M, PCB	Adjacent to ink manufacture (Site No. 66)	None	Yes
28	2340	204	371 Rider Avenue	Loft Storage/Printing/ artists loft / vacant	V, S, M, P, PCB	Printing and publishing	Adjacent to petroleum spill location	Yes
29	2340	186	341 Rider Avenue	Loft building: furniture assembly	V, S, M, PCB	Electric power substations	Petroleum spill location	Yes

**TABLE J-1
Hazardous Materials Screening**

Site No.	Block	Lot	Address	2006/ 2007 Land Use	Preliminary Screening *	Land Use Conditions CEQR Reference (Appendix A)	Hazardous Materials Conditions	(E) Designation Warranted
30	2334	61	266 East 143rd Street	Restaurant/ Retail	V, S, M, PCB	Adjacent to automobile service station (Site No. 71)	None	Yes
30	2334	62	268 East 143rd Street	Single Family Home	V, S, M, PCB	Adjacent to automobile service station (Site No. 30)	None	Yes
30	2334	63	383 Morris Avenue	Single Family Home	V, S, M, PCB	Automobile service station	None	Yes
31	2333	31	289 Morris Avenue	Vacant Building	V, S, M, P, PCB	Cement manufacturing	None	Yes
Potential Development Sites								
32	2349	38	325 Exterior Street	Verizon Service Center	V, S, M	Coal sales or storage	None	Yes
33	2349	3	255 Exterior Street	Self Storage	V, S, M, PCB	Coal sales or storage	Historic UST	Yes
34	2323	43	110 East 138th Street	Warehouse/ Auto Repair	V, S, M, PCB	Adjacent to transit substations (Site No. 3)	None	Yes
35	2349	46	329 Exterior Street	Warehouse/ Distributor	V, S, M, P, PCB	Truck manufacture/ trucking terminal	None	Yes
35	2349	47	Major Deegan Expressway	Bus Parking	V, S, M, PCB	Adjacent to railroad freight yard (Site No. 2)	Adjacent to petroleum spill location	Yes
36	2323	13	188 East 135th Street	Self Storage	V, S, M, P, PCB	Hardware manufacture	None	Yes
37	2351	25	110 East 149th Street	Food Production/ Distribution	V, S, M, PCB	Adjacent to automobile rental establishment (Site No. 37)	None	Yes
37	2351	35	100 East 149th Street	Open Air Auto Rental	V, S, M, PCB	Automobile rental establishments	None	Yes
38	2350	34	500 Gerard Avenue	Warehouse	V, S, M, PCB	Adjacent to machine shop (Site No. 39)	Adjacent to historic gasoline storage tanks	Yes
39	2350	63	479 Walton Avenue	Machine Shop (small parts)	V, S, M, PCB	Machine shop	Adjacent to historic gasoline storage tanks	Yes
40	2351	3	440 Maj. Wm. Deegan Blvd	Warehouse	V, S, M, P, PCB	Adjacent to chemical manufacture	None	Yes
41	2350	5	444 Gerard Avenue	Welding/ Warehouse	V, S, M	Welding shop	None	Yes
42	2345	10	Walton Avenue	U-Haul Truck Storage	V, S, M, PCB	Adjacent to automobile service station (Site No. 43)	None	Yes

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Site No.	Block	Lot	Address	2006/ 2007 Land Use	Preliminary Screening *	Land Use Conditions CEQR Reference (Appendix A)	Hazardous Materials Conditions	(E) Designation Warranted
42	2345	12	Walton Avenue	U-Haul Truck Storage	V, S, M, PCB	Adjacent to automobile service station (Site No. 43)	None	Yes
42	2345	14	356 Walton Avenue	U-Haul Truck Storage	V, S, M, PCB	Adjacent to automobile service station (Site No. 43)	None	Yes
42	2345	18	367 Grand Concourse	U-Haul Truck Storage	V, S, M, PCB	Adjacent to automobile service station	Adjacent to gasoline storage tanks	Yes
42	2345	22	391 Grand Concourse	U-Haul Truck Storage	V, S, M, PCB	Automobile service station	Gasoline storage tanks	Yes
42	2345	26	395 Grand Concourse	U-Haul Truck Storage	V, S, M, PCB	Adjacent to automobile service station	Adjacent to gasoline storage tanks	Yes
43	2345	1	335 Grand Concourse	Auto Body Repair	V, S, M, PCB	Automobile service station	None	Yes
43	2345	49	349 Grand Concourse	Car Service	V, S, M, PCB	Automobile service station	None	Yes
44	2344	83	287 Walton Avenue	Electrical Contractor	V, S, M, PCB	Automobile wrecking establishment	None	Yes
45	2344	52	109 East 138th Street	Gas Station	V, S, M	Gasoline service station	Petroleum spill location	Yes
46	2344	11	270 Walton Avenue	Warehouse	V, S, M	Adjacent to dry cleaning establishments; Automobile and other laundries (Site No. 46)	None	Yes
46	2344	17	288 Walton Avenue	Industrial Dry Cleaner	V, S, M	Dry cleaning establishment	None	Yes
46	2344	27	315 Grand Concourse	Car Wash	V, S, M	Automobile and other laundries	None	Yes
47	2344	1	261 Grand Concourse	AC repairs/ installation	V, S, M, P, PCB	Plastics and synthetic products manufacture	None	Yes
48	2341	42	350 Grand Concourse	Service Station	V, S, M, PCB	Automobile service station	None	Yes
49	2341	34	338 Grand Concourse	Automobile Repair	V, S, M, PCB	Automobile service station	None	Yes
50	2341	31	334 Grand Concourse	Medical Offices	V, S, M, PCB	Adjacent to automobile service station (Site No. 15)	Adjacent to petroleum spill location	Yes
51	2341	23	304 Grand Concourse	Law Office/Auto Sales	V, S, M, PCB	Adjacent to automobile service station (Site No. 16)	Adjacent to petroleum spill location	Yes
52	2341	6	250 Grand Concourse	Drug Treatment Facility	V, S, M, PCB	Adjacent to automobile service station (Site No. 16)	None	Yes

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Site No.	Block	Lot	Address	2006/ 2007 Land Use	Preliminary Screening *	Land Use Conditions CEQR Reference (Appendix A)	Hazardous Materials Conditions	(E) Designation Warranted
53	2340	1	213 East 138th Street	Diner	V, S, M, P, PCB	Automobile service station; Steel products manufacture	Adjacent to historic gasoline storage tanks	Yes
53	2340	3	205 East 138th Street	Auto Repair/Food Wholesale	V, S, M, P, PCB	Adjacent to cosmetics or toiletries manufacture	Historic gasoline storage tanks	Yes
53	2340	8	201 East 138th Street	Perfume Manufacture	V, S, M, P, PCB	Cosmetics or toiletries manufacture	Adjacent to historic gasoline storage tanks	Yes
54	2340	56	221 East 138th Street	Meat Packing	V, S, M, PCB	Machine shop	None	Yes
54	2340	58	225 East 138th Street	Meat Packing	V, S, M, PCB	Adjacent to machine shop	None	Yes
55	2322	101	236 East 138th Street	Car Wash	V, S, M, PCB	Automobile and other laundries	None	Yes
56	2320	72	256 East 138th Street	Machining & Vacant	V, S, M, PCB	Machine shop	None	Yes
57	2320	74	260 East 138th Street	Restaurant, Office & Vacant	V, S, M, PCB	Automobile rental establishment	None	Yes
58	2320	77	2535 Third Avenue	Retail, Office & Vacant	V, S, M, PCB	Adjacent to automobile service station; Automobile and other laundries (Site No. 59)	None	Yes
59	2320	79	2527 Third Avenue	Gas Station/ Car Wash	V, S, M, PCB	Automobile service station; Automobile and other laundries	None	Yes
60	2320	41	2515 Third Avenue	Auto Body Repair	V, S, M, PCB	Automobile service station	Adjacent to gasoline storage tanks	Yes
60	2320	42	2511 Third Avenue	Bar and Vacant	V, S, M, PCB	Adjacent to automobile service station	Adjacent to gasoline storage tanks	Yes
60	2320	43	2507 Third Avenue	Auto Body Repair	V, S, M, PCB	Automobile service station	Adjacent to gasoline storage tanks	Yes
61	2320	46	2503 Third Avenue	Warehouse/ distribution	V, S, M	Adjacent to dry cleaning establishment (Site No. 62)	None	Yes
62	2320	47	2501 Third Avenue	Restaurant	V, S, M	Dry cleaning establishment	None	Yes
62	2320	50	2495 Third Avenue	Check Cashing	V, S, M	Dry cleaning establishment	None	Yes

**TABLE J-1
Hazardous Materials Screening**

Site No.	Block	Lot	Address	2006/ 2007 Land Use	Preliminary Screening *	Land Use Conditions CEQR Reference (Appendix A)	Hazardous Materials Conditions	(E) Designation Warranted
62	2320	51	2491 Third Avenue	Auto Repair	V, S, M, PCB	Automobile service station	None	Yes
63	2318	22	270 East 137th Street	Offices	V, S, M, PCB	Adjacent to automobile and other laundries	None	Yes
64	2318	18	2488 Third Avenue	Car Service	V, S, M, PCB	Adjacent to automobile and other laundries	None	Yes
64	2318	19	2490 Third Avenue	Car Wash	V, S, M, PCB	Automobile and other laundries	None	Yes
65	2318	7	2482 Third Avenue	Contractor	V, S, M, P, PCB	Electric supply manufacture	None	Yes
65	2318	9	2486 Third Avenue	Contractor	V, S, M, P, PCB	Adjacent to electric supply manufacture (Site No. 65)	None	Yes
66	2335	6	220 Park Avenue	Furniture Assembly/ Storage	V, S, M, PCB	Ink manufacture	None	Yes
67	2340	221	228 East 144th Street	Drug Treatment Facility	V, S, M, P, PCB	Metal products treatment or processing	None	Yes
68	2340	215	391 Rider Avenue	Wood/ Metal Work	V, S, M, PCB	Metal products treatment or processing	None	Yes
68	2340	218	405 Rider Avenue	Warehouse/ Woodwork	V, S, M, PCB	Automobile service station	None	Yes
69	2340	213	389 Rider Avenue	Warehouse/ Construction	V, S, M, PCB	Metal products treatment or processing	None	Yes
70	2322	81	220 East 138th Street	Glass Cutting	V, S, M	Fuel sales	None	Yes
71	2334	43	247 East 142nd Street	Vacant Warehouse	V, S, M, PCB	Adjacent to metal finishing (Site No. 71)	None	Yes
71	2334	45	400 Rider Avenue	Commercial Parking Lot	V, S, M, PCB	Metal finishing	None	Yes
71	2334	59	262 East 143rd Street	Retail	V, S, M, PCB	Automobile service station	None	Yes
72	2334	38	267 East 142nd Street	Vacant	V, S, M, PCB	Automobile service station	None	Yes
72	2334	39	263 East 142nd Street	Detached Home	V, S, M, PCB	Adjacent to automobile service station (Site No. 72)	None	Yes
72	2334	40	261 East 142nd Street	Detached Home	V, S, M, P, PCB	Junk yard	None	Yes

**TABLE J-1
Hazardous Materials Screening**

Site No.	Block	Lot	Address	2006/ 2007 Land Use	Preliminary Screening *	Land Use Conditions CEQR Reference (Appendix A)	Hazardous Materials Conditions	(E) Designation Warranted
72	2334	41	253 East 142nd Street	Restaurant & Vacant	V, S, M, P	Adjacent to junk yard	None	Yes
72	2334	66	375 Morris Avenue	Detached Home	V, S, M, PCB	Adjacent to automobile service station	None	Yes
73	2340	195	349 Rider Avenue	Warehouse	V, S, M, PCB	Railroad freight terminal; Railroad substation	Adjacent to petroleum spill location	Yes
74	2340	72	305 Rider Avenue	Offices	V, S, M, P, PCB	Junk yard	Petroleum spill location	Yes
75	2333	50	302 Rider Avenue	Grocery	V, S, M, PCB	Automobile rental establishment	None	Yes
75	2333	54	301 Morris Avenue	Grocery	V, S, M, P	Lumber processing	None	Yes
76	2333	33	286 Rider Avenue	Construction	V, S, M, P, PCB	Leather tanning, curing, finishing or dyeing	Adjacent to petroleum spill location	Yes
77	2333	12	270 Rider Avenue	Warehouse/ Moving Company	V, S, M, PCB	Adjacent to automobile service station	Adjacent to petroleum spill location	Yes
78	2333	17	254 East 139th Street	Construction Co./ Warehouse	V, S, M, P	Lumber processing	Adjacent to petroleum spill location	Yes
79	2340	11	2564 Park Avenue	Self Storage	V, S, M, P, PCB	Adjacent to cosmetics or toiletries manufacture	Adjacent to historic gasoline storage tanks	Yes

Notes:

- V - Volatile Organic Compounds
- S - Semi-Volatile Organic Compounds
- M - Heavy Metals/Inorganics
- P - Pesticides

PCB - Poly-chlorinated biphenyl

* - Phase 1 and Remediation will be completed for this site

Note - All historic land use determined by observations from Sanborn Fire Insurance mapping and/or phone directory.

Note - No hazardous material conditions considered to exist if no petroleum spills, material bulk storage or RCRA hazardous waste generation noted on or adjacent to the lot.