

**ENVIRONMENTAL AFFILIATES INC.  
PHASE 1  
ENVIRONMENTAL SITE ASSESSMENT**

**248 TIORONDA AVENUE  
465 WALCOTT AVENUE  
BEACON, NEW YORK 10977**



**ENVIRONMENTAL AFFILIATES, INC.  
3 LODI LANE  
MONSEY, NEW YORK 10952  
PHONE: 845-354-7071 845-323-5008  
FAX: 845-362-5130  
email: [alex@enafco.com](mailto:alex@enafco.com)**

**E A I**

**PROJECT #175032**

**ENVIRONMENTAL AFFILIATES, INC.**

**PHASE I ENVIRONMENTAL ASSESSMENT  
ASTM E 1527-13**

**SITE ADDRESS: 248 TIORONDA AVENUE  
465 WALCOTT AVENUE  
BEACON, NEW YORK 10977**

**PREPARED FOR: BERNARD KOHN  
5 QUINCE LANE  
SUFFERN, NY 10901**

**PREPARED BY: ENVIRONMENTAL AFFILIATES, INC.  
3 LODI LANE  
MONSEY, NEW YORK 10952**

**DATE: FEBRUARY 10, 2017**



**SITE SUMMARY**

**248 Tioronda Avenue  
465 Walcott Avenue  
Beacon, NY 10977**

Assessment Component	Reference Section	Page	No Further Action	Recognized Environmental Condition (REC)	Non-ASTM Environmental Concern
Historical Review	5.	10		See Conclusion	
Operational Activities	6.1.	19	✓		
Hazardous Materials	6.2.	19	✓		
Waste Generation	6.3.	19	✓		
PCBs	6.4.	19	✓		
Asbestos	6.5.	20	✓		
Tanks/Pipelines	6.6.	20	✓		See Conclusion
Surface Areas	6.7.	20	✓		
Lead Paint	6.8.	21	✓		
Mold-Water Intrusion	6.9.	21	✓		
Regulatory Database Review		3			
Adjacent Properties	7.	22	✓		

*Conditions noted in the Site Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text; therefore the Project Summary Table should not be used as a stand-alone document.*

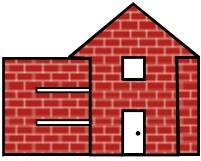


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**SECTION H**.....**PERSONNEL**

# SECTION

# A



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## 1. EXECUTIVE SUMMARY

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EAI performed a Phase I Environmental Site Assessment Phase I (ESA) ASTM Standard 1527-05 that included on-site observations of the accessible areas of 248 Tioronda Avenue/465 Wolcott Avenue, (the Subject Site) on February 05, 2017. The Subject Site is located in Beacon, Dutchess County, New York.

The Subject Site is currently undeveloped vacant land. According to historical sources, the Subject Site has been previously utilized as an adhesive tape manufacturer in 1947. Properties in the general vicinity of the Subject Site appear to be residential homes and the Fishkill Creek adjacent.

The following summarizes the independent conclusions representing EAI's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

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### 1.1 FINDINGS/CONCLUSIONS

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- The following table provides a general description of the subject property. (See Section 4)

<b>Address:</b>	<i>248 Tioronda Avenue/465 Wolcott Avenue, Beacon, NY 10977</i>
<b>Nature of Use:</b>	<i>Undeveloped</i>
<b>Description:</b>	<i>The Subject Site consists of irregular shaped vacant parcels of land</i>
<b>Assessor's Parcel Number (APN):</b>	<i>Section - Block - Lot - 5954/6054-16/45-993482/012574</i>
<b>Number of Floors:</b>	<i>N/A</i>
<b>Approx Lot Size:</b>	<i>8.175/.95 Acres</i>
<b>Approx Building Square Footage:</b>	<i>N/A</i>
<b>Approx Date of Construction:</b>	<i>N/A</i>

#### *Historical Review (Section 5.8)*

- The review of the historical data available for the Subject Site indicates it is currently undeveloped land and identified no circumstances of environmental concern. Tuck Industries, Inc. previously occupied the subject property.

#### *Operational Activities (Section 6.1)*

- EAI observed no circumstances of environmental concern associated with the undeveloped land at the Subject Site. The Subject Site is currently an irregular shaped undeveloped vacant land. No further action or investigation is recommended regarding operational activities at the Subject Site.

#### *Hazardous Materials/Petroleum Products (Section 6.2)*

- The Subject Site is not involved in the use of petroleum products. No further action or investigation is recommended regarding the use of hazardous materials or petroleum products at the Subject Site. The Subject Site is currently undeveloped vacant land.

***Wastes (Section 6.3)***

- The Subject Site does not generate, treat, store, or dispose of hazardous, medical, or regulated wastes. The Subject Site is currently undeveloped vacant land.
- No further action or investigation is recommended regarding wastes at the Subject Site.

***Polychlorinated Biphenyls (PCBs) (Section 6.4)***

- No further action or investigation is recommended regarding PCBs at the Subject Site.

***Asbestos-Containing Materials (ACM) (Section 6.5)***

- The Subject Site is currently undeveloped vacant land.

***Storage Tanks/Pipelines (Section 6.6)***

- No evidence of current storage tanks or pipelines (above or below ground) was identified.
- According to the NYSDEC Facility Information Report, one (1) 30,000-gallon aboveground heating oil storage tank (AST), ID # 3-001791, was Closed/Removed on 08/01/2006. A copy is enclosed in Documents, Section G. No further action or investigation is recommended regarding storage tanks or pipelines at the Subject Site.

***Surface Areas (Section 6.7)***

- No issues associated with surface areas were identified. No further action or investigation is recommended regarding surface areas at the Subject Site.
- There are no storm water systems presently and no abnormal accumulation of petroleum run-off or foreign material was identified. The Subject Site is currently undeveloped vacant land.

***Lead Paint Hazards (Section 6.8)***

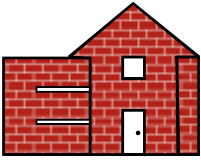
- The Subject Site is currently undeveloped vacant land.

***Mold & Mildew (Section 6.9)***

- The Subject Site is currently undeveloped vacant land.

***Regulatory Review***

- Based on review of the regulatory database report, the Subject Site is listed on the Finds, ICIS, Hist AST/AST, Manifest, RAATS, RCRA NonGen/NLR, and SEMS Databases. See Section D Site Details Pages 1-26.
- Based on review of the regulatory database report, none of the listed off-site facilities are anticipated to adversely impact the Subject Site. No further action or investigation is recommended regarding the off-site regulatory review.



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*Adjacent Properties (Section 7)*

- EAI identified no current adjacent property uses that are anticipated to have a negative impact on the environmental integrity of the Subject Site. No further action or investigation is recommended regarding the adjacent properties.



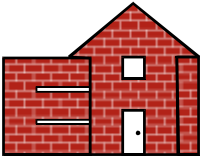
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## 1.2 CONCLUSION

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1. A **Recognized Environmental Condition (REC)** refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property, due to release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.
  - This assessment has revealed **no** evidence of RECs in conjunction with the subject property.
2. **Controlled Recognized Environmental Conditions (CRECs)** are defined by the ASTM Standard Practice E1527-13 as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by the regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g. property use restrictions, AULs, institutional controls, or engineering controls).
  - This assessment has revealed **no** evidence of CREC's in conjunction with the subject property.
3. **Historical Recognized Environmental Conditions (HRECs)** are defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).
  - This assessment has revealed **no** evidence of HREC's in connection with the subject property.
4. **De Minimis Conditions:** Findings which would otherwise be characterized as Recognized Environmental Conditions, but which generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies are classified as *de minimis* in accordance with the agreed scope of work. De Minimis Conditions are not considered RECs.
  - This assessment has revealed **no** evidence of de minimis environmental conditions in connection with the subject property.

**A letter from the NYSDEC Division of Environmental Remediation, dated 05/01/2003, regarding DEC Site #314044 Tuck Industries, Tioronda Avenue, Beacon, NY 12508 indicates that the site has been deleted from the Inactive Hazardous Waste Disposal Sites. A copy is enclosed in Documents Section G.**



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As indicated in the Historical Review Section 5.8 of this report:

Completed Investigations/Actions: Investigations at the site include a Phase I in 1987 and a Phase II in 1993. All storage tanks and drums have been removed from the site. An IRM for treating the 14,000 cubic yards of contaminated soil by bioventing was performed from September 1995 to July 1997. The IRM has been successful in reducing the contamination levels to guidance values. Based on the IRM and study of groundwater quality over a two year period, the site was delisted in May 2003. The IRMs have eliminated any long term threat to the groundwater at the site.

The remediation of contaminated soils has eliminated the chance that trespassers or workers could be exposed to contaminants in soils. Population in the general vicinity of the site is served by public water, so exposures to contaminated groundwater are not expected.

**Although the NYSDEC has delisted the subject property from the Hazardous Disposal Sites (The Registry), based on the IRM, EAI recommends additional sub-surface soil and water testing around the previous Tuck Industries buildings for volatile and semi volatile compounds. The standards of the EPA under these conditions (vacant land) are frequently less stringent than standards for residential use, as vapor intrusion may be considered a significant environmental hazard to the proposed residential development. Therefore, a layout of the proposed residential development should be a primary determining factor for the sampling event.**



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## 2. SURVEY APPROACH/PURPOSE

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EAI conducted an on-site Environmental Site Assessment of the Subject Site that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives. On-site activities and/or interviews were conducted by Mr. Alexander Friedman, EP.

Areas accessed included all interior and exterior areas, and the Subject Site boundaries.

Visual observation above the dropped ceiling tiles (if any) was not performed as a part of this assessment.

Visual observation of pipe chases and behind walls was not performed as a part of this assessment. No evidence of pipe chases was identified during this assessment.

Weather conditions at the time of the Subject Site assessment were clear.

EAI reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Subject Site which could have an adverse impact on the Subject Site. In an attempt to determine whether historical uses of the Subject Site and surrounding area have had an environmental impact on the Subject Site, EAI interviewed individuals knowledgeable about the Subject Site and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed in the Subject Site. The further purpose of this Phase I Environmental Site Assessment is to defend the innocent landowner in accordance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) for commercial real estate and to attempt to assert landowner liability protections under CERCLA. This is accomplished by all appropriate information, which is available for this property and adjoining properties. The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05 Scope of Work. The scope of work included an evaluation of:

- The Subject Site history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Subject Site as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Subject Site as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.
- Current Subject Site conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
  - Facility storage tanks, drums, containers (above or below ground), etc.
  - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs.





- The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, or disposal of hazardous, regulated, or medical wastes.
- A screening approach for the potential existence of:
  - Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior). Materials are considered suspect until tested and proven otherwise. Friable materials are those which can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for “suspect” determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place*.

- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Subject Site. In addition, EAI interviewed Site personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as part of this assessment. EAI notes that the conclusions made are based solely on observable conditions in readily accessible interior areas of the Subject Site on the assessment date.
- An evaluation of information contained in programs such as the NPL, SEMS, RCRIS, SWL, LUST, RCRA NLR, RCRA TSD, the Registered Underground and Aboveground Storage Tank Database, FINDS, ERNS, State Sites, Spills, NPDES, and other governmental information systems within specific search distances of the Subject Site. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Subject Site.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Subject Site and neighboring sites that may impact the Subject Site. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of the new ASTM Standard E 1527-05, which is recognized by EPA as being consistent with the AAI Rule. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high risk neighbors and the potential for known or suspected contamination to migrate onto the Subject Site.



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### 3. LIMITATIONS & METHODOLOGY

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Criteria for the identification of Recognized Environmental Conditions vary substantially across the industry. Some Environmental Professionals identify Recognized Environmental Conditions whenever there is a possibility of impact to a property, while others recognize Recognized Environmental Conditions only when presented with direct evidence that a release has occurred. The ESA Standard defines a REC in terms of the “presence or likely presence” of hazardous materials under conditions that indicate an existing, past, or threatened release. By this definition, the mere possibility of a release fails to fulfill the definition of a REC. A requirement for the discovery of direct evidence before identification of a REC is equally unsupportable. EAI considers both the known and likely presence and release of hazardous materials in identifying Recognized Environmental Conditions.

In performing this assessment, EAI has researched information at the following agencies or businesses:

Name	Affiliation	Telephone No.
Fawzy Abdelsack	NYS Dept of Environmental Conservation	718-482-4949
Maria Bell	Dutchess County Clerk	845-486-2125
Records Access Officer	The City of Beacon, NY	845-838-5000
Katrin Kraft	First Search Technology Corporation	800-352-0050
Katrin Kraft	EDR-Environmental Data Resources	800-352-0050
Katrin Kraft	Sanborn Fire Insurance Maps	800-352-0050
Katrin Kraft	EDR Topographic Maps	800-352-0050
Katrin Kraft	EDR Historical Aerial Maps	800-352-0050
Berry Kohn	Buyer	

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### 4. SUBJECT SITE LOCATION/DESCRIPTION

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The subject property located at 248 Tioronda Avenue & 465 Wolcott Avenue, Beacon, NY 12508 is bound by Tioronda Avenue, Wolcott Avenue, Knevels Avenue, and Kristy Drive. The subject property is currently an irregular shaped vacant parcels of land.

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#### 4.1. SUBJECT SITE DESCRIPTION & GENERAL SITE CONDITIONS

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Any evaluations of the physical site and its respective building components are subjective. Although the subject site conditions are not directly hinged to the environmental status of the subject property, one is generally a reflection of the other. The actual subject site is outlined below.

The Subject Site consists of an irregular shaped vacant parcels of land.

The Subject Site is **not** currently serviced by public water and sanitary sewer systems.



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## 4.2. ENVIRONMENTAL SETTING

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### 4.2.1. Wetlands

Review of the New York State Freshwater Wetlands Map, published by the New York State Department of Environmental Conservation (NYSDEC) and dated February 23, 1987, indicated the following:

- The Fishkill Creek runs adjacent to the subject property.
- A copy of the Wetlands Map is enclosed in Section G-Documents.

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### 4.2.2. Floodplain

Review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated February 15, 1991, indicated the following:

- The Subject Site is located in Zone X (and is adjacent to flood zone AE), areas outside the 500-year flood plan with less than 0.2% annual probability of flooding. Annual Probability of Flooding of less than one percent. A copy of the Floodplains Map is enclosed in Section G-Documents.

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### 4.2.3 Soils/Geology

Interviews with personnel of the United States Department of Agriculture Soil Conservation Service (USDA SCS) indicated that no soil survey has been published for Dutchess County, New York. However, the following information has been supplied by EDR (See Physical Setting Source Addendum in Section G-Documents):

- The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data:
- **Soil map ID:** #1 **Soil component name:** Udorthents. **Soil surface texture:** Gravelly loam. **Hydrologic group:** Class A/D – Drained/undrained hydrology class of soils that can be drained and are classified. **Soil drainage class:** Well drained. **Depth to Bedrock Min:** > 0 inches. **Depth to Watertable Min:** > 137 inches.

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### 4.2.4 Groundwater Hydrology

Review of the Water Resources Data Report for New York State, published by the USGS, indicated the following:

Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream.

Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations. Target property topography is General SE and the target property elevation is approximately sixty-six (66) feet above sea level.



The United States Geological Survey (USGS) monitors water supply and establishes the parameters for safe water flow. The Department of Environmental Protection safeguards these resources by enforcing the legislation created to protect our water supply. Governmental Database Records Review did **not** reveal any spills that may have compromised ground water.

Any conclusions drawn in this report regarding groundwater and soil are based upon observation and records review and are therefore limited in scope and usefulness.

The water supply at the site was **not** tested and is not a component of this Phase I assessment.

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## 5. HISTORICAL REVIEW

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Review of information available from the Dutchess County Tax Assessment Office indicated that the Subject Site is shown as Section 5954/6054 Block 16/45 Lot 993482/012574.

Within the scope of this assessment, EAI has attempted to establish the past uses of the subject property. The range of this study is from present back to 1940 or when property was first used for residential, agricultural, commercial, industrial, or governmental purposes. This is accomplished by use of Sanborn Fire Insurance Maps and through reasonable ascertainable records, interviews with tenants, past owners, neighbors or any other available standard historical sources.

The Subject Site is currently undeveloped vacant land. According to historical sources, the Subject Site is listed in 1927-1946 as Granite Dam Mill of NY Rubber Co., and in 1962 as Technical Tape Corporation. (See Page 15)

According to the City Directories review the Subject Site is listed as commercial from 1975-2005. See Section 5.6 on page 15 of this report and Section F Sanborn Maps.

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### 5.1 RECORDS REVIEW

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There are several state and federal agencies responsible for collecting environmental information, which is available in the form of databases. The database information searched in this site assessment include priority listings of sites with known or suspected contamination, facilities that generate, treat, store, and/or dispose of hazardous waste, solid waste facilities, underground storage tank sites, leaking underground storage tank sites, and spill incident sites. Each database has a standard search distance from the subject property within which any listing must be addressed.

The standard search distances are set by the ASTM Guideline, E1527-05, in each database, required to satisfy a diligent attempt at discovering potential environmental concerns. The database information reviewed, along with the associated search distances, is provided in Section D.

The results of the database searches are summarized in the table below:



Database Searched	Search Distance	Sites Identified for Subject Site	Sites Identified for Surrounding Properties	Surrounding Property Potential to Impact the Subject Site
<b>Federal Databases</b>				
NPL	1.0 miles	0	1	Not expected to pose an adverse impact
SEMS Facilities	0.5 miles	1	0	Not expected to pose an adverse impact
RCRA Generator	0.25 miles	0	0	N/A
RCRA COR ACT	1.0 miles	0	0	N/A
RCRA TSD	0.5 miles	0	0	N/A
<b>State &amp; Tribal Databases</b>				
State/Tribal SWL	0.5 miles	0	2	Not expected to pose an adverse impact
Registered UST & AST	0.25 miles	1	2	Not expected to pose an adverse impact
Leaking Underground Storage Tank	0.5 miles	0	14	Not expected to pose an adverse impact
ERNS	Subject Site only	0	N/A	N/A
Spills	0.125 miles	0	N/A	N/A

Additional database searches are provided in the Search Summary Report of the EDR FirstSearch Report.

**5.1.1. Superfund Enterprise Management System (SEMS)**

Hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA’s Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The database is a compilation by the United States EPA of sites that the EPA has investigated, or is currently investigating for a release of hazardous substances pursuant to the Superfund Act.

The Subject Site is listed on the SEMS Database. See Section D Site Details Pages 23-25.

Based on the search of the SEMS Facilities Database, zero (0) sites were identified within a half (1/2) mile radius of the subject property.

**5.1.2. RCRA Generator Site**

Resource Conservation and Recovery Information System Large and Small Quantity Generators.

Based on this search, zero (0) sites were identified within a quarter (1/4) mile radius of the subject property.

Based on the current regulatory oversight/status, the relative distance and/or the inferred direction of groundwater flow, these sites are not expected to represent a significant environmental concern.

The subject property is listed on RCRA NonGen/NLR Database: Tuck Industries Incorporated. See Section D Site Details Pages 19-22.



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### 5.1.3. RCRA COR ACT

Resource Conservation and Recovery Information System Corrective Action Sites. The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

Based on this search, zero (0) sites were identified within a one (1) mile radius of the subject property.

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### 5.1.4. RCRA TSD

Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities. The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

Based on this search, zero (0) sites were identified within a half (1/2) mile radius of the subject property.

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### 5.1.5. State/Tribal SWL

The Active Solid Waste Landfill Database (SWL) is maintained by state or local agencies of Solid Waste Landfills, Incinerators, and Transfer Stations.

Based on the search of the Active Solid Waste Landfill Database (SWL), two (2) sites were identified within a half (1/2) mile radius of the subject property.

None of these database sites appear to pose an adverse environmental impact to the Subject Site.

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### 5.1.6. Registered Underground & Aboveground Storage Tank Database

The New York State Department of Environmental Conservation (NYSDEC), maintains a list of all registered underground (USTs) and above ground storage tanks (ASTs) within the state. The NYSDEC regulates the storage and handling of petroleum storage facilities. Aboveground and Underground storage tanks storing petroleum can, if not properly installed and maintained, cause serious environmental problems, including contamination of a water supply. In an effort to prevent leaks and spills, the Petroleum Bulk Storage Law (Article 17, Title 10 of the Environmental Conservation Law) requires the DEC to develop and enforce a State Code for the storage and handling of petroleum. The resulting regulations are Parts 612, 613 and 614. Any facility with a stationary tank combined capacity exceeding 1,100 gallons must be registered with the New York State Department of Environmental Conservation.

The Subject Site is listed on the Hist AST/AST Database. See Section D Site Details Pages 5-6 & 26.

According to the NYSDEC Facility Information report, one (1) 30,000-gallon aboveground heating oil storage tank (AST), ID # 3-001791, was Closed-Removed on 08/01/2006. A copy is enclosed in Documents, Section G.

Based on the search of the Registered Underground Storage Tank Database, two (2) sites were identified within a quarter (1/4) mile radius of the subject property. None of these sites are located on or adjacent to the property.

None of these database sites appear to pose an adverse environmental impact to the Subject Site.



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### 5.1.7. Leaking Underground Storage Tank Database

The New York State Department of Environmental Conservation (NYSDEC) maintains a list of facilities that are known to have had leaking underground storage tanks (LUSTs) within the state.

Based on the search of the Leaking Underground Storage Tank Database, fourteen (14) sites were identified within a half (1/2) mile radius of the subject property. None of these sites are located on or adjacent to the property.

Based on the current regulatory oversight/status, the relative distance and/or the inferred direction of groundwater flow, these sites are not expected to represent a significant environmental concern.

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### 5.1.8. ERNS Database

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the United States Coast Guard, the National Response Center, and the Department of Transportation.

Based on the search of the ERNS Database, zero (0) sites were identified within a half (1/2) mile radius of the subject property.

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### 5.1.9. Spills – 1990

The New York State Department of Environmental Conservation's database of emergency response actions and spill releases maintained by the Division of Spills Management.

Based on the search of the New York State Department of Environmental Conservation's database, zero (0) sites were identified within a quarter (1/4) mile radius of the subject property.

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### 5.1.10. Federal & State Priorities Database

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Superfund Program. In order for a site to be included on the NPL List, it must either meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet all of the three (3) following criteria:

1. The United States Department of Health and Human Services issues a health advisory recommending that people be removed from the site to avoid exposure.
2. The EPA determines that the site represents a significant threat.
3. The EPA determines that remedial action is more cost-effective than removal action.

Based on the search of the NPL database, one (1) site was identified within a one (1) mile radius of the subject property.

This site does not appear to pose an adverse environmental impact to the Subject Site.

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## 5.2. INTERVIEWS

### Interview with Owner

An interview with the property owner was not conducted as part of this Phase I Site Assessment.



**Interview with Site Manager**

An interview with the site manager was not conducted as part of this Phase I Site Assessment.

**Interviews with Occupants**

No interviews were conducted with the property occupants.

**Interviews with Others**

No additional interviews were conducted as part of this Phase I Site Assessment.

**Title Records**

EAI requested title records from the User; however, title records were not provided to EAI for review. A title report was not included in the scope of work for this assessment.

**Environmental Liens or Activity and Use Limitation**

EAI requested information from the User regarding knowledge of environmental liens, activity, and use limitations for the property. The site contact was not aware of any environmental liens associated with the property. In addition, the site contact had no knowledge of any use or activity limitations.

**Specialized Knowledge**

EAI inquired with the site contact regarding any specialized knowledge of environmental conditions associated with the property. No special conditions were reported.

**Commonly Known or Reasonably Ascertainable Information**

EAI inquired with the user regarding any specialized knowledge of environmental conditions associated with the property. EAI inquired with the site contact regarding any specialized knowledge of environmental conditions associated with the property. No conditions were reported.

**Valuation Reduction for Environmental Issues**

EAI inquired with the site contact regarding any knowledge of reductions in property value due to environmental issues. The site contact was not aware of any valuation reductions associated with the property.

**Owner, Property Manager and Occupant Information**

According to a review of records, the property owner was identified as Beacon Mills. The property is currently occupied by irregular shaped parcels of vacant land.

**Reason for Performing Phase I ESA**

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) in connection with the property. This ESA was also performed to permit the User to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”). ASTM Standard E-1527-05 constitutes “*all appropriate inquiry* into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C §9601 (35) (B).





EAI understands that the findings of this study will be used by Kohn Brothers to evaluate a pending financial transaction in connection with the property.

**Other**

According to the user, the purpose of this assessment is to qualify for an LLP to CERCLA liability. In addition to satisfying one of the requirements to qualify for an LLP to CERCLA liability, another reason for performing a *Phase I Environmental Site Assessment* includes the need to understand potential environmental conditions that could materially impact the operation of the business associated with the parcel of commercial real estate.

**5.3. LOCAL GOVERNMENT AGENCY RECORD REVIEW**

EAI reviewed file information for the Subject Site from the Dutchess County Building Department. This review indicated that the Subject Site is currently undeveloped land. No information or condition that could impact the environmental integrity of the Subject Site was revealed. No environmentally significant information was identified.

A **F.O.I.L.** request was submitted to the New York State Department of Environmental Conservation, Dutchess County Clerk, Dutchess County Department of Health, and the City of Beacon, NY regarding any violations, etc. A response from the NYSDEC and Dutchess County indicated no records found pertaining to the subject property. Copies are enclosed in Documents - Section G. To date, we did not receive a response from the other agencies. Upon receipt, any relevant information will be forwarded.

**5.4. TOPOGRAPHIC MAPS**

EAI reviewed historical USGS *West Point, NY/Wappingers Falls, NY 7.5 Minute Series* topographic map of the Subject area provided by EDR dated 2013. Copies of the topographic maps are enclosed in Section G-Documents. The topography of the Subject Site is relatively flat. Target Property Elevation is sixty-six (66) feet above sea level and the General Topographic Gradient is General SE.

Available topographic maps from EDR were reviewed for this ESA dated 1892, 1894, 1899, 1901, 1936, 1941, 1943, 1946, 1947, 1956, 1981 and 2013. Copies of selected maps are included in Section F. The following pertinent details were obtained from review of the report:

<i>Year(s)</i>	<i>Quad</i>	<i>Subject Property Description</i>	<i>Surrounding Site Descriptions</i>
1892	West Point	The Topographic map shows contour lines and roadways. No structures are depicted.	Contour lines, roadways, New England Railroad line and a water body to the East. Low rise buildings along the street line North and West.
1894	West Point	Same as prior map.	Same as prior map.
1899	West Point	Same as prior map.	Same as prior map.
1901	West Point	Same as prior map.	Same as prior map.
1936	West Point	Same as prior map.	Same as prior map. Beacon is imprinted to the North and Fishkill Creek to the East.
1941	West Point	A large rectangular shaped	New Haven and Hartford Railroad is to the



		building and four (4) additional structures are depicted on the subject property.	West. Fishkill Creek is to the East. Low rise structures are depicted along street lines. Marianist School and St Lawrence Seminary are depicted to the North and South.
1943	Poughkeepsie	Same as prior map.	Same as prior map.
1946	West Point	Same as prior map.	Same as prior map.
1947	Wappingers Falls	Three (3) large rectangular shapes with seven (7) additional structures are depicted on the subject property.	Additional development is depicted to the North.
1956	Wappingers Falls	A large rectangular shaped building and four (4) additional structures are depicted on the subject property.	No significant changes from the prior map.
1981	Wappingers Falls	A large rectangular shaped building and four (4) additional structures are depicted on the subject property.	No significant changes from the prior map.
2013	Wappingers Falls	No structures are depicted.	Additional street names are shown. No structures are depicted.

**5.4.1. HISTORICAL AERIAL PHOTOGRAPHS**

Available aerial photographs from EDR were reviewed for this ESA dated 1940, 1946, 1954, 1957, 1975, 1984, 1998, 2006, 2009 and 2011. Copies of selected photographs are included in Section F. The following pertinent details were obtained from review of the report:

<i>Year(s)</i>	<i>Subject Property Description</i>	<i>Surrounding Area Descriptions</i>	<i>Scale</i>
1940	The subject property appears as cleared land with two (2) structures as the South portion of the property.	Surrounding properties appear cleared and wooded with several structures.	1"=500'
1946	Same as prior map.	Same as prior map.	1"=500'
1954	Several rectangular buildings which were part of Tuck Industries are shown.	Same as prior map and A creek is visible North to South and to the East portion of the subject property.	1"=500'
1957	Same as prior map.	Same as prior map and A creek is visible North to South and to the East portion of the subject property.	1"=500'
1975	Same as prior map.	Wooded area is shown East, South and West of the subject property with a larger residential development to the East.	1"=500'
1984	Same as prior map.	No significant changed from the prior map.	1"=500'



1998	No significant changes from the prior map.	No significant changes from the prior map.	1"=500'
2006	No significant changes from the prior map.	Surrounding area is fully developed with what seems residential low rise building and several commercial buildings.	1"=500'
2009	No significant changes from the prior map.	Surrounding area is fully developed with what seems residential low rise building and several commercial buildings.	1"=500'
2011	No structures are depicted on the subject property.	Surrounding area is fully developed with what seems residential low rise building and several commercial buildings.	1"=500'

**5.5. HISTORICAL MAPS**

EAI reviewed available Sanborn Maps as provided by EDR/First Search. Historical maps are detailed scale drawings that show the location and use of buildings and structures that occupied a given area. EAI’s map search revealed the following:

YEAR	SUBJECT PROPERTY	SURROUNDING PROPERTY
1927	GRANITE DAM MILL OF NY RUBBER CO	VACANT, DWELLING, SCHOOL
1946	NY RUBBER CO	VACANT, DWELLING, SCHOOL
1962	TECHNICAL TAPE CORP 3 BUILDINGS	VACANT, DWELLING, SCHOOL

Copies of the above-referenced historical maps are appended (Section F).

**5.6. CITY DIRECTORY**

City directories have been produced for most urban and some rural areas since the late 1800s. The directories are generally not comprehensive and may contain gaps in time periods.

EAI reviewed Historical City Directories obtained from EDR on January 9, 2017 for past names and businesses that were listed for the subject property and adjoining properties.

This review revealed the following listings associated with the Subject Property:

- **Prior to 1975** – City Directories were not available.
- **1975, 1980 1985, 1995, 2000 and 2005.** The current property address is listed as numerous commercial tenants.

The following commercial tenants are listed:

- J Rend Corp – 2005. Beacon Mills – 1995-2005. Tuck Industries – 1975-1985.

No adjacent properties are listed for the Subject Property.



Copies of reviewed City Directories are included in Section F.

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## **5.7. DATA GAPS**

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No significant data gaps were encountered during completion of this assessment. Data gaps occur when, despite good faith efforts, the consultant is unable to identify information required to satisfy objectives of the assessment. Data gaps may result from incompleteness in any of the activities required by the ESA Standard, or by limiting conditions encountered during completion of the work. The ESA Standard requires that data gaps be identified in the report when they significantly impact the ability of the consultant to identify Recognized Environmental Conditions at the property. Limiting conditions identified in this report are not considered to significantly impact our ability to satisfy the objectives of this assessment.

### **DATA FAILURE**

No Data Failure was encountered during the completion of this assessment. The earliest research date was 1940 or earlier and the property was undeveloped at that time. Research intervals of more than five years were encountered during our review of historical sources, however, activities at the property were found to be consistent at the beginning and end of these extended research intervals. In accordance with ASTM criteria, such intervals do not constitute data failure.

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## **5.8 HISTORICAL SUMMARY**

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Based upon interviews and a review of local agency records, zoning records, and historical maps, the Subject Site is currently irregular shaped vacant parcels of land. According to historical sources, the Subject Site is listed from 1927-1946 as Granite Dam Mill of NY Rubber Co, and in 1962 as Technical Tape Corp (three buildings).

According to the City Directories review the Subject Site is listed as commercial from 1975-2005. See Section 5.6 on page 15 of this report and Section F Sanborn Maps.

The following information received from the NYS DEC notes:

This ten (10) acre site lies between a railroad line to its west and Fishkill Creek, which flows into the Hudson River, to its east. Predominant Site Features: There are numerous buildings and structures that are vacant. Current Use: The site is currently inactive, but between 1960 and 1989, Tuck Tape, Inc. manufactured adhesive tape at the facility. Surrounding Uses: It is in a suburban residential neighborhood Historical Sources of Contamination: Tuck Tape stored chemicals used in the production of adhesive tape and those recovered from the solvent recovery system in drums and storage tanks. Leaks from these drums and tanks caused soil contamination. Soil samples collected in 1993, for example, revealed maximum concentrations of toluene at 47,000 ppm and heptanes at 110 ppm. Completed Investigations/Actions: Investigations at the site include a Phase I in 1987 and a Phase II in 1993. All storage tanks and drums have been removed from the site. An IRM for treating the 14,000 cubic yards of contaminated soil by bioventing was performed from September 1995 to July 1997. The IRM has been successful in reducing the contamination levels to guidance values. Based on the IRM and study of groundwater quality over a two year period, the site was delisted in May 2003. No changes to the Site Description in the above paragraphs are planned.



Contaminants of concern were principally toluene and heptanes and to lesser degrees benzene, xylenes and ethylbenzene. Impacted Media: Soil and to a lesser extent groundwater. Known SCG exceedences: Concentrations of toluene and heptanes had exceeded the SCGS. Special Resources impacted/threatened: Except for the groundwater at the site, impacts/threat to the natural resources were minimal. The IRM's have eliminated any long term threat to the groundwater at the site.

The remediation of contaminated soils has eliminated the chance that trespassers or workers could be exposed to contaminants in soils population in the general vicinity of the site is served by public water, so exposures to contaminated groundwater are not expected.

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## **6. SUBJECT SITE RECONNAISSANCE**

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### **6.1. OPERATIONAL ACTIVITIES/NOTEWORTHY TENANTS**

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The Subject Site is currently irregular shaped vacant parcels of land.

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### **6.2. HAZARDOUS MATERIALS/PETROLEUM PRODUCTS STORAGE AND HANDLING**

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Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. No hazardous materials/petroleum was identified.

No evidence of spills or staining was observed at the Subject Site.

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### **6.3. WASTE GENERATION, TREATMENT, STORAGE, AND DISPOSAL**

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Visual observation for the generation, treatment, storage and disposal of wastes was performed. The Subject Site is not involved in the generation, treatment, storage, or disposal of hazardous, medical or regulated wastes as defined in the Code of Federal Regulations, Title 40 (Protection of Environment); Part 270 (EPA Administered Permit Programs: The Hazardous Waste Permit Program); Subpart A (General Information); Section .2 (Definitions) of hazardous waste as defined in the Code of Federal Regulations Title 40 (Protection of Environment); Part 261 (Identification and listing of Hazardous Waste); Subpart A (General); Section .3 (Definition and Hazardous Waste), thereby, subjecting the property to the requirements of the Code of Federal Regulations, title 40 (Protection of Environment); Part 265 (Interim Status Standards of Owners and Operators of Hazardous Waste Treatment, Storage and Disposal Facilities).

The Subject Site is currently undeveloped parcels of vacant land.

No further action or investigation is recommended regarding waste generation, treatment, storage and disposal at the Subject Site.

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### **6.4. POLYCHLORINATED BIPHENYLS**

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No equipment with the potential to contain dielectric or hydraulic fluid was identified. A common source for polychlorinated biphenyls (PCBs) is in the cooling fluids of electrical transformers, capacitors and hydraulic equipment. PCB content is regulated under the US EPA



regulation 40 CFR, Part 761 with provisions for varying degrees of toxicity. Based on the visual inspection, there are **no** transformers, capacitors or hydraulic equipment located on the subject property at this time. No further action or investigation is recommended regarding PCBs at the Subject Site.

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## **6.5. ASBESTOS CONTAINING MATERIALS**

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According to the Environmental Protection Agency and included in the publication #EPA560/5-85-024 "Guidance for Controlling Asbestos Containing Materials (ACM) in Buildings" asbestos containing materials are found in three forms: (1) Sprayed or troweled on ceilings and walls and structural steel; (2) in insulation around hot and cold piping, ducts, boilers, and tanks; and (3) in a non-friable state in products such as ceilings and floor tiles, wallboards and outside materials such as shingles and roofing materials. In general, ACM in the first two categories is of greatest concern, especially if it is friable, causing the materials to release fibers into the air.

No residential units are currently located at the property. The subject property is currently vacant land and should not be considered an immediate concern.

---

## **6.6. FACILITY STORAGE TANKS AND PIPELINES (ABOVE OR BELOW GROUND)**

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Visual observations for manways, vent pipes, fill connections, concrete pads, and saw cuts in paved areas did not identify any surface connections or disturbances that would indicate the potential for an underground storage tank (UST) installation at the Subject Site.

No aboveground storage tanks (ASTs) were observed at the Subject Site.

According to the NYSDEC Facility Information Report, one (1) 30,000-gallon aboveground heating oil storage tank (AST), ID # 3-001791, was Closed/Removed on 08/01/2006. A copy is enclosed in Documents, Section G. No further action or investigation is recommended regarding storage tanks or pipelines at the Subject Site.

Based on the review of the state list of registered USTs, no USTs are registered for the Subject Site.

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## **6.7 SURFACE AREAS**

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Observations during EAI's assessment identified that the Subject Site lands are graded to provide slope and swale to direct storm water away from the on-site building. The land surface of the Subject Site is relatively flat.

Visual observation of the Subject Site did not identify any evidence of distressed vegetation, staining, or surface migration or petroleum releases or hazardous materials onto or off the Subject Site.

Visual observations did not identify any evidence of on-site surface impoundment facilities, pits, dry wells, or dumping of apparent hazardous substances at the Subject Site.

Visual observations did not identify any surface water features including lagoons, ponds, or other bodies of water at the Subject Site.





The Subject Site is **not** currently serviced by public water and sanitary sewer systems.

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#### **6.7.1. Vapor Encroachment Condition**

A Vapor Encroachment Condition (VEC) is defined by ASTM E2600-10 as “the presence or likely presence of contaminant of concern (COC) vapors in the subsurface of the Target Property (TP) caused by the release of vapors from the contaminated soil or groundwater or both either on or near the TP.”

EAI recognizes ASTM Standard Guide for Vapor Encroachment Screening (VES) on Property Involved in Real Estate Transactions (ASTM E2600-10) as an industry-accepted guideline for using Phase I ESA-type information to determine if a Vapor Encroachment Condition (VEC) exists at the subject property. Information compiled through completion of the above describe tasks (current and past property information, chemical use, government records, contaminated plume migration, significant subsurface conduits, groundwater depth and flow direction, and soil, geological, and contaminant characteristics) is used to conduct the VES.

VES consists of reviewing the Phase I ESA-type information combined with the application of professional judgment. EAI evaluates regulatory databases to determine if there are known or suspect contaminated sites within a minimum search distance of the target property. Further, EAI attempts to determine whether soil and/or groundwater has been impacted within the critical distance. This screen is conducted using information available from the Phase I ESA investigation.

EAI conducted a review of historical resources and regulatory database listings to identify any potential sources of contamination at the Subject Site that may result in Vapor Encroachment. EAI reviewed available information for surrounding properties to identify potential sources of a VEC at the Subject Site.

Upon review of the EDR Report, the subject property is identified in the State or Federal Records Search that would indicate any reported releases. **The historical use information did identify prior usage that would warrant further investigation.** See Conclusion.

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#### **6.8. LEAD PAINT HAZARDS**

To protect families from exposure to lead from paint, dust, and soil, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X. Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. No residential units are currently located at the property. The subject property is vacant land and should not be considered an immediate concern.

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#### **6.9. MOLD & MILDEW**

EAI performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible areas of the Subject Site. EAI did not note obvious visual indications of the presence of mold and/or mildew, conditions conducive to mold, or presence of water intrusion in readily accessible areas of the Subject Site.



The reported observations and conclusions are based solely on interviews with Subject Site personnel and conditions as observed in readily accessible interior areas of the Subject Site on the assessment date. The Subject Site is currently undeveloped vacant land.

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## **6.10. RADON HAZARDS**

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Radon is a colorless, odorless gas produced by the radioactive decay of certain elements. The most common sources of radon are igneous and metamorphic rocks containing uranium (such as pitchblende), granite, shale, or phosphate, as well as soils or sediments derived from these parent materials. Radon may also be found in soils contaminated with certain industrial wastes (such as uranium or phosphate mine tailings) or in earth-derived building products, which include industrial wastes that contain phosphate slag. In areas where the potential for radon accumulation is high, special ventilation systems may offset potential health hazards.

A radon test was not conducted on the subject property. Review of the NY-EPA Map of Radon Zones places the subject property in Zone 1-High Radon Potential, where average predicted radon levels are greater than 4.0 pCi/L. The USEPA recommended action level is 4.0 pCi/L. A copy of the NY-EPA Radon Potential Map is enclosed in Section G-Documents. No residential units are currently located at the property. The subject property is vacant land and should not be considered an immediate concern.

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## **7. ADJACENT PROPERTIES**

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A walk-through and a visual reconnaissance of the surrounding area were made for potential environmental concerns or problems. The areas surrounding the subject site appear to be residential homes, and the Fishkill Creek.

Based on observations and available regulatory information, the adjacent property uses are not anticipated to adversely impact the environmental integrity of the Subject Site.





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## 8. FINDINGS, CONCLUSIONS, & RECOMMENDATIONS

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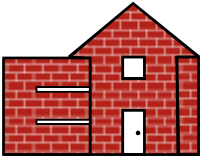
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1. A **Recognized Environmental Condition (REC)** refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property, due to release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.
  - This assessment has revealed **no** evidence of REC's in conjunction with the subject property.
2. **Controlled Recognized Environmental Conditions (CRECs)** are defined by the ASTM Standard Practice E1527-13 as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by the regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g. property use restrictions, AULs, institutional controls, or engineering controls).
  - This assessment has revealed **no** evidence of CREC's in conjunction with the subject property.
3. **Historical Recognized Environmental Conditions (HRECs)** are defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).
  - This assessment has revealed **no** evidence of HREC's in connection with the subject property:
4. **De Minimis Conditions:** Findings which would otherwise be characterized as Recognized Environmental Conditions, but which generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies are classified as *de minimis* in accordance with the agreed scope of work. De Minimis Conditions are not considered RECs.
  - This assessment has revealed **no** evidence of de minimis environmental conditions in connection with the subject property.

**A letter from the NYSDEC Division of Environmental Remediation, dated 05/01/2003, regarding DEC Site #314044 Tuck Industries, Tioronda Avenue, Beacon, NY 12508 indicates that the site has been deleted from the Inactive Hazardous Waste Disposal Sites. A copy is enclosed in Documents Section G.**

As indicated in the Historical Review Section 5.8 of this report:

Completed Investigations/Actions: Investigations at the site include a Phase I in 1987 and a Phase II in 1993. All storage tanks and drums have been removed from the site. An IRM for



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treating the 14,000 cubic yards of contaminated soil by bioventing was performed from September 1995 to July 1997. The IRM has been successful in reducing the contamination levels to guidance values. Based on the IRM and study of groundwater quality over a two year period, the site was delisted in May 2003. The IRMs have eliminated any long term threat to the groundwater at the site.

The remediation of contaminated soils has eliminated the chance that trespassers or workers could be exposed to contaminants in soils. Population in the general vicinity of the site is served by public water, so exposures to contaminated groundwater are not expected.

**Although the NYSDEC has delisted the subject property from the Hazardous Disposal Sites (The Registry), based on the IRM, EAI recommends additional sub-surface soil and water testing around the previous Tuck Industries buildings for volatile and semi volatile compounds. The standards of the EPA under these conditions (vacant land) are frequently less stringent than standards for residential use, as vapor intrusion may be considered a significant environmental hazard to the proposed residential development. Therefore, a layout of the proposed residential development should be a primary determining factor for the sampling event.**



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## 9. CERTIFICATION

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EAI, Inc personnel have been retained to perform this assessment to achieve compliance with the AAI protocol pursuant to 40 CFR Part 312, FR, November 1, 2005, *Standards and Practices for All Appropriate Inquiries*.

The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform to acceptable industry standards and the Guidelines E1527-13, as established by the American Society for Testing and Materials (ASTM).

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which the report shall be used shall be limited to the use as stated in the contract between the client and EAI.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity for any purpose without the advance written consent of EAI. In expressing the opinions stated in this report, EAI has exercised the degree or skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts or circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EAI assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on-site visit.

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### 9.1. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

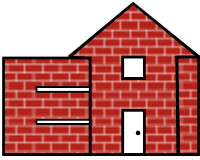
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I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40CFR 312; and

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 the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

---

Alexander Friedman, EP



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## **10. DISCLAIMER**

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This report contains information obtained from a variety of public and other sources. No warranty expressed or implied, is made whatsoever in connection with this report. Environmental Affiliates Inc. specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. All risk is assumed by the user. In no event shall EAI be liable to anyone, whether arising out of errors or omissions, negligence, accident or any other cause, for any loss or damage, including, without limitation, special incidental, consequential, or exemplary damages.

**SECTION**

**B**

**SITE PHOTOGRAPHS**

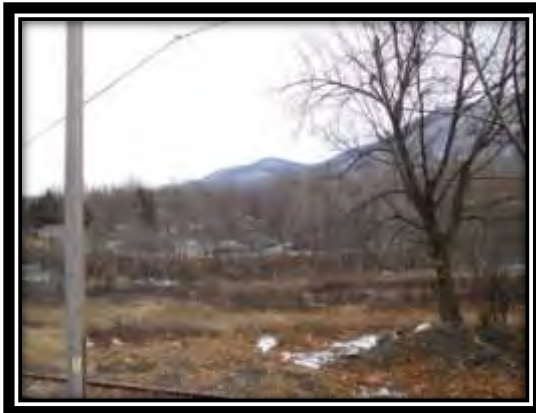




**Subject Property – Posted Address**



**Subject Property – Visible Railroad Tracks**



**Subject Property**



**Subject Property**



**Subject Property**



**Subject Property**

**248 Tioronda Ave  
465 Walcott Ave  
Beacon, NY 10977**



**Subject Property from West View**



**Subject Property from West View**



**Subject Property from West View**



**Subject Property - Cleared Area**



**Subject Property - Fence**



**South View of Railroad Line**

248 Tioronda Ave  
465 Walcott Ave  
Beacon, NY 10977



**Adjacent Property - Fishkill Creek**



**Adjacent Property - Fishkill Creek**



**Across Subject Property - Knevels Ave**



**Across Subject Property - Tioronda Ave**



**Corner of Tioronda and Walcott Ave**



**Tioronda Avenue - North View**

**248 Tioronda Ave  
465 Walcott Ave  
Beacon, NY 10977**





**Tioronda Avenue – South View**



**Walcott Avenue**



**Properties West of Fishkill Creek**



**Old Electric Wire Lines**



**Pole Moutned Transformers**



**Old Water Drainage Pipe**

**248 Tioronda Ave  
465 Walcott Ave  
Beacon, NY 10977**

SECTION

C

STREET AND SITE MAPS

# Street Name Report for Streets near the Target Property

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE      JOB: 175032  
BEACON, NY 12508

Street Name	Dist/Dir	Street Name	Dist/Dir
Crescent Dr	0.15 ESE		
Education Dr	0.19 NW		
Ellen Dr	0.16 SSE		
Heaney Dr	0.14 East		
Knevels Ave	0.08 SW		
Kristy Dr	0.11 SE		
Pearse Pl	0.22 ENE		
Phillips St	0.14 ESE		
Schofield Pl	0.18 ENE		
Simmons Ln	0.12 NE		
Tioronda Ave	0.03 WNW		
Tracey Dr	0.12 SE		

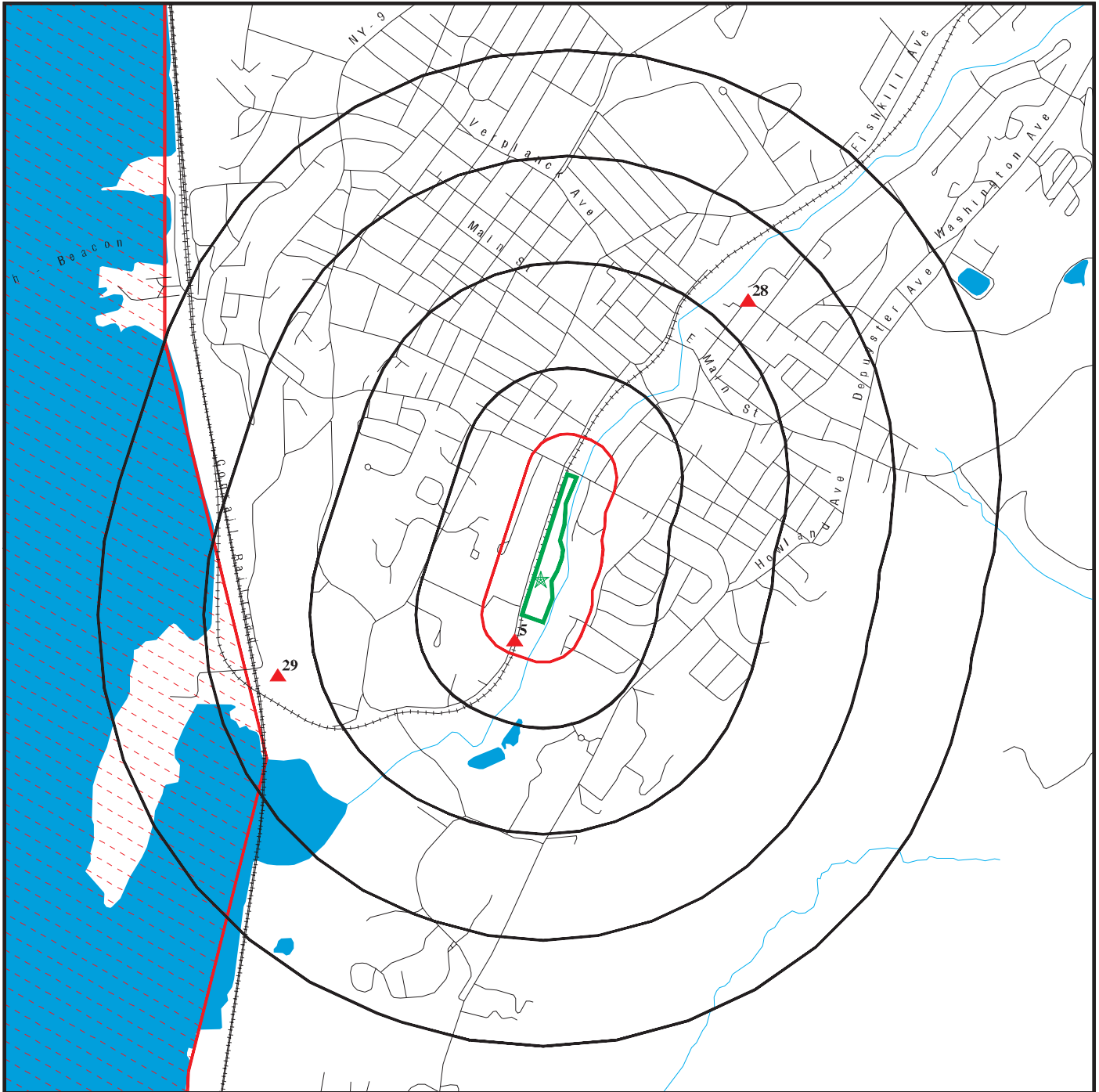
# Environmental FirstSearch

1,000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



248 TIORONDA AVENUE & 465 WOLCOTT AVENUE BEACON, NY 12508



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 41.494298 Longitude: 73.968607)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ National Priority List Sites

248 TIORONDA AVENUE & 465 WOLCOTT AVENUE BEACON, NY 12508



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 41.494298 Longitude: 73.968607)
- ▲ Identified Sites
- Indian Reservations BIA
- X National Priority List Sites

# Environmental FirstSearch

0.500 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



248 TIORONDA AVENUE & 465 WOLCOTT AVENUE BEACON, NY 12508



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 41.494298 Longitude: 73.968607)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites



# Environmental FirstSearch






0.25 Mile Radius  
Non ASTM Map, Spills, FINDS



248 TIORONDA AVENUE & 465 WOLCOTT AVENUE BEACON, NY 12508



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

-  **Target Property (Latitude: 41.494298 Longitude: 73.968607)**
-  **Identified Sites**
-  **Sensitive Receptors**
-  **National Priority List Sites**
-  **Indian Reservations BIA**

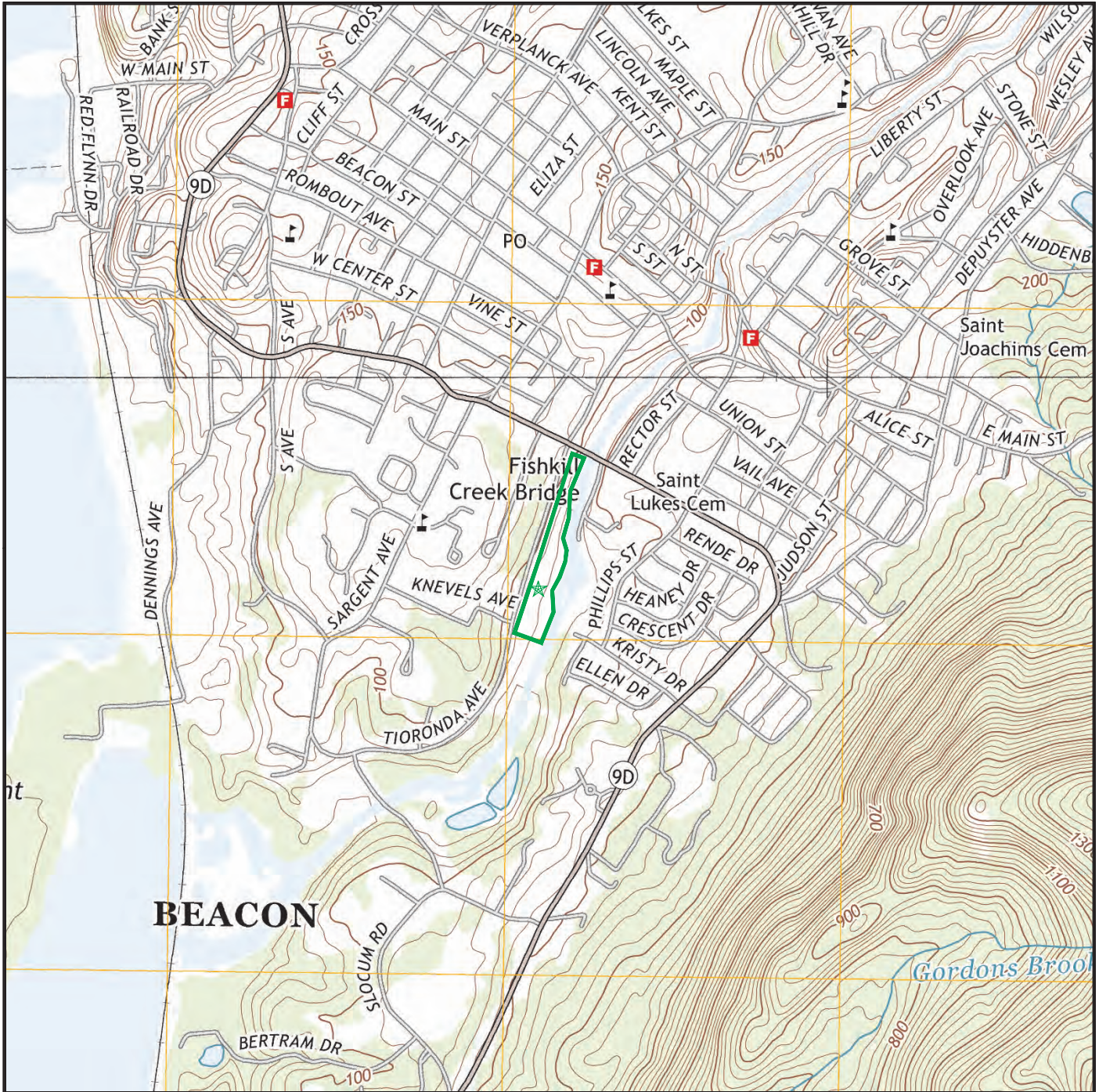


# Site location Map

Topo: 0.75 Mile Radius



248 TIORONDA AVENUE & 465 WOLCOTT AVENUE BEACON, NY 12508



Map Image Position: TP  
Map Reference Code & Name: 5939331 West Point  
Map State(s): NY  
Version Date: 2013  
Map Image Position: N  
Map Reference Code & Name: 5939329 Wappingers Falls  
Map State(s): NY  
Version Date: 2013



**SECTION**

**D**

**ENVIRONMENTAL  
DATABASE REPORT**

**Project # 175032**

248 Tioronda Avenue & 465 Wolcott Avenue  
Beacon, NY 12508

Inquiry Number: 4838357.2s

January 27, 2017

# FirstSearch Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## Search Summary Report

**TARGET SITE      248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	1	0	1
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	1	0	0	0	-	0	1
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	0	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	1	0	0	2	2	5
<i>State/Tribal SWL</i>	Y	0	0	1	1	-	0	2
<i>State/Tribal LTANKS</i>	Y	0	2	2	10	-	0	14
<i>State/Tribal Tanks</i>	Y	1	0	2	-	-	0	3
<i>State/Tribal IC / EC</i>	Y	0	0	0	-	-	0	0
<i>ST/Tribal Brownfields</i>	Y	0	0	0	3	-	0	3
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	0	-	-	-	0	0
<i>Other Tanks</i>	Y	1	0	0	-	-	0	1
<i>Spills</i>	Y	0	0	-	-	-	0	0
<i>Other</i>	Y	5	0	3	-	-	0	8
- Totals --		8	3	8	14	3	2	38

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## Search Summary Report

**TARGET SITE: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>NPL</b>	NPL	08/05/2016	1.000	0	0	0	0	1	0	1
	Proposed NPL	08/05/2016	1.000	0	0	0	0	0	0	0
<b>NPL Delisted</b>	Delisted NPL	08/05/2016	1.000	0	0	0	0	0	0	0
<b>CERCLIS</b>	SEMS	10/10/2016	0.500	1	0	0	0	-	0	1
<b>NFRAP</b>	SEMS-ARCHIVE	10/10/2016	0.500	0	0	0	0	-	0	0
<b>RCRA COR ACT</b>	CORRACTS	09/12/2016	1.000	0	0	0	0	0	0	0
<b>RCRA TSD</b>	RCRA-TSDF	09/12/2016	0.500	0	0	0	0	-	0	0
<b>RCRA GEN</b>	RCRA-LQG	09/12/2016	0.250	0	0	0	-	-	0	0
	RCRA-SQG	09/12/2016	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	09/12/2016	0.250	0	0	0	-	-	0	0
<b>Federal IC / EC</b>	US ENG CONTROLS	05/09/2016	0.500	0	0	0	0	-	0	0
	US INST CONTROL	05/09/2016	0.500	0	0	0	0	-	0	0
<b>ERNS</b>	ERNS	09/26/2016	0.001	0	0	-	-	-	0	0
<b>State/Tribal CERCLIS</b>	SHWS	11/14/2016	1.000	0	1	0	0	2	2	5
<b>State/Tribal SWL</b>	SWF/LF	10/04/2016	0.500	0	0	1	1	-	0	2
<b>State/Tribal LTANKS</b>	INDIAN LUST	10/27/2015	0.500	0	0	0	0	-	0	0
	LTANKS	11/14/2016	0.500	0	2	2	10	-	0	14
	HIST LTANKS	01/01/2002	0.500	0	0	0	0	-	0	0
<b>State/Tribal Tanks</b>	UST	09/27/2016	0.250	0	0	0	-	-	0	0
	CBS UST	01/01/2002	0.250	0	0	0	-	-	0	0
	MOSF UST	01/01/2002	0.500	0	0	0	0	-	0	0
	MOSF	09/27/2016	0.500	0	0	0	0	-	0	0
	CBS	09/27/2016	0.250	0	0	0	-	-	0	0
	AST	09/27/2016	0.250	1	0	2	-	-	0	3
	CBS AST	01/01/2002	0.250	0	0	0	-	-	0	0
	MOSF AST	01/01/2002	0.500	0	0	0	0	-	0	0
	INDIAN UST	10/20/2015	0.250	0	0	0	-	-	0	0
TANKS	09/27/2016	0.250	0	0	0	-	-	0	0	

## Search Summary Report

**TARGET SITE: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>State/Tribal IC / EC</b>	RES DECL	11/18/2010	0.180	0	0	0	-	-	0	0
	ENG CONTROLS	11/14/2016	0.500	0	0	0	0	-	0	0
	INST CONTROL	11/14/2016	0.500	0	0	0	0	-	0	0
<b>ST/Tribal Brownfields</b>	BROWNFIELDS	11/14/2016	0.500	0	0	0	3	-	0	3
	ERP	11/14/2016	0.500	0	0	0	0	-	0	0
<b>US Brownfields</b>	US BROWNFIELDS	09/20/2016	0.500	0	0	0	0	-	0	0
<b>Other SWF</b>	IHS OPEN DUMPS	04/01/2014	0.500	0	0	0	0	-	0	0
<b>Other Haz Sites</b>	US CDL	08/30/2016	0.001	0	0	-	-	-	0	0
<b>Other Tanks</b>	HIST UST	01/01/2002	0.250	0	0	0	-	-	0	0
	HIST AST	01/01/2002	0.250	1	0	0	-	-	0	1
<b>Spills</b>	HMIRS	06/27/2016	0.001	0	0	-	-	-	0	0
	NY Spills	11/14/2016	0.125	0	0	-	-	-	0	0
	NY Hist Spills	01/01/2002	0.125	0	0	-	-	-	0	0
	SPILLS 90	12/14/2012	0.125	0	0	-	-	-	0	0
	SPILLS 80	11/02/2010	0.125	0	0	-	-	-	0	0
<b>Other</b>	RCRA NonGen / NLR	09/12/2016	0.250	1	0	1	-	-	0	2
	TSCA	12/31/2012	0.001	0	0	-	-	-	0	0
	TRIS	12/31/2014	0.001	0	0	-	-	-	0	0
	SSTS	12/31/2009	0.001	0	0	-	-	-	0	0
	RAATS	04/17/1995	0.001	1	0	-	-	-	0	1
	PRP	10/25/2013	0.001	0	0	-	-	-	0	0
	PADS	01/20/2016	0.001	0	0	-	-	-	0	0
	ICIS	07/27/2016	0.001	1	0	-	-	-	0	1
	FTTS	04/09/2009	0.001	0	0	-	-	-	0	0
	MLTS	08/30/2016	0.001	0	0	-	-	-	0	0
	RADINFO	10/03/2016	0.001	0	0	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	US AIRS	06/30/2016	0.001	0	0	-	-	-	0	0
	FINDS	07/15/2016	0.001	1	0	-	-	-	0	1
	DOCKET HWC	06/02/2016	0.001	0	0	-	-	-	0	0
	UXO	10/25/2015	1.000	0	0	0	0	0	0	0
	DRYCLEANERS	03/31/2016	0.250	0	0	0	-	-	0	0
	HSWDS	01/01/2003	0.250	0	0	0	-	-	0	0
	MANIFEST	10/01/2016	0.250	1	0	1	-	-	0	2

# Search Summary Report

TARGET SITE: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
	SPDES	09/30/2016	0.250	0	0	1	-	-	0	1
	ABANDONED MINES	06/09/2016	0.001	0	0	-	-	-	0	0
	- Totals --			8	3	8	14	3	2	38

# Site Information Report

**Request Date:** JANUARY 27, 2017  
**Request Name:** ALEXANDER FRIEDMAN

**Search Type:** COORD  
**Job Number:** 175032

**Target Site:** 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
 BEACON, NY 12508

## Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	73.968607	73.9686070 - 73° 58' 6.98"	Easting: 586093.4
Latitude:	41.494298	41.4942980 - 41° 29' 39.47"	Northing: 4593932.0
Elevation:	66 ft. above sea level		Zone: Zone 18

## Demographics

<b>Sites:</b> 36	<b>Non-Geocoded:</b> 2	<b>Population:</b> N/A
<b>RADON</b>		
Federal EPA Radon Zone for DUTCHESS County: 1		
Note: Zone 1 indoor average level > 4 pCi/L. : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L. : Zone 3 indoor average level < 2 pCi/L.		
_____		
Federal Area Radon Information for DUTCHESS COUNTY, NY		
Number of sites tested: 186		
<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>
<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>	
Living Area	1.690 pCi/L	80%
Basement	3.630 pCi/L	56%
		20%
		38%
		6%
State Database: NY Radon		
Radon Test Results		
<u>County</u>	<u>Town</u>	<u>Num Tests</u>
<u>Avg Result</u>	<u>Geo Mean</u>	<u>Max Result</u>
_____	_____	_____
_____	_____	_____



## Site Information Report

### RADON

DUTCHESS	FISHKILL	129	4.88	2.87	31.3
DUTCHESS	HYDE PARK	215	6.22	4.29	33.3
DUTCHESS	LA GRANGE	231	8.59	4.84	135.2
DUTCHESS	MILAN	18	7.69	5.14	29.1
DUTCHESS	NORTHEAST	16	9.1	4.91	30.2
DUTCHESS	PAWLING	67	4.58	2.95	27.8
DUTCHESS	PINE PLAINS	40	16.05	8.57	69.1
DUTCHESS	PLEASANT VALLEY	131	9.07	5.59	36.6
DUTCHESS	POUGHKEEPSIE	1,078	5.51	3.42	96.4
DUTCHESS	RED HOOK	133	7.57	4.03	120.9
DUTCHESS	RHINEBECK	123	6.55	4.38	34.9
DUTCHESS	STANFORD	56	8.29	4.86	57.5
DUTCHESS	UNION VALE	57	10.31	6.06	62.6
DUTCHESS	WAPPINGER	121	4.04	2.73	18.7
DUTCHESS	WASHINGTON	66	9.16	4.93	56.1
DUTCHESS	AMENIA	25	10.25	6.26	44.8
DUTCHESS	BEACON	56	4.65	2.75	21.2
DUTCHESS	BEEKMAN	95	8.97	5.37	86.2
DUTCHESS	CLINTON	65	9.26	5.55	66.4
DUTCHESS	DOVER	34	10.44	4.98	49.9
DUTCHESS	E. FISHKILL	345	7.61	4.62	71.6

# Target Site Summary Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE      JOB: 175032  
 BEACON, NY 12508

TOTAL: 38                      GEOCODED: 36                      NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	FINDS --110004334391	TUCK INDUSTRIES INC.	248 TIORANDA AVENUE BEACON, NY 12508	0.00	+ 0	1
A1	ICIS --110004334391	TUCK INDUSTRIES INC.	248 TIORANDA AVENUE BEACON, NY 12508	0.00	+ 0	2
A2	HIST AST --1 --3-001791	BEACON MILLS	248 TIORONDA AVE BEACON, NY 12508	0.00	+ 0	5
A3	MANIFEST --NYD001396894	TUCK INDUSTRIES INC	248 TIORANDA AVE BEACON, NY 12508	0.00	+ 0	7
A3	RAATS --02 --NYD001396894	TUCK INDUSTRIES INC	248 TIORANDA AVE BEACON, NY 12508	0.00	+ 0	18
A3	RCRA NonGen / NLR --NYD001396894	TUCK INDUSTRIES INC	248 TIORANDA AVE BEACON, NY 12508	0.00	+ 0	19
A3	SEMS --0201322 --NYD001396894	TUCK INDUSTRIES INC	248 TIORANDA AVE BEACON, NY 12508	0.00	+ 0	23
A4	AST --3-001791	BEACON MILLS	248 TIORONDA AVE BEACON, NY 12508	0.00	+ 0	26

# Sites Summary Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE      JOB: 175032  
 BEACON, NY 12508

TOTAL: 38                      GEOCODED: 36                      NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
Reg	NPL --202229 --NYD980763841	HUDSON RIVER PCBS	NO STREET APPLICABLE HUDSON RIVER, NY 12801	0.66 WSW		27
5	SHWS --55966	TUCK INDUSTRIES	TIORONDA AVENUE BEACON, NY 12508	0.06 SSW	+ 17	30
6	LTANKS --8800649 / 1988-06-02 --314067 --8800649	SEARGEANTS SCHOOL	WALCOTT AVE BEACON, NY	0.07 North	+ 69	33
7	LTANKS --9809904 / 1999-03-18 --280642 --9809904	G.E.CAPITAL/VAC.HO.	51 RECTOR ST BEACON, NY	0.10 NE	+ 46	35
B8	SPDES --NYR00C390 --A	BEACON AUTO SALVAGE	9 CREEK DR BEACON, NY 12508	0.18 NNE	+ 22	37
B8	SWF/LF	BEACON AUTO SALVAGE	9 CREEK DR BEACON, NY 12508	0.18 NNE	+ 22	39
B9	AST --3-601286	BEACON AUTO SALVAGE	9 CREEK DRIVE BEACON, NY 12508	0.18 NNE	+ 22	40
10	AST --3-104124	SARGENT AVE SCHOOL	29 EDUCATION DRIVE BEACON, NY 12508	0.18 NW	+ 122	44
11	MANIFEST --NYD046840344	MAINTENANCE GARAGE	88 SARGENT AVE BEACON, NY 12508	0.20 NNW	+ 118	49
11	RCRA NonGen / NLR --NYD046840344	MAINTENANCE GARAGE	88 SARGENT AVE BEACON, NY 12508	0.20 NNW	+ 118	55
12	LTANKS --9401273 / 1994-05-05 --329983 --9401273	MINUTE MAN CONSTRUCTION	15 TIORNDA AVE BEEKMAN, NY	0.23 NNE	+ 50	57

# Sites Summary Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE      JOB: 175032  
 BEACON, NY 12508

TOTAL: 38                      GEOCODED: 36                      NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
13	LTANKS --9416681 / 1995-06-21 --69275 --9416681	CRAIG HOUSE HOSPITAL	RT. 90 BEACON, NY	0.24 South	+ 8	59
C14	SWF/LF	BEACON SLF	427 MAIN STREET BEACON, NY 00000	0.33 North	+ 74	61
15	LTANKS --9415355 / 1995-03-06 --101745 --9415355	CRAIG HASE HOSP.	HOWLAND AVE. BEACON, NY	0.36 South	+ 77	62
C16	LTANKS --8708262 / 1989-01-12 --156674 --8708262	CHASE BANK	404 MAIN STREET BEACON, NY 12508	0.36 North	+ 80	64
D17	LTANKS --0008142 / 2000-11-27 --312687 --0008142	BEACON TERMINAL	SOUTH AVENUE BEACON, NY	0.38 SW	- 44	66
E18	LTANKS --8600637 / 1986-06-06 --226982 --8600637	SPILL NUMBER 8600637	BEACON BEACON, NY	0.38 North	+ 78	68
19	BROWNFIELDS --375473	CHURCHILL MILLS	1 EAST MAIN STREET BEACON, NY 12508	0.38 NNE	+ 47	70
E20	LTANKS --0405314 / 2004-08-14 --8700443 / 1989-05-09 --285209 --285210 --0405314 --8700443 *Additional key fields are available in the Map Findings section	COASTAL BEACON	386 MAIN ST BEACON, NY	0.39 North	+ 77	72
D21	BROWNFIELDS --374044	BEACON TERMINAL	555 SOUTH AVENUE BEACON, NY 12508	0.40 SW	- 43	76
D22	BROWNFIELDS --58400	BEACON TERMINAL	579 SOUTH AVENUE BEACON, NY 12508	0.41 SW	- 65	83

## Sites Summary Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE      JOB: 175032  
 BEACON, NY 12508

TOTAL: 38                      GEOCODED: 36                      NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
F23	LTANKS --8502036 / 1985-09-13 --278576 --8502036	PMI BEACON	359 MAIN ST. BEACON, NY	0.45 North	+ 71	85
F24	LTANKS --1109960 / Not Reported --457751 --1109960	GULF S/S	357 MAIN STREET BEACON, NY	0.45 North	+ 71	87
25	LTANKS --9213871 / 1993-03-22 --224214 --9213871	BARRY RESIDENCE	43 SOUTH CEDAR STREET BEACON, NY	0.47 NNW	+ 80	91
26	LTANKS --0110108 / 2002-01-22 --83435 --0110108	CM PERATIKOS	9 EAST ST BEACON, NY	0.47 NE	+ 96	93
27	LTANKS --1000634 / 2010-04-21 --431807 --1000634	COASTAL - XTRA MART S/S: 3 X U	145 FISHKILL AVENUE BEACON, NY 12508	0.49 North	+ 89	95
28	SHWS --57594	BRAENDLY DYE COMPANY	LEONARD & GROVE STREETS BEACON, NY 12508	0.58 NE	+ 74	97
29	SHWS --55967	BEACON CITY LANDFILL	DENNINGS AVENUE BEACON, NY 12508	0.59 WSW	- 47	99

# Sites Summary Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE      JOB: 175032  
BEACON, NY 12508

TOTAL: 38                      GEOCODED: 36                      NON GEOCODED: 2

<b>Map ID</b>	<b>DB Type --ID/Status</b>	<b>Site Name</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>ElevDiff</b>	<b>Page No.</b>
	SHWS --338783	DENNINGS POINT	DENNINGS POINT BEACON, NY 12508	NON GC	N/A	N/A
	SHWS --55980	CH - MGP - BEACON STREET	RIVER STREET BEACON, NY 12508	NON GC	N/A	N/A

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## FINDS

**EDR ID:** 1016081070      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A1

**NAME:** TUCK INDUSTRIES INC.  
**ADDRESS:** 248 TIORANDA AVENUE  
BEACON, NY 12508  
DUTCHESS  
**SOURCE:** US EPA

**Rev:** 07/15/2016  
**ID/Status:** 110004334391

### FINDS:

Registry ID: 110004334391

#### Environmental Interest/Information System

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

#### SUPERFUND (NON-NPL)

FIS (New York - Facility Information System) is New York's Department of Environmental Conservation (DEC) information system for tracking environmental facility information found across the State.

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.



# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

ICIS

**EDR ID:** 1016081070      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A1

**NAME:** TUCK INDUSTRIES INC.

**Rev:** 07/27/2016

**ADDRESS:** 248 TIORANDA AVENUE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** 110004334391

**SOURCE:** US Environmental Protection Agency

**ICIS:**

Enforcement Action ID: 02-1981-0009  
FRS ID: 110004334391  
Action Name: TUCK INDUSTRIES INC  
Facility Name: TUCK IND  
Facility Address: 248 TIORANDA AVE  
BEACON, NY 125084022  
Enforcement Action Type: Civil Judicial Action  
Facility County: DUTCHESS  
Program System Acronym: ICIS  
Enforcement Action Forum Desc: Judicial  
EA Type Code: CIV  
Facility SIC Code: 2891  
Federal Facility ID: Not reported  
Latitude in Decimal Degrees: 41.493673  
Longitude in Decimal Degrees: -73.969459  
Permit Type Desc: Not reported  
Program System Acronym: 13428  
Facility NAICS Code: Not reported  
Tribal Land Code: Not reported

Enforcement Action ID: 02-1981-0009  
FRS ID: 110004334391  
Action Name: TUCK INDUSTRIES INC  
Facility Name: TUCK IND  
Facility Address: 248 TIORANDA AVE  
BEACON, NY 125084022  
Enforcement Action Type: Civil Judicial Action  
Facility County: DUTCHESS  
Program System Acronym: ICIS  
Enforcement Action Forum Desc: Judicial  
EA Type Code: CIV  
Facility SIC Code: 2641  
Federal Facility ID: Not reported  
Latitude in Decimal Degrees: 41.493673  
Longitude in Decimal Degrees: -73.969459  
Permit Type Desc: Not reported  
Program System Acronym: 13428  
Facility NAICS Code: Not reported  
Tribal Land Code: Not reported

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE

- Continued on next page -

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

ICIS

**EDR ID:** 1016081070      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A1

**NAME:** TUCK INDUSTRIES INC.      **Rev:** 07/27/2016  
**ADDRESS:** 248 TIORANDA AVENUE      **ID/Status:** 110004334391  
BEACON, NY 12508  
DUTCHESS  
**SOURCE:** US Environmental Protection Agency

Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported  
SIC Code: 2641

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE  
Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported  
SIC Code: 2891

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE  
Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported  
SIC Code: 2641

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE  
Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported  
SIC Code: 2891

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE  
Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported  
SIC Code: 2641

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE  
Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported  
SIC Code: 2891

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE  
Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported

- Continued on next page -

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

ICIS

**EDR ID:** 1016081070      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A1

**NAME:** TUCK INDUSTRIES INC.

**Rev:** 07/27/2016

**ADDRESS:** 248 TIORANDA AVENUE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** 110004334391

**SOURCE:** US Environmental Protection Agency

SIC Code: 2641

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE  
Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported  
SIC Code: 2891

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE  
Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported  
SIC Code: 2641

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE  
Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported  
SIC Code: 2891

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE  
Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported  
SIC Code: 2641

Facility Name: TUCK INDUSTRIES INC.  
Address: 248 TIORANDA AVENUE  
Tribal Indicator: N  
Fed Facility: No  
NAIC Code: Not reported  
SIC Code: 2891

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## HIST AST

**EDR ID:** U003397365      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A2

**NAME:** BEACON MILLS      **Rev:** 01/01/2002  
**ADDRESS:** 248 TIORONDA AVE      ID/Status: 1  
BEACON, NY 12508      ID/Status: 3-001791  
DUTCHESS  
**SOURCE:** NY Department of Environmental Conservation

HIST AST:  
PBS Number: 3-001791  
SWIS Code: 1302  
Operator: BEACON MILLS  
Facility Phone: (914) 692-2826  
Facility Addr2: Not reported  
Facility Type: UTILITY  
Emergency: BEACON MILLS  
Emergency Tel: (914) 692-2826  
Old PBSNO: Not reported  
Date Inspected: Not reported  
Inspector: Not reported  
Result of Inspection: Not reported  
Owner Name: BEACON MILLS  
Owner Address: 248 TIORONDA AVE  
Owner City,St,Zip: BEACON, NY 12508  
Federal ID: Not reported  
Owner Tel: (914) 692-2826  
Owner Type: Corporate/Commercial  
Owner Subtype: Not reported  
Mailing Contact: J. RENDEIRO  
Mailing Name: BEACON MILLS  
Mailing Address: 248 TIORONDA AVE  
Mailing Address 2: Not reported  
Mailing City,St,Zip: BEACON, NY 12508  
Mailing Telephone: (914) 692-2826  
Owner Mark: Second Owner  
Facility Status: 1 - Active PBS facility, i.e. total capacity of the PBS tanks is  
greater than 1,100 gallons, regardless if Subpart 360-14 tanks exist  
or not at the facility.  
Certification Flag: False  
Certification Date: 07/21/1998  
Expiration: 07/21/2003  
Renew Flag: False  
Renew Date: Not reported  
Total Capacity: 30000  
FAMT: True  
Facility Screen: No Missing Data  
Owner Screen: Minor Data Missing  
Tank Screen: Minor Data Missing  
Dead Letter: False  
CBS Number: Not reported  
Town or City: BEACON (C)  
County Code: 13

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# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

HIST AST

**EDR ID:** U003397365      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A2

**NAME:** BEACON MILLS

**Rev:** 01/01/2002

**ADDRESS:** 248 TIORONDA AVE  
BEACON, NY 12508  
DUTCHESS

ID/Status: 1  
ID/Status: 3-001791

**SOURCE:** NY Department of Environmental Conservation

Town or City Code: 02  
Region: 3

Tank ID: 1  
Tank Location: ABOVEGROUND 10% OR MORE BELOW GROUND  
Tank Status: In Service  
Install Date: 03/01/1983  
Capacity (Gal): 30000  
Product Stored: NOS 5 OR 6 FUEL OIL  
Tank Type: Steel/carbon steel  
Tank Internal: Not reported  
Tank External: 2  
Pipe Location: Not reported  
Pipe Type: STEEL/IRON  
Pipe Internal: Not reported  
Pipe External: Not reported  
Tank Containment: Not reported  
Leak Detection: 2  
Overfill Protection: 4  
Dispenser Method: Suction  
Date Tested: Not reported  
Next Test Date: Not reported  
Missing Data for Tank: Minor Data Missing  
Date Closed: 07/01/1998  
Test Method: Not reported  
Deleted: False  
Updated: True  
SPDES Number: Not reported  
Lat/Long: Not reported

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## MANIFEST

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 10/01/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** NY Department of Environmental Conservation

### NY MANIFEST:

Country: USA  
EPA ID: NYD001396894  
Facility Status: Not reported  
Location Address 1: 248 TIORANDA AVE  
Code: BP  
Location Address 2: Not reported  
Total Tanks: Not reported  
Location City: BEACON  
Location State: NY  
Location Zip: 12508  
Location Zip 4: Not reported

### NY MANIFEST:

EPAID: NYD001396894  
Mailing Name: TESA TAPE INCORPORATED  
Mailing Contact: M A HARRISON  
Mailing Address 1: CROTTY ROAD  
Mailing Address 2: Not reported  
Mailing City: MIDDLETOWN  
Mailing State: NY  
Mailing Zip: 10940  
Mailing Zip 4: Not reported  
Mailing Country: USA  
Mailing Phone: 9148313800

### NY MANIFEST:

Document ID: NJA0403393  
Manifest Status: C  
seq: Not reported  
Year: 1988  
Trans1 State ID: NJSWAS300  
Trans2 State ID: Not reported  
Generator Ship Date: 03/29/1988  
Trans1 Recv Date: 03/29/1988  
Trans2 Recv Date: / /  
TSD Site Recv Date: 03/29/1988  
Part A Recv Date: 04/04/1988  
Part B Recv Date: 04/06/1988  
Generator EPA ID: NYD001396894  
Trans1 EPA ID: NJD991291105  
Trans2 EPA ID: Not reported  
TSDF ID 1: NJD991291105  
TSDF ID 2: Not reported

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# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## MANIFEST

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 10/01/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** NY Department of Environmental Conservation

Manifest Tracking Number: Not reported  
Import Indicator: Not reported  
Export Indicator: Not reported  
Discr Quantity Indicator: Not reported  
Discr Type Indicator: Not reported  
Discr Residue Indicator: Not reported  
Discr Partial Reject Indicator: Not reported  
Discr Full Reject Indicator: Not reported  
Manifest Ref Number: Not reported  
Alt Facility RCRA ID: Not reported  
Alt Facility Sign Date: Not reported  
MGMT Method Type Code: Not reported  
Waste Code: F005 - UNKNOWN  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Quantity: 00660  
Units: G - Gallons (liquids only)\* (8.3 pounds)  
Number of Containers: 012  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100

Document ID: NYO1132182  
Manifest Status: C  
seq: Not reported  
Year: 1982  
Trans1 State ID: Not reported  
Trans2 State ID: Not reported  
Generator Ship Date: 01/05/1982  
Trans1 Recv Date: 01/05/1982  
Trans2 Recv Date: / /  
TSD Site Recv Date: 01/05/1982  
Part A Recv Date: / /  
Part B Recv Date: / /  
Generator EPA ID: NYD001396894  
Trans1 EPA ID: DED000796300  
Trans2 EPA ID: Not reported  
TSD ID 1: DED000796300  
TSD ID 2: Not reported  
Manifest Tracking Number: Not reported  
Import Indicator: Not reported  
Export Indicator: Not reported

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# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## MANIFEST

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 10/01/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** NY Department of Environmental Conservation

Discr Quantity Indicator: Not reported  
Discr Type Indicator: Not reported  
Discr Residue Indicator: Not reported  
Discr Partial Reject Indicator: Not reported  
Discr Full Reject Indicator: Not reported  
Manifest Ref Number: Not reported  
Alt Facility RCRA ID: Not reported  
Alt Facility Sign Date: Not reported  
MGMT Method Type Code: Not reported  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Quantity: 32000  
Units: P - Pounds  
Number of Containers: 080  
Container Type: DM - Metal drums, barrels  
Handling Method: Not reported  
Specific Gravity: 100

Document ID: NYO1132191  
Manifest Status: C  
seq: Not reported  
Year: 1982  
Trans1 State ID: Not reported  
Trans2 State ID: Not reported  
Generator Ship Date: 01/06/1982  
Trans1 Recv Date: 01/06/1982  
Trans2 Recv Date: / /  
TSD Site Recv Date: 01/06/1982  
Part A Recv Date: / /  
Part B Recv Date: / /  
Generator EPA ID: NYD001396894  
Trans1 EPA ID: DED000796300  
Trans2 EPA ID: Not reported  
TSD ID 1: DED000796300  
TSD ID 2: Not reported  
Manifest Tracking Number: Not reported  
Import Indicator: Not reported  
Export Indicator: Not reported  
Discr Quantity Indicator: Not reported  
Discr Type Indicator: Not reported  
Discr Residue Indicator: Not reported

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# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## MANIFEST

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC      **Rev:** 10/01/2016  
**ADDRESS:** 248 TIORANDA AVE      **ID/Status:** NYD001396894  
BEACON, NY 12508  
DUTCHESS  
**SOURCE:** NY Department of Environmental Conservation

Discr Partial Reject Indicator: Not reported  
Discr Full Reject Indicator: Not reported  
Manifest Ref Number: Not reported  
Alt Facility RCRA ID: Not reported  
Alt Facility Sign Date: Not reported  
MGMT Method Type Code: Not reported  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Quantity: 32000  
Units: P - Pounds  
Number of Containers: 080  
Container Type: DM - Metal drums, barrels  
Handling Method: Not reported  
Specific Gravity: 100

Document ID: NYO1132299  
Manifest Status: C  
seq: Not reported  
Year: 1982  
Trans1 State ID: Not reported  
Trans2 State ID: Not reported  
Generator Ship Date: 01/12/1982  
Trans1 Recv Date: 01/12/1982  
Trans2 Recv Date: / /  
TSD Site Recv Date: 01/12/1982  
Part A Recv Date: / /  
Part B Recv Date: / /  
Generator EPA ID: NYD001396894  
Trans1 EPA ID: DED000796300  
Trans2 EPA ID: Not reported  
TSD ID 1: DED000796300  
TSD ID 2: Not reported  
Manifest Tracking Number: Not reported  
Import Indicator: Not reported  
Export Indicator: Not reported  
Discr Quantity Indicator: Not reported  
Discr Type Indicator: Not reported  
Discr Residue Indicator: Not reported  
Discr Partial Reject Indicator: Not reported  
Discr Full Reject Indicator: Not reported  
Manifest Ref Number: Not reported

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# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## MANIFEST

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 10/01/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** NY Department of Environmental Conservation

Alt Facility RCRA ID: Not reported  
Alt Facility Sign Date: Not reported  
MGMT Method Type Code: Not reported  
Waste Code: D001 - NON-LISTED IGNITABLE WASTES  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Quantity: 32000  
Units: P - Pounds  
Number of Containers: 080  
Container Type: DM - Metal drums, barrels  
Handling Method: Not reported  
Specific Gravity: 100

Document ID: NYO2565657  
Manifest Status: C  
seq: Not reported  
Year: 1984  
Trans1 State ID: NYAJ045  
Trans2 State ID: Not reported  
Generator Ship Date: 06/15/1984  
Trans1 Recv Date: 06/15/1984  
Trans2 Recv Date: / /  
TSD Site Recv Date: 06/15/1984  
Part A Recv Date: 06/19/1984  
Part B Recv Date: 06/25/1984  
Generator EPA ID: NYD001396894  
Trans1 EPA ID: NJD096865837  
Trans2 EPA ID: Not reported  
TSDF ID 1: NJD096865837  
TSDF ID 2: Not reported  
Manifest Tracking Number: Not reported  
Import Indicator: Not reported  
Export Indicator: Not reported  
Discr Quantity Indicator: Not reported  
Discr Type Indicator: Not reported  
Discr Residue Indicator: Not reported  
Discr Partial Reject Indicator: Not reported  
Discr Full Reject Indicator: Not reported  
Manifest Ref Number: Not reported  
Alt Facility RCRA ID: Not reported  
Alt Facility Sign Date: Not reported  
MGMT Method Type Code: Not reported

- Continued on next page -

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## MANIFEST

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 10/01/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** NY Department of Environmental Conservation

Waste Code: D001 - NON-LISTED IGNITABLE WASTES

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Quantity: 00605

Units: G - Gallons (liquids only)\* (8.3 pounds)

Number of Containers: 011

Container Type: DM - Metal drums, barrels

Handling Method: T Chemical, physical, or biological treatment.

Specific Gravity: 100

Document ID: MAH2814850

Manifest Status: K

seq: Not reported

Year: 1994

Trans1 State ID: MA13300

Trans2 State ID: MA16363

Generator Ship Date: 06/23/1994

Trans1 Recv Date: 06/23/1994

Trans2 Recv Date: 06/24/1994

TSD Site Recv Date: 06/28/1994

Part A Recv Date: 07/06/1994

Part B Recv Date: 07/28/1994

Generator EPA ID: NYD001396894

Trans1 EPA ID: MAD039322250

Trans2 EPA ID: MAD039322250

TSD ID 1: MAD980523203

TSD ID 2: Not reported

Manifest Tracking Number: Not reported

Import Indicator: Not reported

Export Indicator: Not reported

Discr Quantity Indicator: Not reported

Discr Type Indicator: Not reported

Discr Residue Indicator: Not reported

Discr Partial Reject Indicator: Not reported

Discr Full Reject Indicator: Not reported

Manifest Ref Number: Not reported

Alt Facility RCRA ID: Not reported

Alt Facility Sign Date: Not reported

MGMT Method Type Code: Not reported

Waste Code: D001 - NON-LISTED IGNITABLE WASTES

Waste Code: Not reported

Waste Code: Not reported

- Continued on next page -

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## MANIFEST

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 10/01/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** NY Department of Environmental Conservation

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Quantity: 00220

Units: G - Gallons (liquids only)\* (8.3 pounds)

Number of Containers: 015

Container Type: DM - Metal drums, barrels

Handling Method: B Incineration, heat recovery, burning.

Specific Gravity: 100

Waste Code: F005 - UNKNOWN

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Quantity: 00009

Units: G - Gallons (liquids only)\* (8.3 pounds)

Number of Containers: 001

Container Type: DM - Metal drums, barrels

Handling Method: B Incineration, heat recovery, burning.

Specific Gravity: 100

Waste Code: D002 - NON-LISTED CORROSIVE WASTES

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Quantity: 00008

Units: G - Gallons (liquids only)\* (8.3 pounds)

Number of Containers: 002

Container Type: DF - Fiberboard or plastic drums (glass)

Handling Method: T Chemical, physical, or biological treatment.

Specific Gravity: 100

Waste Code: D011 - SILVER 5.0 MG/L TCLP

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Quantity: 00004

Units: G - Gallons (liquids only)\* (8.3 pounds)

Number of Containers: 001

Container Type: DF - Fiberboard or plastic drums (glass)

Handling Method: T Chemical, physical, or biological treatment.

Specific Gravity: 100

Document ID: MAH2773840

Manifest Status: C

- Continued on next page -

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## MANIFEST

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 10/01/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** NY Department of Environmental Conservation

seq: Not reported  
Year: 1994  
Trans1 State ID: Not reported  
Trans2 State ID: MA16363  
Generator Ship Date: 06/23/1994  
Trans1 Recv Date: 06/23/1994  
Trans2 Recv Date: 06/24/1994  
TSD Site Recv Date: 06/25/1994  
Part A Recv Date: 07/06/1994  
Part B Recv Date: 07/05/1994  
Generator EPA ID: NYD001396894  
Trans1 EPA ID: MAD039322250  
Trans2 EPA ID: MAD039322250  
TSD ID 1: MAD053452637  
TSD ID 2: Not reported  
Manifest Tracking Number: Not reported  
Import Indicator: Not reported  
Export Indicator: Not reported  
Discr Quantity Indicator: Not reported  
Discr Type Indicator: Not reported  
Discr Residue Indicator: Not reported  
Discr Partial Reject Indicator: Not reported  
Discr Full Reject Indicator: Not reported  
Manifest Ref Number: Not reported  
Alt Facility RCRA ID: Not reported  
Alt Facility Sign Date: Not reported  
MGMT Method Type Code: Not reported  
Waste Code: D006 - CADMIUM 1.0 MG/L TCLP  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Quantity: 01500  
Units: K - Kilograms (2.2 pounds)  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100

Document ID: MAH2814820  
Manifest Status: C  
seq: Not reported  
Year: 1994  
Trans1 State ID: 13274MA

- Continued on next page -

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## MANIFEST

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 10/01/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** NY Department of Environmental Conservation

Trans2 State ID: MA16363  
Generator Ship Date: 06/23/1994  
Trans1 Recv Date: 06/23/1994  
Trans2 Recv Date: 06/24/1994  
TSD Site Recv Date: 06/25/1994  
Part A Recv Date: 07/06/1994  
Part B Recv Date: 07/05/1994  
Generator EPA ID: NYD001396894  
Trans1 EPA ID: MAD039322250  
Trans2 EPA ID: MAD039322250  
TSD ID 1: MAD053452637  
TSD ID 2: Not reported  
Manifest Tracking Number: Not reported  
Import Indicator: Not reported  
Export Indicator: Not reported  
Discr Quantity Indicator: Not reported  
Discr Type Indicator: Not reported  
Discr Residue Indicator: Not reported  
Discr Partial Reject Indicator: Not reported  
Discr Full Reject Indicator: Not reported  
Manifest Ref Number: Not reported  
Alt Facility RCRA ID: Not reported  
Alt Facility Sign Date: Not reported  
MGMT Method Type Code: Not reported  
Waste Code: D002 - NON-LISTED CORROSIVE WASTES  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Quantity: 00055  
Units: G - Gallons (liquids only)\* (8.3 pounds)  
Number of Containers: 001  
Container Type: DM - Metal drums, barrels  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100

Document ID: NJA0405575  
Manifest Status: C  
seq: Not reported  
Year: 1988  
Trans1 State ID: NJSWAS300  
Trans2 State ID: Not reported  
Generator Ship Date: 06/17/1988  
Trans1 Recv Date: 06/17/1988

- Continued on next page -

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## MANIFEST

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 10/01/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** NY Department of Environmental Conservation

Trans2 Recv Date: / /  
TSD Site Recv Date: 06/17/1988  
Part A Recv Date: 06/23/1988  
Part B Recv Date: 06/28/1988  
Generator EPA ID: NYD001396894  
Trans1 EPA ID: NJD991291105  
Trans2 EPA ID: Not reported  
TSD ID 1: NJD991291105  
TSD ID 2: Not reported  
Manifest Tracking Number: Not reported  
Import Indicator: Not reported  
Export Indicator: Not reported  
Discr Quantity Indicator: Not reported  
Discr Type Indicator: Not reported  
Discr Residue Indicator: Not reported  
Discr Partial Reject Indicator: Not reported  
Discr Full Reject Indicator: Not reported  
Manifest Ref Number: Not reported  
Alt Facility RCRA ID: Not reported  
Alt Facility Sign Date: Not reported  
MGMT Method Type Code: Not reported  
Waste Code: F005 - UNKNOWN  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Quantity: 00660  
Units: G - Gallons (liquids only)\* (8.3 pounds)  
Number of Containers: 012  
Container Type: DM - Metal drums, barrels  
Handling Method: T Chemical, physical, or biological treatment.  
Specific Gravity: 100

Document ID: NJA0369508  
Manifest Status: C  
seq: Not reported  
Year: 1988  
Trans1 State ID: NJSWAS300  
Trans2 State ID: Not reported  
Generator Ship Date: 01/11/1988  
Trans1 Recv Date: 01/11/1988  
Trans2 Recv Date: / /  
TSD Site Recv Date: 01/11/1988  
Part A Recv Date: 01/14/1988

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# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## MANIFEST

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 10/01/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** NY Department of Environmental Conservation

Part B Recv Date: 01/21/1988  
Generator EPA ID: NYD001396894  
Trans1 EPA ID: NJD991291105  
Trans2 EPA ID: Not reported  
TSDf ID 1: NJD991291105  
TSDf ID 2: Not reported  
Manifest Tracking Number: Not reported  
Import Indicator: Not reported  
Export Indicator: Not reported  
Discr Quantity Indicator: Not reported  
Discr Type Indicator: Not reported  
Discr Residue Indicator: Not reported  
Discr Partial Reject Indicator: Not reported  
Discr Full Reject Indicator: Not reported  
Manifest Ref Number: Not reported  
Alt Facility RCRA ID: Not reported  
Alt Facility Sign Date: Not reported  
MGMT Method Type Code: Not reported  
Waste Code: F005 - UNKNOWN  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Quantity: 00660  
Units: G - Gallons (liquids only)\* (8.3 pounds)  
Number of Containers: 012  
Container Type: DM - Metal drums, barrels  
Handling Method: B Incineration, heat recovery, burning.  
Specific Gravity: 100

[Click this hyperlink](#) while viewing on your computer to access  
27 additional NY\_MANIFEST: record(s) in the EDR Site Report.



# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## RAATS

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 04/17/1995

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

ID/Status: 02  
ID/Status: NYD001396894

**SOURCE:** US EPA

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## RCRA NonGen / NLR

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 09/12/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** US Environmental Protection Agency

### RCRA NonGen / NLR:

Date form received by agency: 01/01/2007

Facility name: TUCK IND

Facility address: 248 TIORANDA AVE  
BEACON, NY 125084022

EPA ID: NYD001396894

Mailing address: TIORONDA AVE  
BEACON, NY 12508

Contact: Not reported

Contact address: TIORONDA AVE  
BEACON, NY 12508

Contact country: US

Contact telephone: Not reported

Contact email: Not reported

EPA Region: 02

Land type: Facility is not located on Indian land. Additional information is not known.

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

### Owner/Operator Summary:

Owner/operator name: TUCK INDUSTRIES, INC.

Owner/operator address: 1 LEFEVRE LANE  
OPERCITY, NY 99999

Owner/operator country: US

Owner/operator telephone: (914) 235-1000

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: TUCK INDUSTRIES INC

Owner/operator address: 1 LEFEVRE LANE  
NEW ROCHELLE, NY 10801

Owner/operator country: US

Owner/operator telephone: (914) 235-1000

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

### Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

- Continued on next page -

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## RCRA NonGen / NLR

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 09/12/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** US Environmental Protection Agency

Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

### Historical Generators:

Date form received by agency: 01/01/2006  
Site name: TUCK IND  
Classification: Not a generator, verified

Date form received by agency: 07/08/1999  
Site name: TUCK IND  
Classification: Not a generator, verified

Date form received by agency: 09/20/1982  
Site name: TUCK IND  
Classification: Not a generator, verified

. Waste code: D001  
. Waste name: IGNITABLE WASTE

Date form received by agency: 07/09/1980  
Site name: TUCK IND  
Classification: Large Quantity Generator

. Waste code: D001  
. Waste name: IGNITABLE WASTE

. Waste code: F005  
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF

- Continued on next page -

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## RCRA NonGen / NLR

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 09/12/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** US Environmental Protection Agency

THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: U220
- . Waste name: BENZENE, METHYL- (OR) TOLUENE

Facility Has Received Notices of Violations:

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 10/16/1989  
Date achieved compliance: 11/02/1990  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/04/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 03/03/1989  
Date achieved compliance: 06/04/1990  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/08/1989  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 10000  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 03/03/1989  
Date achieved compliance: 06/04/1990  
Violation lead agency: State  
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER  
Enforcement action date: 08/14/1989  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State

- Continued on next page -

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## RCRA NonGen / NLR

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 09/12/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** NYD001396894

**SOURCE:** US Environmental Protection Agency

Proposed penalty amount: Not reported  
Final penalty amount: 5000  
Paid penalty amount: 5000

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 08/16/1984  
Date achieved compliance: 01/30/1985  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 12/19/1984  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Evaluation Action Summary:  
Evaluation date: 10/11/1990  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 10/16/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 11/02/1990  
Evaluation lead agency: State

Evaluation date: 03/03/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 06/04/1990  
Evaluation lead agency: State

Evaluation date: 08/16/1984  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 01/30/1985  
Evaluation lead agency: State

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## SEMS

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC  
**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS  
**SOURCE:** US EPA

**Rev:** 10/10/2016  
ID/Status: 0201322  
ID/Status: NYD001396894

### SEMS:

Site ID: 201322  
EPA ID: NYD001396894  
Federal Facility: N  
NPL: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Following information was gathered from the prior CERCLIS update completed in 10/2013: :

Site ID: 0201322  
EPA ID: NYD001396894  
Facility County: DUTCHESS  
Short Name: TUCK INDUSTRIES INC  
Congressional District: 25  
IFMS ID: Not reported  
SMSA Number: 6460  
USGC Hydro Unit: 02020008  
Federal Facility: Not a Federal Facility  
DMNSN Number: 0.00000  
Site Orphan Flag: N  
RCRA ID: Not reported  
USGS Quadrangle: Not reported  
Site Init By Prog: Not reported  
NFRAP Flag: Not reported  
Parent ID: Not reported  
RST Code: Not reported  
EPA Region: 02  
Classification: Not reported  
Site Settings Code: Not reported  
NPL Status: Not on the NPL  
DMNSN Unit Code: Not reported  
RBRAC Code: Not reported  
RResp Fed Agency Code: Not reported  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information  
Non NPL Status Date: 12/03/07  
Site Fips Code: 36027  
CC Concurrence Date: / /  
CC Concurrence FY: Not reported  
Alias EPA ID: Not reported  
Site FUDS Flag: Not reported  
  
Alias Comments: Not reported  
Site Description: Not reported  
CERCLIS Assessment History:

- Continued on next page -

# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## SEMS

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC  
**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS  
**SOURCE:** US EPA

**Rev:** 10/10/2016  
ID/Status: 0201322  
ID/Status: NYD001396894

Action Code: 001  
Action: DISCOVERY  
Date Started: / /  
Date Completed: 04/01/80  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

Action Code: 001  
Action: HAZARD RANKING SYSTEM PACKAGE  
Date Started: / /  
Date Completed: 04/01/83  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Other  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

Action Code: 001  
Action: SITE INSPECTION  
Date Started: 04/01/83  
Date Completed: 05/01/83  
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

Action Code: 001  
Action: PRELIMINARY ASSESSMENT  
Date Started: / /  
Date Completed: 09/15/87  
Priority Level: Low priority for further assessment  
Operable Unit: SITEWIDE  
Primary Responsibility: State, Fund Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported

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# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

## SEMS

**EDR ID:** 1000266605      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A3

**NAME:** TUCK INDUSTRIES INC

**Rev:** 10/10/2016

**ADDRESS:** 248 TIORANDA AVE  
BEACON, NY 12508  
DUTCHESS

ID/Status: 0201322  
ID/Status: NYD001396894

**SOURCE:** US EPA

Action Anomaly: Not reported

Action Code: 001

Action: SITE REASSESSMENT

Date Started: / /

Date Completed: 12/03/07

Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

Operable Unit: SITEWIDE

Primary Responsibility: EPA In-House

Planning Status: Not reported

Urgency Indicator: Not reported

Action Anomaly: Not reported



# Site Detail Report

Target Property: 248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

JOB: 175032

AST

**EDR ID:** A100382416      **DIST/DIR:** 0.000      **ELEVATION:** 66      **MAP ID:** A4

**NAME:** BEACON MILLS

**Rev:** 09/27/2016

**ADDRESS:** 248 TIORONDA AVE  
BEACON, NY 12508  
DUTCHESS

**ID/Status:** 3-001791

**SOURCE:** NY Department of Environmental Conservation

**AST:**

Region: STATE

DEC Region: 3

Site Status: Unregulated/Closed

Facility Id: 3-001791

Program Type: PBS

UTM X: 585997.48407

UTM Y: 4593918.30989

Expiration Date: N/A

Site Type: Utility (Other than Municipal)

**Tank Info:**

Tank Number: 1

Tank Id: 67587

Tank Location: 4

Tank Type: Steel/Carbon Steel/Iron

Tank Status: Closed - Removed

Pipe Model: Not reported

Install Date: 03/01/1983

Capacity Gallons: 30000

Tightness Test Method: NN

Date Test: Not reported

Next Test Date: Not reported

Date Tank Closed: 08/01/2006

Register: True

Modified By: EJCALIFA

Last Modified: 05/05/2008

Material Name: Not reported

SECTION

E

AGENCY FILE SEARCH

## Database Descriptions

**NPL:** NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

**NPL Delisted:** Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

**CERCLIS:** SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

**NFRAP:** SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

**RCRA COR ACT:** CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

**RCRA TSD:** RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

**RCRA GEN:** RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

**Federal IC / EC:** US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

## Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: SHWS Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites SHWS - Inactive Hazardous Waste Disposal Sites in New York State

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on 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. SWF/LF - Facility Register

State/Tribal LTANKS: INDIAN LUST R5 INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. LUSTs on Indian land in Iowa, Kansas, and Nebraska INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land LTANKS - Spills Information Database. HIST LTANKS - Listing of Leaking Storage Tanks.

State/Tribal Tanks: UST Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. UST - Petroleum Bulk Storage (PBS) Database CBS UST - Chemical Bulk Storage Database. MOSF UST - Major Oil Storage Facilities Database. MOSF - Major Oil Storage Facility Site Listing. CBS - Chemical Bulk Storage Site Listing. AST - Petroleum Bulk Storage. CBS AST - Chemical Bulk Storage Database. MOSF AST - Major Oil Storage Facilities Database. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. TANKS NASSAU - Registered Tank Database in Nassau County. TANKS - Storage Tank Facility Listing.

State/Tribal IC / EC: ENV RES DECL RES DECL - Restrictive Declarations Listing. The Environmental Restrictive Declarations (ERD) listed were recorded in connection with a zoning action against the noted Tax Blocks and Tax Lots, or portion thereof, and are available in the property records on file at the Office of the City Register for Bronx, Kings, New York and Queens counties or at the Richmond County Clerk's office. They contain environmental requirements with respect to hazardous materials, air quality and/or noise in accordance with Section 11-15 of this Resolution. RES DECL - Environmental Restrictive Declarations ENG CONTROLS - Registry of Engineering Controls. INST CONTROL - Registry of Institutional Controls.

ST/Tribal Brownfields: BROWNFIELDS A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant. BROWNFIELDS - Brownfields Site List ERP - Environmental Restoration Program Listing.

US Brownfields: US BROWNFIELDS Brownfields are real property, 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. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

## Database Descriptions

Other SWF: IHS OPEN DUMPS A listing of all open dumps located on Indian Land in the United States. IHS OPEN DUMPS - Open Dumps on Indian Land

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

Other Tanks: CORTLAND CO. UST A listing of underground storage tank sites located in Cortland County. CORTLAND CO. UST - Cortland County Storage Tank Listing WESTCHESTER CO. UST - Listing of Storage Tanks. NASSAU CO. UST - Registered Tank Database. ROCKLAND CO. UST - Petroleum Bulk Storage Database. SUFFOLK CO. UST - Storage Tank Database. NCFM UST - Storage Tank Database. HIST UST - Historical Petroleum Bulk Storage Database. CORTLAND CO. AST - Cortland County Storage Tank Listing. WESTCHESTER CO. AST - Listing of Storage Tanks. NASSAU CO. AST - Registered Tank Database. ROCKLAND CO. AST - Petroleum Bulk Storage Database. SUFFOLK CO. AST - Storage Tank Database. NCFM AST - Storage Tank Database. HIST AST - Historical Petroleum Bulk Storage Database.

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Spills Information Database. HIST SPILLS - SPILLS Database. SPILLS 90 - SPILLS90 data from FirstSearch. SPILLS 80 - SPILLS80 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. UXO - Unexploded Ordnance Sites. DOCKET HWC - Hazardous Waste Compliance Docket Listing. DRYCLEANERS - Registered Drycleaners. HSWDS - Hazardous Substance Waste Disposal Site Inventory. NY MANIFEST - Facility and Manifest Data. SPDES - State Pollutant Discharge Elimination System. ABANDONED MINES - Abandoned Mines.

## Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Department of Environmental Conservation

Updated Annually

State/Tribal SWL: Department of Environmental Conservation

Updated Semi-Annually

State/Tribal LTANKS: EPA Region 4

Updated Semi-Annually

State/Tribal Tanks: Department of Environmental Conservation

No Update Planned

## Database Sources

State/Tribal IC / EC: NYC Department of City Planning

Varies

ST/Tribal Brownfields: Department of Environmental Conservation

Updated Semi-Annually

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Department of Health & Human Services, Indian Health Service

Varies

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Other Tanks: Cortland County Health Department

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

**SECTION**

**F**

**SANBORN MAPS**



Project # 175032

248 Tioronda Avenue & 465 Wolcott Avenue

Beacon, NY 12508

Inquiry Number: 4838357.3

January 27, 2017

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

01/27/17

**Site Name:**

Project # 175032  
248 Tioronda Avenue & 465 W  
Beacon, NY 12508  
EDR Inquiry # 4838357.3

**Client Name:**

Environmental Affiliates  
3 Lodi Lane  
Monsey, NY 10952  
Contact: Alexander Friedman



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Environmental Affiliates were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

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## Certified Sanborn Results:

**Certification #** BAB0-4719-AD9A

**PO #** 175032

**Project** 175032

**Maps Provided:**

- 1962
- 1946
- 1927



Sanborn® Library search results

Certification #: BAB0-4719-AD9A

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- Library of Congress
- University Publications of America
- EDR Private Collection

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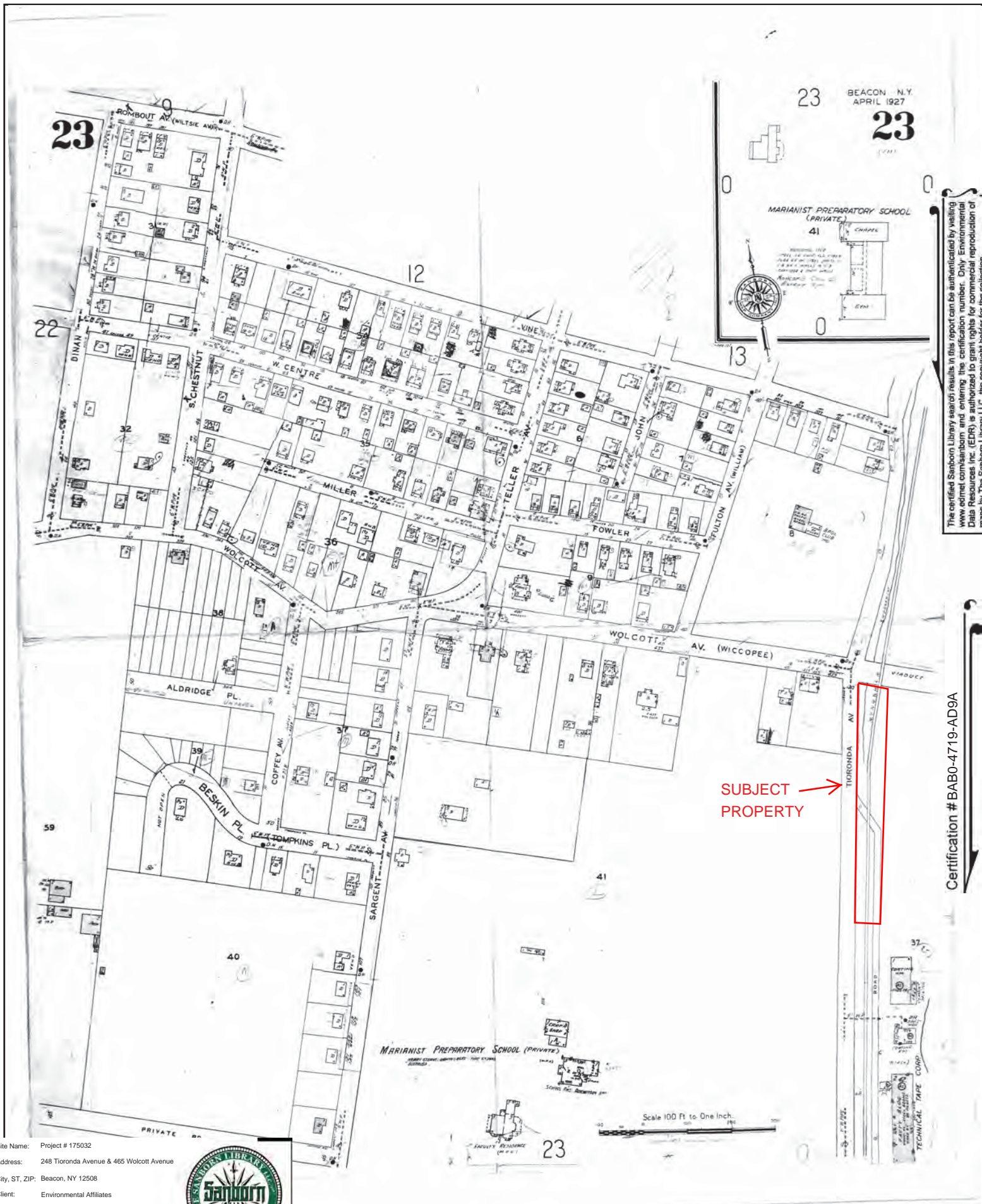
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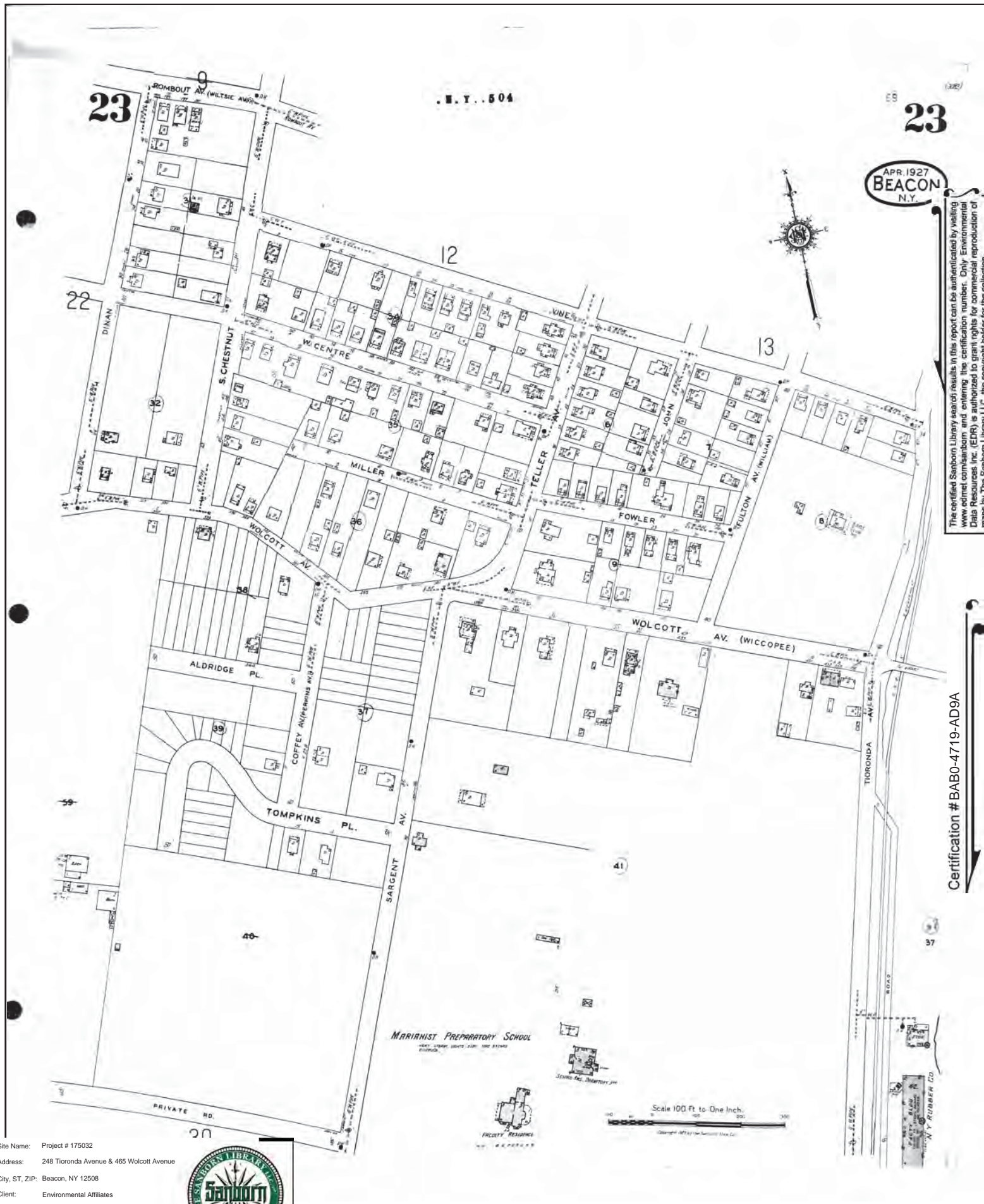
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Certification # BAB0-4719-AD9A

Site Name: Project # 175032  
 Address: 248 Tioronda Avenue & 465 Wolcott Avenue  
 City, ST, ZIP: Beacon, NY 12508  
 Client: Environmental Affiliates  
 EDR Inquiry: 4838357.3  
 Order Date: 01/27/2017  
 Certification # BAB0-4719-AD9A  
 Copyright 1962





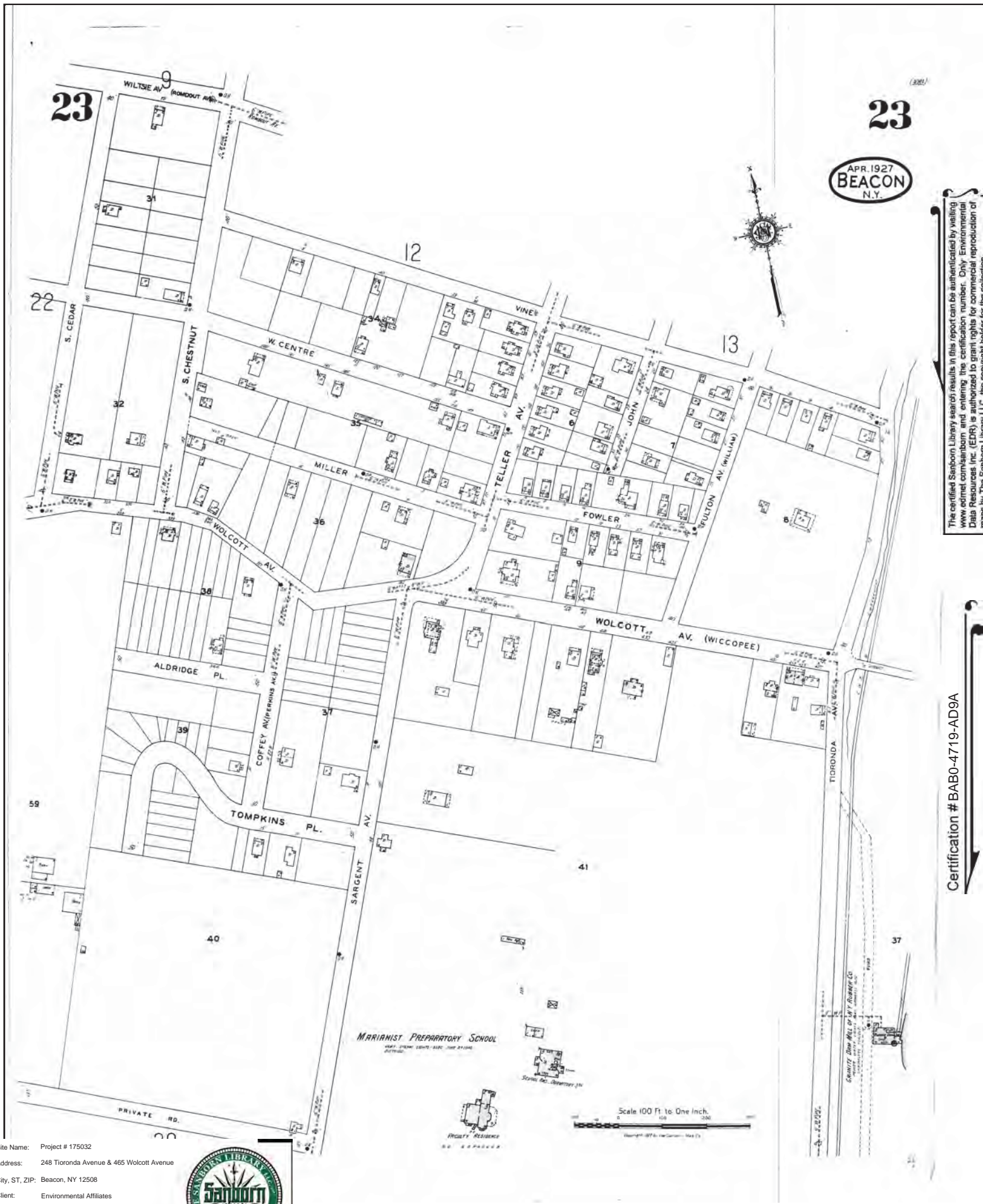


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 Client: Environmental Affiliates  
 EDR Inquiry: 4838357.3  
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Certification # BAB0-4719-AD9A

Site Name: Project # 175032  
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 City, ST, ZIP: Beacon, NY 12508  
 Client: Environmental Affiliates  
 EDR Inquiry: 4838357.3  
 Order Date: 01/27/2017  
 Certification #: BAB0-4719-AD9A  
 Copyright: 1927





**Project # 175032**

248 Tioronda Avenue and 465 Wolcott Avenue  
Beacon, NY 12508

Inquiry Number: 4838357.12  
January 31, 2017

# The EDR-City Directory Abstract

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

### **Disclaimer - Copyright and Trademark Notice**

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1975 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 1320 feet of the target property.

A summary of the information obtained is provided in the text of this report.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	EDR Directories	-	X	X	-
2010	EDR Directories	-	X	X	-
2005	EDR Directories	X	X	X	-
2000	EDR Directories	X	X	X	-
1995	EDR Directories	X	X	X	-
1990	EDR Directories	-	X	X	-
1985	EDR Directories	X	-	X	-
1980	EDR Directories	X	X	X	-
1975	EDR Directories	X	-	X	-



# FINDINGS

## TARGET PROPERTY INFORMATION

### ADDRESS

248 Tioronda Avenue and 465 Wolcott Avenue  
Beacon, NY 12508

### FINDINGS DETAIL

Target Property research detail.

### Tioronda Ave

#### 248 Tioronda Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	BEACON MILLS	EDR Directories
	J REND CORP	EDR Directories
2000	BEACON MILLS	EDR Directories
1995	BEACON MILLS	EDR Directories
1985	TUCK INDUSTRIES INC	EDR Directories
1980	TUCK INDUSTRIES INC	EDR Directories
1975	TUCK INDUSTRIES INC	EDR Directories

# FINDINGS

## ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

### Education Dr

#### 10 Education Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BEACON CITY SCHOOL DISTRICT	EDR Directories
2010	BEACON CITY SCHOOL DISTRICT	EDR Directories
2005	BEACON CITY SCHOOL DISTRICT	EDR Directories

#### 29 Education Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BEACON CITY SCHOOL DISTRICT	EDR Directories
2010	BEACON CITY SCHOOL DISTRICT	EDR Directories
2005	BEACON CITY SCHOOL DISTRICT	EDR Directories

### Ellen Dr

#### 18 Ellen Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	DPMJ HOLDING CO LLC	EDR Directories
1995	BAUER TYPOGRAPHY INC	EDR Directories
1990	BAUER TYPOGRAPHY INC	EDR Directories

#### 20 Ellen Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	APPLIED LEARNING CONCEPTS LLC	EDR Directories
2010	APPLIED LEARNING CONCEPTS LLC	EDR Directories
2005	APPLIED LEARNING CONCEPTS LLC	EDR Directories

#### 21 Ellen Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	GURWINDER S GARCHA	EDR Directories
2010	GURWINDER S GARCHA	EDR Directories

#### 22 Ellen Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	RJT TAX SERVICES	EDR Directories
	GET FROSTED CUPCAKERY LLC	EDR Directories

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	RJT TAX SERVICES	EDR Directories

### 24 Ellen Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JB MUSIC PRODUCTIONS INC	EDR Directories
	PEAK LANDSCAPING INC	EDR Directories
2010	PEAK LANDSCAPING INC	EDR Directories
	JB MUSIC PRODUCTIONS INC	EDR Directories
2005	JB MUSIC PRODUCTIONS INC	EDR Directories

### Heaney Dr

#### 29 Heaney Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	FURNITURE AND RUG OUTLET	EDR Directories

#### 30 Heaney Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CUSTOM LAWN CARE & LANDSCAPING	EDR Directories
2010	CUSTOM LAWN CARE & LANDSCAPING	EDR Directories
2005	CUSTOM LAWN CARE & LANDSCAPING	EDR Directories
2000	CUSTOM LAWN CARE & LANDSC	EDR Directories

### Knevels Ave

#### 75 Knevels Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	VERTIGO INC	EDR Directories

### Kristy Dr

#### 9 Kristy Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	389 S&B CORP	EDR Directories
2010	HIGH VLCITY CREW MTORCYCLE CLB	EDR Directories
	389 S&B CORP	EDR Directories
2005	389 S&B CORP	EDR Directories

## FINDINGS

### 15 Kristy Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	KB ENGINEERS	EDR Directories

### 19 Kristy Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	BILLING 2000	EDR Directories
2000	BILLING 2000	EDR Directories

### 21 Kristy Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	RASTADT ROLF W	EDR Directories
2010	RASTADT ROLF W	EDR Directories
2000	RASTADT ROLF	EDR Directories
1995	RASTADT ROLF	EDR Directories

### 24 Kristy Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	STOCKHOUNDS INVESTMENT CLUB	EDR Directories

### 25 Kristy Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	KBS AUTO	EDR Directories

### Phillips St

#### 73 Phillips St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MARGARET DISIMONE MT	EDR Directories

#### 75 Phillips St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	T A MARTIN CRAFTS	EDR Directories
2010	T A MARTIN CRAFTS	EDR Directories

### Simmons Ln

#### 50 Simmons Ln

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JC REALTY	EDR Directories
2010	JC REALTY	EDR Directories
2005	JC REALTY	EDR Directories

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	JC REALTY	EDR Directories
1995	JC REALTY	EDR Directories

### 54 Simmons Ln

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ANIMAL RESCUE FOUNDATION INC	EDR Directories
2010	ANIMAL RESCUE FOUNDATION INC	EDR Directories
2005	ANIMAL RESCUE FOUNDATION INC	EDR Directories

### 60 Simmons Ln

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MID HUDSON ANIMAL AID INC	EDR Directories
2010	MID HUDSON ANIMAL AID INC	EDR Directories
2005	MID HUDSON ANIMAL AID INC	EDR Directories
2000	ANIMAL RESCUE FOUNDATION INC	EDR Directories
1995	ANIMAL RESCUE FOUNDATION INC	EDR Directories

### Tioronda Ave

#### 240 Tioronda Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	TECHNICAL TAPE INC	EDR Directories

### Tracey Dr

#### 7 Tracey Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	PEREZ LANDSCAPING INC	EDR Directories
2005	PEREZ LANDSCAPING INC	EDR Directories

## FINDINGS

### TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

#### Address Researched

248 Tioronda Avenue and 465  
Wolcott Avenue

#### Address Not Identified in Research Source

2014, 2010, 1990

### ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

#### Address Researched

10 Education Dr

15 Kristy Dr

18 Ellen Dr

19 Kristy Dr

20 Ellen Dr

21 Ellen Dr

21 Kristy Dr

22 Ellen Dr

24 Ellen Dr

24 Kristy Dr

240 Tioronda Ave

25 Kristy Dr

29 Education Dr

29 Heaney Dr

30 Heaney Dr

50 Simmons Ln

54 Simmons Ln

60 Simmons Ln

7 Tracey Dr

73 Phillips St

75 Knevels Ave

75 Phillips St

#### Address Not Identified in Research Source

2000, 1995, 1990, 1985, 1980, 1975

2014, 2010, 2005, 1995, 1990, 1985, 1980, 1975

2014, 2010, 2000, 1985, 1980, 1975

2014, 2010, 1995, 1990, 1985, 1980, 1975

2000, 1995, 1990, 1985, 1980, 1975

2005, 2000, 1995, 1990, 1985, 1980, 1975

2005, 1990, 1985, 1980, 1975

2005, 2000, 1995, 1990, 1985, 1980, 1975

2000, 1995, 1990, 1985, 1980, 1975

2014, 2010, 2000, 1995, 1990, 1985, 1980, 1975

2014, 2010, 2005, 2000, 1995, 1990, 1985, 1975

2014, 2005, 2000, 1995, 1990, 1985, 1980, 1975

2000, 1995, 1990, 1985, 1980, 1975

2014, 2010, 2000, 1995, 1990, 1985, 1980, 1975

1995, 1990, 1985, 1980, 1975

1990, 1985, 1980, 1975

2000, 1995, 1990, 1985, 1980, 1975

1990, 1985, 1980, 1975

2014, 2000, 1995, 1990, 1985, 1980, 1975

2010, 2005, 2000, 1995, 1990, 1985, 1980, 1975

2014, 2010, 2000, 1995, 1990, 1985, 1980, 1975

2005, 2000, 1995, 1990, 1985, 1980, 1975

## FINDINGS

### Address Researched

9 Kristy Dr

### Address Not Identified in Research Source

2000, 1995, 1990, 1985, 1980, 1975

Project # 175032

248 Tioronda Avenue & 465 Wolcott Avenue

Beacon, NY 12508

Inquiry Number: 4838357.10

January 27, 2017

## The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



# EDR Aerial Photo Decade Package

01/27/17

**Site Name:**

Project # 175032  
248 Tioronda Avenue & 465 W  
Beacon, NY 12508  
EDR Inquiry # 4838357.10

**Client Name:**

Environmental Affiliates  
3 Lodi Lane  
Monsey, NY 10952  
Contact: Alexander Friedman



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

**Search Results:**

<b>Year</b>	<b>Scale</b>	<b>Details</b>	<b>Source</b>
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1998	1"=500'	Acquisition Date: December 10, 1998	USGS/DOQQ
1984	1"=500'	Flight Date: March 26, 1984	USGS
1975	1"=500'	Flight Date: July 29, 1975	USDA
1957	1"=500'	Flight Date: March 24, 1957	Jack
1954	1"=500'	Flight Date: April 13, 1954	Jack
1946	1"=500'	Flight Date: January 01, 1946	FirstSearch
1940	1"=500'	Flight Date: April 06, 1940	EDR Proprietary Aerial Viewpoint

**When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.**

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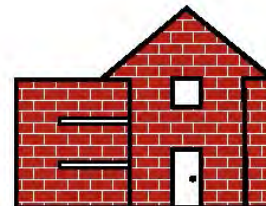
Boundaries are approximate

ESRI



#175032

3 Tioronda Avenue & 465 Wolcott Ave  
 Beacon, NY 12508  
 2/1/2017



ENVIRONMENTAL AFFILIATES INC.



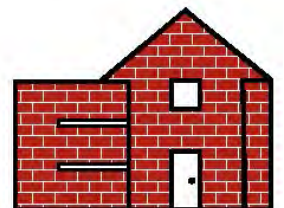


Boundaries are approximate

EDR  
1"=500'  
2011



#175032-1  
3 Tioronda Avenue & 465 Wolcott Avenue  
Beacon, NY 12508  
2/1/2017



ENVIRONMENTAL AFFILIATES INC.



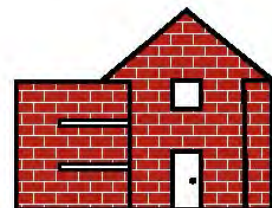


Boundaries are approximate

EDR  
1"=500'  
2009



#175032-2  
3 Tioronda Avenue & 465 Wolcott Avenue  
Beacon, NY 12508  
2/1/2017



ENVIRONMENTAL AFFILIATES INC.





Boundaries are approximate

EDR  
1"=500'  
2006



#175032-3  
3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017





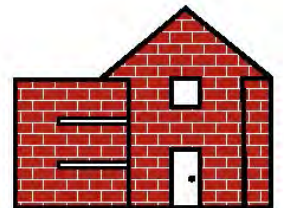
Boundaries are approximate

EDR  
1"=500'  
1998



#175032-4

3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017



ENVIRONMENTAL AFFILIATES INC.





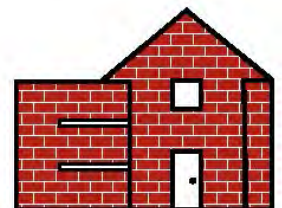
Boundaries are approximate

EDR  
1"=500'  
1984



#175032-5

3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017



ENVIRONMENTAL AFFILIATES INC.





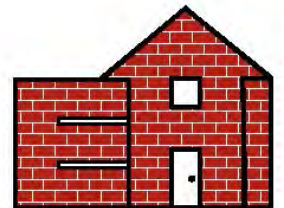
Boundaries are approximate

EDR  
1"=500'  
1975



#175032-6

3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017



ENVIRONMENTAL AFFILIATES INC.





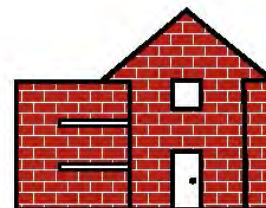
Boundaries are approximate

EDR  
1"=500'  
1957

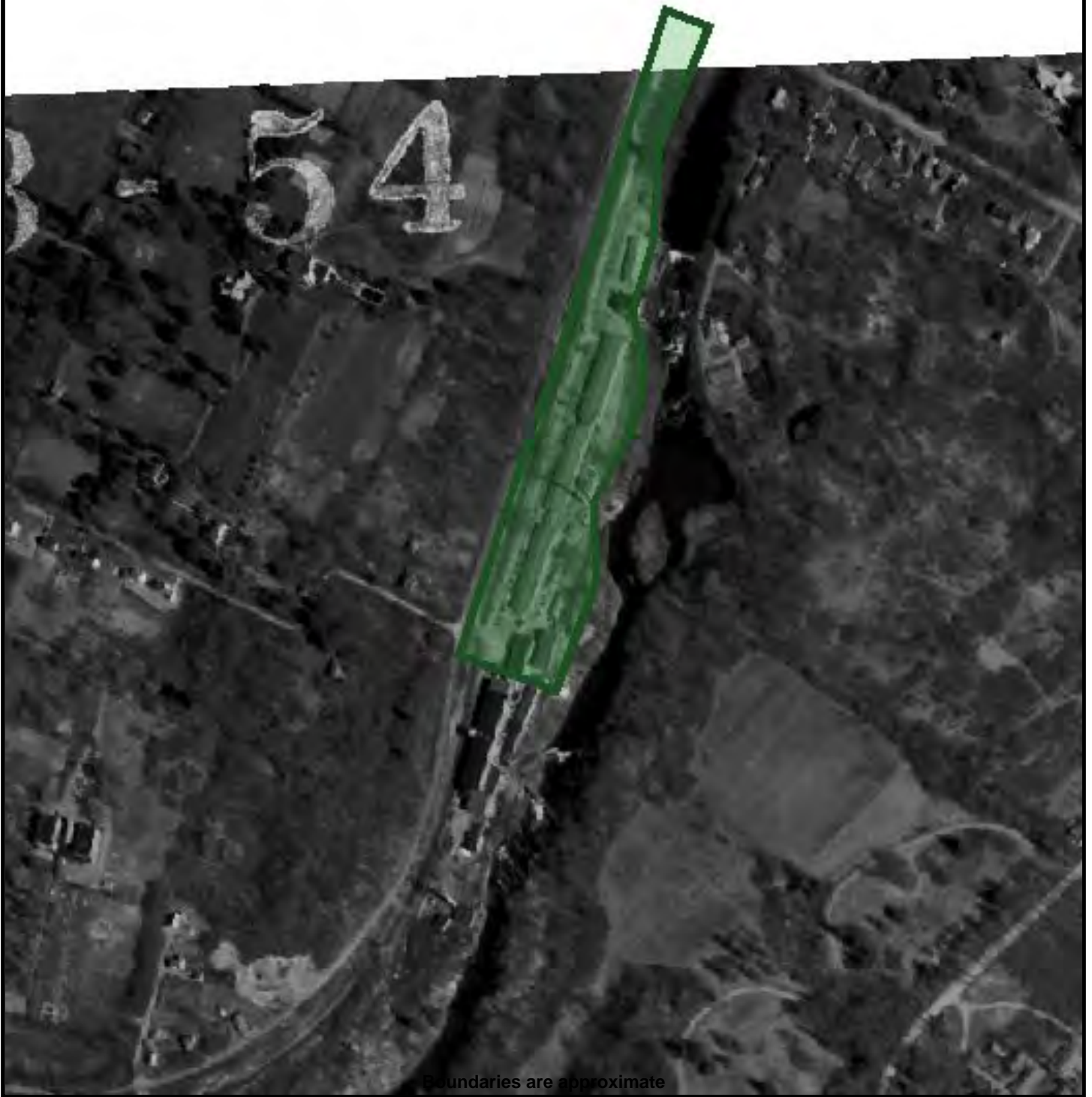


#175032-7

3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017



ENVIRONMENTAL AFFILIATES INC.

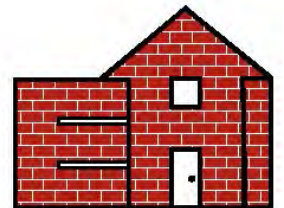


EDR  
1"=500'  
1954



#175032-8

3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017



ENVIRONMENTAL AFFILIATES INC.





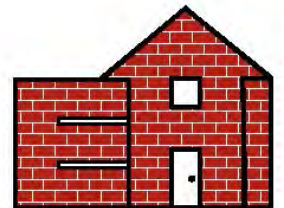
Boundaries are approximate

EDR  
1"=500'  
1946



#175032-9

3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017



ENVIRONMENTAL AFFILIATES INC.



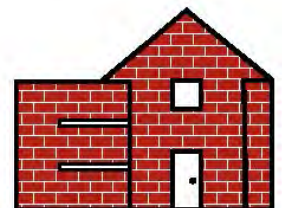
Boundaries are approximate

EDR  
1"=500'  
1940



#175032-10

3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017



ENVIRONMENTAL AFFILIATES INC.

Project # 175032

248 Tioronda Avenue & 465 Wolcott Avenue

Beacon, NY 12508

Inquiry Number: 4838357.4

January 27, 2017

# EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



# EDR Historical Topo Map Report

01/27/17

**Site Name:**

Project # 175032  
248 Tioronda Avenue & 465 W  
Beacon, NY 12508  
EDR Inquiry # 4838357.4

**Client Name:**

Environmental Affiliates  
3 Lodi Lane  
Monsey, NY 10952  
Contact: Alexander Friedman



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Environmental Affiliates were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:****Coordinates:**

<b>P.O.#</b>	175032	<b>Latitude:</b>	41.494298 41° 29' 39" North
<b>Project:</b>	175032	<b>Longitude:</b>	-73.968607 -73° 58' 7" West
		<b>UTM Zone:</b>	Zone 18 North
		<b>UTM X Meters:</b>	586091.04
		<b>UTM Y Meters:</b>	4594144.61
		<b>Elevation:</b>	68.03' above sea level

**Maps Provided:**

2013	1901, 1903
1981	1899
1956, 1957	1894
1947	1892, 1893
1946, 1947	
1943, 1947	
1941	
1936	

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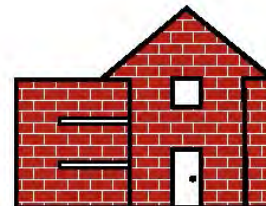
Boundaries are approximate

ESRI



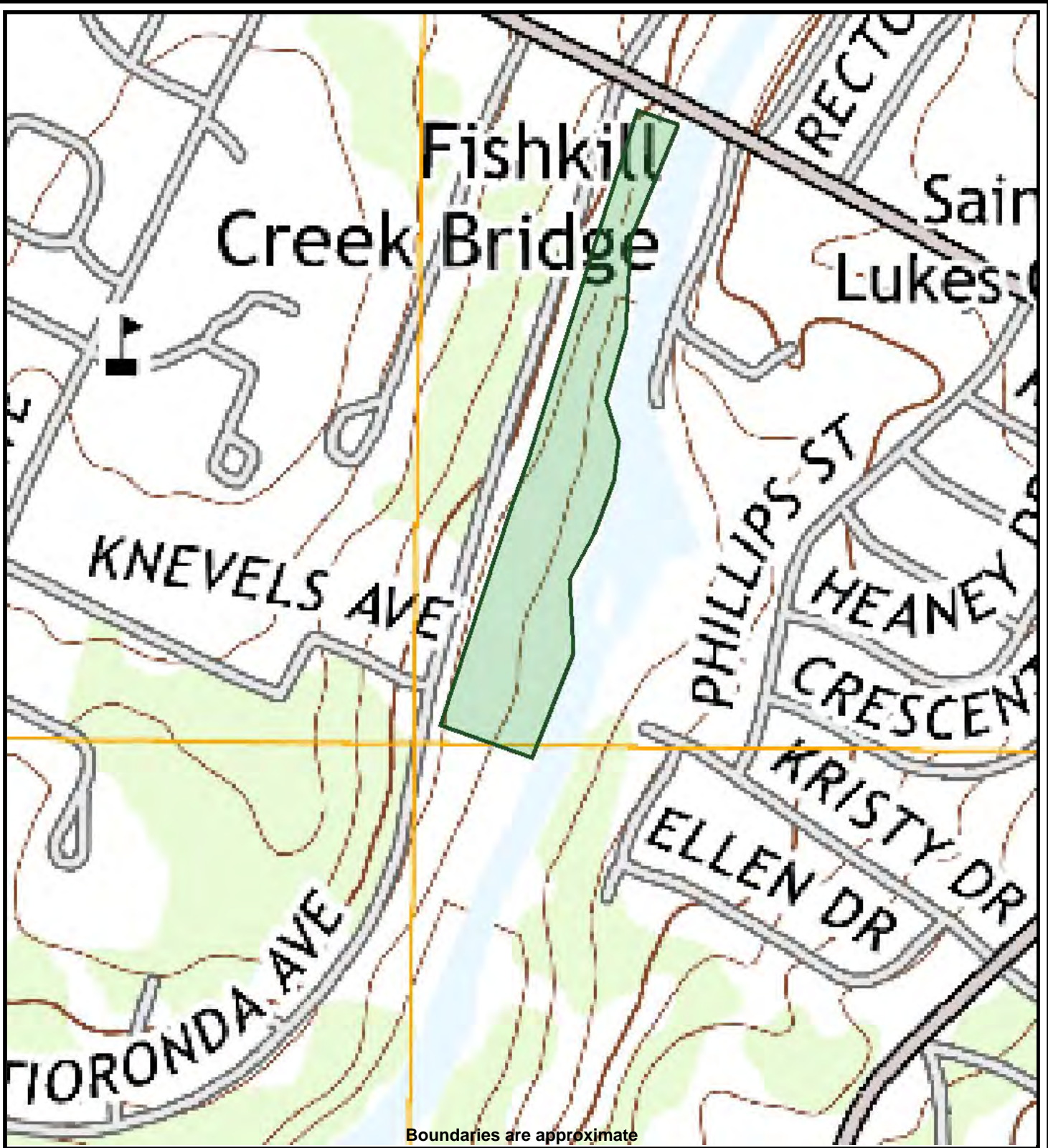
#175032

3 Tioronda Avenue & 465 Wolcott Ave  
 Beacon, NY 12508  
 2/1/2017



ENVIRONMENTAL AFFILIATES INC.





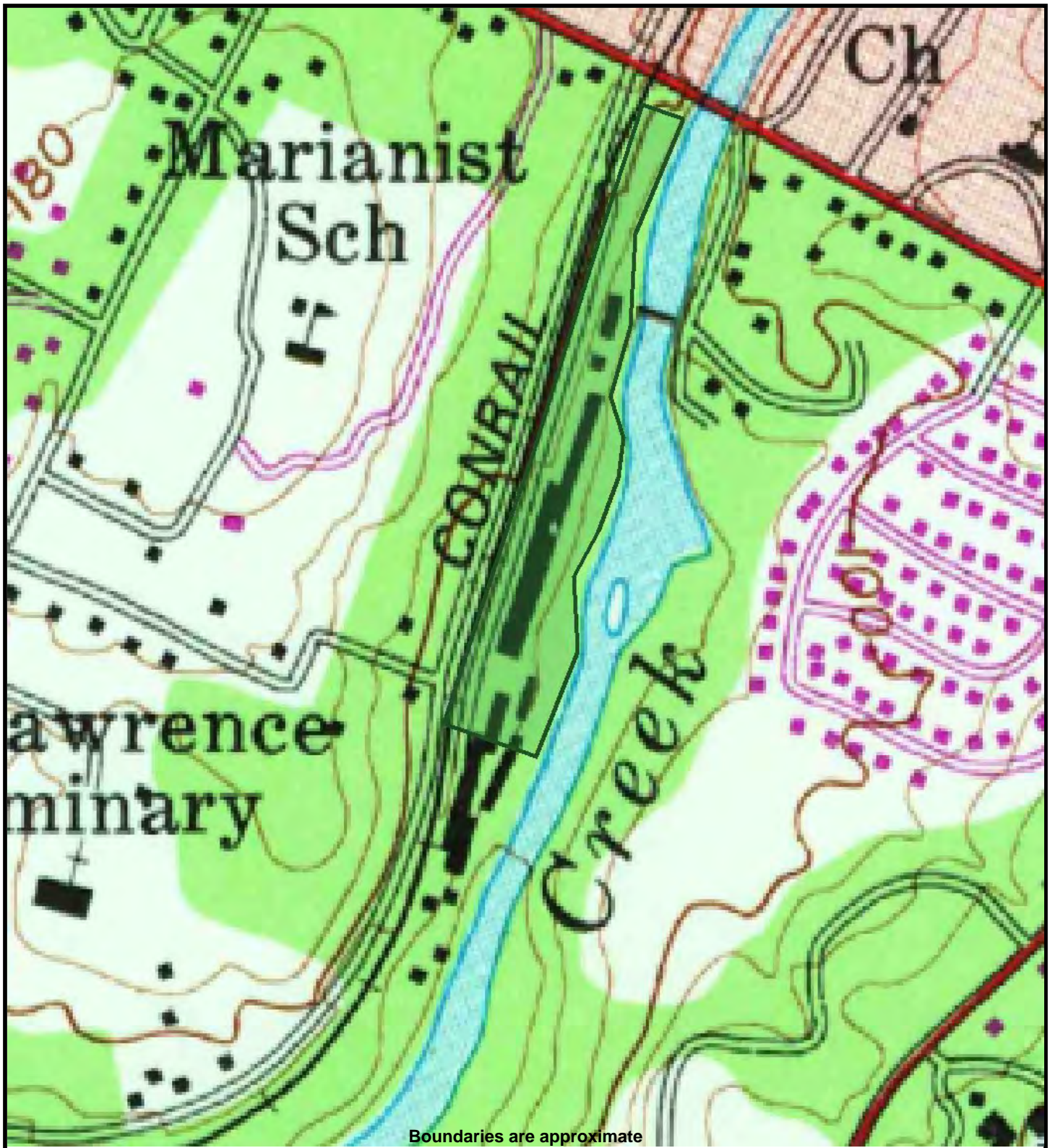
EDR  
APPINGERS FAL  
2013



#175032-11  
3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017







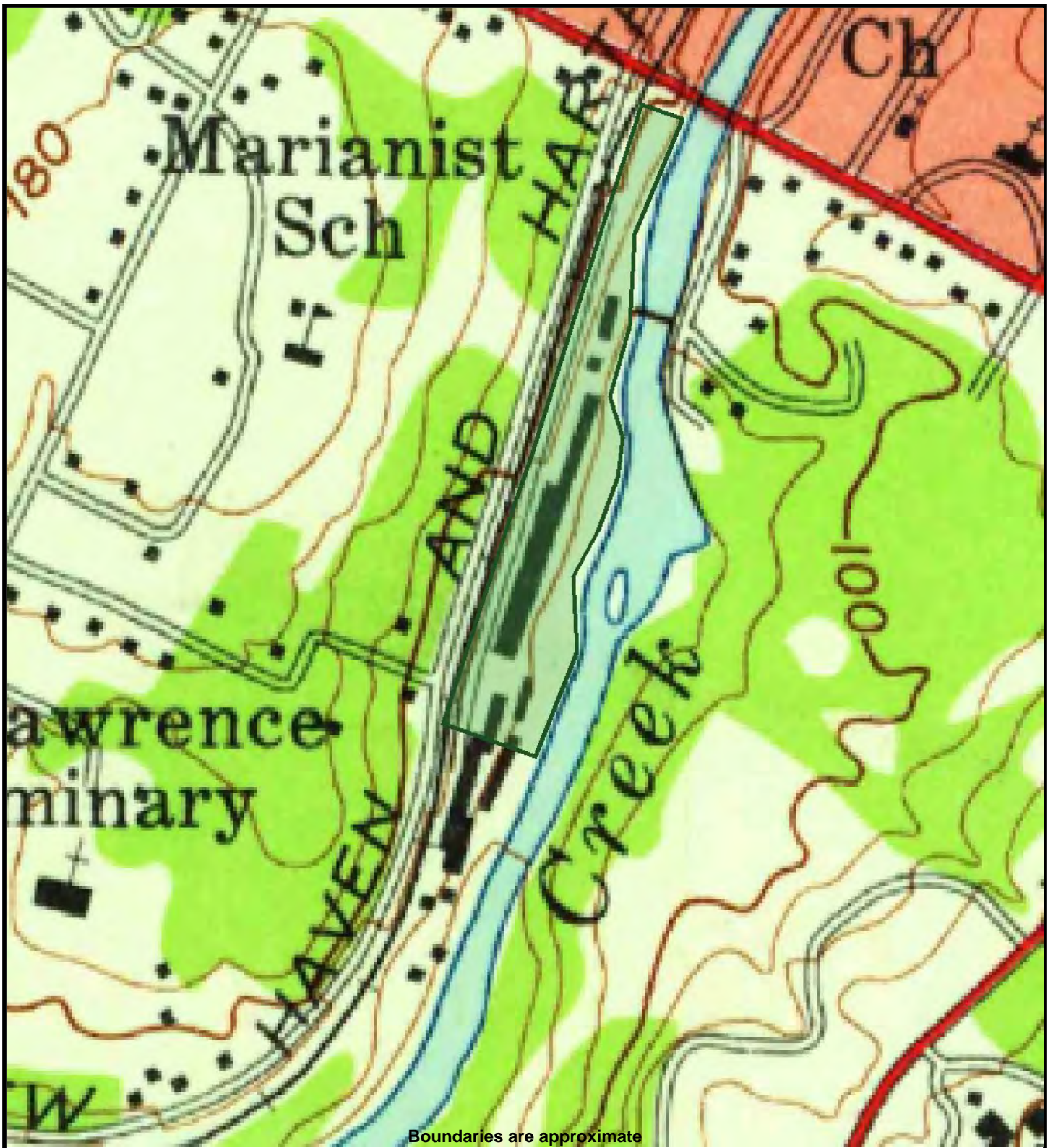
EDR  
APPINGERS FAL  
1981



#175032-12  
3 Tioronda Avenue & 465 Wolcott Aver  
Beacon, NY 12508  
2/1/2017







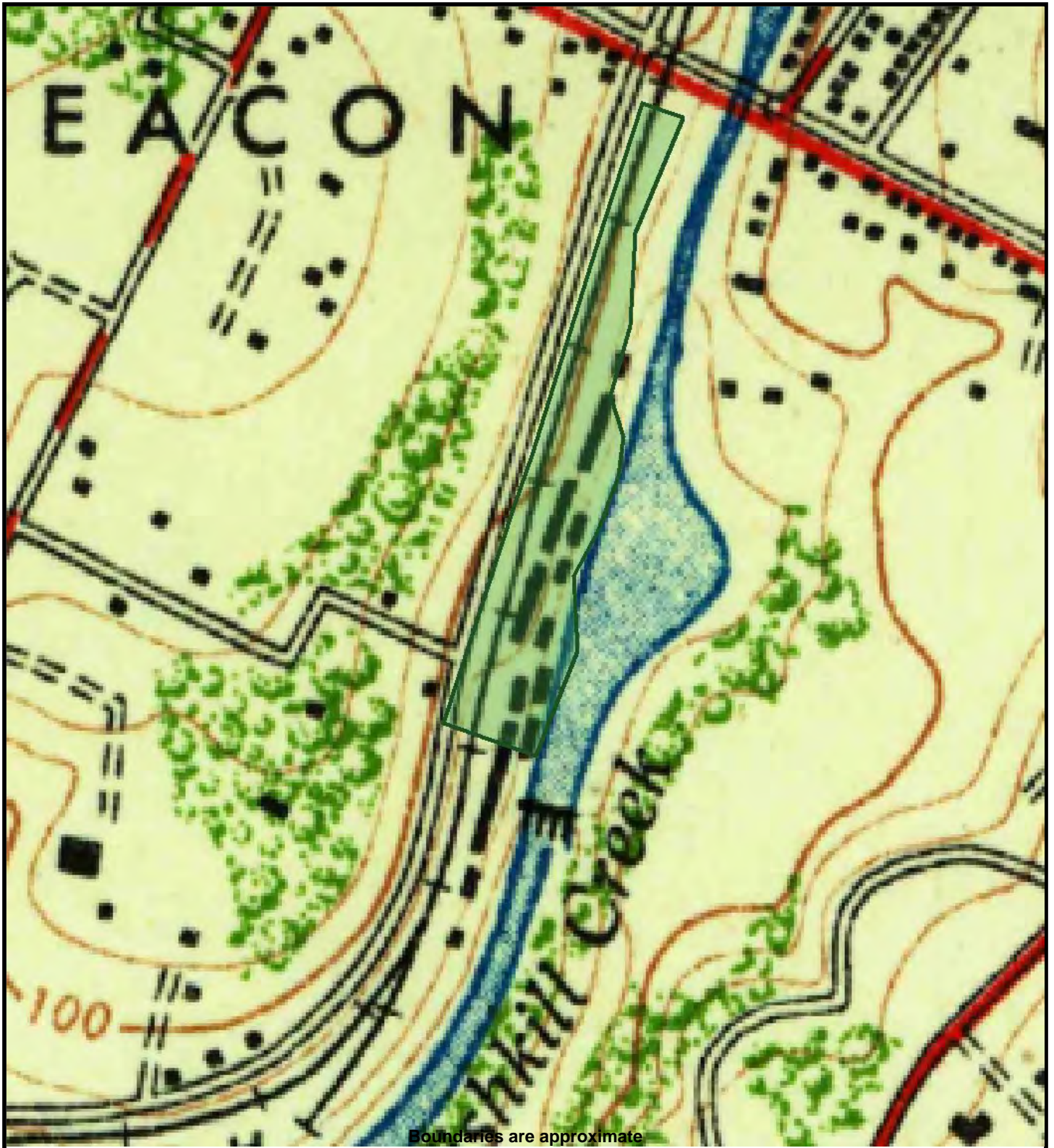
EDR  
MAPPINGERS FALLS  
1956



#175032-13  
3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017







Boundaries are approximate

EDR  
APPINGERS FAL  
1947

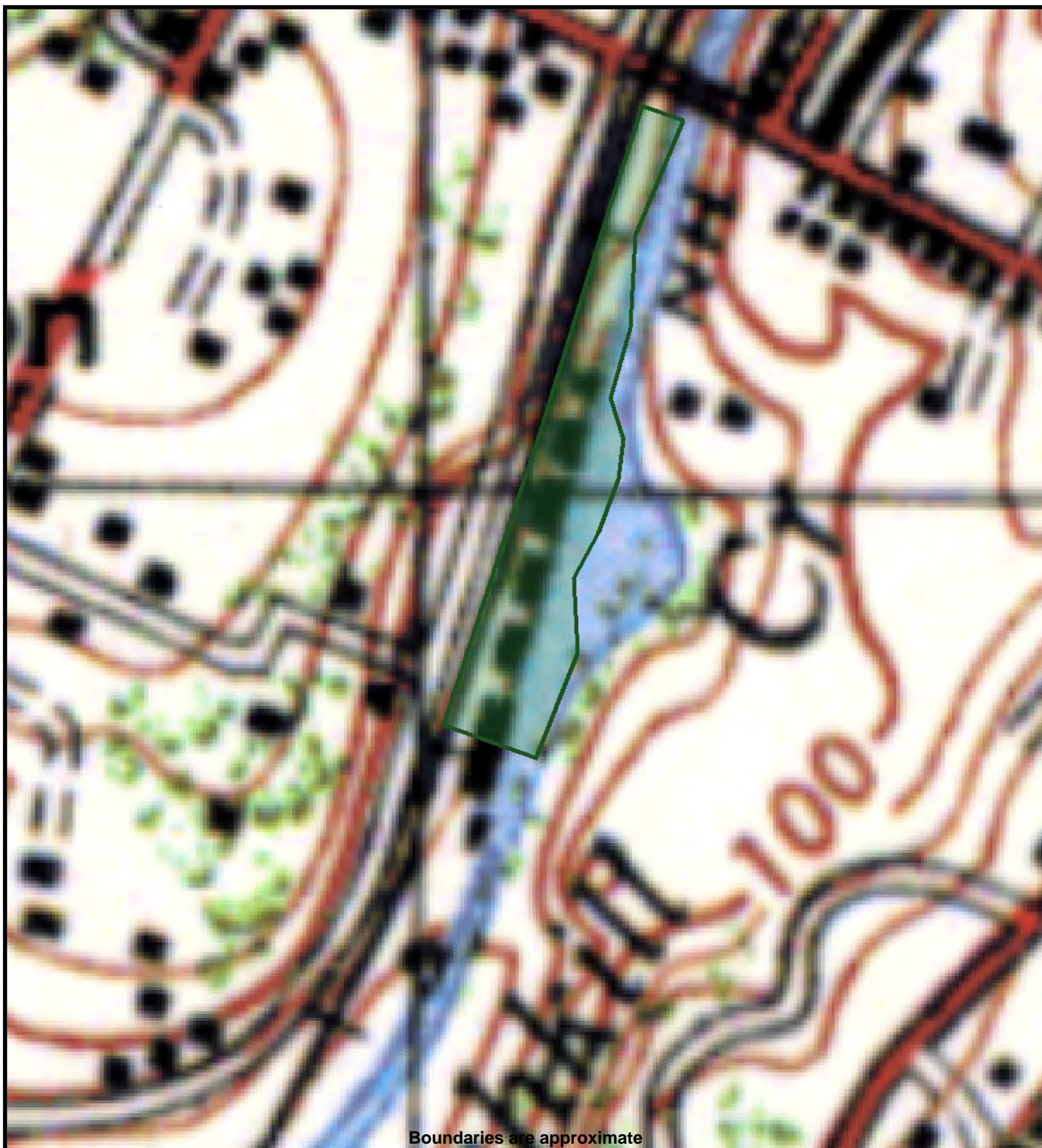


#175032-14

3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017







Boundaries are approximate

EDR  
WEST POINT  
1946



#175032-15  
3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017







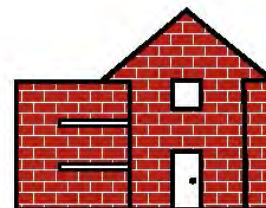
Boundaries are approximate

EDR  
POUGHKEEPSIE  
1943



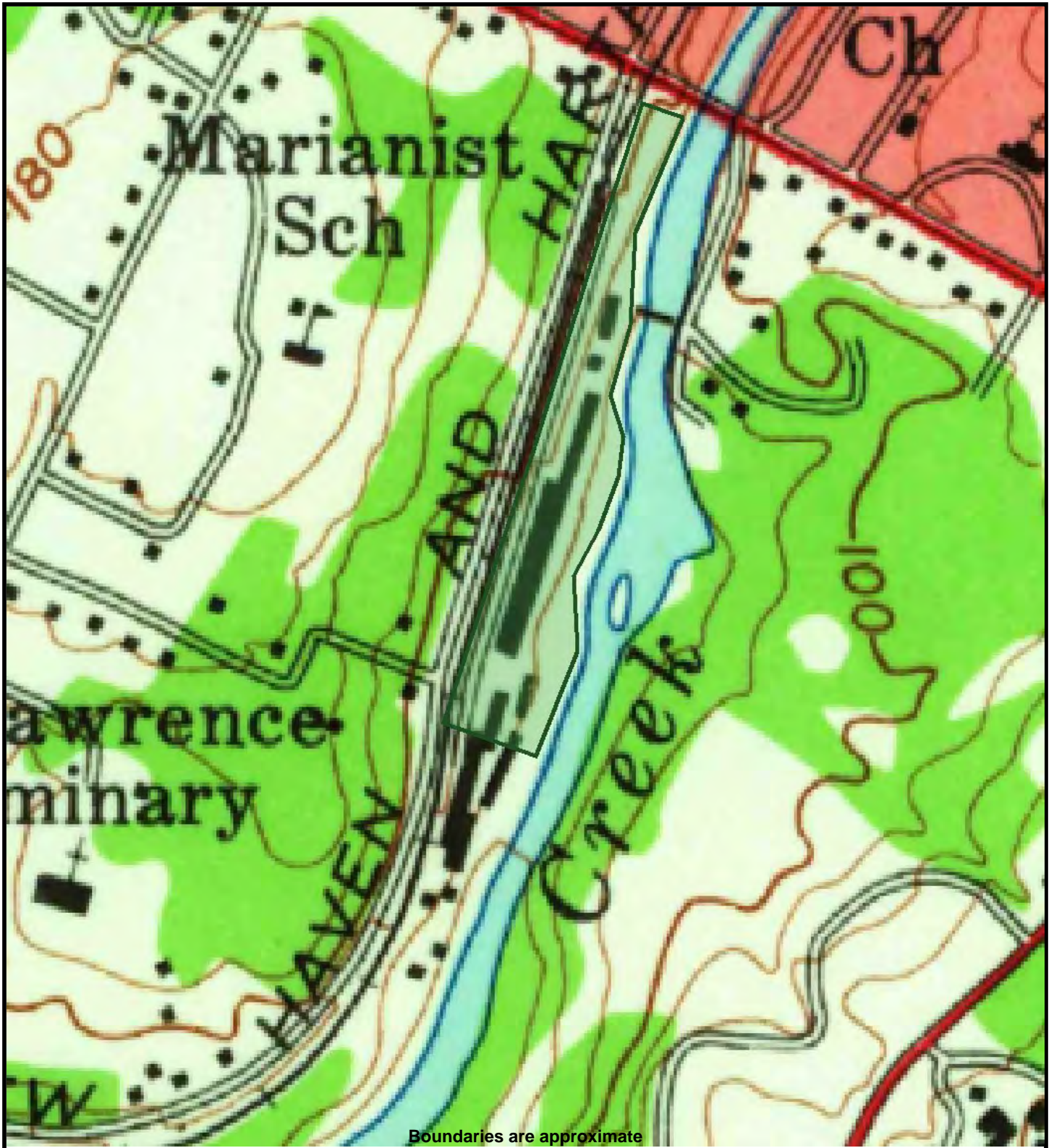
#175032-16

3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017



ENVIRONMENTAL AFFILIATES INC.





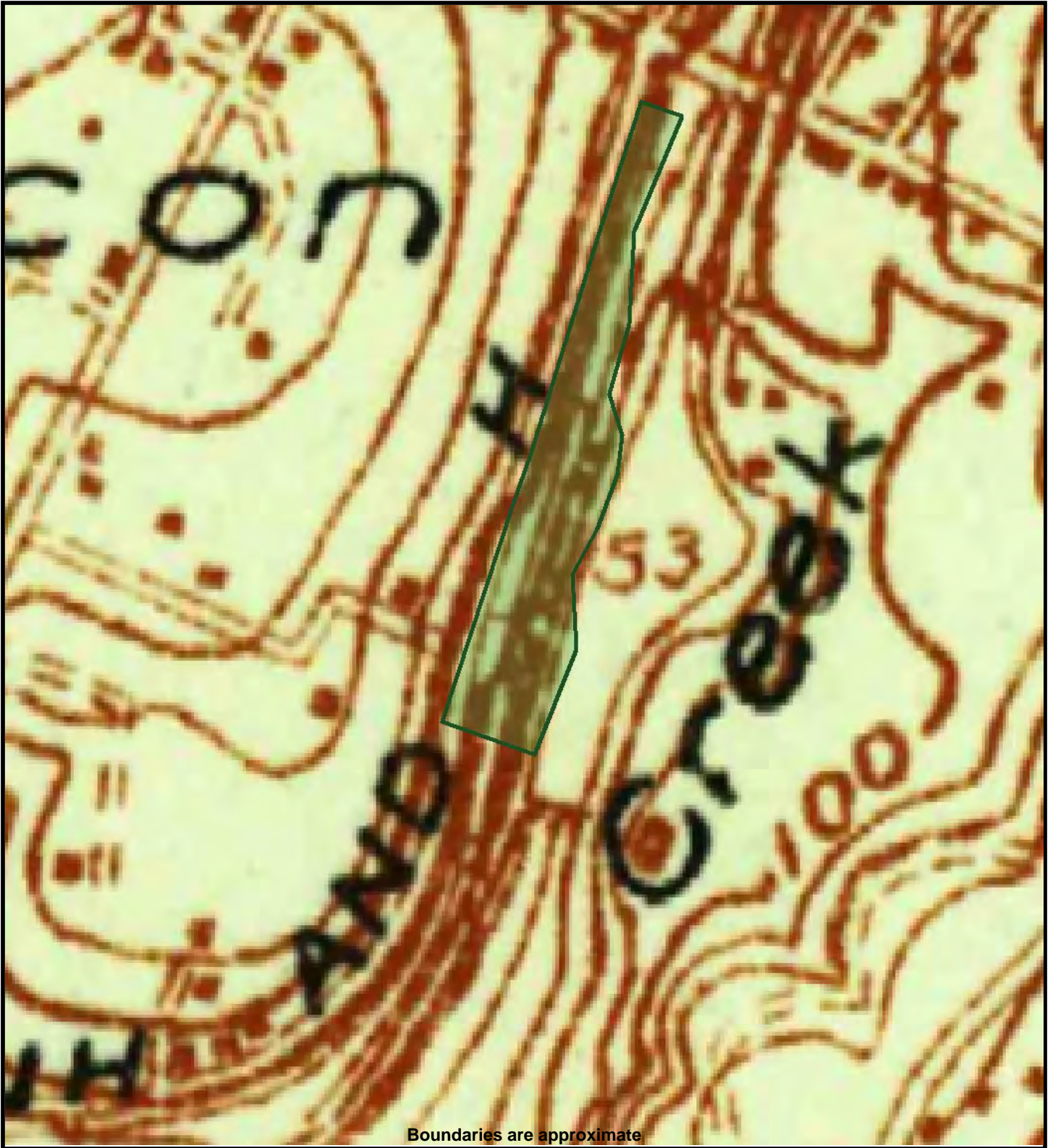
EDR  
WEST POINT  
1941



#175032-17  
3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017







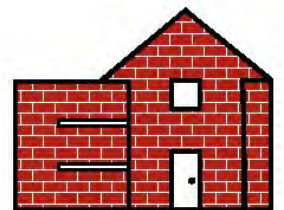
Boundaries are approximate

EDR  
WEST POINT  
1936



#175032-18

3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017



ENVIRONMENTAL AFFILIATES INC.





Boundaries are approximate

EDR  
WEST POINT  
1901



#175032-19  
3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017







Boundaries are approximate

EDR  
WEST POINT  
1899



#175032-20  
3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017







Boundaries are approximate

EDR  
WEST POINT  
1894



#175032-21  
3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017







Boundaries are approximate

EDR  
WEST POINT  
1892



#175032-22  
3 Tioronda Avenue & 465 Wolcott Ave  
Beacon, NY 12508  
2/1/2017



**SECTION**  
**G**  
**DOCUMENTS**

---

FOIL Request Main Page (SupportHome.aspx)

I want to...

**Contact E-Mail:** foils@enafco.com

---

**Type of Record(s) Requested:\***

Other

**Description of Record(s) Requested:\***

248 Tioronda Ave, Beacon, NY 12508

Parcel ID: 5954-16-993482

Please provide documentation concerning above ground/underground heating oil storage tanks (ASTs/USTs) spills, leaks and site remediation at the property listed above.

**NYSDEC Office processing the Request:\***

Central Office (Albany) Covers the entire state

Region 1: (Long Island) Covers the counties of: Nassau and Suffolk

Region 2: (New York City) Covers the counties of: Brooklyn, Bronx, Manhattan, Queens and Staten Island

Region 3: (Lower Hudson Valley) Covers the counties of: Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester

Region 4: (Capital Region/Northern



Catskills) Covers the counties of:  
Albany, Columbia, Delaware, Greene,  
Montgomery, Otsego, Rensselaer,  
Schenectady and Schoharie

Region 5: (Eastern Adirondacks/Lake  
Champlain) Covers the counties of:  
Clinton, Essex, Franklin, Fulton,  
Hamilton, Saratoga, Warren and

## **Department of Environmental Conservation**

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**Animals, Plants, Aquatic Life**

**Chemical and Pollution Control**

**Energy and Climate**

**Lands and Waters**

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### **Agency Information**

**About DEC**

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**Events Calendar**

**Regions**

**Divisions**

**Commissioner**

**Freedom of Information Law (FOIL)**

**Doing Business with DEC**

---

FOIL Request Main Page (SupportHome.aspx)

I want to...

**Reference No:** W017549-013117

**Contact E-Mail:** foils@enafco.com

Dear Shira:

Thank you for your Freedom of Information Law (FOIL) request. Your request has been received and is being processed. Your request was received in this office on 1/31/2017 and given the reference number FOIL #**W017549-013117** for tracking purposes. You may expect the Department's response to your request no later than **3/1/2017**.

Record Requested: **248 Tioronda Ave, Beacon, NY 12508 Parcel ID: 5954-16-993482 Please provide documentation concerning above ground/underground heating oil storage tanks (ASTs/USTs) spills, leaks and site remediation at the property listed above.**

You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed. Again, thank you for using the FOIL Center.

[https://mycusthelp.com/NEWYORKDEC/\\_rs/RequestLogin.aspx](https://mycusthelp.com/NEWYORKDEC/_rs/RequestLogin.aspx) ([https://mycusthelp.com/NEWYORKDEC/\\_rs/RequestLogin.aspx](https://mycusthelp.com/NEWYORKDEC/_rs/RequestLogin.aspx))

New York State Department of Environmental Conservation, Record Access Office

New York State Department of Environmental Conservation

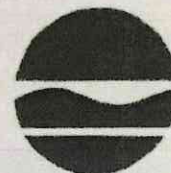
Division of Environmental Remediation

Bureau of Technical Support, 11<sup>th</sup> Floor

625 Broadway, Albany, New York 12233-7020

Phone: (518) 402-9551 • FAX: (518) 402-9557

Website: [www.dec.state.ny.us](http://www.dec.state.ny.us)



Erin M. Crotty  
Commissioner

MAY - 1 2003

Mr. Joseph Rendeiro  
425 Beverbrook Road  
Lincoln Park, NJ 07035

Dear Mr. Rendeiro:

Re: DEC Site #314044  
Tuck Industries  
Tioronda Avenue, Beacon, NY 12508

The 60 day notification period and inclusive 30 day public comment period have ended. These requirements were established for the proposed deletion of sites from the New York State Registry of Inactive Hazardous Waste Disposal Sites (the Registry).

This is official notification that the site has been deleted from the Registry effective with receipt of this letter.

Please refer questions to James Schreyer, NYSDEC, Region 3 Headquarters, 21 South Putt Corners Road, New Paltz, NY 12561 at (914) 256-3000.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis J. Farrar".

Dennis J. Farrar  
Chief  
Site Control Section



## Bulk Storage Database Search Details

### Facility Information

**Site No.:** 3-001791  
**Status:** Unregulated/Closed  
**Expiration Date:** 07/21/2008  
**Site Type:** PBS  
**Site Name:** BEACON MILLS  
**Address:** 248 TIORONDA AVE  
**Locality:** BEACON  
**State:** NY  
**Zipcode:** 12508  
**County:** Dutchess

### Tank Information

#### 1 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
1	Tank with 10% or more below ground	Closed - Removed	30000

[Refine This Search](#)





Department of  
Environmental  
Conservation

## Bulk Storage Database Search Details

### Tank Information

**Site No:** 3-001791  
**Site Name:** BEACON MILLS  
**Tank No:** 1  
**Tank Location:** Tank with 10% or more below ground  
**Tank Status:** Closed - Removed  
**Tank Install Date:** 03/01/1983  
**Tank Closed Date:** 08/01/2006  
**Tank Capacity:** 30000 gal.  
**Tank Type:** 01 - Steel/Carbon Steel/Iron  
**Tank Internal Protection:** None  
**Tank External Protection:** None  
**Tank Secondary Containment:** None  
**Tank Leak Detection:** None  
**Overfill:** None  
**Spill Prevention:** None  
**Dispenser:** None  
**Pipe Location:** None  
**Pipe Type:** None  
**Pipe External Protection:** None  
**Piping Secondary Containment:** None  
**Piping Leak Detection:** None  
**Tank Next Test Due:**  
**Tank Last Test:**  
**Tank Test Method:** Testing Not Required

[Refine This Search](#)

[Return To Facility](#)



FOIL Request Main Page (SupportHome.aspx)

I want to...

**Reference No:** W017550-013117

**Contact E-Mail:** foils@enafco.com

Dear Shira:

Thank you for your Freedom of Information Law (FOIL) request. Your request has been received and is being processed. Your request was received in this office on 1/31/2017 and given the reference number FOIL #**W017550-013117** for tracking purposes. You may expect the Department's response to your request no later than **3/1/2017**.

Record Requested: **465 Wolcott Ave, Beacon, NY 12508 Parcel ID: 6054-45-012574 Please provide documentation concerning above ground/underground heating oil storage tanks (ASTs/USTs) spills, leaks and site remediation at the property listed above.**

You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed. Again, thank you for using the FOIL Center.

[https://mycusthelp.com/NEWYORKDEC/\\_rs/RequestLogin.aspx](https://mycusthelp.com/NEWYORKDEC/_rs/RequestLogin.aspx) ([https://mycusthelp.com/NEWYORKDEC/\\_rs/RequestLogin.aspx](https://mycusthelp.com/NEWYORKDEC/_rs/RequestLogin.aspx))

New York State Department of Environmental Conservation, Record Access Office

New York DEC Support <newyorkdec@mycusthelp.net>

1/31/2017 11:42 AM

## Freedom of Information Law Request :: W017549-013117

To foils@enafco.com

--- Please respond above this line ---

Region 3 - New Paltz  
P: 845 256-3154 | F:  
[www.dec.ny.gov](http://www.dec.ny.gov)

Good morning Shira

After searching our regional office records we were not able to locate any for 248 Tioranda Avenue, Beacon.  
Thank you and have a nice day. - Region 3 FOIL Office

New York DEC Support <newyorkdec@mycusthelp.net>

1/31/2017 11:44 AM

## Freedom of Information Law Request :: W017550-013117

To foils@enafco.com

--- Please respond above this line ---



Region 3 - New Paltz  
P: 845 256-3154 | F:  
[www.dec.ny.gov](http://www.dec.ny.gov)

Good morning Shira

After searching our regional office record we were not able to locate any for 465 Wilcott Avenue, Beacon. Thank you and have a nice day. - Region 3 FOIL Office

---

FOIL Request Main Page (SupportHome.aspx)

I want to...

**Contact E-Mail:** foils@enafco.com

---

**Type of Record(s) Requested:\***

Other

**Description of Record(s) Requested:\***

465 Wolcott Ave, Beacon, NY 12508

Parcel ID: 6054-45-012574

Please provide documentation concerning above ground/underground heating oil storage tanks (ASTs/USTs) spills, leaks and site remediation at the property listed above.

**NYSDEC Office processing the Request:\***

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Region 4: (Capital Region/Northern

Catskills) Covers the counties of:  
Albany, Columbia, Delaware, Greene,  
Montgomery, Otsego, Rensselaer,  
Schenectady and Schoharie

Region 5: (Eastern Adirondacks/Lake  
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Clinton, Essex, Franklin, Fulton,  
Hamilton, Saratoga, Warren and

## **Department of Environmental Conservation**

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**Freedom of Information Law (FOIL)**

**Doing Business with DEC**



# Application for Access to Records (FOIL)



Submit Forms to Records Access Officer

1 Municipal Plaza  
Suite One Beacon, NY 12508  
Phone (845) 838-5000  
Facsimile (845) 838-5012

I hereby apply for a copy of the following record(s):

Date 1/31/17

465 Wolcott Ave, Beacon, NY 12508

Parcel ID: 6054-45-012574

Please provide documentation concerning above ground/underground heating oil storage tanks (ASTs/USTs) spills, leaks and site remediation at the property listed above. Please email documents to foils@enafco.com

I request the copy to be:

Paper Copy Audio

Tape Copy

Name (please print)

Anna Altman

Representing


Environmental Affiliates INC.

Address

3 Lodi Lane

Phone Number

845-354-7071

  
Signature

1/31/17  
Date

\*\*\*\*\*

Request:

APPROVED

DENIED

Denied for the following reasons:

Confidential Disclosure Part of

an investigatory file

Record is exempted by stature other than Freedom of Information Law

Other \_\_\_\_\_

Signature/Title

Date

### PLEASE TAKE NOTICE

Any person whose application to inspect and/or copy records has been denied may appeal such denial to the City Administrator within 30 days of the denial. Such appeal must be in writing and must set forth the name and address of the applicant, the specific records requested, the date of the denial and the reasons given for such denial. The City Administrator shall, within 10 days after receipt of the written appeal, issue a determination pursuant to Section 55-8 of the City Code.

City of Beacon, One Municipal Plaza, Beacon, NY 12508

# Send Result Report



MFP

FS-C2126MFP+

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01/31/2017 11:16  
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Job No.: 007648

Total Time: 0°00'10"

Page: 001

## Complete

Document: doc00764820170131111554

### Application for Access to Records (FOIL)



Submit Forms to Records Access Officer

1 Municipal Plaza  
Suite One Beacon, NY 12508  
Phone (845) 838-5000  
Facsimile (845) 838-5012

I hereby apply for a copy of the following record(s):

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Paper Copy Audio

Tape Copy

Name (please print)

Anna Altman

Representing

No.	Date and Time	Destination	Times	Type	Result	Resolution/ECM
001	01/31/17 11:16	18458385012	0°00'10"	FAX	OK	200x100 Normal/On



# Application for Access to Records (FOIL)



Submit Forms to Records Access Officer

1 Municipal Plaza  
Suite One Beacon, NY 12508  
Phone (845) 838-5000  
Facsimile (845) 838-5012

I hereby apply for a copy of the following record(s):

Date

1/31/17

248 Tioronda Ave, Beacon, NY 12508

Parcel ID: 5954-16-993482

Please provide documentation concerning above ground/underground heating oil storage tanks (ASTs/USTs) spills, leaks and site remediation at the property listed above. Please email documents to foils@enafco.com

I request the copy to be:

Paper Copy Audio

Tape Copy

Name (please print)

Anna Altman

Representing

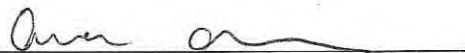
Environmental Affiliates INC.

Address

3 Lodi Lane

Phone Number

845-354-7071

  
Signature

1/31/17  
Date

\*\*\*\*\*

Request:

APPROVED

DENIED

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Record is exempted by stature other than Freedom of Information Law

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Signature/Title

Date

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City of Beacon, One Municipal Plaza, Beacon, NY 12508

# Send Result Report



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Job No.: 007649

Total Time: 0°00'12"

Page: 001

## Complete

Document: doc00764920170131111613

### Application for Access to Records (FOIA)



Submit Forms to Records Access Officer

1 Municipal Plaza

Suite One Beacon, NY 12508

Phone (845) 838-5000

Facsimile (845) 838-5012

I hereby apply for a copy of the following record(s):

Date 1/31/17

248 Tioronda Ave, Beacon, NY 12508.

Parcel ID: 5954-16-993482

Please provide documentation concerning above ground/underground heating oil storage tanks (ASTs/USTs), spills, leaks and site remediation at the property listed above. Please email documents to foils@enafco.com

I request the copy to be:

Paper Copy Audio

Tape Copy

Name (please print)

Anna Altman

Representing

No.	Date and Time	Destination	Times	Type	Result	Resolution/ECM
001	01/31/17 11:17	18458385012	0°00'12"	FAX	OK	200x100 Normal/On



County of Dutchess  
Application for Public Access to Records



TO: **Records Access Officer**

Department/Address: \_\_\_\_\_  
County clerk Records Officer  
Fax # 845-486-2138  
\_\_\_\_\_

Each County Department has its own Records Access Officer. Refer to the Department List on the website page below. **Mail your request to the location identified on that web page.**

[www.co.dutchess.ny.us/CountyGov/DeptDepartments.htm](http://www.co.dutchess.ny.us/CountyGov/DeptDepartments.htm)

**I HEREBY REQUEST TO INSPECT RECORDS**

I would like to (please check a box):  Review documents by appointment.

Have copies made at \$0.25 per printed 8 1/2x11 page or at the set fee structure for other formats, and agree to pay for these copies.

I would like an estimate of the cost prior to printed copies or electronic output being produced.

**Please describe the records you are requesting. Be specific:** (Include attachment if more space is needed)  
248 Tioranda Ave, Beacon, NY 12508 --- PARCEL ID 5954-16-993482

Please provide documents concerning aboveground/underground heating oil storage tanks (ASTs/USTs) at the property listed above. Please email documents if available.

Name (Please Print): Anna Altman, representing Environmental Affiliates Phone: (845) 354-7071

Mailing Address: 3 Lodi Lane, Monsey, NY 10952

Email (Optional): foils@enafco.com

Anna Altman 1/31/2017  
Signature Date:

**For Agency Use Only**

Approved

Denied for Reason(s) checked below:

- Confidential Disclosure       Part of Investigatory File       Record not Maintained by this Agency  
 Unwarranted Privacy Invasion       Record of which this Agency is Legal Custodian Cannot be Found  
 Exempted by Statute Other Than FOI Law       Other (Specify) \_\_\_\_\_

Signature

Title

Date

**Appeals Process**

**NOTICE TO APPLICANT:** You have the right to appeal a denial of this request by application to the Records Appeal Officer, Department of County Attorney, 22 Market Street, Poughkeepsie, NY 12601. The Appeals Officer must fully explain his reason for such denial within 10 business days from receiving the appeal.

I Hereby Appeal: \_\_\_\_\_  
Signature Date



# Send Result Report



MFP

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Job No.: 007650

Total Time: 0°00'15"

Page: 001

## Complete

Document: doc00765020170131111632

### County of Dutchess Application for Public Access to Records



TO: **Records Access Officer**

Department/Address: \_\_\_\_\_

County clerk Records Officer

Fax # 845-486-2138

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No.	Date and Time	Destination	Times	Type	Result	Resolution/ECM
001	01/31/17 11:18	18454862138	0°00'15"	FAX	OK	200x100 Normal/On

County of Dutchess  
Application for Public Access to Records



TO: **Records Access Officer**

Department/Address: \_\_\_\_\_  
County clerk Records Officer  
Fax # 845-486-2138  
\_\_\_\_\_

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Name (Please Print): Anna Altman, representing Environmental Affiliates Phone: (845) 354-7071

Mailing Address: 3 Lodi Lane, Monsey, NY 10952

Email (Optional): foils@enafco.com

Anna Altman

1/31/2017

Signature

Date:

**For Agency Use Only**

Approved

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Signature

Title

Date

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Signature

Date



# Send Result Report



MFP

FS-C2126MFP+

Firmware Version 2MB\_2F00.008.005 2014.04.10

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Total Time: 0°00'11"

Page: 001

## Complete

Document: doc00765120170131111646

### County of Dutchess Application for Public Access to Records



TO: **Records Access Officer**

Department/Address: \_\_\_\_\_

County clerk Records Officer

Fax # 845-486-2138

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No.	Date and Time	Destination	Times	Type	Result	Resolution/ECM
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# OFFICE OF THE DUTCHESS COUNTY CLERK

BRADFORD KENDALL  
County Clerk

RECORDS DIVISION  
22 Market Street, 2nd Floor  
POUGHKEEPSIE, NY 12601  
(845) 486-2125  
[WWW.DUTCHESSNY.GOV](http://WWW.DUTCHESSNY.GOV)

ANNE-MARIE DIGNAN  
Deputy County Clerk

MARIA BELL  
Record Room Supervisor

## FAX COVER SHEET

Date: February 3, 2017

To: Anna Altman

Representing Environmental Affiliates

Fax #: (845) 362-5130

Re: Above ground / underground heating Oil Storage tanks

From: Dutchess County Clerk Record Room

Anna,

Our record room does not have these  
documents regarding Oil tanks. We suggest  
contacting Health Department.

Thank you,

Record Room

*ee*

Total Number of Pages Including Cover Sheet: 3



### County of Dutchess Application for Public Access to Records



TO: Records Access Officer

Department/Address: \_\_\_\_\_  
County clerk Records Officer  
Fax # 845-486-2138

Each County Department has its own Records Access Officer. Refer to the Department List on the website page below. Mail your request to the location identified on that web page.  
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Name (Please Print): Anna Altman, representing Environmental Affiliates Phone: (845) 364-7071

Mailing Address: 3 Lodi Lane, Monsey, NY 10952

Email (Optional): foils@enafco.com

Anna Altman Signature Date: 1/31/2017

2017 FEB - 3 AM 10:25  
DUTCHESS COUNTY  
CLERKS OFFICE  
RECEIVED

**For Agency Use Only**

Approved

Denied for Reason(s) checked below:

Confidential Disclosure       Part of Investigatory File       Record not Maintained by this Agency

Unwarranted Privacy Invasion       Record of which this Agency is Legal Custodian Cannot be Found

Exempted by Statute Other Than FOI Law       Other (Specify) \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**Appeals Process**

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I Hereby Appeal: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



### County of Dutchess Application for Public Access to Records



TO: Records Access Officer

Department/Address: \_\_\_\_\_  
County clerk, Records Officer  
Fax # 845-486-2138

Each County Department has its own Records Access Officer. Refer to the Department List on the website page below. Mail your request to the location identified on that web page.  
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- Have copies made at \$0.25 per printed 8 1/2x11 page or at the set fee structure for other formats, and agree to pay for these copies.
- I would like an estimate of the cost prior to printed copies or electronic output being produced.

Please describe the records you are requesting. Be specific: (Include attachment if more space is needed)  
248 Tioranda Ave. Beacon, NY 12608 — PARCEL ID 6954-16-993482

Please provide documents concerning aboveground/underground heating oil storage tanks (ASTs/USTs) at the property listed above. Please email documents if available.

Name (Please Print): Anna Altman, representing Environmental Affiliates Phone: (845) 354-7071

Mailing Address: 3 Lodi Lane, Monsey, NY 10952

Email (Optional): foils@enafco.com

Anna Altman Signature Date: 1/31/2017

2017 FEB -3 AM 10:25  
DUTCHESS COUNTY CLERK'S OFFICE RECEIVED

**For Agency Use Only**

Approved

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I Hereby Appeal: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

E 1527 — 13  
USER QUESTIONNAIRE

Property Address: 248 Tioronda / 465 Walcott av

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).  
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?  
 yes  no

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).  
Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?  
 yes  no

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).  
As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?  
 yes  no

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).  
Does the purchased price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?  
 yes  no

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).  
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,  
a. Do you know the past uses of the property?  
 yes  no  
b. Do you know of specific chemicals that are present or once were present at the property?  
 yes  no  
c. Do you know of spills or other chemical releases that have taken place at the property?  
 yes  no  
d. Do you know of any environmental cleanups that have taken place at the property?  
 yes  no

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).  
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?  
 yes  no

Name and Title of Person Interviewed:  owner  partner  manager  superintendent

B. Kohn - Buyer



**Project # 175032**

248 Tioronda Avenue & 465 Wolcott Avenue  
Beacon, NY 12508

Inquiry Number: 4838357.6s

January 27, 2017

## FirstSearch Physical Setting Source Addendum



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

### Disclaimer - Copyright and Trademark Notice

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# GEOCHECK® - PHYSICAL SETTING SOURCE REPORT

## TARGET PROPERTY ADDRESS

PROJECT # 175032  
248 TIORONDA AVENUE & 465 WOLCOTT AVENUE  
BEACON, NY 12508

## TARGET PROPERTY COORDINATES

Latitude (North): 41.494298 - 41° 29' 39.47"  
Longitude (West): 73.968607 - 73° 58' 6.99"  
Universal Transverse Mercator: Zone 18  
UTM X (Meters): 586093.4  
UTM Y (Meters): 4593932.0  
Elevation: 66 ft. above sea level

## USGS TOPOGRAPHIC MAP

Target Property Map: 41073-D8 WEST POINT, NY  
Version Date: 1981

North Map: 41073-E8 WAPPINGERS FALLS, NY  
Version Date: 1981

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.



# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

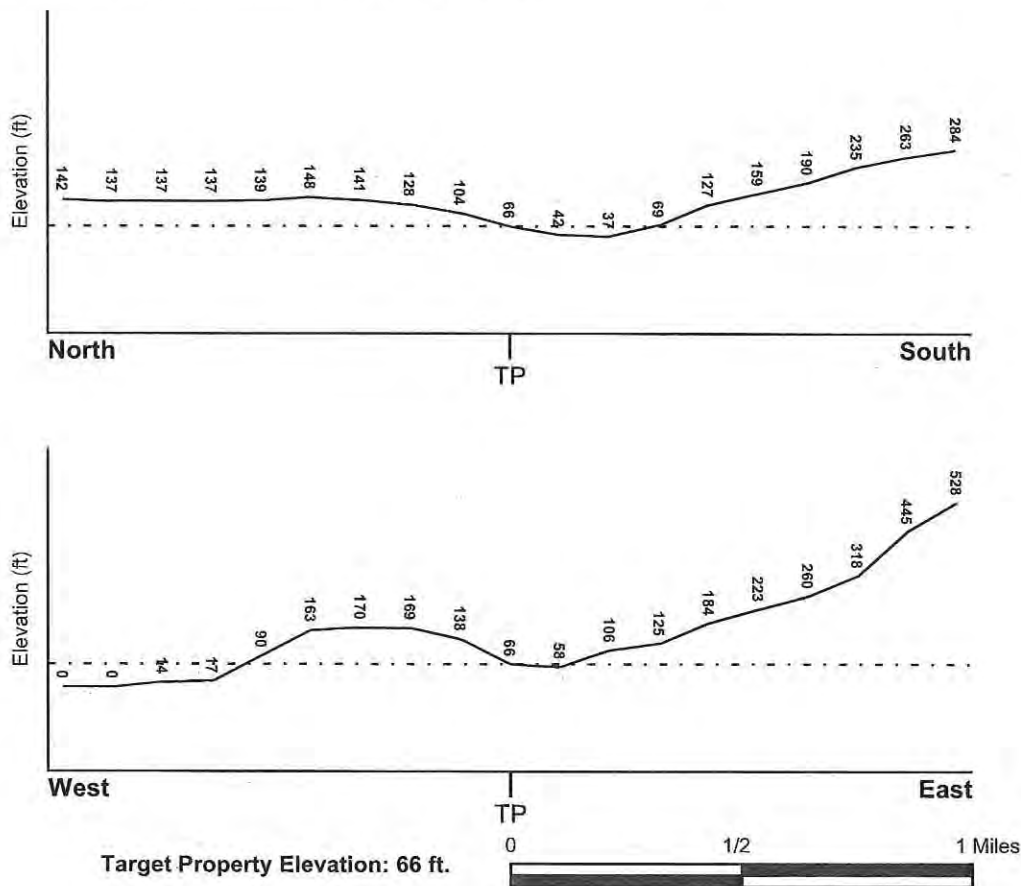
## TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SE

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
36027C0577E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
36027C0464E	FEMA FIRM Flood data
36027C0463E	FEMA FIRM Flood data
36071C0351E	FEMA FIRM Flood data

### NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
WEST POINT	YES - refer to the Overview Map and Detail Map

### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

**Site-Specific Hydrogeological Data\*:**

Search Radius:	1.25 miles
Status:	Not found

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### ROCK STRATIGRAPHIC UNIT

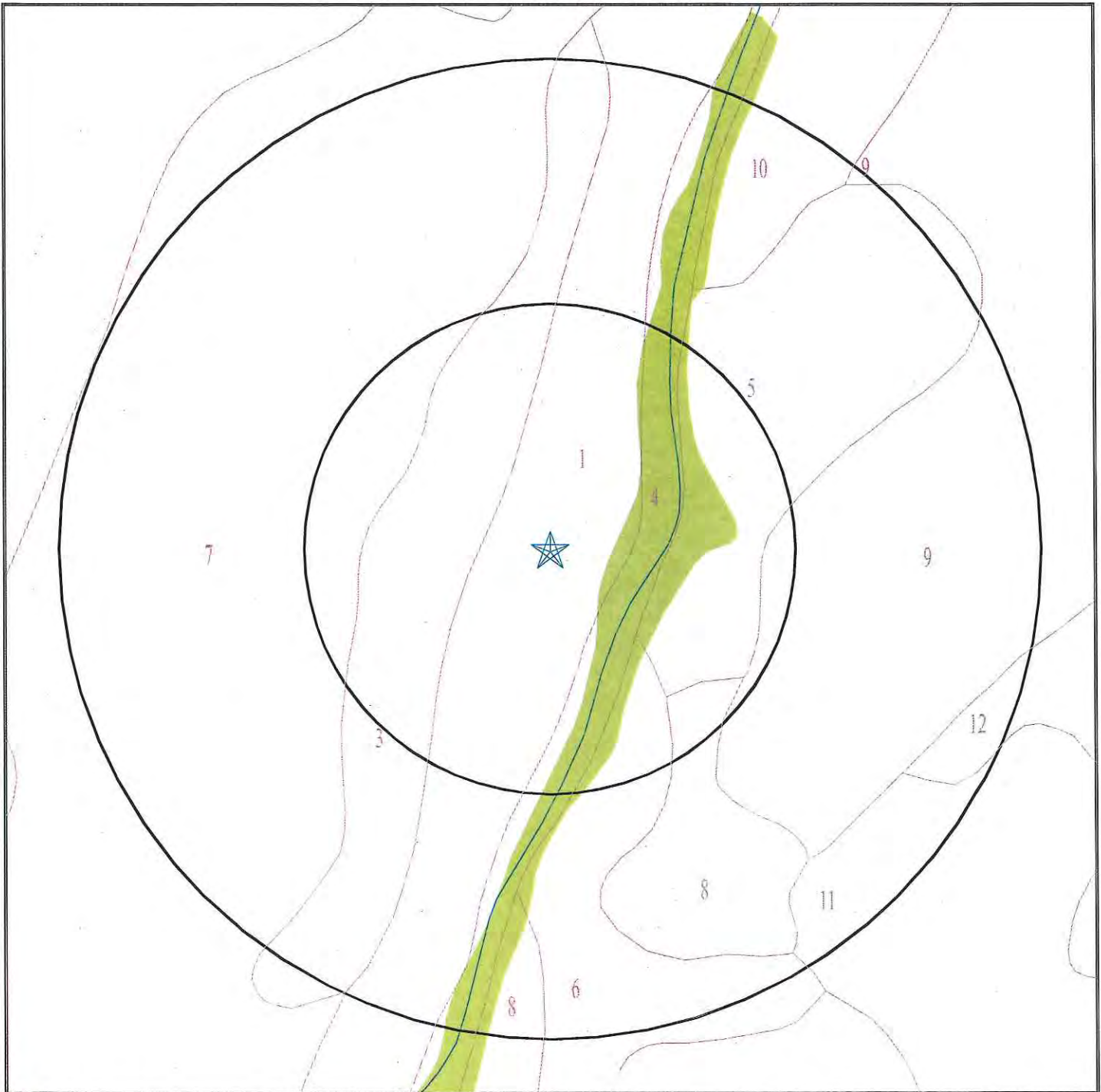
Era: Paleozoic  
System: Ordovician  
Series: Middle Ordovician (Mohawkian)  
Code: O2 *(decoded above as Era, System & Series)*

#### GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 4838357.6s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Project # 175032  
ADDRESS: 248 Tioronda Avenue & 465 Wolcott Avenue  
Beacon NY 12508  
LAT/LONG: 41.494298 / 73.968607

CLIENT: Environmental Affiliates  
CONTACT: Alexander Friedman  
INQUIRY #: 4838357.6s  
DATE: January 27, 2017 10:36 am



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

#### Soil Map ID: 1

Soil Component Name: Udorthents

Soil Surface Texture: gravelly loam

Hydrologic Group: Class A/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 137 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 141 Min: 0.42	Max: 7.3 Min: 4.5
2	3 inches	70 inches	very gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 0.42	Max: 8.4 Min: 4.5

#### Soil Map ID: 2

Soil Component Name: Dutchess

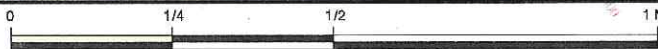
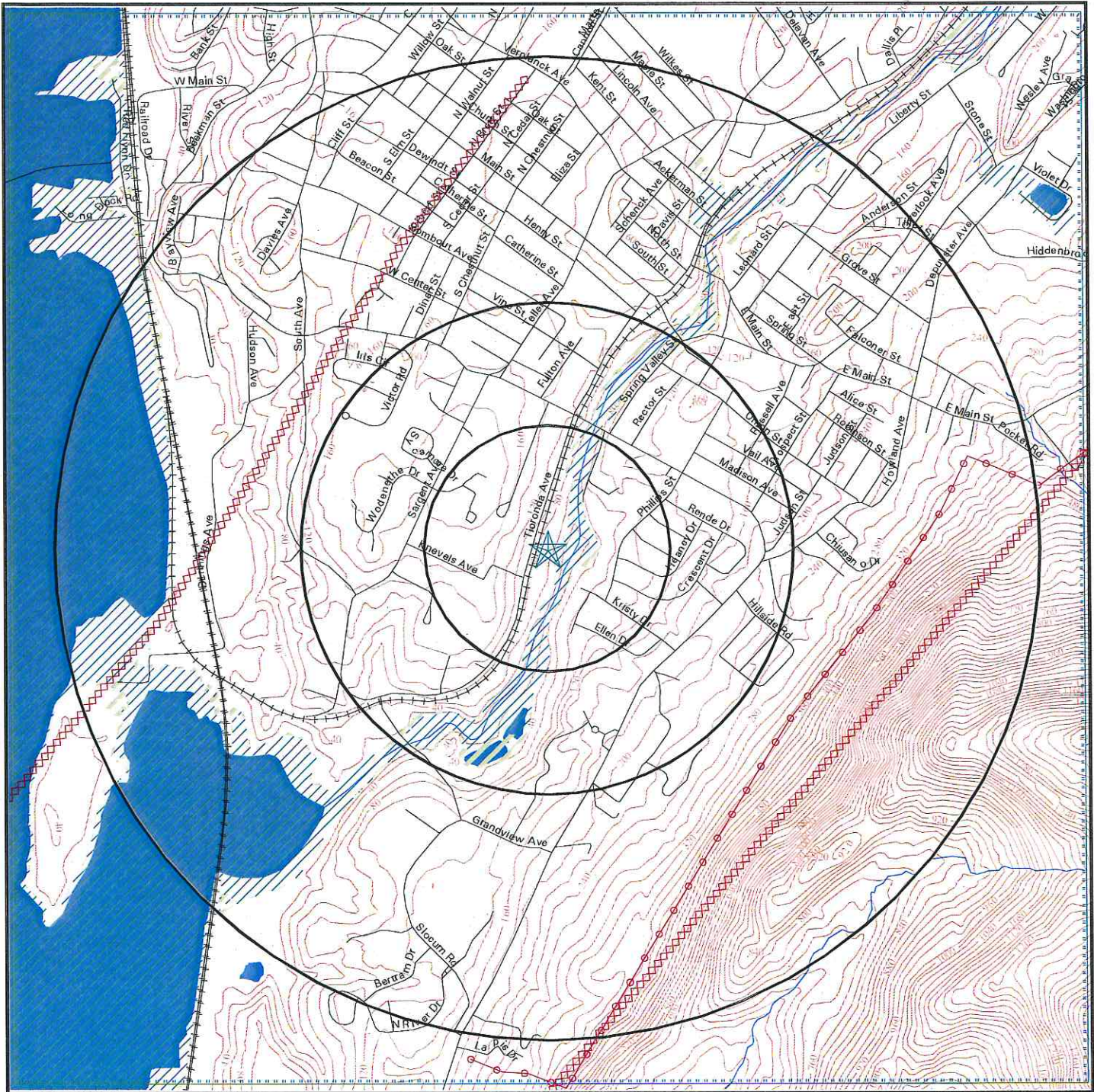
Soil Surface Texture: silt loam













Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained



# Flood Plain Map



-  Major Roads
-  Contour Lines
-  Waterways
-  County Boundary
-  Power Lines
-  Pipe Lines
-  Fault Lines
-  Water
-  100-year flood zone
-  500-year flood zone
-  Electronic FEMA data available
-  Electronic FEMA data not available

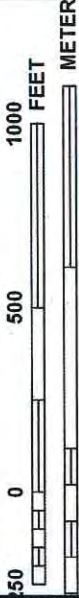
SITE NAME: Project # 175032  
 ADDRESS: 248 Tioronda Avenue & 465 Wolcott Avenue  
 Beacon NY 12508  
 LAT/LONG: 41.494298 / 73.968607

CLIENT: Environmental Affiliates  
 CONTACT: Alexander Friedman  
 INQUIRY #: 4838357.7s  
 DATE: January 27, 2017





MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0577E

### FIRM

#### FLOOD INSURANCE RATE MAP

for DUTCHESS COUNTY, NEW YORK  
(ALL JURISDICTIONS)

#### CONTAINS:

COMMUNITY	NUMBER
BEACON, CITY OF	360217
FISHKILL, TOWN OF	361337

PANEL 577 OF 602

MAP SUFFIX: E

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
36027C0577E

EFFECTIVE DATE  
MAY 2, 2012

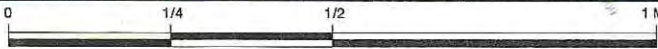
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





# National Wetlands Inventory Map



- Major Roads
- Contour Lines
- Waterways
- County Boundary
- Power Lines
- Fault Lines
- Water
- National Wetlands Inventory
- State Wetlands
- Electronic NWI data available
- Electronic NWI data not available



<p><b>SITE NAME:</b> Project # 175032  <b>ADDRESS:</b> 248 Tioronda Avenue &amp; 465 Wolcott Avenue                  Beacon NY 12508  <b>LAT/LONG:</b> 41.494298 / 73.968607</p>	<p><b>CLIENT:</b> Environmental Affiliates  <b>CONTACT:</b> Alexander Friedman  <b>INQUIRY #:</b> 4838357.7s  <b>DATE:</b> January 27, 2017</p>
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Map Components

- Address
- Parcel Text
- Terrain
- Address #
- Flood Areas
- Wellands

Address Lists

Measure

Identify

Print Map

Buffer (ft): 100





# NEW YORK - EPA Map of Radon Zones

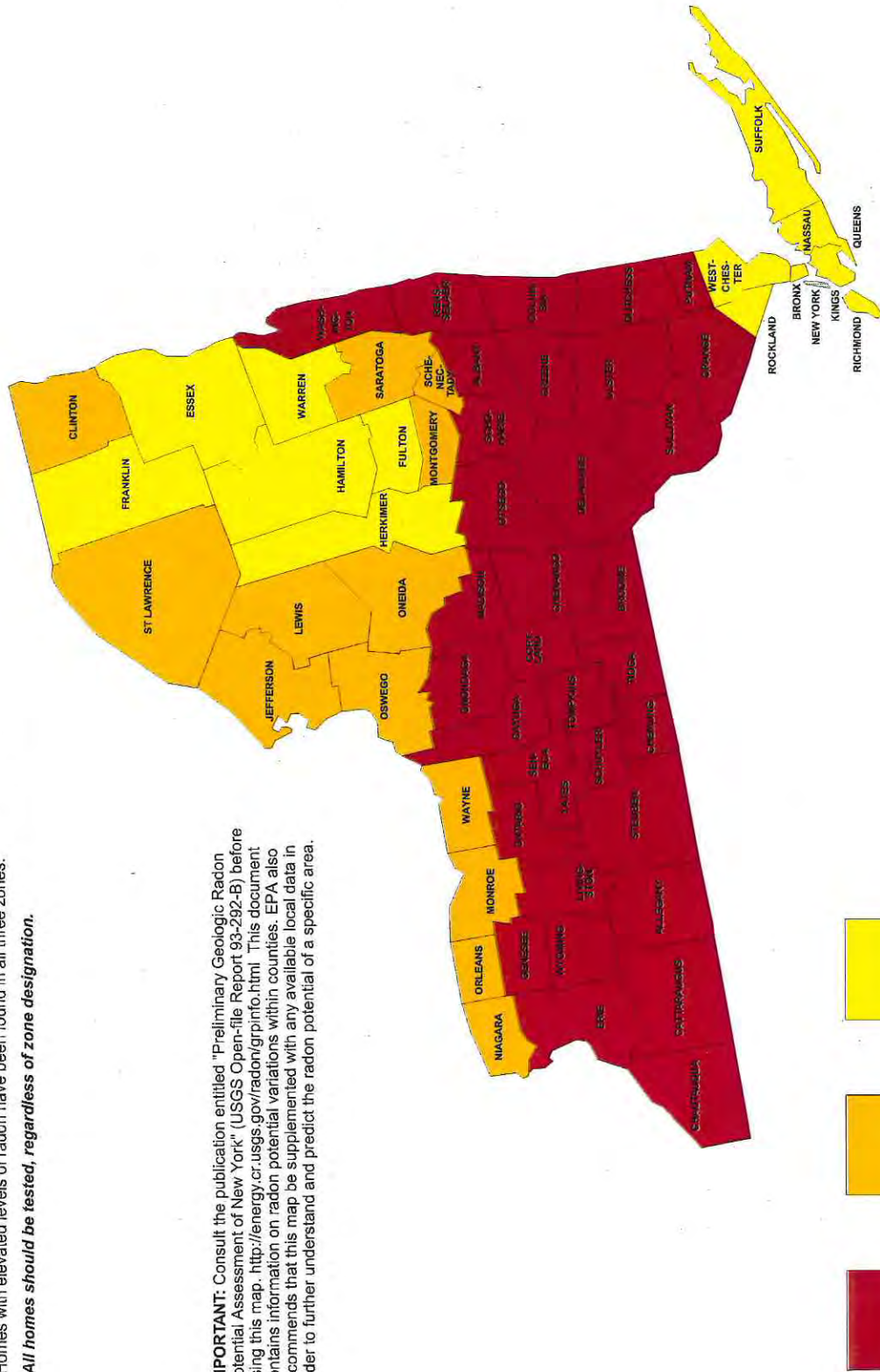
<http://www.epa.gov/radon/zonemap.html>

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

**All homes should be tested, regardless of zone designation.**

**IMPORTANT:** Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of New York" (USGS Open-file Report 93-292-B) before using this map. <http://energy.cr.usgs.gov/radon/grpinfo.html> This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.



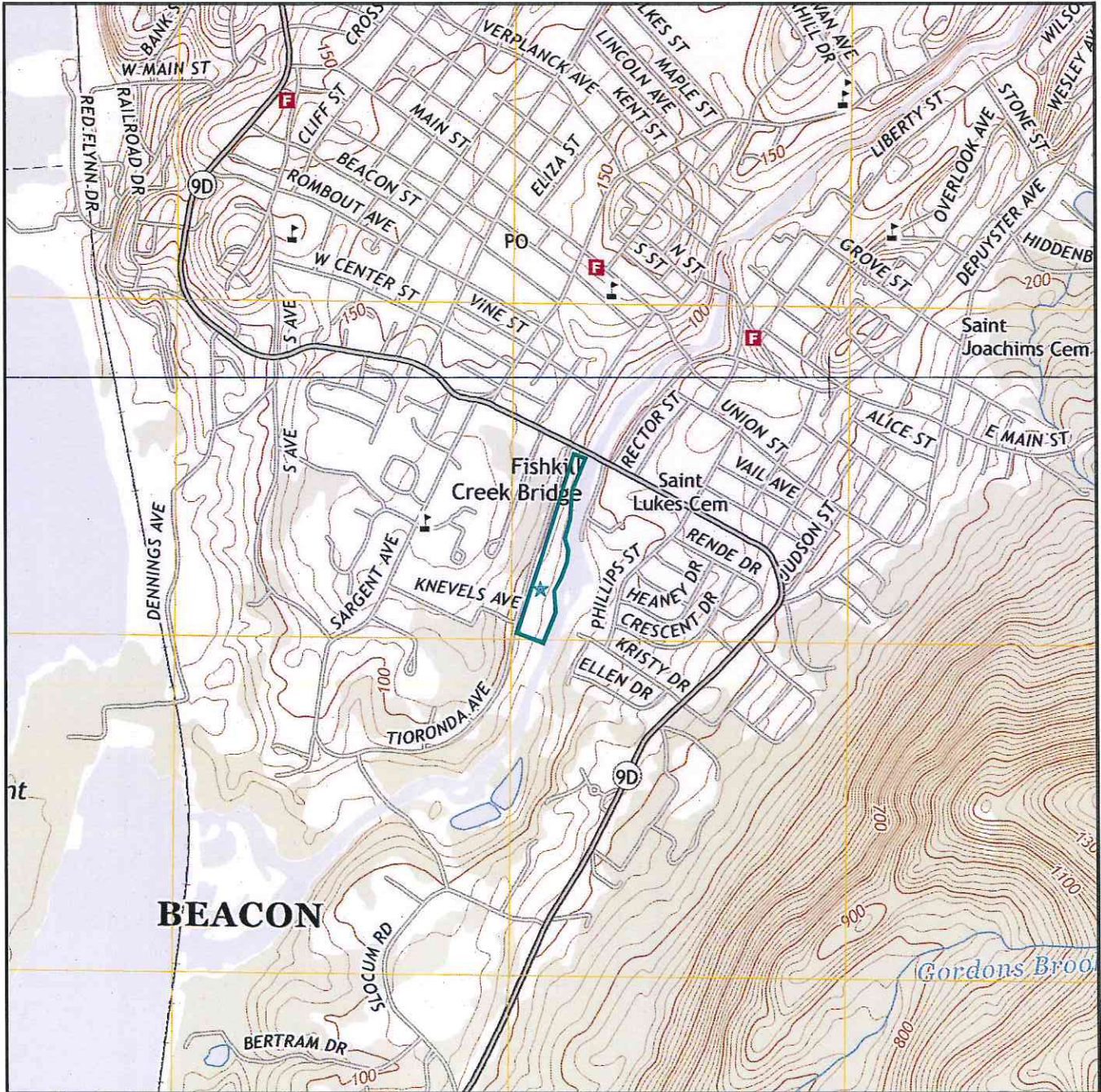


# Site location Map

Topo: 0.75 Mile Radius



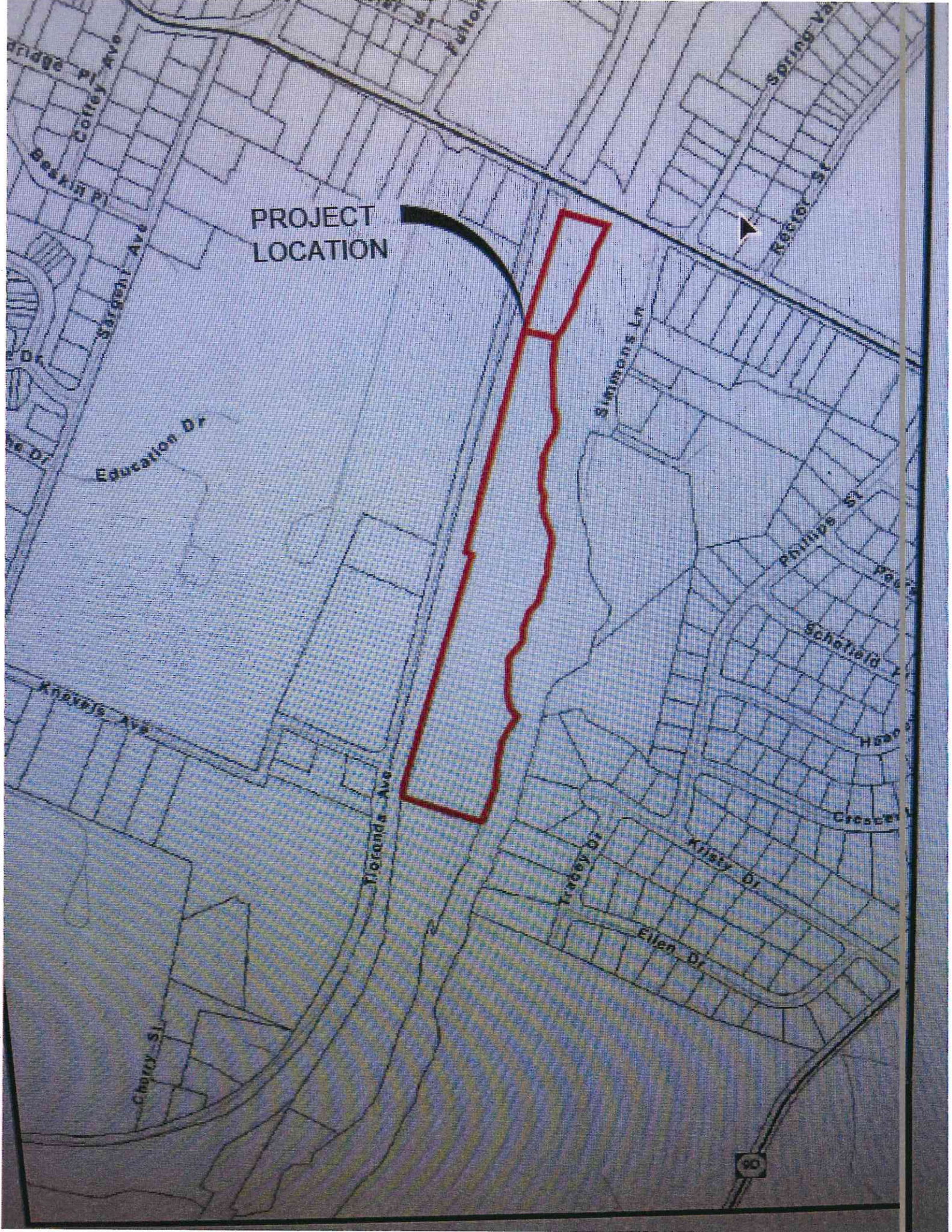
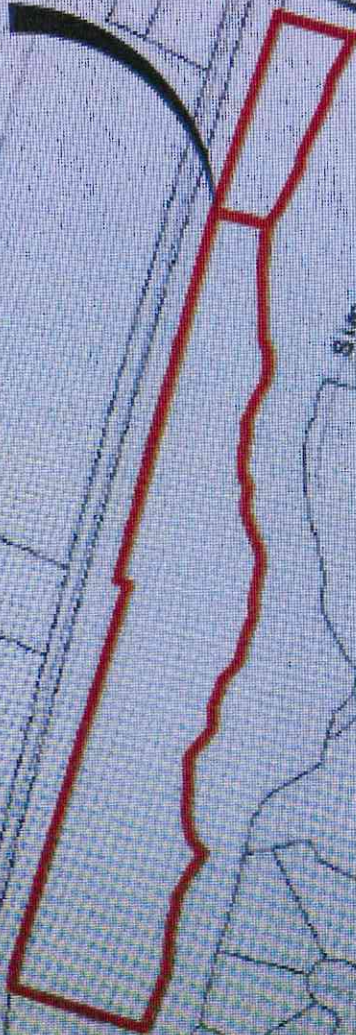
248 TIORONDA AVENUE & 465 WOLCOTT AVENUE BEACON, NY 12508



Map Image Position: TP  
Map Reference Code & Name: 5939331 West Point  
Map State(s): NY  
Version Date: 2013  
Map Image Position: N  
Map Reference Code & Name: 5939329 Wappingers Falls  
Map State(s): NY  
Version Date: 2013



PROJECT  
LOCATION

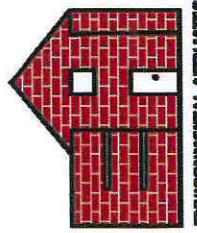






**S I T E P L A N**  
A E R I A L V I E W

248 Tioronda Ave  
465 Wolcott Ave  
Beacon, NY 12508



ENVIRONMENTAL AFFILIATES INC.

Project #175032



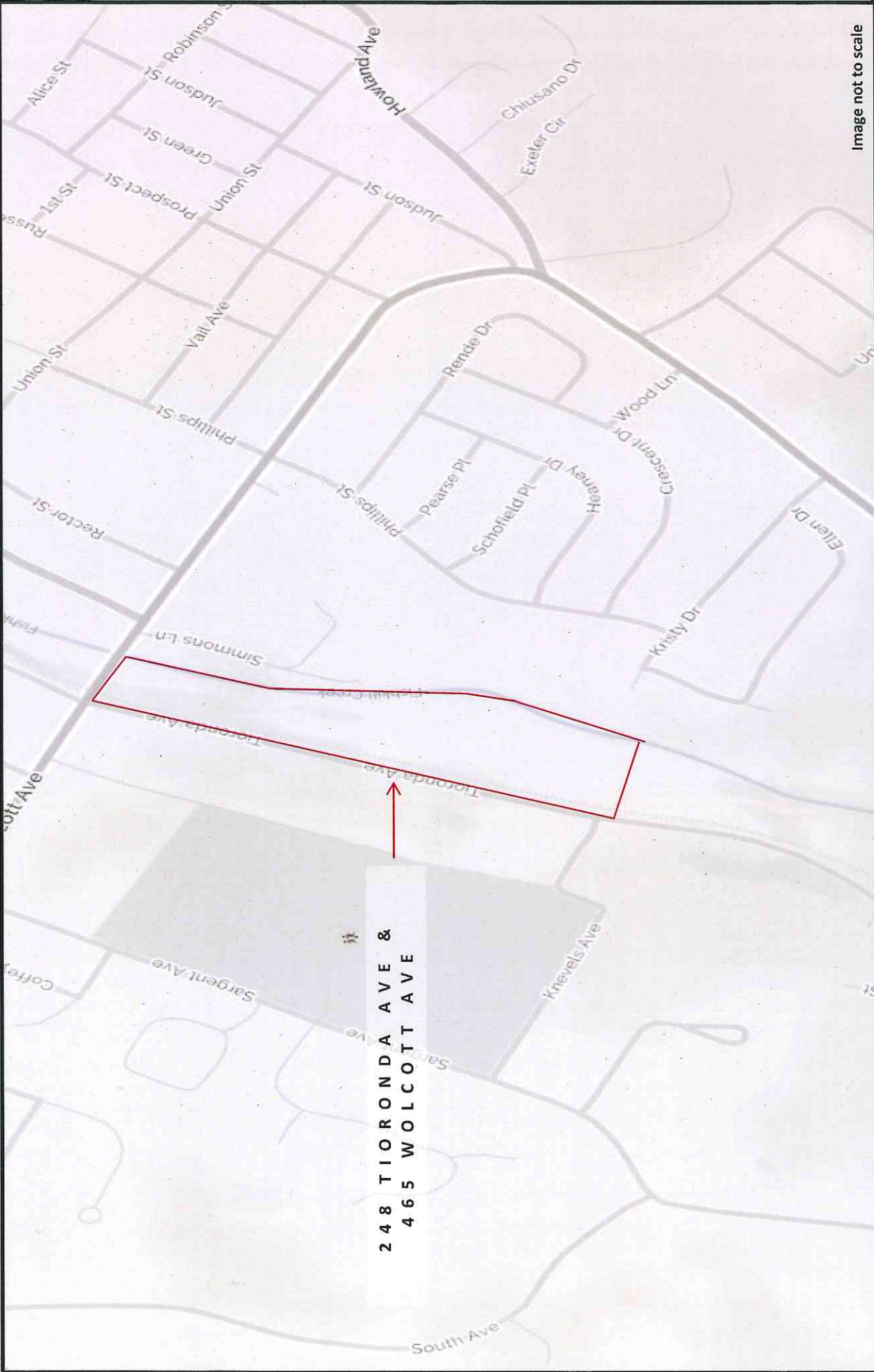


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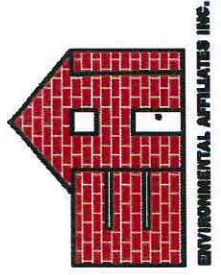
248 TIORONDA AVE &  
465 WOLCOTT AVE

# SITE LOCATION MAP

## STREET VIEW

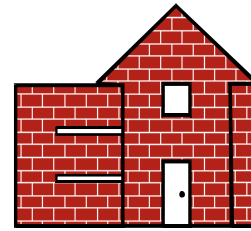
248 Tioronda Ave  
465 Wolcott Ave  
Beacon, NY 12508

Project #175032



**SECTION**  
**H**  
**PERSONNEL**

**ENVIRONMENTAL AFFILIATES, INC.**  
**THREE LODI LANE**  
**MONSEY, NY 10952**  
**PHONE: 845-354-7071**  
**PHONE: 845-323-5008**  
**FAX: 845-362-5130**  
**Email: [alex@enafco.com](mailto:alex@enafco.com)**



**ENVIRONMENTAL AFFILIATES INC.**

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**Alexander Friedman, EP**  
**Environmental Professional**

**2003:**

Alex Friedman, Director of Operations, established Environmental Affiliates Inc for the purpose of providing commercial and residential environmental assessments and consulting for banks, mortgage companies, attorneys, as well as the private sector.

**2003-Present:**

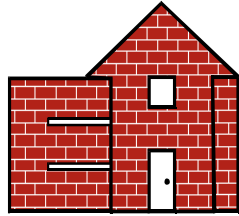
Over 3,500 Phase I Site Assessments and 500 Asbestos Surveys inspected and successfully completed by Alex Friedman in New York, New Jersey, Pennsylvania, and Connecticut. Current clients represent the development, insurance, banking, mortgage banking, real estate advisory, and realty communities. These environmental assessments include on site property evaluations and comprehensive reviews of regulatory data and public records to identify environmental concerns. Alex Friedman's extensive formal training combined with his seasoned background, professional certifications, and his years of industry experience provide for diversified environmental services. The success of EAI can be attributed to the consistency, dedication, and quality of service provided.

**Areas of Expertise:**

- Phase I Site Property Environmental Assessments as per ASTM E 1527-13  
ASTM E 1528-06 (Transaction Screen Process)







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THREE LODI LANE  
MONSEY, NY 10952  
PH: 845-354-7071  
PH: 845-323-5008  
FAX: 845-362-5130  
Email: [alex@enafco.com](mailto:alex@enafco.com)

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**Environmental Affiliates Inc.** is proud to offer its clients a corporate structure, which represents multi-disciplinary and environmental backgrounds. Below please find highlights of our key personnel:

**Alexander Friedman, EP – ENVIRONMENTAL PROFESSIONAL  
CHIEF EXECUTIVE OFFICER**

LICENSED NYS ASBESTOS INSPECTOR  
EPA-AHERA/ASHARA UNDER 40 CFR 763 - ASBESTOS MANAGEMENT PLANNER  
CERTIFIED MOLD INSPECTOR – CERTIFIED MOLD SPECIALIST  
CERTIFIED ENVIRONMENTAL CONSULTANT

**Sylvia Friedman – DIRECTOR OF OPERATIONS  
CHIEF OPERATING OFFICER**

**Sidney Friedman, Esq. – DIRECTOR OF COMPLIANCE**

MEMBER OF THE NEW YORK STATE BAR

**Harry H. Elias, P.E. – CHMM**

PROFESSIONAL ENGINEER  
CERTIFIED HAZARDOUS MATERIAL MANAGER

**Joseph DeVita – NYS LICENSED REGISTERED ARCHITECT**

CERTIFIED BUILDING INSPECTOR  
MEMBER ASTM COMMITTEE E-50

**Joseph Frank, DIRECTOR OF IT  
CHIEF TECHNOLOGY OFFICER  
CHIEF INFORMATION OFFICER**



