



N. HAZARDOUS MATERIALS – PHASE I ENVIRONMENTAL SITE ASSESSMENT

1. Existing Conditions

a) Phase I and Phase II Environmental Site Assessment

As the various development properties were acquired by the Applicant, environmental site assessments were conducted.

A Limited Environmental Due Diligence: Transaction Screening Report was prepared by LCS Inc. on behalf of M&T Bank in September 2006 for the properties on the East side of Route 44.

A Limited Environmental Site Assessment was conducted by PVE Sheffler in February 2-12 for parcel #14-6262-04-761394-00.

A Phase I Environmental Site Assessment (ESA) and a Phase II ESA of the Project Site were prepared by PVE Sheffler in May 2014 in conformance with ASTM Standard E-1527-05) for parcel #134689-6262-04-723342.

Each of these Phase I ESA's renders an opinion as to whether surficial or historical evidence indicates the presence of recognized environmental conditions (RECs) and/or historical recognized environmental conditions (HRECs), which could result in the presence of hazardous materials in the environment. The assessments included Project Site reconnaissance, review of the Project Site history, review of selected local, state, and federal regulatory records, and interviews with persons and agencies familiar with the Project Site. The findings and outcomes of the Phase I ESA's and the Phase II ESA's are summarized in this section. The full reports including methodology, regulatory review, site photographs, and mapping are provided in Appendix L. A portion of the Project Site has historically been used as a dairy farm.

The Phase I ESA's found no evidence of recognized environmental conditions on the Site. Three floor drains that drain to below ground drywells were identified in the maintenance garage. Although the Phase I ESA does not consider these floor drains to be recognized environmental condition, it recommended additional investigation of the floor drain outfall area. A Phase II ESA was conducted in May 2014 by PVE Sheffler regarding these conditions (see Appendix LL). PVE Sheffler conducted vapor and soil analyses to determine whether these floor drains had been used for waste disposal. Based on these analyses, it was concluded in the Phase II ESA that subsurface contamination is unlikely and no further action was recommended.



Historical recognized environmental conditions were assessed in the Phase I and revealed that a 550-gallon underground storage tank (UST) was removed from the southwest side of the tool shed in December 2013. The Phase I ESA concluded that the tank is no longer an existing recognized environmental condition and that no additional study was necessary.

The Phase I ESA's also assessed *de minimis* conditions. *De minimis* conditions are conditions that are not typically a threat to human health or the environment and are not recognized environmental concerns. De minimis conditions on the Site are:

- According to the property owner, herbicides were used on corn fields. Farming on the site, and use of herbicides, was discontinued in the 1980s.
- Two heating oil above-ground storage tanks (ASTs) are on the Site. The Phase I ESA recommends that these tanks be properly decommissioned and disposed of prior to redevelopment.
- Minor staining was apparent in maintenance areas: The concrete floor of the maintenance garage, and the wood floor of the horse barn (with a sub-grade basement below) which formerly operated as a maintenance area prior to the maintenance garage construction.
- Floor drains inside the slaughter house and cow barn reportedly drained to the on-site septic system. The Phase I ESA found no evidence or suspicion of disposal of regulated or hazardous wastes into these drains.

The farm buildings that will be demolished as part of this project will be undergo all required pre-demolition surveys and analysis prior to the work commencing. In addition, all required permits will be obtained for the demolition work.

2. Future without the Proposed Project

In a future without the proposed project, environmental contamination conditions will remain as described above. See the No Action Alternative described in Chapter 4 for more detailed information.

3. Potential Impacts as a Result of the Proposed Project

The two existing above-ground storage tanks identified in the Phase I ESA will be properly decommissioned and disposed of, in accordance with all relevant federal, state, and local requirements, prior to construction.

If any hazardous materials (asbestos, lead based paint, mold, etc.) are discovered in any of the existing buildings, abatement work will be conducted in accordance with OSHA standards and



procedures. Proposed work zones establishing a perimeter around the subject building will be set up by the selected abatement contractor to restrict access during abatement activities. Any abatement activities, as required by state standards, will monitor air quality downwind to ensure no external impact due to abatement activities. Any abatement activities will be coordinated with Town of Poughkeepsie Building Department personnel prior to implementation.

Construction waste and demolition material will be separated to the extent practicable and recycled. Disposal of the construction debris will be the responsibility of the demolition contractor. Any debris will be disposed of in accordance with all applicable local, state, and federal regulations

No soil contamination was found on-site, therefore, soil disturbance is not anticipated to contribute to hazardous material impacts.

4. Proposed Mitigation

Impacts due to hazardous materials are not anticipated. Best management practices for handling and disposing any potential hazardous materials will be implemented, including following proper protocol in handling and disposing of these materials. Any abatement work, if necessary, will be conducted in accordance with OSHA standards and procedures.