Deepwater Wind South Fork, LLC

South Fork Export Cable

Appendix F

Phase 1 Environmental Site Assessments

APPENDIX F: PHASE 1 ENVIRONMENTAL SITE ASSESSMENTS

The following reports are included within this Appendix:

- Phase 1 Environmental Site Assessment by VHB Engineering, Surveying, and Landscape Architecture P.C.
- Hazardous Materials Desktop Analysis by VHB Engineering, Surveying, and Landscape Architecture P.C.

Phase I Environmental Site Assessment

Vacant Land

Cove Hollow Road
East Hampton, New York 11937

PREPARED FOR

Deepwater Wind, LLC.
56 Exchange Terrace, Suite 300
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January 12, 2018

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Appendices

Executive Summary

This document is a Phase I Environmental Site Assessment (ESA) prepared to determine evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historic recognized environmental conditions (HRECs) and/or potential environmental concerns (PECs) in connection with vacant land located to the east of Horseshoe Drive and west of Cove Hollow Road in the Hamlet of Amagansett, Town of East Hampton, Suffolk County, New York. The subject property is identified by the street address of No # Cove Hollow Road, and as District 0300 – Section 185.00 – Block 02.00 – Lot No. 002.00 on the Suffolk County tax maps. The subject property and the proposed lease area have a topographic elevation that ranges from approximately 47 feet to 104 feet above sea level (amsl). Review of the USGS *Water Table Elevation and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers beneath Long Island, New York, April-May 2010*, indicates that groundwater in the vicinity of the subject property is within 17 feet amsl. Based upon a surface elevation that ranges from approximately 47-feet to 104-feet amsl, estimated depth to water beneath the subject property is expected to range from approximately 30-to-87 feet bgs. Regional groundwater in the vicinity of the subject property is expected to flow to the southwest towards Georgica Cove.

This Phase I ESA was conducted to evaluate the subject property for environmental hazards related to a proposed substation installation associated with DeepWater Wind, LLC. According to the client, the substation installation will begin to the west of the existing National Grid Generating Station.

Based on reviews of municipal records, Sanborn maps and historical aerial photographs, VHB was able to establish a history of the subject property dating back to 1938 when the subject property consisted of agricultural land and undeveloped woodlands. The National Grid Generating Station was constructed between 1970 and 1976. Since 1970, the subject property has been at its current configuration. Although undeveloped woodlands were present to the north of the subject property until 1980, the remaining surrounding properties have been utilized for agricultural purposes since at least 1938.

At the time of the December 7, 2017 visual inspection, the subject property consisted of a National Grid Generating Station, which is located to the east of Horseshoe Drive and west of Cove Hollow Road. In addition, the proposed lease areas consisted of undeveloped woodlands. Same is approximately 2.38 acres in size and is located

adjacent to the west of the National Grid Generating Station. Access to the subject property is provided via a paved road from Cove Hollow Road to the east. Furthermore, given the size of the subject property, only those areas relevant to the projected redevelopment area (i.e., the western portions) were included as part of the visual inspection.

A review of the EDR database report has revealed that the subject property is listed on the Resource Conservation and Recovery Act - no longer regulated hazardous waste generators (RCRA-NonGen) database under the listing "LILCO East Hampton Site." According to the EDR database report, this RCRA-NonGen facility has not received any violations. Based upon this information, it is unlikely that this facility represents a significant environmental risk to the subject property.

The subject property is also listed on the Resource Conservation and Recovery Act-large quantity hazardous waste generators (RCRA-LQG) database under the listing "Long Island Electric Utility Servco LLC." According to the EDR database report, this RCRA-LQG facility has not received any violations. Based upon this information, it is unlikely that this facility represents a significant environmental risk to the proposed lease areas.

The subject property is listed on the LTANKS database. A summary of the information provided in the EDR database report and the NYSDEC spill records for the one incident associated with the subject property is provided below:

- NYSDEC Spill No. 91-10703. This spill, which was reported on January 14, 1992, is related to a tank test failure of a 550-gallon fuel oil storage tank. According to the EDR database report, the test indicated a small leak; however, no visible leak could be detected at the time of the test. In addition, no contamination was identified and the site was issued a letter of no further action on February 11, 1992. Given the closure status and information provided in the EDR database report, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

In addition, three NYSPILLS incidents were reported for the subject property in the EDR database report. A summary of same is provided below:

- NYSDEC Spill No. 94-05570, This spill, which was reported on July 25, 1994, is related to non-PCB oil that leaked from a power transformer. In addition, the NYSDEC issued a letter of no further action on January 20, 2004. No further information is provided in the EDR database report. Given the nature of the spill and the closure status, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

- NYSDEC Spill No. 95-05473, This spill, which was reported on August 3, 1995, is related to a bushing malfunction on a transformer that released non-PCB oil. As a

result of this spill incident, eight drums of oil were collected and removed from the site. The spill was issued a letter of no further action on August 13, 1996 by the NYSDEC. Given the age of this incident and the closure status, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

- NYSDEC Spill No. 00-01660, This spill, which was reported on May 9, 2000, is related to dielectric fluid that was released from a transformer. The database report also revealed that 20 cubic yards of contaminated soil were removed from the site. In addition, the NYSDEC issued a letter of no further action on December 10, 2004. Given the information provided in the EDR database report and the closure status of this incident, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

No evidence of USTs or ASTs were observed at the proposed lease areas during the visual inspection. In addition, the closed NYSDEC spills noted above are not considered a REC. Given the nature of the releases and closure status of the above spills, it is unlikely that they represent an environmental risk to the proposed lease areas. It should be noted that while the four spill incidents on the subject property are not considered a REC, same are considered HRECs.

A 135,000-gallon kerosene storage tank, along with a 55,000-gallon diesel storage tank are located within the National Grid Generating Station. During the visual inspection, the storage tanks were noted to be in good condition, with no evidence of leaks or historical releases. As such, the presence of same are not considered a significant environmental risk.

The subject property is located within the South Fork SGPA.

VHB did not observe any evidence of an on-site sanitary system during the visual inspection. However, it should be noted that the National Grid Generating Station is an unmanned facility and it is likely that there is no on-site sanitary system present within the subject property.

Stormwater runoff generated at the subject property infiltrates into the ground, and discharges into curb side drains located along neighboring roadways. No storm drains were observed within or proximate to the proposed substation lease area with the potential to be encountered during the proposed installation activities.

No additional structures subject to the UIC program were observed during the visual inspection.

No debris, dumping and/or surficial staining was observed on the subject property at the time of the visual inspection.

Two-pad mounted transformers were observed on the eastern portion of the subject property. During the visual inspection, the transformers were noted to be in good condition, with no evidence of leaks or historical releases. As such, the presence of same are not considered a significant environmental risk.

No evidence of chemical or petroleum spills, stains or odors was observed within or proximate to the proposed lease areas at the time of VHB's visual inspection.

No painted surfaces were identified within the proposed lease areas during the visual inspection. Therefore, LBP is not considered an environmental concern.

No buildings, debris or dumping are located within the proposed lease areas. Therefore, ACM is not considered an environmental concern.

The subject property does not appear in listings, databases or registries of Superfund sites, CERCLIS sites, hazardous waste treatment facilities, known or suspected hazardous waste disposal sites or landfills maintained by the USEPA or NYSDEC.

Based on the results of the visual inspection, records review and interviews, it was determined that there were RECs associated with the subject property and proposed lease areas. The RECs are summarized as follows:

- Given the location of the LIRR immediately to the north of the subject property, and proximate to the proposed lease areas, there is a potential for surficial soils along the northern portion of the subject property boundary to have been impacted by periodic applications of herbicides and/or fuel oils (as a weed suppressant). Same represents a REC.

- The aerial photographs indicate that the southern portions of the proposed lease areas were formerly utilized for agricultural purposes. As such, it is likely that pesticides and/or fertilizers were periodically applied. Same represents a REC.

In addition to the aforementioned RECs, the following PEC was identified by VHB during the course of this Phase I ESA:

- The subject property is located in the South Fork SGPA.

1.0

Introduction

1.1 Purpose

This document is a Phase I Environmental Site Assessment (ESA) prepared to determine evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historic recognized environmental conditions (HRECs) and/or potential environmental concerns (PECs) in connection with vacant land located to the east of Horseshoe Drive and west of Cove Hollow Road in the Hamlet of Amagansett, Town of East Hampton, Suffolk County, New York (hereinafter the "subject property"). The subject property is identified by the street address of No # Cove Hollow Road, and as District 0300 – Section 185.00 – Block 02.00 – Lot No. 002.00 on the Suffolk County tax maps. Figures referenced in this report are included in Appendix A. Representative site photographs are included in Appendix B.

This Phase I ESA was conducted to evaluate the subject property for environmental hazards related to a proposed substation installation associated with DeepWater Wind, LLC. According to the client, the substation installation will begin to the west of the existing National Grid Generating Station (Appendix A, Figure 6).

1.2 Detailed Scope of Services

This Phase I ESA has been prepared in accordance with procedures established by environmental professionals and in concert with the guidance of regulatory agencies and funding institutions and American Society for Testing and Materials (ASTM) Practice E1527-13, inclusive of the United States Environmental Protection Agency (USEPA) "All Appropriate Inquiry" requirement published in the Federal Register on December 30, 2013. The USEPA "All Appropriate Inquiry" requirement establishes specific regulatory requirements for conducting appropriate inquiries into the previous ownership, uses, and environmental conditions of a property for the purposes of qualifying for certain landowner liability protections under

Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

The purpose of ASTM Practice E1527-13 is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of CERCLA and petroleum products. As such, the practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability; that is, the practices that constitute *"all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice," as defined in 42 U.S.C. §9601 (35)(B).*

As stated in ASTM Practice E1527-13, the purpose of the Phase I ESA is to identify, to the extent feasible, pursuant to the process established by ASTM Practice E1527-13, *"recognized environmental conditions in connection with a property."*

The term "*recognized environmental conditions*," as defined by ASTM Practice E1527-13 means *"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to any release to the environment under conditions indicative of a release to the environment under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions"*

The term *"de minimis conditions*," as defined by ASTM Practice E1527-13 means "*a condition that generally does not present a threat to human health or the environment that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.*"

The term "*controlled recognized environmental condition*," as defined by ASTM Practice E1527-13 means "*a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls. A condition considered by the Environmental Professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental conditions in the conclusions section of the Phase I Environmental Site Assessment.*

The term "*historic recognized environmental condition*," as defined by ASTM Practice E1527-13 means "*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 use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls. Before calling the past release a historical recognized environmental condition, the Environmental Professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the Environmental Professional considers the past release to be a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition."

This Phase I ESA, as required by ASTM Practice E1527-13, specifically consists of the following four components:

1. Records Review
    a. Physical settings document review
    b. Regulatory database records search
    c. Local municipal agency records search
    d. Historic use records search
2. Site Reconnaissance
3. Interviews with Past and Present Owners and Occupants
4. Evaluation and Reporting

As stated in Practice E1527-13, there may be environmental issues or conditions at the property, which may be requested by the user to be addressed as part of the Phase I ESA, which are not covered within the scope of ASTM Practice E1527-13. The issues are referred to as non-scope considerations. The following is a list of non-scope considerations, which may be addressed, in a limited capacity within this Phase I ESA:

Radon
Lead-Based Paint (LBP)
Asbestos-Containing Materials (ACM)
Wetlands
Special Groundwater Protection Areas
Central Pine Barrens
CLEARS (Cornell Laboratory Environmental Applications of Remote Sensing)
Inventory of Potential Hazardous Waste Sites
Mold and Water Damage

1.3 Significant Assumptions

In preparation of the Phase I ESA, it is assumed that information provided within the Environmental Database, regulatory agency records, municipal agency records, as well as information obtained from the user is accurate.

1.4 Limitations and Exceptions

The conclusions presented in this report are professional opinions based on the data described in this report. These opinions have been arrived at in accordance with currently accepted engineering and hydrogeologic standards and practices applicable to this location, and are subject to the following inherent limitations:

1. The data presented in this report are from visual inspections, examination of records in the public domain, and interviews with individuals having information about the site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration of the site, analysis of data, and re-evaluation of the findings, observations, and conclusions presented in this report.

2. The data reported and the findings, observations, and conclusions expressed are limited by the scope of work and defined in ASTM Practice E1527-13. Any deviations from this scope are defined below. Furthermore, the scope of work was defined and developed pursuant to the request of the Client.

3. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported, findings, observations, or conclusions. These are based solely upon site conditions in existence at the time of the investigation, and other information obtained and reviewed by VHB.

4. VHB's Phase I ESA report presents professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report will not be construed to offer legal opinion or representations as to the requirements of, or compliance with, environmental laws, rules, or regulations, or policies of federal, state, or local government agencies. VHB does not assume liability for financial or other losses or subsequent damage caused by or related to any use of this document.

5. The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such. An evaluation of subsurface soil and groundwater conditions was not performed as part of this investigation. As at any site, the actual condition of the groundwater and sub-surface soil cannot be determined without further investigation.

6. This report is based, in part, on information supplied to VHB by third-party sources. While efforts have been made to substantiate this third-party

information, VHB cannot attest to the completeness or accuracy of information provided by others.

7. The Phase I ESA practice does not include any testing or sampling of materials (e.g., soil, water, air, building materials).

1.5 User Reliance

This report was prepared in January 12, 2018 by Victor Rizzo and was supervised by Stephen Kaplan, PG, Director of OHM Services, at the request of Ms. Jennifer Garvey of Deepwater Wind, LLC. VHB assumes no liability for use of this report by any person or entity other than the Client, for which it was prepared.

2.0

Site Description

2.1 Property and Address Location

The subject property consists of one irregular-shaped 17.58-acre tax parcel located to the east of Horseshoe Drive and west of Cove Hollow Road in the Hamlet of Amagansett, Town of East Hampton, Suffolk County, New York (see Appendix A, Figures 1, 2, and 3). The subject property is identified by the street address of Cove Hollow Road (see Appendix A, Figures 1 and 2).

2.1.1 Tax Map Number

The subject property is designated as District 0300 – Section 185.00 – Block 02.00 – Lot No. 002.000 on the Suffolk County tax maps. As previously indicated, the subject property is identified as Cove Hollow Road.

2.1.2 Acreage and Building Size

According to property records obtained from RealQuest®, the subject property consists of one 17.58-acre tax parcel. The subject property is currently improved with a National Grid Generating Station.

2.1.3 Ownership

According to information provided by RealQuest®, the current owner of record is Key Span Energy Development Cor.

2.1.4 Title Report

No title report was provided by the current property owner or the Client.

2.1.5 Zoning

According to the Town of East Hampton, the subject property is zoned for electric power & oil.

2.2 Current Occupancy and Property Use

At the time of the December 7, 2017 visual inspection, the subject property consisted of a National Grid Generating Station, which is located to the east of Horseshoe Drive and west of Cove Hollow Road. In addition, the proposed lease areas consisted of undeveloped woodlands. Same is approximately 2.38-acres and is located adjacent to the west of the National Grid Generating Station. Access to the subject property is provided via a paved road from Cove Hollow Road to the east. Furthermore, given the size of the subject property, only those areas relevant to the projected redevelopment area (i.e., the western portions) were included as part of the December 7, 2017 visual inspection.

3.0

Site Geology and Hydrogeology

3.1 Geology

A concise and accurate description of the geology, physiography and drainage of Suffolk County is found in the Soil Survey of Suffolk County, New York (USDA). Relevant excerpts of this study are included below.

The bedrock under Suffolk County varies in depth from 400-feet below sea level at Lloyd Neck to 2,200-feet below sea level in the south-central part of the County. The bedrock is overlain by Cretaceous sediment called the Raritan formation and the Magothy formation. The Raritan formation, which rests on the bedrock, is subdivided into the Lloyd Sand member and the clay member, the uppermost part. The Raritan formation is below sea level. The Magothy formation crops out at only a few locations on Long Island, and most of these are in Nassau County.

Part of the Magothy formation is overlain by Jameco gravel, which, is believed to have been deposited by glaciers of the Kansan stage. These deep gravel deposits are mainly in the southwestern part of Suffolk County and their extent is unknown. Elsewhere, the Magothy is overlain by a marine clay identified as Gardiners clay. This formation is thought to be an interglacial deposit, possibly of the Sangamon interglacial stage. In all other parts of Suffolk County, the Magothy is overlain directly by upper Pleistocene deposits.

The Pleistocene epoch is divided into four major glacial stages, the Nebraskan, Kansan, Illinoian, and Wisconsinan. The youngest of which, the Wisconsinan, produced Long Island Sound and most of the topographic features of Suffolk County, as it is known today.

During the earlier part of the Wisconsinan stage, the ice sheet moved to about the middle of Suffolk County and stopped, leaving before it a central ridge or terminal moraine. This ice sheet was called the Ronkonkoma sheet and the moraine, which runs the entire length of Suffolk County from the Nassau County line to Montauk Point, was given the same name. The glacier retreated from this point back to the

north of Long Island and then re-advanced. The last advance terminated along the north shore; and, again, a hilly terminal moraine was formed. This last advance of the ice was called the Harbor Hill sheet, and the moraine was called the Harbor Hill Moraine.

After the two ice sheets reached their southern limits in Suffolk County, they began to melt. As they melted, melt-water streams flowed from the glaciers and carried a large volume of sand and gravel farther south. This sand and gravel was deposited in a more or less flat plain, developing what is known as an outwash plain. Two outwash plains are in Suffolk County, one between the Ronkonkoma Moraine and the Atlantic Ocean and the other between the Harbor Hill moraine and the Ronkonkoma Moraine.

Elevation in Suffolk County ranges from almost 400-feet at West Hills to sea level. The most prominent landforms in Suffolk County are the two morainic ridges with their uneven surfaces, the gently sloping outwash plains extending southward from the hills, the eroded head-lands along the northwestern shore line of Suffolk County, and the barrier beaches of the south shore and the tidal marshes. Fishers Island, Great Gull Island, Plum Island, Gardiners Island, Shelter Island, and Robins Island, all part of Suffolk County, have uneven landforms typical of the morainic deposits.

Few perennial streams drain Suffolk County. The largest stream is the Peconic River, which heads near Brookhaven National Laboratory and empties into Flanders Bay near Riverhead. It drains an area of about 75-square miles.

3.2 Topography and Site Characteristics

3.2.1 Elevation

The topography of the subject property and surrounding area was reviewed from the United States Geological Survey (USGS) 7.5-minute series topographic map for the East Hampton, New York (NY) Quadrangle (see Appendix A, Figure 4) and Google Earth photo imagery. The subject property and the proposed lease area have a topographic elevation that ranges from approximately 47 feet to 104 feet above sea level (amsl).

3.2.2 Soils

According to the Soil Survey of Suffolk County, New York (United States Department of Agriculture [USDA], 1987) (the "Soil Survey"), the soils on the subject property are mapped as Bridgehampton silt loam, zero-to-two-percent slopes (BgA), Carver and Plymouth sands, three-to-15 percent slopes (CpC) and Plymouth loamy

sand, zero-to-three percent slopes (PsA). Details of the foregoing soil types are listed below:

Bridgehampton Series

The Bridgehampton series consists of deep, well drained to moderately well drained, medium textured soils that formed in thick silty deposits over coarse sand and gravel. Bridgehampton soils are only on the South Fork of Long Island in an area extending eastward from the Village of Southampton to Amagansett. These soils generally are nearly level to gently sloping and are mainly on flat outwash plains, but a small area of these soils is near Montauk on uneven moraines, and the slope is as much as 12 percent.

In a representative profile, the surface layer is dark brown silt loam 11 inches thick. The upper part of the subsoil, to a depth of about 23 inches, is yellowish brown and light olive brown friable silt loam. Below, to a depth of about 34 inches, is friable, olive silt loam that contains grayish brown and yellowish-brown mottles. The lower part of the subsoil, to a depth of 56 inches, is strong brown, friable silt loam and very fine sandy loam that contains yellowish brown and olive gray streaks. The substratum is yellowish red to yellowish brown loose sand and gravel to a depth of 80 inches.

Bridgehampton soils have a high available moisture capacity. Natural fertility is low, but crops respond well to applications of lime and fertilizer. Permeability is moderate in the silt loam layers, very rapid in the sandy substratum, and moderately slow in the till substratum of the till phases. Because of the great difference in grain size between the lower part of the subsoil and the substratum, water does not move freely between these two layers. In places this condition causes temporary water-logging in the lower subsoil during wet periods.

Bridgehampton silt loam, zero-to-two percent slopes ("BgA")

This soil has the profile described as representative of the series. It is nearly level and is on outwash plains on very broad, level flats. Areas of this soil are large. Slopes are generally uniform, but minor areas of this soil are slightly undulating. The hazard of erosion is slight on this Bridgehampton soil. This soil tends to crust after rain and to form a traffic pan or plowpan if farmed intensively.

This soil is well suited to all crops commonly grown in the county. Most of this soil has been cultivated, but a few areas are used for housing developments and other non-farm purposes.

Carver Series

The Carver series consists of deep, excessively drained, coarse-textured soils. These soils are nearly level to steep and are throughout the county on rolling moraines and

broad outwash plains. Slopes range from zero-to-35 percent. Native vegetation is white oak, black oak, scrub oak and pitch pine.

In a representative profile, a thin layer of leaf litter and partly decayed organic matter is on the surface. Below this is the surface layer of dark-gray sand about three inches thick. The subsurface layer is gray or light-gray loose sand to a depth of eight inches. The subsoil is loose sand to a depth of about 22 inches. It is brown in the upper part and strong brown in the lower part. The substratum, to a depth of 60 inches is loose sand that contains some gravel. It is light yellowish brown to brownish yellow to a depth of 31 inches. Below this is a light yellowish brown.

Carver soils have a very low available moisture capacity. Natural fertility is very low. The response of crops to applications of lime and fertilizers is fair. Permeability is rapid throughout. The root zone is mainly in the uppermost 30-to-40 inches.

Carver and Plymouth Sands, three-to-15 percent slopes (CpC) - These soils are mainly on rolling moraines; however, they are also on the side slopes of many drainage channels on the outwash plains. Individual areas of this mapping unit are large on the rolling topography of the Ronkonkoma moraine, and in these areas slopes are complex. On the outwash plain, this unit is in long, narrow strips parallel to drainageways. This unit can be made up entirely of Carver sand, entirely of Plymouth sand, or of a combination of the two soils.

The Carver soil in this mapping unit has a profile similar to that described as representative of that series. The Plymouth soil in this unit has a profile similar to that described as representative of the Plymouth series, except that its texture is sand throughout the profile, rather than loamy sand.

Generally included with this unit in mapping are areas of Plymouth loamy sand or loamy coarse sand that are very close to sand in texture. Also included are small areas of Carver and Plymouth sands, zero-to-three percent slopes. Small areas of these soils on moraines are as much as 25 percent gravel throughout, especially along the crest of low ridges. Also included are soils similar to this Carver soil that have dark iron and humus coatings on the sand grains in the upper part of the subsoil. In the bottom of many closed depressions, these soils have siltier accumulations from adjoining hillsides; and in some places silty lenses are deep into the substratum.

The hazard of erosion is slight to moderate on the soils in this unit. These soils are droughty, and natural fertility is low. In some places, slope is a limitation to use.

These soils are not well suited to crops commonly grown in the county. These sandy soils severely limit installation and maintenance of lawns and landscaping shrubs. Almost all of these soils are in woodland. Many areas in the western part of the county, particularly along the north shore, are used as homesites.

Plymouth Series

The Plymouth series consists of deep, excessively drained, coarse-textured soils that formed in a mantle of loamy sand or sand over thick layers of stratified coarse sand and gravel. These nearly level to steep soils are located throughout the county on broad, gently sloping to level outwash plains and on undulating to steep moraines. Native vegetation consists of white oak, black oak, pitch pine, and scrub oak.

In a representative profile, the surface layer is very dark grayish-brown loamy sand, about four inches thick, in wooded areas. In cultivated areas, the surface layer is mixed with material formerly in the upper part of the subsoil, and there is a brown to dark-brown plow layer of loam about ten inches thick. The subsoil is yellowish-brown and brown, very friable, loose loamy sand to a depth of about 27 inches. The substratum, to a depth of about 58 inches, is yellowish-brown, loose, gravelly, coarse sand.

Plymouth soils have low to very low available moisture capacity. Natural fertility is low. Internal drainage is good. Permeability is rapid in all these soils except in those of the silty substratum phase. Permeability is moderate in the silty layer of soils in the silty substratum phase.

Plymouth loamy sand, silty substratum, zero-to-three percent slopes (PsA).

This nearly level Plymouth soil is almost exclusively on outwash plains between Sagaponack and East Hampton. It generally is associated with Bridgehampton soils and it exists as a transition to the coarser textured Carver and Plymouth soils. The elevation of this soil is slightly higher than that of the adjoining Bridgehampton soils.

The uppermost 40 inches of this soil is similar to that of the soil described as representative of the series, except that the solum contains more fine sand. Below about 40 inches, the substratum is silt loam. The silty substratum is almost identical with the olive and strong-brown silty subsoil that is characteristic of soils of the Bridgehampton series. Below a depth of 5 to 8 feet, the substratum, like the representative profile, is sand and gravel.

The hazard of erosion is slight for this Plymouth soil. This soil is more droughty than adjoining areas of Bridgehampton soils. About half of this soil has been cleared and farmed with adjacent areas of Bridgehampton silt loams. The rest of it is woodland or is used for pasture and hay. Most areas that are farmed are used for potatoes, corn and similar crops.

3.2.3 Surface Water Bodies

There are no surface water bodies located on or adjacent to the subject property. In addition, there are no surface water bodies located within one mile of the subject property.

3.3 Groundwater Characteristics

3.3.1 Depth to the Water Table

Estimated groundwater levels and flow directions may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures or de-watering operations. Groundwater flow typically mimics surface topography and will also tend to flow toward nearby bodies of water. Review of the USGS *Water Table Elevation and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers beneath Long Island, New York, April-May 2010* (see Appendix A, Figure 5), indicates that groundwater in the vicinity of the subject property is within 17 feet amsl. Based upon a surface elevation that ranges from approximately 47-feet to 104-feet amsl, estimated depth to water beneath the subject property is expected to range from approximately 30-to-87 feet below grade surface (bgs).

A review of well data available from the USGS indicates that the nearest USGS monitoring well (USGS Well No. 40572107213001) is located approximately 0.40 mile south of the subject property and hydraulically crossgradient, with respect to groundwater flow. This well has a grade elevation of approximately 43 feet amsl and is completed to a depth of approximately 85 feet bgs in the Upper Glacial Aquifer. No groundwater measurements are provided in the EDR database report for this monitoring well.

3.3.2 Groundwater Flow Direction

Based on a review of the aforementioned water table map (Appendix A, Figure 5), regional groundwater in the vicinity of the subject property is expected to flow to the southwest towards Georgica Cove.

3.3.3 Groundwater Classification

Groundwater underlying the subject property and the surrounding area is categorized as Class GA, a source of potable water supply. This classification requires quality standards to be the most stringent. Groundwater underlying Long Island is also designated as a sole source aquifer.

3.3.4 Groundwater Quality

VHB reviewed the *Draft Suffolk County Comprehensive Water Resources Management Plan*, prepared by CDM Smith dated January 2011 (hereinafter the "Draft Comprehensive Water Resources Plan") to evaluate existing groundwater quality within the vicinity of the subject property. The Draft Comprehensive Water

Resources Plan provides extensive documentation of Suffolk County's aquifer system, groundwater quantity, and groundwater quality. The Draft Comprehensive Water Resources Plan outlines volatile organic compounds (VOCs) that are the greatest threat to Suffolk County groundwater quality (solvents and degreasers such as tetrachloroethylene, trichloroethylene and trichloroethane) and hydrocarbons associated with fuel (benzene, toluene and xylene). A review of available public supply well data provided within the Draft Comprehensive Water Resources Plan in association with the Upper Glacial Aquifer has revealed that supply wells within the vicinity of the subject property are not impacted by the VOCs identified above. As such, it is not expected that groundwater quality in the vicinity of the subject property is impaired.

3.3.5 Hydrogeologic Zone

According to the Long Island Region Water Resources Management Study, the subject property is located within Hydrogeologic Zone IV: North Fork and Eastern South Fork.

Zone IV encompasses the North Fork, Shelter Island, and the northern and eastern portion of the South Fork. The groundwater underlying the recently identified deep recharge areas on the South Fork (portions of Zone IV now redesignated Zone V) is generally of excellent quality. Zone IV is characterized by shallow flow systems that discharge to streams and marine waters. A large portion of Zone IV on the North Fork has been contaminated as a result of agricultural activities. Fertilizers are a significant source of nitrates to the groundwater in the North Fork and the eastern South Fork.

4.0

Site History

4.1 Municipal Records Review

Local government record keeping, pertaining to the subject property being located in the Hamlet of Amagansett, Town of East Hampton, Suffolk County, New York, is under the jurisdiction of the following agencies:

Agency Name	Type of Records Maintained	Date Freedom of Information Request Submitted	Date of Agency Response, Records Review or Records Receipt
Town of East Hampton Tax Assessor	Tax assessment records, site tax history, parcel/building size, ownership.	December 7, 2017	Response Pending.
Town of East Hampton Building Department	Building permit applications, building permits, site plans, surveys.	December 7, 2017	Response Pending.
Town of East Hampton Fire Marshal	Fire department violations, registration and testing of underground gasoline and diesel fuel tanks.	December 7, 2017	Response Pending.
Suffolk County Department of Public Works (SCDPW)	Sewer Connection records.	December 7, 2017	Response received December 7, 2017.
Suffolk County Department of Health Services (SCDHS)	Registration and testing of underground storage tanks, registration of chemical and hazardous materials storage facilities, potable water and sanitary disposal facilities, Underground Injection Control Program, lead and asbestos.	December 7, 2017	Acknowledgement letter received December 14, 2017 Response received from Office of Pollution Control on December 15, 2017. Wastewater Management: response pending.
New York State Department of Environmental Conservation, Region One.	Spill Records.	December 26, 2017.	Acknowledgement letter received on December 26, 2017. Response received on January 9, 2018.

Town of East Hampton Tax Assessor/RealQuest®

A Freedom of Information Law (FOIL) request to the Town of East Hampton Tax Assessor on December 7, 2017. To date, no response has been received by this agency. Pertinent records, upon receipt, will be forwarded as an addendum to this Phase I ESA report.

The following is a summary of pertinent information obtained from the RealQuest® Property Detail Report:

Tax Lot:	District 0300 – Section 185.00 – Block 02.00 – Lot No. 002.000
Address:	No # Cove Hollow Road, East Hampton, NY 11937
Owner:	State of New York
Lot Size:	17.58 acres
Property Class:	813 – Electric Power-Oil

Town of East Hampton Building Department

VHB submitted a FOIL application to the Town of East Hampton Building Department on December 7, 2017 requesting all Building Department records for the subject property. To date, no response has been received by this agency. Pertinent records, if available, will be forwarded as an addendum to this Phase I ESA report.

Town of East Hampton Fire Marshal

VHB submitted a FOIL application to the Town of East Hampton Fire Marshal on December 7, 2017. To date, no response has been received by this agency. Pertinent records, if available, will be forwarded as an addendum to this Phase I ESA report.

Suffolk County Department of Public Works

A FOIL application was submitted to the Suffolk County Department of Public Works (SCDPW) on December 7, 2017. A response was received from this agency on the same day, which indicated that the subject property is not connected to the municipal sewer system.

Suffolk County Department of Health Services

A FOIL application was submitted to the Suffolk County Department of Health (SCDHS) on December 7, 2017. An acknowledgement letter was received on December 14, 2017. In addition, a response letter was received from the SCDHS Office of Pollution Control on December 15, 2017. However, the FOIL request was denied as per the NYS Office of Homeland Security. Pertinent records are included in Appendix C of this Phase I ESA.

New York State Department of Environmental Conservation, Region 1

VHB submitted a FOIL application to the NYSDEC on December 26, 2017 in an effort to obtain spill records associated with the following closed NYSDEC Spills:

- NYSDEC Spill No. 91-10703
- NYSDEC Spill No. 94-05570
- NYSDEC Spill No. 95-05473
- NYSDEC Spill No. 00-01660

An acknowledgement letter was received on December 26, 2017. In addition, a response letter was received from the NYSDEC on January 9, 2018. Records were reviewed on January 10, 2018. Pertinent records are summarized as follows:

- NYSDEC Spill No. 91-10703 was reported on January 14, 1992, as the result of a tank test failure of a 550-gallon waste oil underground storage tank (UST). More specifically, a leaking alarm in the UST caused the tank test failure. According to records from the NYSDEC, at the time of the tank test, there was no indication of leaks or any other problems associated with the UST. Furthermore, a 1.25-inch diameter bleed pipe was installed on the UST and same passed a re-rest on January 27, 1992. In addition, the UST was later removed from the subject property on May 11, 1992, and no contaminated soil was found during the excavation. On February 11, 1992, the NYSDEC issued a letter of no further action. As such, there is no evidence that this tank test failure represents an environmental risk to the proposed lease areas.

- NYSDEC Spill No. 94-05570 was reported on January 25, 1994, as the result of a control power transformer that leaked 30 gallons of non-PCB oil. According to records from the NYSDEC, the spill was cleaned up by Long Island Lighting Company personnel. No further information is provided by the NYDSEC spill records. On January 20, 2004, the NYSDEC issued a letter of no further action. Given the closure status, it is unlikely that this spill incident represents an environmental risk to the proposed lease areas.

- NYSDEC Spill No. 95-05473 was reported on August 3, 1995, as the result of an equipment failure associated with a transformer. According to records from the NYSDEC, the transformer leaked 16 gallons of non-PCB oil. In addition, eight drums of contaminated soil were removed from the subject property and a bottom sample was taken by the NYSDEC. Furthermore, the NYSDEC issued a letter of no further action on August 13, 1996. As such, there is no evidence that suggests this spill incident represents an environmental risk to the proposed lease areas.

- NYSDEC Spill No. 00-01660 was reported on May 9, 2000 as the result of a transformer that leaked 10 gallons of dielectric fluid. According to records from the NYSDEC, 20 cubic yards of contaminated soil were excavated and removed from the site. In addition, NYSDEC personnel reported that there were no odors associated with the dielectric fluid leak. Furthermore, the NYSDEC issued a letter of no further action on December 10, 2004. As such, there is no evidence that suggests this spill incident represents an environmental risk to the proposed lease areas.

Adjacent Property Records

Based upon review of the EDR database report, site reconnaissance, and personnel interviews, no adjacent properties were identified with the potential to represent a significant environmental risk to the subject property. As such, no FOIL applications were submitted for any adjacent or surrounding properties.

4.2 Sanborn Fire Insurance Map Review

EDR was retained to provide historical Sanborn maps of the subject and adjacent properties, but no map coverage was available. A copy of the Sanborn search is included in Appendix D.

4.3 Historical Aerial Photograph Review

EDR conducted a search and provided copies of available historical aerial photographs showing the subject property and surrounding properties. VHB reviewed aerial photographs available from EDR (1938, 1940, 1947, 1954, 1957, 1960, 1962, 1970, 1976, 1980, 1985, 1994, 2006, 2008, 2009 and 2011) to identify information regarding past uses of the subject property and surrounding properties to determine if historical usage represented an environmental risk. Copies of the EDR Historical Aerial Photograph search are included in Appendix E.

The following is a summary of information provided within the aforementioned historical aerial photographs:

Date	Comments
1938	Subject Property: The subject property mainly consists of agricultural land. It should be noted that the northern portions of the proposed project area consist of undeveloped woodlands while agricultural land is located on the southern portions of the proposed substation lease area. Surrounding Properties: The LIRR right-of-way and undeveloped woodlands are located adjacent to the north of the subject property and proposed project area. Undeveloped woodlands and agricultural land are also located adjacent to the south-southwest of the subject property Cove Hollow Road is present adjacent to the east of the subject property.
1940	Subject and Surrounding Properties: The subject property and surrounding properties are generally consistent with their 1938 aerial photograph depictions.
1947	Subject and Surrounding Properties: The subject property and surrounding properties are generally consistent with their 1940 aerial photograph depictions.
1954 and 1957	Subject and Surrounding Properties: The subject property and surrounding properties are generally consistent with their 1940 aerial photograph depictions, with the exception that residential houses are present to the east-southeast of the subject property, beyond Cove Hollow Road.
1960 and 1962	Subject and Surrounding properties: The subject and surrounding properties are generally consistent with their 1957 aerial photograph depictions.
1970	Subject Property: The agricultural land throughout the subject property is no longer present. In addition, the National Grid Generating Station has been constructed along the northern portion of the subject property. Surrounding Properties: The surrounding properties are generally consistent with their 1962 aerial photograph depictions.
1976	Subject and Surrounding properties: The subject and surrounding properties are generally consistent with their 1970 aerial photographic depictions.
1980	Subject Property: The subject property is generally consistent with its 1976 aerial photographic depiction. Surrounding properties: The surrounding properties are generally consistent with their 1976 aerial photograph depictions, with the exception that several residential homes are located adjacent to the south of the subject property.
1985	Subject Property: The subject property is generally consistent with its 1980 aerial photographic depiction. Surrounding Properties: Horseshoe Drive is now present adjacent to the west of the subject property. In addition, there are several residential homes located to the north-northwest of the subject property, beyond the LIRR right-of-way.
1994	Subject Property: The National Grid Generating Station has expanded in size along the northeastern portions of the subject property to accommodate the expansion of their electrical transmission infrastructure. Surrounding Properties: The surrounding properties appear generally consistent with their 1985 aerial photograph depictions.
2006	Subject and Surrounding properties: The subject and surrounding properties are generally consistent with their 1994 aerial photographic depictions with the exception that a self-storage facility is now located to the north of the subject property, beyond the LIRR right-of-way.
2008-2011	Subject Property and Surrounding properties: The subject and surrounding properties appear to be generally consistent with their 2006 aerial photograph depictions.

The aerial photographs from 1938 through 1970 indicate that the subject property mainly consisted of agricultural land and undeveloped woodlands with the existing LIRR right-of-way and undeveloped woodlands surrounding to the north. The National Grid Generating Station was constructed between 1970 and 1976. Since 1970, the subject property has been at its current configuration. Although undeveloped woodlands were present to the north of the subject property until 1980, the remaining surrounding properties have been utilized for agricultural purposes since at least 1938.

Given the location of the Long Island Railroad (LIRR) immediately to the north of the subject property, and proximate to the proposed substation lease area, there is a potential for surficial soils along the northern portion of the subject property boundary to have been impacted by periodic applications of herbicides and/or fuel oils (as a weed suppressant). Same represents a REC for the subject property and proposed lease area.

The aerial photographs indicate that the southern portions of the proposed substation lease area were formerly utilized for agricultural purposes. As such, it is likely that pesticides and/or fertilizers were periodically applied. This represents a REC for the subject property and the proposed lease areas.

4.4 Previous Environmental Site Assessments

No previous ESAs or information regarding previous environmental investigation/reports for the subject property were provided to VHB for review at the time of preparation of this document.

4.5 Activity and Use Limitation

A search was conducted for AULs associated with the subject property, more specifically institutional controls (ICs) and/or engineering controls (ECs), which have been placed upon the subject property as a result of environmental issues identified at the subject property. The search for environmental liens and AULs included a review of information available from the Town of East Hampton Assessor's Office, Suffolk County Clerk's Office or the EDR database report.

Based upon a review of the above information, no AULs or environmental liens were identified for the subject property.

4.6 Summary of Site History

Based on reviews of municipal records, Sanborn maps and historical aerial photographs, VHB was able to establish a history of the subject property dating back to 1938 when the subject property consisted of agricultural land and undeveloped woodlands. The National Grid Generating Station was constructed between 1970 and 1976. Since 1970, the subject property has been at its current configuration. Although undeveloped woodlands were present to the north of the subject property until 1980, the remaining surrounding properties have been utilized for agricultural purposes since at least 1938.

5.0

Regulatory Agency Database Search

EDR was retained to provide a computerized database search of the project area within an ASTM-standard radius of the subject property (Appendix F). A list of the databases searched and the search radius is shown on the summary table below. VHB reviewed the database output to determine if the subject property appears on any of the regulatory agency lists.

5.1 Federal Databases

Agency	Listing Name or Database Searched	Abbreviation	Search Distance	Subject Property Listed?	No. of Sites within the Search Radius
USEPA	National Priorities List Sites, including Proposed and Delisted Sites	NPL	1.0 mile	No	0
USEPA	Comprehensive Environmental Response Compensation and Liability Act Information System, including No Further Action Sites	CERCLIS and CERC-NFRAP	0.5 mile	No	0 CERCLIS 0 CERC-NFRAP
USEPA	Corrective Action Reports	CORRACTS	1.0 mile	No	0
USEPA	Federal Facility Site Information	FFSI	1.0 mile	No	0
USEPA	Resource Conservation and Recovery Act - Treatment, Storage and Disposal Facilities	RCRA-TSD	0.5 mile	No	0
USEPA	Resource Conservation and Recovery Act - Small/Large Quantity, Conditionally Exempt Small Quantity and Former Hazardous Waste Generators	RCRA SQG/LQG/CESQG/ NonGen	0.25 mile	YES	1 LQG 0 SQG 0 CESQGs 2 NonGens

USEPA	Engineering Control Sites	USEC	0.5 mile	No	0
USEPA	Institutional Control Sites	USIC	0.5 mile	No	0
USGS	Department of Defense Sites	DOD	1.0 mile	No	0
USACE	Formerly Used Defense Sites	FUDS	1.0 mile	No	0
USEPA	Brownfields Sites	US Brownfields	0.5 mile	No	0
USDOJ	Superfund (CERCLA) Consent Decrees	CONSENT	1.0 mile	No	0
USEPA	Superfund (CERCLA) Records of Decision	ROD	1.0 mile	No	0
USDOE	Mines Master Index File	UMTRA	0.5 mile	No	0
USEPA	Open Dump Inventory	ODI	0.5 mile	No	0
US NAVY	Land Use Control Information System	LUCIS	0.5 mile	No	0
USEPA	Mines Master Index File	MINES	0.25 mile	No	0
FEMA	FEMA Underground Tank Database	FEMA-UST	0.25 mile	No	0

A review of the EDR database report has revealed that the subject property is listed on the Resource Conservation and Recovery Act - no longer regulated hazardous waste generators (RCRA-NonGen) database under the listing "LILCO East Hampton Site." According to the EDR database report, this RCRA-NonGen facility has not received any violations. Based upon this information, it is unlikely that this facility represents a significant environmental risk to the proposed lease areas.

The subject property is also listed on the Resource Conservation and Recovery Act-large quantity hazardous waste generators (RCRA-LQG) database under the listing "Long Island Electric Utility Servco LLC." According to the EDR database report, this RCRA-LQG facility has not received any violations. Based upon this information, it is unlikely that this facility represents a significant environmental risk to the proposed lease areas.

In addition to the 27 federal databases with search radii of one-eighth of a mile to one mile, 21 additional federal databases were searched to determine if the overall property was listed. These databases include Federal Superfund Liens (NPL Liens), Hazardous Material Information Reporting System (HMIRS), Enforcement and Compliance History Information (ECHO), USEPA Watch List (WL), Section 7 Tracking System (SSTS), Integrated Compliance Information System (ICIS), Radiation Information Database (RADINFO), Historic FTTS sites (HISTFTTS), US Department of Transportation Incident and Accident Date (DOT OPS), Clandestine Drug Labs (CDL), Historical Clandestine Drug Labs (HCDL), CERCLA Lien information (LEINS2), Risk Management Plans (RMP), Potentially Responsible Parties (PRP), PCB Activity Database System (PADS), RCRA Administrative Action Tracking System (RAATS), PCB Transformer Registration Database (PCBTRD), Coal Ash – DOE (CADOE), Lead Smelters (LS), Aerometric Information Retrieval System Facility Subsystem (US AIRS), and Financial Assurance Information Listing (FAIL). The subject property is listed on the US AIRS database. The AIRS database contains a listing of minor source facilities. The subject property is listed on the US AIRS

database as "LILCO East Hampton Site." It is unlikely that this listing represents a significant environmental risk to the proposed lease areas.

A review of the EDR database report has revealed that there is one RCRA-LQG facility located within one-quarter mile of the subject property.

Resource Conservation and Recovery Act –Small Quantity, Conditionally Exempt Small Quantity and No Longer Regulated Hazardous Waste Generators (RCRA-SQG, RCRA-CESQG and RCRA-NonGen)

RCRA information is the USEPA's comprehensive information and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on-site which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. RCRA small quantity hazardous waste generators (RCRA-SQGs) generate between 100 kilograms (kg) and 1,000 kg of hazardous waste per month. RCRA conditionally exempt small quantity hazardous waste generators (RCRA-CESQGs) generate less than 100 kg of hazardous waste, or less than one kg of acutely hazardous waste per month. RCRA no longer regulated hazardous waste generators (RCRA-NonGens) sites do not presently generate hazardous waste. There are no unresolved violations for the one RCRA-NonGen facility listed in the EDR database report. In addition, same is located adjacent to the subject property and there is no additional evidence that suggests this facility represents a significant environmental risk to the proposed lease area. The one adjacent RCRA-NonGen facility is summarized below:

- Whitmore Worsleys Inc, 4 Hardscrabble Court, located adjacent to the northeast of the subject property and hydraulically crossgradient with respect to groundwater flow direction. According to the EDR database report, there are no violations for this facility. As such, there is no reported evidence in the database report that suggests this RCRA-NonGen facility represents an environmental risk to the proposed lease areas.

There were no additional federal database listings in the EDR database report.

5.2 New York State Databases

Agency	Listing Name or Database Searched	Abbreviation	Search Distance	Subject Property Listed?	No. of Sites within the Search Radius

NYSDEC	Inactive Hazardous Waste Disposal Sites, including De-listed Sites	SHWS	1.0 mile	No	1 SHWS 0 Delisted SHWS
NYSDEC	Vapor Intrusion Legacy Site List	VAPOR	1.0 mile	No	0
NYSDEC	Hazardous Substance Waste Disposal Site	HSWDS	0.5 mile	No	0
NYSDEC	Solid Waste Facilities/Landfill Sites	SWF/LF	0.5 mile	No	0
NYSDEC	Registered Recycling Facility List	SWRCY	0.5 mile	No	0
NYSDEC	Registered Waste Tire Storage Facility List	SWTIRE	0.5 mile	No	0
NYSDEC	Leaking Underground Storage Tanks, including Historical LTANKS	LTANKS	0.5 mile	YES	1 LTANKS
NYSDEC	Petroleum Bulk Storage - Underground and Aboveground Storage Tank Databases	PBS UST/AST	0.25 mile	No	2 USTs 2 ASTs
NYSDEC	Chemical Bulk Storage - Underground and Aboveground Storage Tank Databases	CBS UST/AST	0.25 mile	No	0 UST 0 AST
NYSDEC	Major Oil Storage Facility - Underground and Aboveground Storage Tank Databases	MOSF UST/AST	0.5 mile	No	0
NYSDEC	Registry of Engineering Controls	NYEC	0.5 mile	No	0
NYSDEC	Registry of institutional Controls	NYEC	0.5 mile	No	0
NYSDEC	Voluntary Cleanup Agreements	VCP	0.5 mile	No	0
NYSDEC	Environmental Restoration Program	ERP	0.5 mile	No	0
NYSDEC	State Brownfields Site List	Brownfields	0.5 mile	No	0
NYSDEC	Spills Information Database, including Historic Spills Database	NYSPILLS	0.125 mile	YES	5 NYSPILLS
NYSDEC	Facility and Manifest Data	MANIFEST	0.25 mile	No	1
NYSDEC	Registered Drycleaning Facilities	DRYCLEANERS	0.25 mile	No	0
NYSDEC	Coal Ash Disposal Sites List	CADS	0.5 mile	No	0

The subject property is listed on the LTANKS database. The LTANKs records contain an inventory of reported leaking storage tank incidents. They can be either leaking underground storage tanks (USTs) or leaking aboveground storage tanks (ASTs). The causes of the incidents are tank test failures, tank failures or tank overfills. According to the EDR database report, one LTANKs incident was reported for the subject property in the EDR database report; NYSDEC Spill No. 91-10703. A summary of the information provided in the EDR database report and the NYSDEC spill records for the one incident associated with the subject property is provided below:

- NYSDEC Spill No. 91-10703. This spill, which was reported on January 14, 1992, is related to a tank test failure of a 550-gallon fuel oil storage tank. According to the EDR database report, the test indicated a small leak; however, no visible leak could be detected at the time of the test. In addition, no contamination was

identified and the site was issued a letter of no further action on February 11, 1992. Given the closure status and information provided in the EDR database report, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

In addition, the subject property is also listed on the NYSPILLS database. This database contains information regarding spills reported to the NYSDEC, including chemical and petroleum spills incidents. The NYSPILLS database includes spills active as of April 1, 1986, as well as spills occurring since this date. According to the EDR database report, three NYSPILLS incidents were reported for the subject property. A summary of the information provided in the EDR database report and the NYSDEC spill records for the three incidents associated with the subject property is provided below.

- NYSDEC Spill No. 94-05570, This spill, which was reported on July 25, 1994, is related to non-PCB oil that leaked from a power transformer. In addition, the NYSDEC issued a letter of no further action on January 20, 2004. No further information is provided in the EDR database report. Given the nature of the spill and the closure status, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

- NYSDEC Spill No. 95-05473, This spill, which was reported on August 3, 1995, is related to a bushing malfunction on a transformer that released non-PCB oil. As a result of this spill incident, eight drums of oil were collected and removed from the site. The spill was issued a letter of no further action on August 13, 1996 by the NYSDEC. Given the age of this incident and the closure status, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

- NYSDEC Spill No. 00-01660, This spill, which was reported on May 9, 2000, is related to dielectric fluid that was released from a transformer. The database report also revealed that 20 cubic yards of contaminated soil were removed from the site. In addition, the NYSDEC issued a letter of no further action on December 10, 2004. Given the information provided in the EDR database report and the closure status of this incident, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

In addition to the 21 New York State (NYS) and NYC databases with search radii of one-eighth of a mile to one mile, seven additional NYS databases, the New York Spill Liens database (NY LIENS), the State Pollutant Discharge Elimination System (SPDES), Air Emissions Data (AIRS), New York Financial Assurance Information Listing (NYFAIL), Historic Aboveground Storage Tanks (Hist-AST), Historic Underground Storage Tanks (Hist-UST) and Underground Injection Control Wells (UIC) were searched to determine if the subject property was listed. The subject property was not identified on the additional NYS databases.

A review of the EDR database report has revealed that there is one SHWS site within one mile; two PBS-UST facilities, two PBS-AST facilities and one MANIFEST site within one-quarter mile; and two NYSPILLS sites within one-eighth mile of the subject property.

New York State Hazardous Waste Sites (SHWS) and Delisted SHWS

The SHWS database is the State's equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using State funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The delisted SHWS database contains a listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites. The data come from the Department of Environmental Conservation's Inactive Hazardous Waste Disposal Sites in New York State. The one SHWS site listed in the EDR database report is summarized as follows:

- East Hampton (Gasoline Cracking) 57 Buells Lane, located 0.58 mile east-southeast of the subject property and hydraulically crossgradient with respect to groundwater flow direction. According to the EDR database report, this site was owned by the Clinton Gas Company and was utilized for gasoline vaporization from 1909 to 1924. After 1924, the property was transferred to the Roman Catholic Church. Between 2007 and 2011 (when the record was added and last updated, respectively), National Grid conducted a site characterization to evaluate soil, soil gas and groundwater quality. In addition, a vapor intrusion study was conducted within a building on the church property. The NYSDEC and NYSDOH have evaluated the environmental data collected from the site and have found no impacts associated with the former gasoline vaporization facility. Given the nature and age of potentially environmentally damaging activities at the site and hydraulically crossgradient location with respect to groundwater flow, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

Petroleum Bulk Storage (PBS) – Underground and Aboveground Storage Tank Databases (UST/AST)

The inclusion of a site on the PBS-UST/AST lists means that the site has one or more registered storage tanks. These databases do not indicate leaks, spills, or other violations. There are two PBS-UST and two PBS-AST facilities listed in the EDR database report. The two PBS-UST facilities and one of the two PBS-AST facilities are located adjacent to the subject property, and there is no reported evidence that suggests that these sites are a significant environmental risk to the subject property. The two PBS-UST facilities and one PBS-AST facility adjacent to the subject property is summarized as follows:

- Riverhead Building Supply, 1 Cove Hollow Road, located adjacent to the northeast of the subject property and hydraulically upgradient with respect to groundwater flow direction. The site is listed on both the PBS-UST and PBS-AST databases. The following tanks are registered with the aforementioned property:
  - One (1) No. 2 fuel oil UST, which was removed on September 16, 1997. No further information is provided in the EDR database report.
  - One (1) No. 2 fuel oil AST, which was removed on January 27, 1997. No further information is provided in the EDR database report.

- March Equipment Inc, 1 Cove Hollow Road, located adjacent to the northeast of the subject property and hydraulically upgradient with respect to groundwater flow direction. The following tank is registered with the aforementioned property:
  - One (1) UST, which was removed on January 1, 1986. No further information is provided in the EDR database report.

Given the information provided in the EDR database report, it is unlikely that these listings represent a significant environmental risk to the subject property.

New York Spills Information Database (NYSPILLS)

This database contains information regarding spills reported to the NYSDEC, including chemical and petroleum spills incidents. The NYSPILLS database includes spills active as of April 1, 1986, as well as spills occurring since this date. Each of the five NYSPILLS sites listed in the EDR database report were issued a letter of no further action by the NYSDEC, and there is no reported evidence that suggests these sites represent a significant environmental risk to the subject property. In addition, three of the five NYSPILLS sites listed in the EDR database report are not located adjacent to the subject property. The two adjacent NYSPILLS sites are summarized as follows:

- NYSDEC Spill No. 15-06650, Riverhead Building Supply, 1 Cove Hollow Road, located adjacent to the northeast of the subject property and hydraulically upgradient with respect to groundwater flow direction. According to the EDR database report, this spill was reported on September 23, 2015 and is related to diesel oil that spilled from a nozzle. In addition, no contamination was identified and the NYSDEC issued a letter of no further action on September 11, 2017. Given the nature of this incident and the information provided in the EDR database report, it is unlikely that this site represents a significant environmental risk to the subject property.

- NYSDEC Spill No. 93-12415, LIRR at Cove Hollow Road, located adjacent to the east-northeast of the subject property and hydraulically upgradient with respect to groundwater flow direction. According to the EDR database report, this spill was reported on January 21, 1994 and is related to oil that spilled from a filling station on the former Long Island Lighting Company substation. No contamination was identified and the NYSDEC issued a letter of no further action on February 3, 1994. Given the age of this incident and the information provided in the EDR database report, it is unlikely that this site represents a significant environmental risk to the subject property.

Facility Manifest Information (MANIFEST)

The MANIFEST database provides information on hazardous waste shipments and the generators of such shipments, as well as tracking the waste transported and listing the waste disposal facility. The one MANIFEST site listed in the EDR database is located adjacent to the subject property and does not represent a significant environmental risk to the subject property. The one adjacent MANIFEST site is summarized as follows:

- Whitmore Worsleys Inc, 4 Hardscrabble Court, located adjacent to the northeast of the subject property and hydraulically crossgradient with respect to groundwater flow direction. It should be noted that this site is also included in the RCRA-NonGen database and was previously summarized in section 5.1 of this Phase I ESA. As previously discussed, it is unlikely that this facility represents a significant environmental risk to the subject property.

There were no additional state database listings in the EDR database report.

5.3 Tribal Records and EDR Proprietary Databases

Agency	Listing Name or Database Searched	Abbreviation	Search Distance	Subject property Listed?	No. of Sites within the Search Radius

USGS	Indian Reservations	IRESERVE	1.0 mile	No	0
USGS	Indian Reservation - Leaking Underground Storage Tanks	ILTANKS	0.5 mile	No	0
USGS	Indian Reservation - Registered Underground Storage Tanks	IUST	0.25 mile	No	0
USGS	Indian Reservation – Open Dump Inventory Sites	IODI	0.25 mile	No	0
USGS	Indian Reservation – Voluntary Cleanup Program Sites	IVCP	0. 5 mile	No	0
EDR	Manufactured Gas Plants	MGP	1.0 mile	No	0
EDR	US Historical Auto Stations	EDR US Hist Auto Stat	0.25 mile	No	0
EDR	US Historical Cleaners	EDR US Hist Cleaners	0.25 mile	No	0

No tribal records and/or EDR proprietary database listings were identified within the respective search radii.

5.4 Orphan Site Summary

Orphan sites are those sites where due to poor or inadequate address information the location of the property cannot be determined sufficiently for it to be included on the radius map. However, sites with similar street names or zip codes are summarized in the database report as these sites may present environmental risks to the subject property. Based on a review of the Orphan Summary, there were no sites listed within the database report.

6.0

Site Reconnaissance

6.1 Site inspection

VHB representative Victor Rizzo visually inspected the subject property on December 7, 2017. At the time of the visual inspection, the subject property consisted of the National Grid Generating Station. In addition, the proposed substation lease area consisted of undeveloped woodlands. The following pertinent information regarding the visual inspection is summarized below:

- The National Grid Generating Station was identified on the subject property (Appendix B, Photograph No. 1)
- A 135,000-gallon kerosene storage tank, along with a 55,000-gallon diesel storage tank located within the generating station (Appendix B, Photograph No. 6).
- A paved driveway that provides access to the subject property from Cove Hollow Road (Appendix B, Photograph No. 5).
- The undeveloped woodlands present throughout the proposed substation lease area (Appendix B, Photograph No. 2).

It should be noted that given the size of the subject property, only those areas relevant to the projected substation lease area were included as part of the December 7, 2017 visual inspection.

6.2 Surrounding Land Use

North: LIRR right-of-way, along with a self-storage facility (Appendix B, Photograph No. 3).

South: Undeveloped woodlands and a single-family residence (Appendix B, Photograph No. 4).

East: Cove Hollow Road, along with undeveloped woodlands and sparse single-family residences.

West: Undeveloped woodlands.

6.3 Interviews

No interviews took place at the time of the visual inspection conducted by VHB on December 7, 2017.

6.4 Summary of Environmental Site Features

6.4.1 Hazardous Materials Handling, Storage and Disposal

No evidence of hazardous materials handling, storage and disposal was observed at the subject property during the visual inspection.

6.4.2 Underground and Aboveground Storage Tanks

A 135,000-gallon kerosene storage tank, along with a 55,000-gallon diesel storage tank are located within the National Grid Generating Station. During the visual inspection, the storage tanks were noted to be in good condition, with no evidence of leaks or historical releases. As such, the presence of same are not considered a significant environmental risk.

6.4.3 Utilities and Sanitary and Stormwater Disposal Facilities

Utilities Provided to the Site

Electricity is available via overhead distribution lines.
Telephone is available via overhead distribution lines.

Sanitary and Stormwater Disposal Systems

It should be noted that there was no evidence that sanitary-wastes generated on the subject property are discharged into an on-site sanitary-system (s). However,

several portable restrooms were observed within the National Grid Generating Station.

Water Supply

Potable water is provided to the surrounding properties by the Suffolk County Water Authority (SCWA).

6.4.4 Underground Injection Control Program-Regulated Site Features

Underground injection wells are regulated by the UIC Program under the authority of Part C of the Safe Drinking Water Act (SDWA) (42 U.S.C. 300h *et seq.*). The SDWA is designed to protect the quality of drinking water in the United States, and Part C specifically mandates the regulation of underground injection fluids through wells. The USEPA has promulgated a series of UIC regulations under this authority. Recent applicable revisions to UIC regulations were published in the State Implementation Guide - Revisions to the Underground Injection Control Regulations for Class V Injection Wells, September 2000. This document specifically addresses Class V injection wells, which include on-site wastewater disposal features such as drywells, cesspools and in-situ drains. The USEPA issued a Notice of Final Determination for Class V wells; Final Rule on June 7, 2002. With the exception of motor vehicle waste disposal wells and large-capacity cesspools, Class V wells are "authorized by rule" (40 CFR 144.24) and may inject non-hazardous waste as long as the following criteria are met:

The injection does not endanger underground sources of drinking water (40 CFR 144.12).
The well owners or operators submit basic inventory information (40 CFR 144.26).

VHB did not observe any evidence of an on-site sanitary system during the visual inspection. However, it should be noted that the National Grid Generating Station is an unmanned facility and it is likely that there is no on-site sanitary system present within the subject property.

Stormwater runoff infiltrates into the ground, and discharges into curbside storm drains located along the neighboring roadways. No storm drains were observed within or proximate to the proposed substation lease area with the potential to be encountered during the proposed installation activities.

No additional structures subject to the UIC program were observed during the visual inspection.

6.4.5 Potable Water Supply and On-Site Wells

Potable water is provided to the surrounding properties by the SCWA. No on-site potable water wells were observed during the inspection.

6.4.6 Polychlorinated Biphenyls

PCBs were used until 1978 and are a group of compounds formed by the chlorination of biphenyl. PCBs have extremely high physical and chemical stabilities which led to their being used in many applications, including heat transfer fluids, hydraulic fluids, and dielectrics. PCBs are often found in transformers, capacitors and hydraulic systems.

Electrical equipment containing PCBs are still in use and can pose a serious health hazard if fluids come in direct contact with humans, soil or groundwater. Fires involving electrical equipment containing PCBs can cause the material to be dispersed over a large area and potentially expose many people to a health risk. Because of the health hazard associated with PCBs, they are regulated under the Toxic Substances Control Act (TSCA).

Two-pad mounted transformers were observed on the eastern portion of the subject property (Appendix B, Photograph No. 7). During the visual inspection, the transformers were noted to be in good condition, with no evidence of leaks or historical releases. As such, the presence of same are not considered a significant environmental risk.

In addition, ground-based transformers were also observed within the central eastern portions of the subject property, behind a barbed wire fence (Appendix B, Photograph No. 8). It should be noted that although access was limited to these transformers, same are not located adjacent to the proposed lease areas. As such, the presence of the ground-based transformers are not considered a significant environmental risk.

6.4.7 Debris, Dumping and Surficial Staining

No additional debris, dumping and/or surficial staining was observed on the subject property at the time of the visual inspection.

6.4.8 Stressed Vegetation

No stressed vegetation was present at the time of the visual inspection.

6.4.9 Soil Vapor Migration and Encroachment

VHB conducted a Tier 1 vapor encroachment screen in accordance with ASTM E2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. The ASTM E2600-10 guidance provides, "*…practical guidance and a useful process for conducting a vapor encroachment screen (VES) on a property parcel involved in a real estate transaction in the United States of America with respect to chemicals of concern (COC) that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the property*."

The goal of the VES, as established by the ASTM E2600-10 is to, "*...identify a vapor encroachment condition (VEC) which is the presence of likely presence of COC vapors in the sub-surface of the target property caused by the release of vapors from contaminated soil or groundwater either on or near the target property…*"

The Tier 1 screening included a review of the following:

Available regulatory data (i.e. historical aerial photographs, historical Sanborn maps and the EDR database report [see Section 7.0]).
A review of municipal records, including NYSDEC spill records.
Current and historical usage of the subject property and surrounding areas.
Depth to groundwater and groundwater flow direction in the vicinity of the subject property.
Soil characteristics in the vicinity of the subject property.
Preferential pathways.
Current remedial status of any contaminated properties.

Based upon a review of the above-listed sources, a VEC is unlikely to exist at the subject property.

7.0

Non-Scope Considerations

7.1 Radon

Radon is a colorless, radioactive, inert gas formed by the decay of radium and may be present in soils and rocks containing granite, shale, phosphate and pitchblende. The USEPA's Map of Radon Zones for New York State, September 1993, indicates that the East Hampton area is not a radon risk area. The 2017 New York State Department of Health (NYSDOH) radon survey indicates that 527 radon tests have been conducted in Suffolk County with average radon concentrations of 1.81 pCi/L.

Additional data (October 2017) obtained from the NYSDOH indicates that that 20 basement radon tests have been conducted in the Town of East Hampton, Suffolk County, with an average radon basement concentration of 1.53 pCi/L. Based on these data, radon does not likely represent an environmental concern for the subject property.

7.2 Lead-Based Paint

In 1978, the U.S. Product Safety Commission issued a ban on paints or surface coatings that contain greater than 0.06 percent lead. No painted surfaces were identified within the proposed lease areas during the December 7, 2017 visual inspection. Therefore, LBP is not considered an environmental concern.

7.3 Asbestos-Containing Materials

Asbestos is the name given to a group of fibrous silicate minerals, typically those of the serpentine group. The tensile strength, flexibility, and non-flammability of asbestos have led to many uses including structural materials, brake linings, insulation, and pipe manufacture. Asbestos is of concern as an air pollutant because when inhaled it may cause asbestosis, mesothelioma, and bronchogenic carcinoma.

In 1989, the USEPA announced regulations that would phase out most uses of asbestos by 1996.

No buildings are located within the proposed lease areas and there was no evidence of dumping or debris. Therefore, ACM is not considered an environmental concern.

7.4 Wetlands

Pursuant to 6 NYCRR Parts 663 and 664, the NYSDEC restricts various uses and activities within NYS-regulated freshwater wetlands and the surrounding 100-foot adjacent area. The NYSDEC Environmental Resource Mapper (ERM) website (available online at http://www.dec.ny.gov/imsmaps/ERM/viewer.htm) and the NYSDEC Freshwater Wetland Maps depict the approximate boundaries of freshwater wetlands under NYSDEC jurisdiction. According to the NYSDEC Freshwater Wetland Map of Suffolk County, East Hampton Quadrangle and the ERM website, the nearest NYSDEC freshwater wetlands are located approximately 0.90 miles west-southwest of the subject property and are classified as EH-28 wetlands.

Pursuant to 6 NYCRR Part 661, the NYSDEC restricts various uses and activities within New York State (NYS)-regulated tidal wetlands and the surrounding 300-foot adjacent area. The NYSDEC Tidal Wetlands Maps (available online at www.twi.ligis.org) depict the approximate boundaries of tidal wetlands under NYSDEC jurisdiction. According to NYSDEC Tidal Wetlands Map No. 734-536, there are no NYS-regulated tidal wetlands located at the subject property. The nearest NYS-regulated tidal wetlands are located approximately 0.55 mile to the south of the proposed lease area and are associated with coastal fresh marsh (FM) wetlands category.

Potential federal wetlands were identified from the U.S. Fish and Wildlife Service (FWS) Wetlands Mapper software,[1] which indicate that the nearest potential federal wetlands are located 0.33 miles east-northeast of the subject property and are classified as PEM1C wetlands, which are defined as palustrine water bodies that are seasonally flooded and are dominated by perennial plants.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) were reviewed to determine if the subject property is located within the 100-year or 500-year flood zones. The FIRM showing the subject property (No. 36103C0554H) is not printed, which indicates that the subject property is not located within the 100-year or 500-year flood zones.

[1] http://www.fws.gov/wetlands/data/mapper.html

7.5 Special Groundwater Protection Areas

Special Groundwater Protection Areas (SGPAs) are significant, largely undeveloped or sparsely developed geographic areas of Long Island that provide recharge to portions of the deep flow aquifer system. They represent a unique, final opportunity for comprehensive, preventive management to preclude or minimize land use activities that can have a deleterious impact on groundwater. Nine SGPAs are located on Long Island: North Hills, Oyster Bay, West Hills/Melville, Oak Brush Plains, South Setauket Woods, Central Suffolk, Southold, South Fork and Hither Hills.

The subject property is located within the South Fork SGPA (See Appendix A, Figure 7).

7.6 Central Pine Barrens

The Central Pine Barrens was defined by the Long Island Pine Barrens Protection Act and includes two geographic areas: The Core Preservation Area (CPA) and the Compatible Growth Area (CGA). In general, it is the policy of the Long Island Pine Barrens Protection Act and the Final Central Pine Barrens Plan that development be re-directed from the CPA. The Final Central Pine Barrens Plan provides standards and guidelines for development within the CGA.

The subject property is not located within the Central Pine Barrens.

7.7 CLEARS Inventory

Cornell Laboratory for Environmental Applications of Remote Sensing (CLEARS) performed an air photo-derived inventory of active and inactive waste disposal sites in Suffolk County for the SCDHS. Because Suffolk County is a sole source aquifer region, the objective of the CLEARS study, Inventory of Potential Hazardous Disposal Sites, was to utilize existing aerial photographs to locate likely waste disposal sites in order that they could be further investigated, as appropriate. The activities that could potentially contaminate groundwater were noted in the inventory and include dumps, landfills, pits, lagoons, barrels/drums, aboveground tanks, mined areas, and disturbed land.

The CLEARS inventory was compiled from aerial photographs taken in 1947, 1962, 1972, 1977/1978 and 1984. This inventory was reviewed to determine if the subject property or adjoining properties were potential hazardous waste sites. The subject property is not identified as a CLEARS site. In addition, surrounding and adjacent properties are not identified as CLEARS sites.

7.8 Mold and Water Damage

Concern about indoor exposure to mold has been increasing as the public becomes aware that exposure to mold can cause a variety of health effects and symptoms, including allergic reactions. Molds can be found almost anywhere; they can grow on virtually any organic substance, as long as moisture and oxygen are present. There are molds that can grow on wood, paper, carpet, foods, sheetrock, plaster and insulation. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed.

As part of this assessment, a visual inspection was conducted for the presence of water damage and odors, indicative of the potential for mold growth. No visual or olfactory evidence of mold was identified at the proposed lease areas during the visual inspection.

8.0

Findings

This document is a Phase I ESA prepared to determine evidence of RECs, CRECs, HRECs and/or PECs in connection with vacant land located to the east of Horseshoe Drive and west of Cove Hollow Road in the Hamlet of Amagansett, Town of East Hampton, Suffolk County, New York. The subject property is identified by the street address of No # Cove Hollow Road, and as District 0300 – Section 185.00 – Block 02.00 – Lot No. 002.00 on the Suffolk County tax maps. The subject property and the proposed lease area have a topographic elevation that ranges from approximately 47 feet to 104 feet above sea level (amsl). Review of the USGS *Water Table Elevation and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers beneath Long Island, New York, April-May 2010*, indicates that groundwater in the vicinity of the subject property is within 17 feet amsl. Based upon a surface elevation that ranges from approximately 47-feet to 104-feet amsl, estimated depth to water beneath the subject property is expected to range from approximately 30-to-87 feet bgs. Regional groundwater in the vicinity of the subject property is expected to flow to the southwest towards Georgica Cove.

This Phase I ESA was conducted to evaluate the subject property for environmental hazards related to a proposed substation installation associated with DeepWater Wind, LLC. According to the client, the substation installation will begin to the west of the existing National Grid Generating Station.

Based on reviews of municipal records, Sanborn maps and historical aerial photographs, VHB was able to establish a history of the subject property dating back to 1938 when the subject property consisted of agricultural land and undeveloped woodlands. The National Grid Generating Station was constructed between 1970 and 1976. Since 1970, the subject property has been at its current configuration. Although undeveloped woodlands were present to the north of the subject property until 1980, the remaining surrounding properties have been utilized for agricultural purposes since at least 1938.

At the time of the December 7, 2017 visual inspection, the subject property consisted of a National Grid Generating Station, which is located to the east of Horseshoe

Drive and west of Cove Hollow Road. In addition, the proposed lease areas consisted of undeveloped woodlands. Same is approximately 2.38 acres in size and is located adjacent to the west of the National Grid Generating Station. Access to the subject property is provided via a paved road from Cove Hollow Road to the east. Furthermore, given the size of the subject property, only those areas relevant to the projected redevelopment area (i.e., the western portions) were included as part of the visual inspection.

A review of the EDR database report has revealed that the subject property is listed on the Resource Conservation and Recovery Act - no longer regulated hazardous waste generators (RCRA-NonGen) database under the listing "LILCO East Hampton Site." According to the EDR database report, this RCRA-NonGen facility has not received any violations. Based upon this information, it is unlikely that this facility represents a significant environmental risk to the subject property.

The subject property is also listed on the Resource Conservation and Recovery Act-large quantity hazardous waste generators (RCRA-LQG) database under the listing "Long Island Electric Utility Servco LLC." According to the EDR database report, this RCRA-LQG facility has not received any violations. Based upon this information, it is unlikely that this facility represents a significant environmental risk to the proposed lease areas.

The subject property is listed on the LTANKS database. A summary of the information provided in the EDR database report and the NYSDEC spill records for the one incident associated with the subject property is provided below:

- NYSDEC Spill No. 91-10703. This spill, which was reported on January 14, 1992, is related to a tank test failure of a 550-gallon fuel oil storage tank. According to the EDR database report, the test indicated a small leak; however, no visible leak could be detected at the time of the test. In addition, no contamination was identified and the site was issued a letter of no further action on February 11, 1992. Given the closure status and information provided in the EDR database report, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

In addition, three NYSPILLS incidents were reported for the subject property in the EDR database report. A summary of same is provided below:

- NYSDEC Spill No. 94-05570, This spill, which was reported on July 25, 1994, is related to non-PCB oil that leaked from a power transformer. In addition, the NYSDEC issued a letter of no further action on January 20, 2004. No further information is provided in the EDR database report. Given the nature of the spill and the closure status, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

- NYSDEC Spill No. 95-05473, This spill, which was reported on August 3, 1995, is related to a bushing malfunction on a transformer that released non-PCB oil. As a result of this spill incident, eight drums of oil were collected and removed from the site. The spill was issued a letter of no further action on August 13, 1996 by the NYSDEC. Given the age of this incident and the closure status, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

- NYSDEC Spill No. 00-01660, This spill, which was reported on May 9, 2000, is related to dielectric fluid that was released from a transformer. The database report also revealed that 20 cubic yards of contaminated soil were removed from the site. In addition, the NYSDEC issued a letter of no further action on December 10, 2004. Given the information provided in the EDR database report and the closure status of this incident, it is unlikely that this site represents a significant environmental risk to the proposed lease areas.

No evidence of USTs or ASTs were observed at the proposed lease areas during the visual inspection. In addition, the closed NYSDEC spills noted above are not considered a REC. Given the nature of the releases and closure status of the above spills, it is unlikely that they represent an environmental risk to the proposed lease areas. It should be noted that while the four spill incidents on the subject property are not considered a REC, same are considered HRECs.

A 135,000-gallon kerosene storage tank, along with a 55,000-gallon diesel storage tank are located within the National Grid Generating Station. During the visual inspection, the storage tanks were noted to be in good condition, with no evidence of leaks or historical releases. As such, the presence of same are not considered a significant environmental risk.

The subject property is located within the South Fork SGPA.

VHB did not observe any evidence of an on-site sanitary system during the visual inspection. However, it should be noted that the National Grid Generating Station is an unmanned facility and it is likely that there is no on-site sanitary system present within the subject property.

Stormwater runoff generated at the subject property infiltrates into the ground, and discharges into curb side drains located along neighboring roadways. No storm drains were observed within or proximate to the proposed substation lease area with the potential to be encountered during the proposed installation activities.

No additional structures subject to the UIC program were observed during the visual inspection.

No debris, dumping and/or surficial staining was observed on the subject property at the time of the visual inspection.

Two-pad mounted transformers were observed on the eastern portion of the subject property. During the visual inspection, the transformers were noted to be in good condition, with no evidence of leaks or historical releases. As such, the presence of same are not considered a significant environmental risk.

No evidence of chemical or petroleum spills, stains or odors was observed within or proximate to the proposed lease areas at the time of VHB's visual inspection.

No painted surfaces were identified within the proposed lease areas during the visual inspection. Therefore, LBP is not considered an environmental concern.

No buildings, debris or dumping are located within the proposed lease areas. Therefore, ACM is not considered an environmental concern.

The subject property does not appear in listings, databases or registries of Superfund sites, CERCLIS sites, hazardous waste treatment facilities, known or suspected hazardous waste disposal sites or landfills maintained by the USEPA or NYSDEC.

9.0

Conclusions

Based on the results of the visual inspection, records review and interviews, it was determined that there were RECs associated with the subject property and proposed lease areas. The RECs are summarized as follows:

- Given the location of the LIRR immediately to the north of the subject property, and proximate to the proposed lease areas, there is a potential for surficial soils along the northern portion of the subject property boundary to have been impacted by periodic applications of herbicides and/or fuel oils (as a weed suppressant). Same represents a REC.

- The aerial photographs indicate that the southern portions of the proposed lease areas were formerly utilized for agricultural purposes. As such, it is likely that pesticides and/or fertilizers were periodically applied. Same represents a REC.

In addition to the aforementioned RECs, the following PEC was identified by VHB during the course of this Phase I ESA:

- The subject property is located in the South Fork SGPA.

10.0

Environmental Professional Statement

This Phase I ESA has been prepared in accordance with procedures established by environmental professionals and in concert with the guidance of regulatory agencies and funding institutions, ASTM Practice E1527-13, inclusive of the USEPA "All Appropriate Inquiry" requirement published in the Federal Register on August 15, 2013. The USEPA "All Appropriate Inquiry" requirement establishes specific regulatory requirements for conducting all appropriate inquiries into the previous ownership, uses, and environmental conditions of a property for the purposes of qualifying for certain landowner liability protections under CERCLA.

VHB, declares that, to the best of its professional knowledge and belief, it meets the definition of "Environmental Professional" as set forth in 312.10 of 40 CFR 312 and it has the specific qualifications based on education, training and experience to assess a property with respect to the nature, history and setting of the subject property.

VHB has developed and performed the "All Appropriate Inquiries" in conformance with the standards and practices set forth in 40 CFR Part 312.

Section 12.0 contains the data gaps and deficiencies of the research data encountered during VHB's preparation of this report.

11.0

Data Gaps/Data Failure

As stated within this document, the Phase I ESA was conducted in accordance with requirements set forth in the ASTM Practice E1527-13 and USEPA All Appropriate Inquiry Rule. Based upon VHB's research in an attempt to satisfy all the requirements set forth in the above-referenced standards, the following data gaps were encountered:

- Freedom of Information responses were still pending as of the issuance of this Phase I ESA from the Town of East Hampton Tax Assessor, Building Department and Fire Marshal offices as well as the SCDHS Office of Wastewater Management.

- SCDHS Office of Pollution Control cited NYS Department of Homeland Security denial of VHB's FOIL request.

12.0

References

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New York State Department of Environmental Conservation. Freshwater Wetlands Maps 9 and 23 of 39, Suffolk County, New York.

This Phase I Environmental Site Assessment was prepared by:

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VHB Engineering, Surveying and Landscape Architecture, P.C.

Signature: by: 

Appendix A
Figures

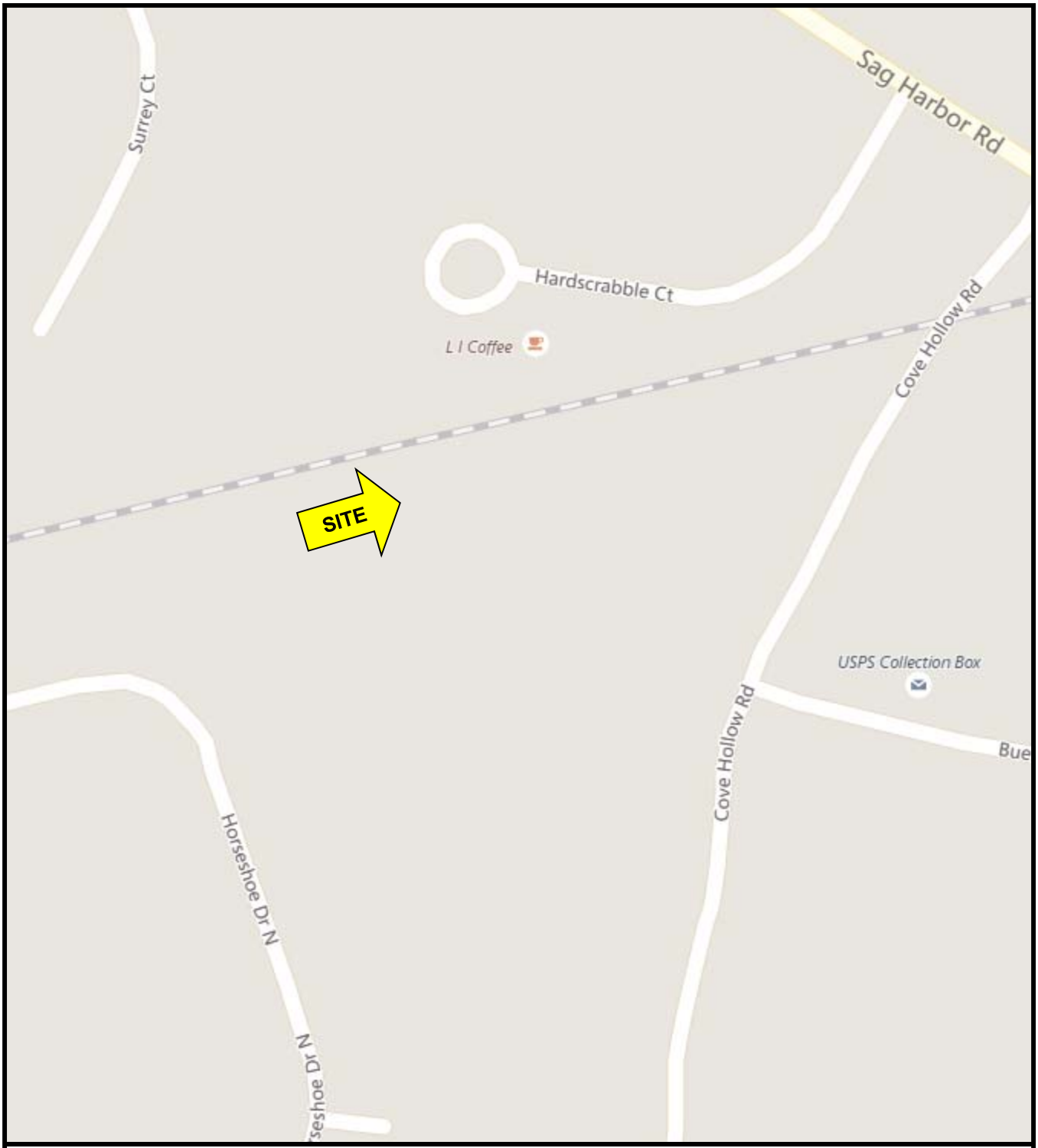

FIGURE 1 – SITE LOCATION MAP

SITE NAME: Deepwater SFWF
STREET ADDRESS: No # Cove Hollow Road
CITY, STATE, ZIP: East Hampton, New York 11937
PROJECT NUMBER: 29137.06
SOURCE: Bing Maps

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FIGURE 2 – SITE AERIAL

SITE NAME: Deepwater SFWF
STREET ADDRESS: No # Cove Hollow Road
CITY, STATE, ZIP: East Hampton, New York 11937
PROJECT NUMBER: 29137.06
SOURCE: Google Earth Aerial Photography

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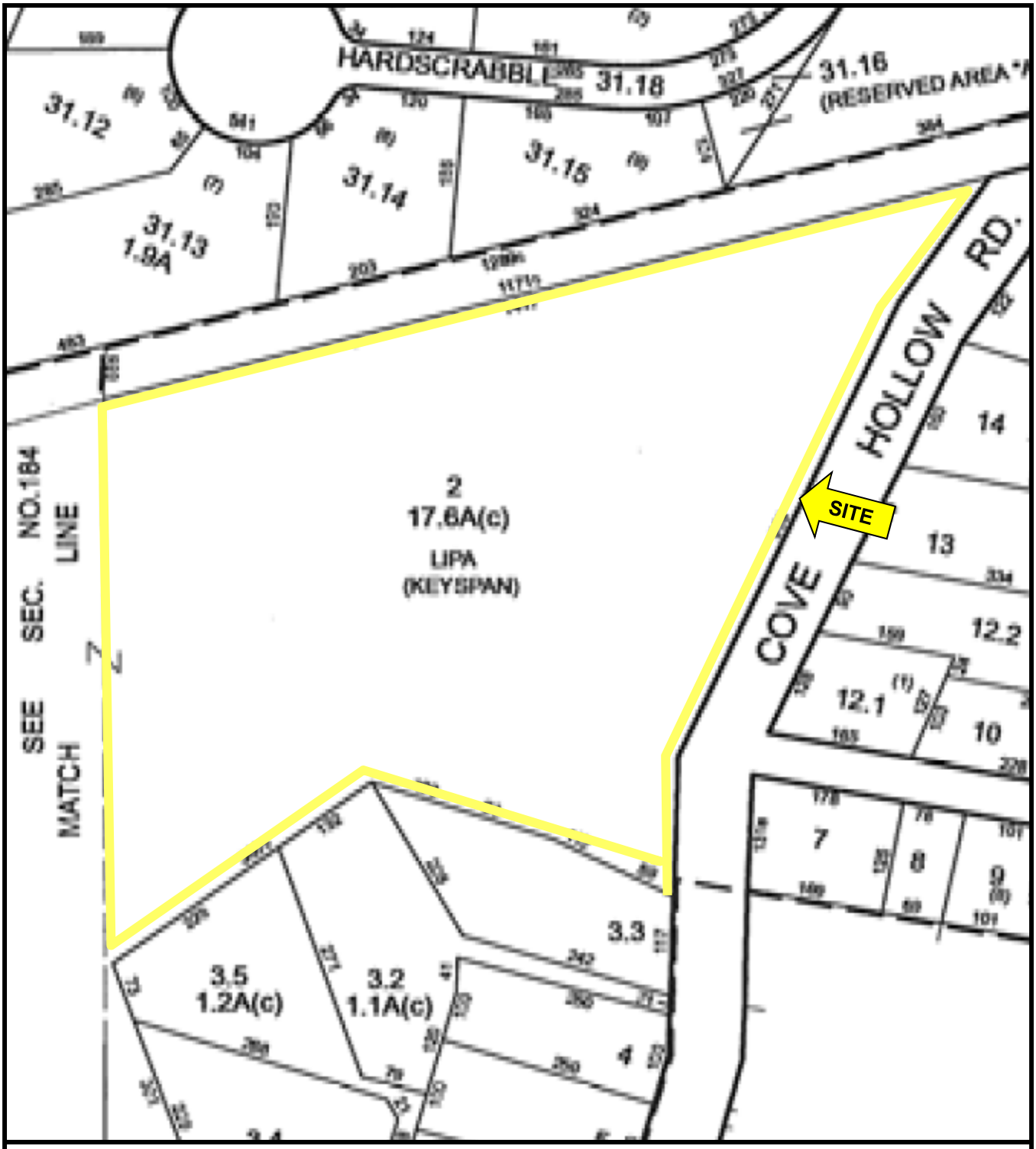

FIGURE 3 – EXCERPT OF TAX MAP

SITE NAME: Deepwater SFWF
STREET ADDRESS: No # Cove Hollow Road
CITY, STATE, ZIP: East Hampton, New York 11937
PROJECT NUMBER: 29137.06
SOURCE: RealQuest

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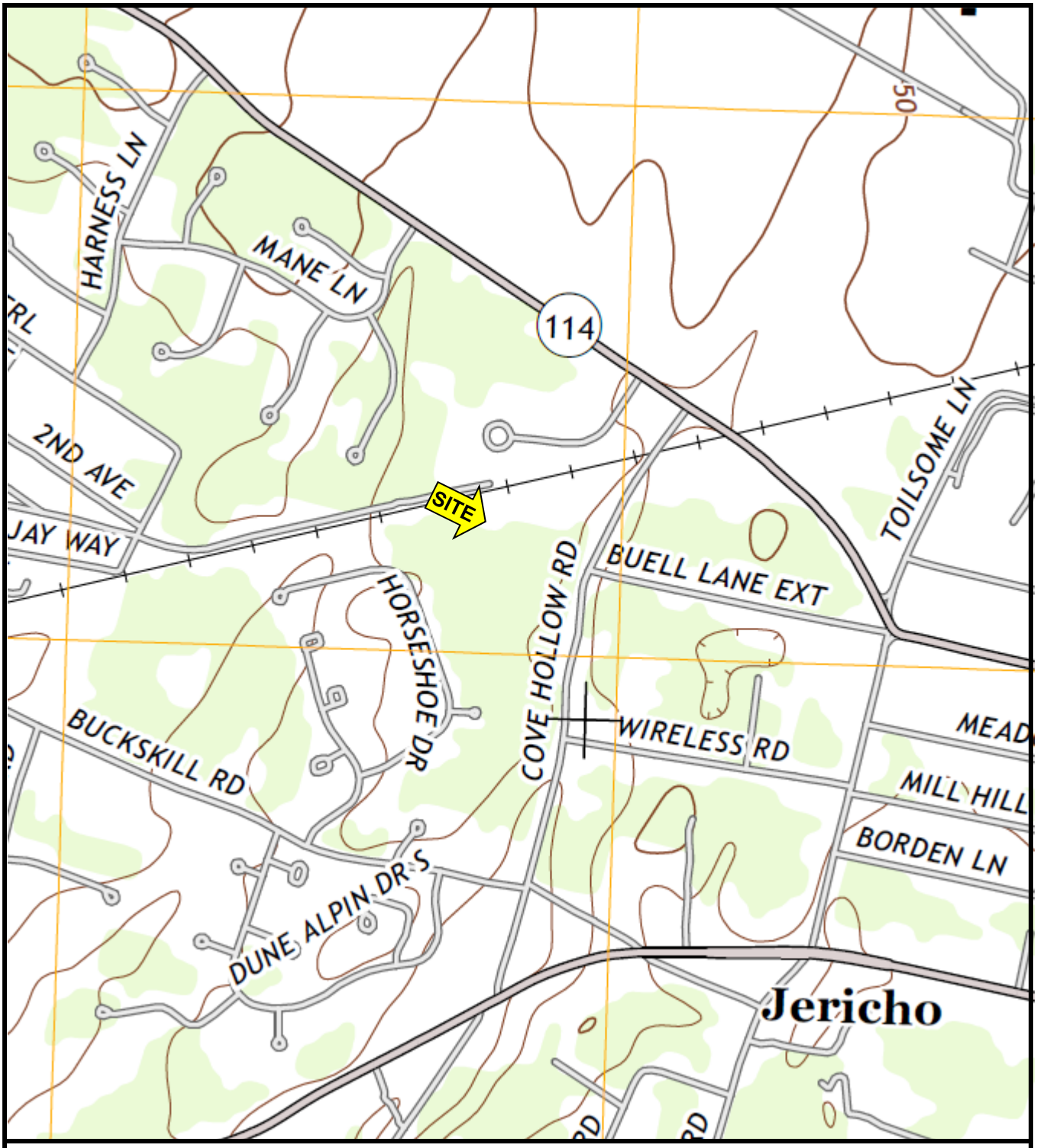

FIGURE 4 – TOPOGRAPHIC MAP

SITE NAME: Deepwater SFWF
STREET ADDRESS: No # Cove Hollow Road
CITY, STATE, ZIP: East Hampton, New York 11937
PROJECT NUMBER: 29137.06
BASE MAP SOURCE: USGS Topographic Map – East Hampton, NY Quadrangle

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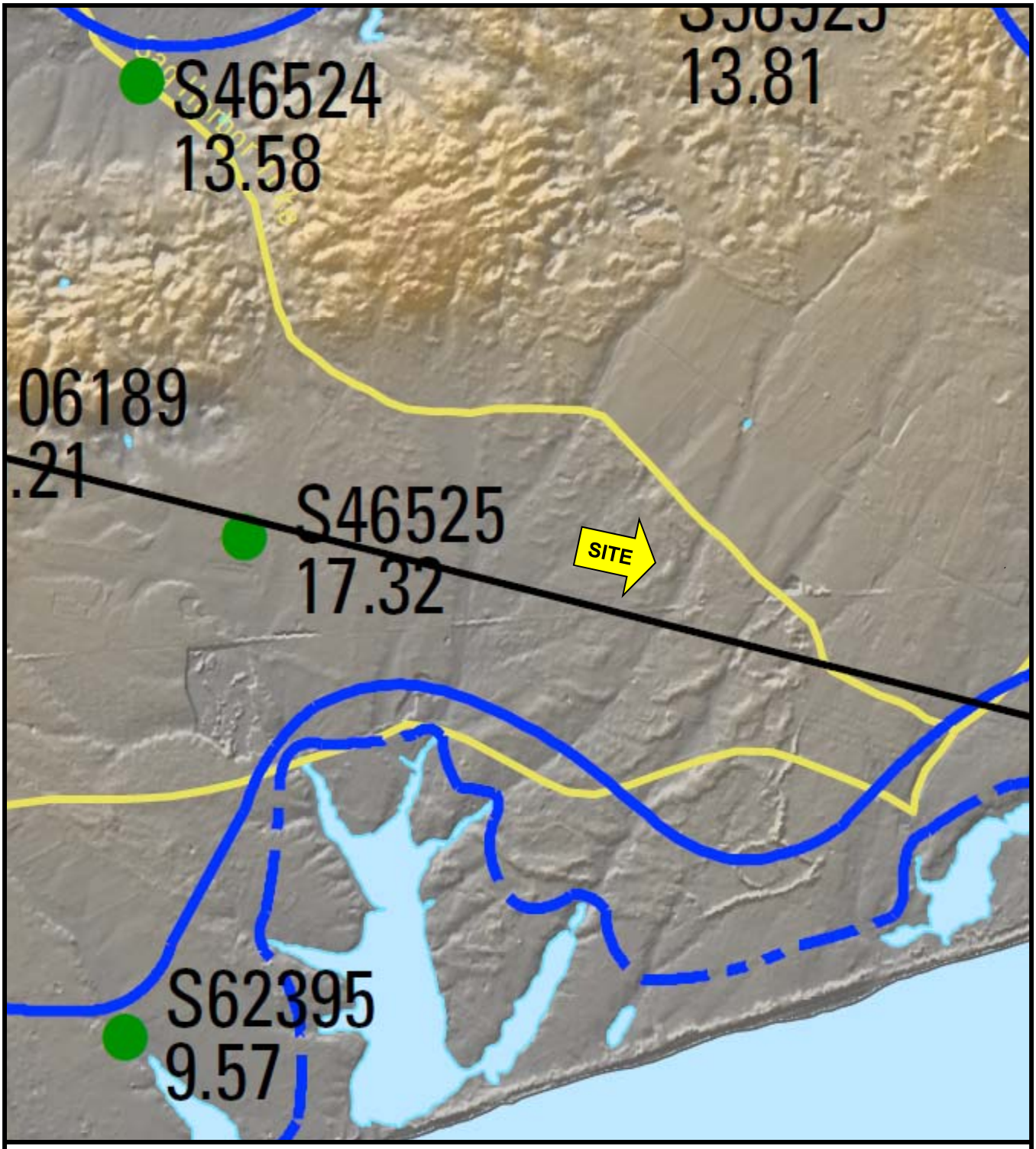

FIGURE 5 – WATER TABLE ELEVATION MAP

SITE NAME: Deepwater SFWF
STREET ADDRESS: No # Cove Hollow Road
CITY, STATE, ZIP: East Hampton, New York 11937
PROJECT NUMBER: 29137.06
SOURCE: *Water Table And Potentiometric Surface Altitudes in the Upper Glacial, Magothy and Lloyd Aquifers Beneath Long Island, New York, April-May 2010*

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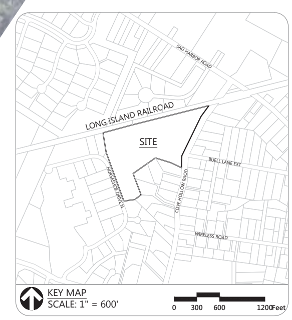

South Fork Wind Farm Substation

Cove Hollow Road
East Hampton, Long Island

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for | Date

NOVEMBER 17, 2017

Drawing Title

PHASE I ESA LIMITS

Drawing Number

PH-1

Sheet 1 of 1

Project Number
29137.06

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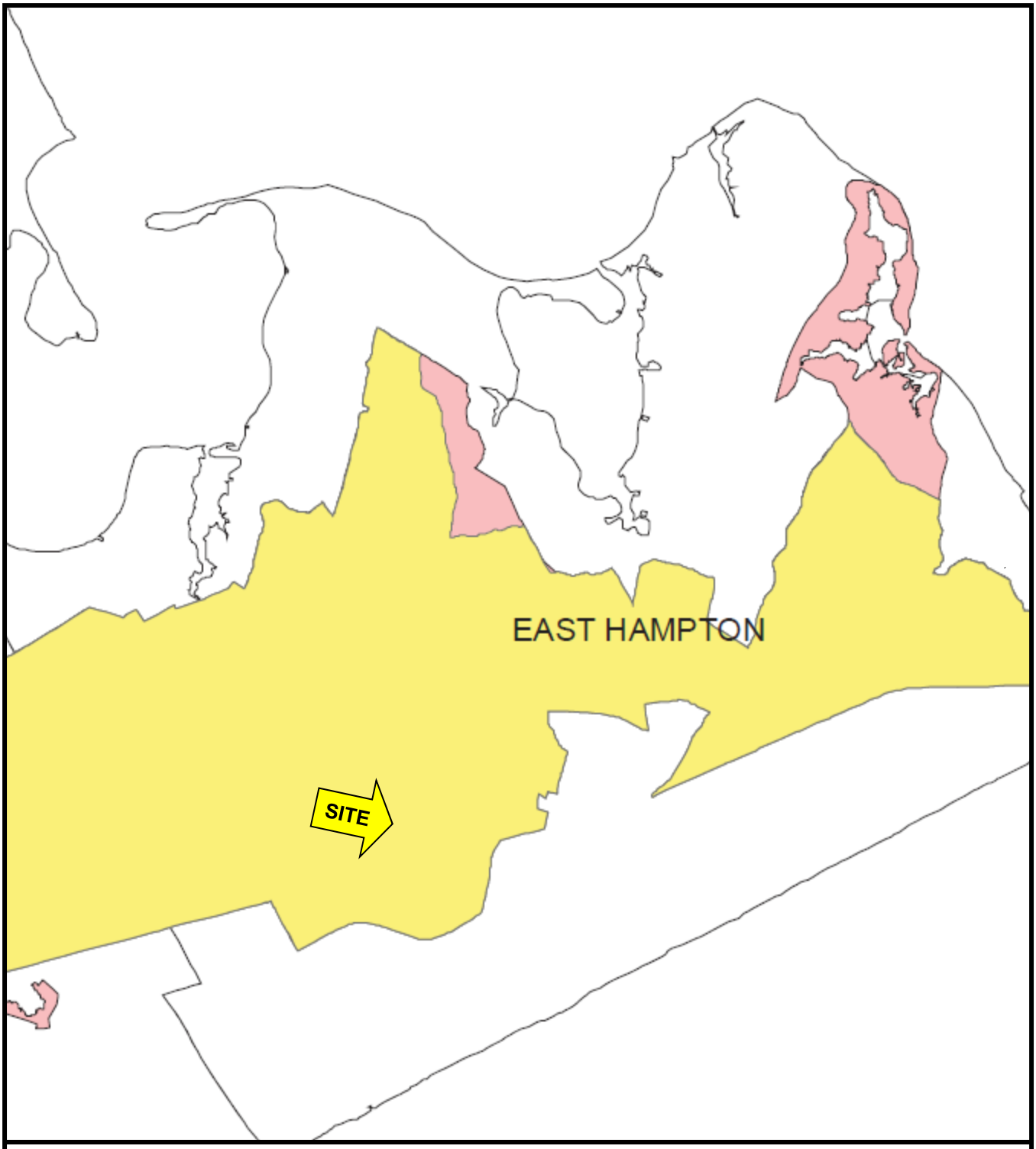


FIGURE 7– SGPA MAP

SITE NAME: Deepwater SFWF
STREET ADDRESS: No # Cove Hollow Road
CITY, STATE, ZIP: East Hampton, New York 11937
PROJECT NUMBER: 29137.06
SOURCE: NYSDEC Special Groundwater Protection Area (South Fork)

N

vhb

Map Scale: 1:812 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Suffolk County, New York
Survey Area Data: Version 15, Oct 8, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 8, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgA	Bridgehampton silt loam, 0 to 2 percent slopes	0.5	24.4%
CpC	Carver and Plymouth sands, 3 to 15 percent slopes	0.3	15.3%
PsA	Plymouth loamy sand, silty substratum, 0 to 3 percent slopes	1.3	60.3%
Totals for Area of Interest		**2.2**	**100.0%**

Appendix B
Representative Site Photographs

Photograph No. 1: The National Grid Generating Station located on the subject property. View is to the southwest.

Photograph No. 2: Representative photograph of the proposed substation lease area observed throughout the subject property.

Photograph No. 3: The LIRR right-of-way, along with a self-storage facility. View is to the north.

Photograph No. 4: Undeveloped woodlands and a single-family residence. View is to the south.

Photograph No. 5: The paved driveway providing access to the subject property from Cove Hollow Road.

Photograph No. 6: A kerosene and diesel storage tank located within the National Grid Generating Station. View is to the south.

Photograph No. 7: Two pad-mounted transformers located on the eastern portions of the subject property, along Cove Hollow Road.

Photograph No. 8: Ground-based transformers, located within the central eastern portions of the subject property.

Appendix C
Local Government Correspondence

Property Detail Report

For Property Located At :

3 COVE HOLLOW RD, EAST HAMPTON, NY 11937

CoreLogic RealQuest

Owner Information

Owner Name:	KEYSPAN ENERGY DEVELOPMENT COR
Mailing Address:	1 METROTECH CTR, BROOKLYN NY 11201-3948 C038 (No Mail)
Vesting Codes:	/ /

Location Information

Legal Description:	LIRR CO COVE HOLLOW RUSSELL & ANO TILLINGHAST TC-105		
County:	SUFFOLK, NY	APN:	0300-185-00-02-00-002-000
Census Tract / Block:	2009.02 / 4	Alternate APN:	472400229690
Township-Range-Sect:		Subdivision:	
Legal Book/Page:		Map Reference:	185 /
Legal Lot:	2	Tract #:	
Legal Block:	0002	School District:	472401
Market Area:	472489	School District Name:	STONY BROOK
Neighbor Code:		Munic/Township:	EAST HAMPTON TOWN

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:		Acres:	17.58	County Use:	
Lot Area:	765,785	Lot Width/Depth:	x	State Use:	ELECTRIC POWER-OIL (813)
Land Use:	UTILITIES	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	$500,791	Assessed Year:	2016	Property Tax:	$459,634.02
Land Value:	$9,800	Improved %:	98%	Tax Area:	472489
Improvement Value:	$490,991	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:					

NYSDEC SPILL REPORT FORM

DEC REGION: 1 **SPILL NUMBER:** 9110703

SPILL NAME: LILCO IC SITE **DEC LEAD:** T/T/F

SPILL DATE: 01/14/1992 **SPILL TIME:** 12:01 pm

CALL RECEIVED DATE: 01/14/1992 **RECEIVED TIME:** 1:32 pm

SPILL LOCATION

PLACE: LILCO IC SITE **COUNTY:** Suffolk

STREET: COLD HOLLOW & BUELL LANE **TOWN/CITY:** East Hampton

COMMUNITY: EAST HAMPTON

CONTACT: **CONTACT PHONE:**

CONT. FACTOR: Tank Test Failure **SPILL REPORTED BY:** Tank Tester

FACILITY TYPE: Commercial/Industrial **WATERBODY:**

CALLER REMARKS:

550 FAILED GROSS LEAK,PETROTITE, F&N TESTER, DURING TEST FOUND & REPAIRED A LEAK IN 3" RISER PVC
CONT'D TEST & GROSS LEAK NOT VISIBLE DETECTED, E,I,R THIS WEEK RETESTED ON TUESDAY

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
waste oil/used oil	Petroleum	0 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
LILCO	445 BROAD HOLLOW RD MELVILLE ZZ	TOM CAMPBELL (516) 824-7277

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
	0	waste oil/used oil			00	0.00	

DEC REMARKS:

1/14/92 SYSTEM RETESTED AFTER LEAKING ALARM WAS REPAIRED, PASSED RETEST 1ST & 2ND REPORTS ON FILE

PIN **T & A** **COST CENTER**

CLASS: C3 **CLOSE DATE:** 02/11/1992 **MEETS STANDARDS:** True

91-10703

New York State Department of Environmental Conservation
Building 40—SUNY, Stony Brook, New York 11790-2356

(516) 751-7725 or 751-7900
(516) 751-3839 FAX

Thomas C. Jorling
Commissioner

January 17, 1992

CERTIFIED LETTER - RETURN RECEIPT REQUESTED

Mr. Thomas Campbell
Long Island Lighting Company
445 Broad Hollow Road
Melville, NY 11747

Re: Spill Number 91-10703
Inter Combustion
Cold Hollow & Buell Lane
East Hampton

Dear Mr. Campbell:

This office has been informed by Fenley & Nichol that one (1) 550 gallon waste oil tank failed a Petrotite systems test. In accordance with Article 12 of the New York State Navigation law, I must determine if there has been any harm to the groundwaters of the State. In order for me to make this determination, you have three (3) options:

1. Prove that it was not a leaking tank by removing all the piping from the tank and separately Petrotite test the tank. If the tank passes the Petrotite test, it is a piping leak. The tank may then be abandoned or the piping can be repaired, attached to the tank, and the system Petrotite tested. If at any time contaminated soil is found, this office must be notified immediately and the contaminated soil removed and stockpiled on site.

2. Excavate and remove the tank in the presence of a representative from this office so that an inspection of the tank and the soil can be made. If the tank is sound, and there is no evidence of product loss, nothing further need be done. If there is a problem, proceed as in 3 below.

3. Abandon the tank in-place and install several four (4) inch diameter PVC site wells extending ten (10) feet into the groundwater with a screen length of twenty (20) feet, with slot size of .020 inches. The exact location and number of wells will be determined by a representative from this office. These wells must be checked by you

or your contractor, with the monitoring data submitted to this office. If no floating/dissolved product appears in the well for twelve (12) consecutive months, then this office will review the case for possible removal from our active list. If floating/dissolved product appears, recover must begin immediately.

Please be advised that the in-place abandonment of underground tanks may be prohibited in some areas. You should check with the appropriate local or county authority (health department, fire marshal, environmental control unit) regarding local laws governing the storage of petroleum products.

Please call Karen DeRosa or me at (516) 751-7900 extension 269 or 751-7725 and let us know which option you will select to resolve this problem. If no response is received from you by January 27, 1992, this office will proceed with the installation of site wells and will seek reimbursement from you in accordance with Article 12 of the New York State Navigation Law.

Sincerely,

Timothy D. Walsh
for Cathy A. Gibbons
Environmental Engineer

CAG:jf
cc: T. Norris, NCHD
D. Bartow, NCFM
K. DeRosa, NYSDEC

TR# 92011

Fenley & Nicol Co. Inc.

445 Brook Avenue. Deer Park, New York 11729 (516) 586-4900 • (718) 204-4993 Gasoline Pump & Tank • Environmental Services

January 31, 1992

Mr. Ron Bell
Contract Management Div.-4th. Floor
Long Island Lighting Company
445 Broad Hollow Road
Melville, New York 11747

re: Lilco
c/o Cove Hollow & Buells

Dear Mr. Bell:

The underground storage tank(s) listed below have been tested in accordance to the Precision Test Criteria established by N.F.P.A. publication 329. Following is an outline of events which occurred:

SIZE OF TANK/PRODUCT	TYPE OF TEST	RESULT	DATE
550 waste oil	Petro initial system	fail @ gross	01/14/92
550 waste oil	Petro system retest	pass @ -.048	01/27/92

As required by law, we have forwarded a copy of this report to the following authorities where an "X" appears next to their name:

X Mr. Chris Lubicich
S.C.D.H.S. SCHDS ID#: 30030
15 Horseblock Place
Farmingville, New York 11738

X N.Y.S.D.E.C. - Spills Dept.
S.U.N.Y. @ Stony Brook Spill #: 9110702
Building #40
Stony Brook, New York 11790

X Local Fire Prevention Bureau {East Hampton}

Yours truly,

Scott Schuck
Tank Testing Manager

Fenley & Nicol Co. Inc.

1. OWNER Property ☒ Tank(s) ☒	Name: Long Island Lighting Co., Address: 175 E. Old Country Rd., ~~[illegible]~~ Hicksville, NY; Representative; Telephone Name; Address; Representative; Telephone
2. OPERATOR	Name: Lilco I.C. Site; Address: Cove Hollow & Buells Lane East Hampton New York; Telephone
3. REASON FOR TEST (Explain Fully)	# 1 Above UST program
4. WHO REQUESTED TEST AND WHEN	Name: Ron Bell, Title: Contract Mgt. Division - 4th Floor, Company or Affiliation; Date 445 Broad Hollow Rd, Melville, NY 11747 Address; Telephone

5. TANK INVOLVED (Use additional lines for manifolded tanks)

Identify by Direction	Capacity	Brand/Supplier	Grade	Approx. Age	Steel/Fiberglass
West side of Engine building	550 gallons	Waste oil with water	testing	10	Single wall fiberglass

6. INSTALLATION DATA

Location	Cover	Fills	Vents	Siphones	Pumps
west of building	uncovered	2" direct	none	none	none
North inside driveway, Rear of station, etc.	Concrete, Black Top, Earth, etc.	Size, Titefill make, Drop tubes, Remote Fills	Size, Manifolded	Which tanks?	Suction, Remote, Make if known

7. UNDERGROUND WATER

Depth to the Water table: below bottom of tank

Is the water over the tank? ☐ Yes ☐ No

8. FILL-UP ARRANGEMENTS

Tanks to be filled ______ hr. ______ Date ______ Arranged by ______ Name ______ Telephone

Extra product to "top off" and run tank tester. How and who to provide? Consider NO Lead.

Terminal or other contact for notice or inquiry ______ Company ______ Name ______ Telephone

9. CONTRACTOR, MECHANICS, any other contractor involved

Fenley & Nicol
445 Brook Ave.
Deer Park New York 11729
Mark Kessinger

10. OTHER INFORMATION OR REMARKS

Testing with water and 1/2 pint L.O.C.
Anti freeze in stand pipe

Additional information on any items above. Officials or others to be advised when testing is in progress or completed. Visitors or observers present during test, etc.

11. TEST RESULTS

Tests were made on the above tank systems in accordance with test procedures prescribed for as detailed on attached test charts with results as follows:

Tank Identification	Tight	Leakage Indicated	Date Tested
550 gallon waste oil tank passed with a -.048 gallons per hour	Yes -.048	gallons per hour	1-27-92

12. SENSOR CERTIFICATION

Date ______

Serial No. of Thermal Sensor ______

13. **This is to certify that these tank systems were tested on the date(s) shown. Those indicated as "Tight" meet the criteria established by the National Fire Protection Association Pamphlet 329.**

Technicians

1. Mark Kessinger

Certification # Suffolk County

2. Dept. of Health

Certification # 54

Fenley & Nicol Co. Inc. By: Signature ______

445 Brook Avenue, Deer Park, New York 11729 • (516) 586-4900

Fenley & Nicol Co. Inc.

1. OWNER Property ☒ Tank(s) ☒	Name: Long Island Lighting Co. — Address: 175 E. Old Country Rd., Hicksville, NY 11801 — Representative — Telephone
	Name — Address — Representative — Telephone
2. OPERATOR	Name: LILCO, — Address: COVE HOLLOW * BUELLS LA., E. HAMPTON, NY — Telephone
3. REASON FOR TEST (Explain Fully)	#1 ABOVE UST PROGRAM
4. WHO REQUESTED TEST AND WHEN	Name: Ron Bell, — Title: Contract Management Division - 4th Floor, 445 Broad Hollow Rd. — Company or Affiliation — Date
	Address — Telephone
5. TANK INVOLVED (Use additional lines for manifolded tanks)	Identify by Direction: West side of engine Bldg. — Capacity: 550 — Brand/Supplier: — Grade: WASTE OIL — Approx. Age: ≈ 10 yrs — Steel/Fiberglass: SWFG
6. INSTALLATION DATA	Location (North inside driveway, Rear of station, etc.): West of building — Cover (Concrete, Black Top, Earth, etc.): EARTH — Fills (Size, Titefill make, Drop tubes, Remote Fills): 2" — Vents (Size, Manifolded): 2" — Siphones (Which tanks?): — Pumps (Suction, Remote, Make if known): DRAIN
7. UNDERGROUND WATER	Depth to the Water table: below bottom of tank. — Is the water over the tank? ☐ Yes ☐ No
8. FILL-UP ARRANGEMENTS	Tanks to be filled ____ hr. ____ Date ____ Arranged by ____ Name ____ Telephone
	Extra product to "top off" and run tank tester. How and who to provide? Consider NO Lead.
	Terminal or other contact for notice or inquiry: tank filled w/ water by #4 AB:2 — Company — Name — Telephone
9. CONTRACTOR, MECHANICS, any other contractor involved	FENLEY & NICOL 445 BROOK AVE DEER PARK NY. 11729 MICHAEL SEPE
10. OTHER INFORMATION OR REMARKS	To BH# 90710 SPILL # 9110702 ID# 30030
	Additional information on any items above. Officials or others to be advised when testing is in progress or completed. Visitors or observers present during test, etc.
11. TEST RESULTS	Tests were made on the above tank systems in accordance with test procedures prescribed for as detailed on attached test charts with results as follows:
	Tank Identification: 550 WASTE OIL — Tight: — Leakage Indicated: GROSS LEAK — Date Tested: 1/14/92
12. SENSOR CERTIFICATION Date ____ Serial No. of Thermal Sensor ____	13. This is to certify that these tank systems were tested on the date(s) shown. Those indicated as "Tight" meet the criteria established by the National Fire Protection Association Pamphlet 329.
	Technicians 1. MICHAEL SEPE — Certification # ____ 2. ____ Certification # ____
	Fenley & Nicol Co. Inc. By: [illegible] Signature

445 Brook Avenue, Deer Park, New York 11729 • (516) 586-4900

14. LILCO, Cove Hollow & Buells La., E. HAMPTON, NY 1-14-92
Name of Supplier, Owner or Dealer — Address No. and Street(s) — City — State — Date of Test

15. TANK TO TEST

____ Identity by position

____ Brand and Grade

15a. BRIEF DIAGRAM OF TANK FIELD

16. CAPACITY

Nominal Capacity ____ Gallons

By most accurate capacity chart available ____ Gallons

From
☐ Station Chart
☐ Tank Manufacturer's Chart
☐ Company Engineering Data
☐ Charts supplied with
☐ Other ____

17. FILL-UP FOR TEST

Stick Water Bottom before Fill-up ____ in. to ⅛" ____ Gallons ____ in. Tank Diameter

Inventory ____ Gallons ____ Total Gallons ea. Reading ____

Transfer total to line 25a

18. SPECIAL CONDITIONS AND PROCEDURES TO TEST THIS TANK

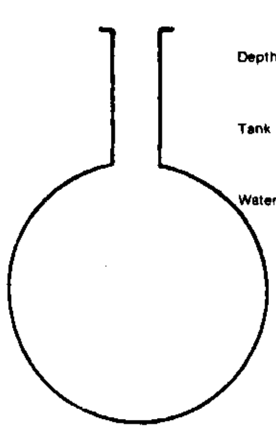
☐ Water in tank ☐ Line(s) being tested with LVLLT ☐ High water table in tank excavation

See manual sections applicable. Check below and record procedure in log (27).

Use maximum allowable test pressure for all tests.
Four pound rule does not apply to doublewalled tanks

Complete section below:

1. Is four pound rule required? Yes ☐ No ☐
2. Height to 12" mark from bottom of tank ____ in.
3. Pressure at bottom of tank ____ P.S.I.
4. Pressure at top of tank ____ P.S.I.



The above calculations are to be used for dry soil conditions to establish a positive pressure advantage, or when using the four pound rule to compensate for the presence of subsurface water in the tank area.

Refer to N.F.P.A. 30, Sections 2-3.2.4 and 2-7.2 and the tank manufacturer regarding allowable system test pressures.

19. TANK MEASUREMENTS FOR TSTT ASSEMBLY

Bottom of tank to grade* ____ in.
Add 30" for "T" probe assy. 30 in.
Total tubing to assemble — approximate ____ in.

20. EXTENSION HOSE SETTING

Tank top to grade* ____ in.
Extend hose on suction tube 6" or more below tank top ____ in.

*If Fill pipe extends above grade, use top of fill.

22. Thermal-Sensor reading after circulation ____ digits ____ °F Between

23. Digits per °F in range of expected change ____ digits

COEFFICIENT OF EXPANSION (Complete after circulation)

24a. Corrected A.P.I. Gravity
Observed A.P.I. Gravity ____
Hydrometer employed ____ H
Observed Sample Temperature ____ °F
Corrected A.P.I. Gravity @ 60°F, From Table A ____
Coefficient of Expansion for Involved Product From Table B ____
Transfer COE to Line 25b.

21. VAPOR RECOVERY SYSTEM ☐ Stage I ☐ Stage II

24b. COEFFICIENT OF EXPANSION RECIPROCAL METHOD

Type of Product ____
Hydrometer Employed ____ H
Temperature in Tank After Circulation ____ °F
Temperature of Sample ____ °F
Difference (+/-) ____ °F
Observed A.P.I. Gravity ____
Reciprocal ____ Page # ____

____ ÷ ____ = ____
Total quantity in full tank (16 or 17) — Reciprocal — Volume change in this tank per °F
Transfer to Line 26a.

24c. FOR TESTING WITH WATER see Table C & D

Water Temperature after Circulation Table C ____ °F
Coefficient of Water Table D ____
Added Surfactant? ☐ Yes ☐ No Transfer COE to Line 25b.

25. (a) ____ × (b) ____ = (c) ____ gallons
Total quantity in full tank (16 or 17) — Coefficient of expansion for involved product — Volume change in this tank per °F

26. (a) ____ ÷ ____ = ____ This is test factor (a)
Volume change per °F (25 or 24b) — Digits per °F in test Range (23) — Volume change per digit Compute to 4 decimal places.

27. Sensor Calibration ..... /			30. HYDROSTATIC PRESSURE CONTROL		31. VOLUME MEASUREMENTS (V) RECORD TO .001 GAL			34 TEMPERATURE COMPENSATION USE FACTOR (a)			38. NET VOLUME CHANGING EACH READING	39. ACCUMULATED CHANGE
LOG OF TEST PROCEDURES												
28. DATE / TIME (24 hr.)	Record details of setting up and running test. (Use full length of line if needed.)	29. Reading No	Standpipe Level in Inches: Beginning of Reading	Standpipe Level in Inches: Level to which Restored	32. Product in Graduate: Before Reading	32. Product in Graduate: After Reading	33. Product Replaced (-): Product Recovered (+)	35. Thermal Sensor Reading	36. Change Higher + Lower - (c)	37. Computation (c) × (a) = Expansion + Contraction -	Temperature Adjustment: Volume Minus Expansion (+) or Contraction (-) #33(V) — #37(T)	At Low Level compute Change per Hour (NFPA criteria)
	GROSS PROBLEM											
	WOULDN'T HOLD											
	WATER IN STANDPIPE											

P-T Tank Test Data Chart
Additional Info

1. Net Volume Change at Conclusion of Precision Test GROSS PROBLEM gph

Signature of Tester: _____

Date: 1/14/92

2. Statement:

☐ Tank and product handling system has been tested tight according to the Precision Test Criteria as established by N.F.P.A. publication 329. This is not intended to indicate permission of a leak.

OR

☐ Tank and product handling system has failed the tank tightness test according to the Precision Test Criteria as established by N.F.P.A. publication 329.

It is the responsibility of the owner and/or operator of this system to immediately advise state and local authorities of any implied hazard and the possibility of any reportable pollution to the environment as a result of the indicated failure of this system. Heath Consultants Incorporated does not assume any responsibility or liability for any loss of product to the environment.

Tank Owner/Operator _____

Date _____

Name of Supplier, Owner or Dealer | Address No. and Street(s) | City | State | Date of Test

15. TANK TO TEST

West side of Engine building
Identity by position

waste oil testing with water
Brand and Grade

15a. BRIEF DIAGRAM OF TANK FIELD

16. CAPACITY

Nominal Capacity 550 Gallons

By most accurate capacity chart available 550 Gallons

From
- ☐ Station Chart
- ☐ Tank Manufacturer's Chart
- ☐ Company Engineering Data
- ☐ Charts supplied with
- ☐ Other None Available

17. FILL-UP FOR TEST

Stick Water Bottom before Fill-up testing in. to ¼" with water Gallons 48" in. Tank Diameter

40.0° = 06191

06153 = 40°
318
06471 = 41°
323
06794 = 42°
326
Inventory

	Gallons	Total Gallons ea. Reading
Full tank		550
testing with water		
top off	+10	+10
total in system		560

Transfer total to line 25a

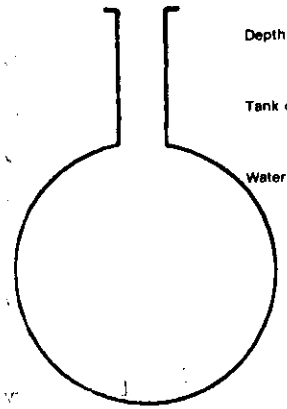
18. SPECIAL CONDITIONS AND PROCEDURES TO TEST THIS TANK
☐ Water in tank ☐ Line(s) being tested with LVLLT ☐ High water table in tank excavation

See manual sections applicable. Check below and record procedure in log (27).

Use maximum allowable test pressure for all tests.
Four pound rule does not apply to doublewalled tanks.

Complete section below: .0361

1. Is four pound rule required? Yes ☐ No ☑
2. Height to 12" mark from bottom of tank 130" in.
3. Pressure at bottom of tank 4.693 P.S.I.
4. Pressure at top of tank 2.9602 P.S.I.



Depth of burial 36" in.
Tank dia. 48" in.
Water table below bottom in.
NOTES: of tank

The above calculations are to be used for dry soil conditions to establish a positive pressure advantage, or when using the four pound rule to compensate for the presence of subsurface water in the tank area.

Refer to N.F.P.A. 30, Sections 2-3.2.4 and 2-7.2 and the tank manufacturer regarding allowable system test pressures.

19. TANK MEASUREMENTS FOR TSTT ASSEMBLY

Bottom of tank to grade* ..... in.
Add 30" for "T" probe assy ..... 30 in.
Total tubing to assemble — approximate ..... in.

20. EXTENSION HOSE SETTING

Tank top to grade* ..... in.
Extend hose on suction tube 6" or more below tank top ..... in.

*If FWI pipe extends above grade, use top of fill.

22. Thermal-Sensor reading after circulation ____ digits ____ °F Between
23. Digits per °F in range of expected change ____ digits

COEFFICIENT OF EXPANSION (Complete after circulation)

24a. Corrected A.P.I. Gravity

Observed A.P.I. Gravity .....
Hydrometer employed ..... H
Observed Sample Temperature ..... °F
Corrected A.P.I. Gravity @ 60°F, From Table A .....
Coefficient of Expansion for Involved Product From Table B .....
Transfer COE to Line 25b.

21. VAPOR RECOVERY SYSTEM ☐ Stage I ☐ Stage II

24b. COEFFICIENT OF EXPANSION RECIPROCAL METHOD

Type of Product ..... Waste oil testing with
Hydrometer Employed ..... H
Temperature in Tank After Circulation ..... water. °F
Temperature of Sample ..... °F
Difference (+/-) ..... °F
Observed A.P.I. Gravity .....
Reciprocal ____ Page # ____

____ ÷ ____ = ____
Total quantity in full tank (16 or 17) | Reciprocal | Volume change in this tank per °F

Transfer to Line 26a.

24c. FOR TESTING WITH WATER see Table C & D

Water Temperature after Circulation Table C ..... 06191 = 40.0° °F
Coefficient of Water Table D ..... .00000407
Added Surfactant? ☑ Yes ☐ No Transfer COE to Line 25b.

25. (a) 560 Total quantity in full tank (16 or 17) × (b) .00000407 Coefficient of expansion for involved product = (c) .0022792 gallons Volume change in this tank per °F

26. (a) .0022792 Volume change per °F (25 or 24b) ÷ 318 Digits per °F in test Range (23) = .00000716 Volume change per digit Compute to 4 decimal places. This is test factor (s) .00001

27. Sensor Calibration ____ / ____

LOG OF TEST PROCEDURES

28. DATE / TIME (24 hr.)	Record details of setting up and running test. (Use full length of line if needed.)	29. Reading No.	30. HYDROSTATIC PRESSURE CONTROL: Standpipe Level in Inches — Beginning of Reading	Level to which Restored	31. VOLUME MEASUREMENTS (V) RECORD TO .001 GAL.: Product in Graduate — Before Reading	After Reading	33. Product Replaced (-) / Product Recovered (+)	34. TEMPERATURE COMPENSATION USE FACTOR (a): 35. Thermal Sensor Reading	36. Change Higher + Lower - (c)	37. Computation (c) × (a) = Expansion + Contraction -	38. NET VOLUME CHANGING EACH READING: Temperature Adjustment — Volume Minus Expansion (+) or Contraction (-) #33(V) — #37(T)	39. ACCUMULATED CHANGE: At Low Level compute Change per Hour (NFPA criteria)
10:00	Test equipment set up and pump primed and running							this is test A factor .00001				
10:15	Set sensor reading		42"		.525		06/191					
10:30		1	40⅞"	42"	.526	.470	-.055	196	+5	±0	-.055	
10:45		2	40⅞"	42"	.470	.415	-.055	204	+8	±0	-.055	
11:00		3	41"	42"	.415	.375	-.040	210	+6	±0	-.040	
11:15		4	41"	42"	.375	335	-.040	218	+8	±0	-.040	
11:17			12"									
11:30		1	11.8"	12"	.335	.325	-.010	227	+9	±0	-.010	
11:45		2	11.6"	12"	.325	310	-.015	236	+9	±0	-.015	
11:50		1	11.9"	12"	.310	.305	-.005	239	+3	±0	-.005	#1
11:55		2	11.9"	12"	.305	.300	-.005	244	+5	±0	-.005	-.010
12:00		3	11.9"	12"	.310	.295	-.005	247	+3	±0	-.005	-.015
12:05		4	12"	12"	.295	.295	±0	251	+4	±0	±0	-.015
12:10		5	11.9"	12"	.295	.290	-.005	256	+5	±0	-.005	-.020
12:15		6	12"	12"	.290	.290	±0	261	+5	±0	±0	-.020
12:20		7	11.9"	12"	.290	.285	-.005	264	+4	±0	±.005	-.025
12:25		8	11.9"	12"	.285	.280	-.005	270	+6	±0	-.005	-.030
12:30		9	11.9"	12"	.280	.275	-.005	274	+4	±0	-.005	-.035
12:35		10	11.9"	12"	.275	.270	-.005	280	+6	±0	-.005	-.040
12:40		11	11.9"	12"	.270	.265	-.005	285	+5	±0	-.005	-.045
12:45		12	12"	12"	.265	.265	±0	289	+4	±0	±0	-.045
12:50		13	12"	12"	.265	.265	±0	293	+4	±0	±0	-.045
12:55		14	11.9"	12"	.265	.260	-.005	298	+5	±0	±.005	-.050
		15	11.9"	12"	.260	.255	-.005	301	+3	±0	-.005	-.055

13:05		16	11.9'	12"	.255	.250	-.005	304	+3	±0	-.005	-.060
13:10		17	11.9'	12"	.250	.245	-.005	307	+3	±0	-.005	-.065
13:15		18	11.9'	12"	.245	.240	-.005	311	+4	±0	-.005	-.070
13:20		19	11.9'	12"	.240	.235	-.005	316	+5	±0	-.005	-.075
13:25		20	11.9'	12"	.235	.230	-.005	319	+3	±0	-.005	-.080
13:30		21	12"	12"	.230	.230	±0	324	+5	±0	±0	-.080
13:35		22	11.9'	12"	.230	.225	-.005	327	+3	±0	±0	-.085
13:40		23	11.9'	12"	.225	.220	-.005	230	+3	±0	-.005	-.090
13:45		24	11.9'	12"	.220	.215	-.005	234	+4	±0	-.005	-.095
		-.095 ÷ 2 = -.0475 = -.048										
		550 gallon waste oil tank with one 1¼" drain line										
		on it passed with a -.048 gallons per hour.										

P-T Tank Test Data Chart
Additional Info

1. Net Volume Change at Conclusion of Precision Test -.048 gph

Signature of Tester: Mark Kessinger

Date: 1-27-92

2. Statement:

☐ Tank and product handling system has been tested tight according to the Precision Test Criteria as established by N.F.P.A. publication 329. This is not intended to indicate permission of a leak.

OR

☐ Tank and product handling system has failed the tank tightness test according to the Precision Test Criteria as established by N.F.P.A. publication 329.

It is the responsibility of the owner and/or operator of this system to immediately advise state and local authorities of any implied hazard and the possibility of any reportable pollution to the environment as a result of the indicated failure of this system. Heath Consultants Incorporated does not assume any responsibility or liability for any loss of product to the environment.

Tank Owner/Operator _____

Date _____

Fenley & Nicol Co. Inc.

445 Brook Avenue, Deer Park, New York 11729 (516) 586-4900 • (718) 204-4993 Gasoline Pump & Tank • Environmental Services

February 4, 1992

Ms. Cathy Gibbons
New York State D.E.C.
Spills Department
S.U.N.Y. - Stony Brook
Building #40
Stony Brook, NY 11790

Re: Spill #9110703

Dear Cathy:

Please be advised, the cause of the January 14, 1992 tank test failure was due to a leaking alarm, which was repaired by the tank owner.

If additional information is needed, kindly contact me at (516) 586-4900, Extension #139.

Very truly yours,

Scott Schuck
Tank Testing Manager

SS:shb

cc: TR 92011
Job File #90710

LONG ISLAND LIGHTING COMPANY

EXECUTIVE OFFICES: 175 EAST OLD COUNTRY ROAD • HICKSVILLE, NEW YORK 11801

June 18, 1992

Ms. Cathy A. Gibbons
Environmental Engineer
New York State Department of
Environmental Conservation
SUNY, at Stony Brook - Bldg. 90
Stony Brook, New York 11794

Re: Spill #91-10703 at the LILCO East Hampton
Internal Combustion Site, Buell Lane, East Hampton, NY
SCDHS - I.D #3-0030; Tank #6

Dear Ms. Gibbons:

This is a response to your letter regarding a 550 gallon underground waste oil tank that was reported leaking at the referenced site.

A 1.25 inch diameter bleed pipe was installed by Fenley & Nichol, Inc. and the tank system was retested on January 27, 1992 and passed as tight. The tank was later removed from the ground on May 11, 1992 and no evidence of contamination was found in the excavation. A representative from the Suffolk County Department of Health Services confirmed the absence of contamination and permission was granted for LILCO to proceed with the installation of a new fiberglass double wall tank.

Since the second "Petro-Tite" test and the absence of visible contamination confirms that the tank did not leak, we request that the referenced spill be removed from your active list. If you have any questions in this matter, feel free to contact me at (516) 391-6058.

Sincerely,

Patrick J. Van Rossem

Patrick J. Van Rossem
Environmental Engineering Department

PJV/mac

RECEIVED

JUN 24 1992

REG. 1
OIL SPILLS

Fenley & Nicol Co. Inc.

1. OWNER Property ☒ Tank(s) ☒

Name: Long Island Lighting Co, Address: 175 E. Old Country Rd, ~~Hicksville~~, NY Hicksville, NY Representative Telephone

Name Address Representative Telephone

2. OPERATOR

Name: Lilco I.C. site Address: Cove Hollow & Buells Lane East Hampton New York Telephone

3. REASON FOR TEST (Explain Fully)

#1 Above UST program

4. WHO REQUESTED TEST AND WHEN

Name: Ron Bell, Title: Contract Mgt. Division - 4th Floor, Company or Affiliation Date

Address: 445 Broad Hollow Rd, Melville NY 11747 Telephone

5. TANK INVOLVED

Use additional lines for manifolded tanks

Identify by Direction	Capacity	Brand/Supplier	Grade	Approx. Age	Steel/Fiberglass
West side of Engine building	550 gallons	waste oil with water	testing	10	Single wall fiberglass

6. INSTALLATION DATA

Location	Cover	Fills	Vents	Siphones	Pumps
west of building	uncovered	2" direct	none	none	none
North inside driveway, Rear of station, etc	Concrete, Black Top, Earth, etc.	Size, Titehil make, Drop tubes, Remote Fills	Size, Manifolded	Which tanks?	Suction, Remote, Make if known

7. UNDERGROUND WATER

Depth to the Water table: below bottom of tank.

Is the water over the tank? ☐ Yes ☐ No

8. FILL-UP ARRANGEMENTS

Tanks to be filled ______ hr. ______ Date Arranged by ______ Name Telephone

Extra product to "top off" and run tank tester. How and who to provide? Consider NO Lead.

Terminal or other contact for notice or inquiry ______ Company Name Telephone

9. CONTRACTOR, MECHANICS, any other contractor involved

Fenley & Nicol
445 Brook Ave.
Deer Park New York 11729
Mark Kessinger

10. OTHER INFORMATION OR REMARKS

Testing with water and 1/2 pint L.O.C.
Anti freeze in stand pipe

Additional information on any items above. Officials or others to be advised when testing is in progress or completed. Visitors or observers present during test, etc.

11. TEST RESULTS

Tests were made on the above tank systems in accordance with test procedures prescribed for as detailed on attached test charts with results as follows:

Tank Identification	Tight	Leakage Indicated	Date Tested
550 gallon waste oil tank passed with a -.048 gallons per hour	Yes -.048	gallons per hour	1-27-92

12. SENSOR CERTIFICATION

Date

Serial No. of Thermal Sensor

13. This is to certify that these tank systems were tested on the date(s) shown. Those indicated as "Tight" meet the criteria established by the National Fire Protection Association Pamphlet 329.

Technicians

1. Mark Kessinger

Certification # Suffolk County

2. Dept. of Health

Certification # # 54

Fenley & Nicol Co. Inc. By: Signature

445 Brook Avenue, Deer Park, New York 11729 • (516) 586-4900

Name of Supplier, Owner or Dealer | Address No. and Street(s) | City | State | Date of Test

15. TANK TO TEST
West side of Engine building
Identity by position
Waste oil testing with water
Brand and Grade

15a. BRIEF DIAGRAM OF TANK FIELD

16. CAPACITY
Nominal Capacity 550 Gallons
By most accurate capacity chart available 550 Gallons
From
- [ ] Station Chart
- [ ] Tank Manufacturer's Chart
- [ ] Company Engineering Data
- [ ] Charts supplied with
- [ ] Other None Available

17. FILL-UP FOR TEST
Stick Water Bottom before Fill-up testing to ¼" in. with water Gallons 48" Tank Diameter in.

40.0° = 06191
06153 = 40°
318
06471 = 41°
323
06794 = 42°
326

	Gallons	Total Gallons as Reading
Full tank		550
testing with water		
top off	+10	+10
total in system		560

Transfer total to line 25a

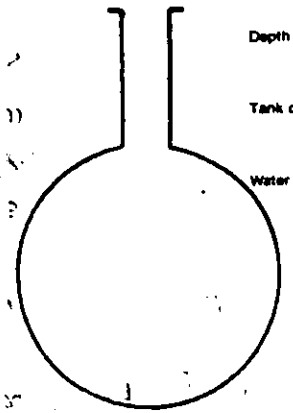
18. SPECIAL CONDITIONS AND PROCEDURES TO TEST THIS TANK
- [ ] Water in tank
- [ ] Line(s) being tested with LVLLT
- [ ] High water table in tank excavation

See manual sections applicable. Check below and record procedure in log (27).

Use maximum allowable test pressure for all tests
Four pound rule does not apply to doublewalled tanks

Complete section below: .0361

1. Is four pound rule required? Yes [ ] No [x]
2. Height to 12" mark from bottom of tank 130" in.
3. Pressure at bottom of tank 4.693 P.S.I.
4. Pressure at top of tank 2.9602 P.S.I.



The above calculations are to be used for dry soil conditions to establish a positive pressure advantage, or when using the four pound rule to compensate for the presence of subsurface water in the tank area.

Refer to N.F.P.A. 30, Sections 2-3.2.4 and 2-7.2 and the tank manufacturer regarding allowable system test pressures.

19. TANK MEASUREMENTS FOR TSTT ASSEMBLY
Bottom of tank to grade* ____ in.
Add 30" for "T" probe assy. 30 in.
Total tubing to assemble — approximate ____ in.

20. EXTENSION HOSE SETTING
Tank top to grade* ____ in.
Extend hose on suction tube 6" or more below tank top ____ in.
*If Fill pipe extends above grade, use top of fill.

22. Thermal-Sensor reading after circulation ____ digits ____ °F Between
23. Digits per °F in range of expected change ____ digits

COEFFICIENT OF EXPANSION (Complete after circulation)
24a. Corrected A.P.I. Gravity
Observed A.P.I. Gravity ____
Hydrometer employed ____ H
Observed Sample Temperature ____ °F
Corrected A.P.I. Gravity @ 60°F, From Table A ____
Coefficient of Expansion for Involved Product From Table B ____
Transfer COE to Line 25b.

21. VAPOR RECOVERY SYSTEM [ ] Stage I [ ] Stage II

24b. COEFFICIENT OF EXPANSION RECIPROCAL METHOD
Type of Product Waste oil
Hydrometer Employed testing with H
Temperature in Tank After Circulation water. °F
Temperature of Sample ____ °F
Difference (+/-) ____ °F
Observed A.P.I. Gravity ____
Reciprocal ____ Page # ____
Total quantity in full tank (16 or 17) ____ + Reciprocal ____ = Volume change in this tank per °F ____
Transfer to Line 26a.

24c. FOR TESTING WITH WATER see Table C & D
Water Temperature after Circulation Table C 06191 = 40.0° °F
Coefficient of Water Table D .00000407
Added Surfactant? [x] Yes [ ] No Transfer COE to Line 25b.

25. (a) 560 Total quantity in full tank (16 or 17) × (b) .00000407 Coefficient of expansion for involved product = (c) .0022792 Volume change in this tank per °F gallons

26. (a) .0022792 Volume change per °F (25 or 24b) ÷ 318 Digits per °F in test Range (23) = .00000716 Volume change per digit Compute to 4 decimal places. This is test factor (a) .00001

27. Sensor Calibration ____/____

LOG OF TEST PROCEDURES

28. DATE / TIME (24 hr.)	Record details of setting up and running test. (Use full length of line if needed.)	29. Reading No.	30. HYDROSTATIC PRESSURE CONTROL: Standpipe Level in Inches — Beginning of Reading	30. Level to which Restored	31. VOLUME MEASUREMENTS (V) RECORD TO .001 GAL: 32. Product in Graduate — Before Reading	32. After Reading	33. Product Replaced (-) / Product Recovered (+)	34. TEMPERATURE COMPENSATION USE FACTOR (a): 35. Thermal Sensor Reading	36. Change Higher + Lower - (c)	37. Computation (c) = (a) × Expansion + Contraction -	38. NET VOLUME CHANGING EACH READING: Temperature Adjustment — Volume Minus Expansion (+) or Contraction (-) #33(V) — #37(T)	39. ACCUMULATED CHANGE: At Low Level compute Change per Hour (NFPA criteria)
10:00	Test equipment set up and pump primed and running							this is test A factor .00001				
			42"		.525		06/191					
10:15	1st sensor reading											
		1	40⅞"	42"	.526	.470	-.056	196	+5	±0	-.055	
10:30		2	40⅞"	42"	.470	.415	-.055	204	+8	±0	-.055	
10:45		3	41"	42"	.415	.375	-.040	210	+6	±0	-.040	
11:00		4	41"	42"	.375	335	-.040	218	+8	±0	-.040	
11:15												
			12"									
11:17		1	11.8"	12"	.335	.325	-.010	227	+9	±0	-.010	
11:30		2	11.6"	12"	.325	.310	-.015	236	+9	±0	-.015	
11:45												
		1	11.9"	12"	.310	.305	-.005	239	+3	±0	-.005	-.020
11:50		2	11.9"	12"	.305	.300	-.005	244	+5	±0	-.005	-.025
11:55		3	11.9"	12"	.300	.295	-.005	247	+3	±0	±0	-.025
12:00		4	12"	12"	.295	.295	±0	251	+4	±0	-.005	-.030
12:05		5	11.9"	12"	.295	.290	-.005	256	+5	±0	±0	-.030
12:10		6	12"	12"	.290	.290	±0	261	+5	±0	±.005	-.025
12:15		7	11.9"	12"	.290	.285	-.005	264	+4	±0	-.005	-.030
12:20		8	11.9"	12"	.285	.280	-.005	270	+6	±0	-.005	-.035
12:25		9	11.9"	12"	.280	.275	-.005	274	+4	±0	-.005	-.040
12:30		10	11.9"	12"	.275	.270	-.005	280	+6	±0	-.005	-.045
12:35		11	11.9"	12"	.270	.265	-.005	285	+5	±0	±.0	-.045
12:40		12	12"	12"	.265	.265	±0	289	+4	±0	±0	-.045
12:45		13	12"	12"	.265	.260	-.005	293	+4	±0	±.005	-.050
12:50		14	11.9"	12"	.260		-.005	298	+5	±0	-.005	-.055
								301	+3	±0		

13:05		16	11.9'	12"	.255	.250	-.005	304	+3	±0	-.005	-.060
13:10		17	11.9'	12"	.250	.245	-.005	307	+3	±0	-.005	-.065
13:15		18	11.9'	12"	.245	.240	-.005	311	+4	±0	-.005	-.070
13:20		19	11.9'	12"	.240	.235	-.005	316	+5	±0	-.005	-.075
13:25		20	11.9'	12"	.235	.230	-.005	319	+3	±0	-.005	-.080
13:30		21	12"	12"	.230	.230	±0	324	+5	±0	±0	-.080
13:35		22	11.9'	12"	.230	.225	-.005	327	+3	±0	±0	-.085
13:40		23	11.9'	12"	.225	.220	-.005	330	+3	±0	-.005	-.090
13:45		24	11.9'	12"	.220	.215	-.005	334	+4	±0	-.005	-.095
		-.095 ÷ 2 = -.0475 = -.048										
		550 gallon waste oil tank with one 1½" drain line										
		on it passed with a -.048 gallons per hour.										

P-T Tank Test Data Chart
Additional Info

1. Net Volume Change at Conclusion of Precision Test -.048 gph

Signature of Tester: Mark Kessinger

Date: 1-27-92

2. Statement:

☐ Tank and product handling system has been tested tight according to the Precision Test Criteria as established by N.F.P.A. publication 329. This is not intended to indicate permission of a leak.

OR

☐ Tank and product handling system has failed the tank tightness test according to the Precision Test Criteria as established by N.F.P.A. publication 329.

It is the responsibility of the owner and/or operator of this system to immediately advise state and local authorities of any implied hazard and the possibility of any reportable pollution to the environment as a result of the indicated failure of this system. Heath Consultants Incorporated does not assume any responsibility or liability for any loss of product to the environment.

Tank Owner/Operator _____

Date _____

NYSDEC SPILL REPORT FORM

DEC REGION: 1 **SPILL NUMBER:** 9405570

SPILL NAME: LILCO **DEC LEAD:** RDDECAND

SPILL DATE: 07/25/1994 **SPILL TIME:** 11:46 am

CALL RECEIVED DATE: 07/25/1994 **RECEIVED TIME:** 12:32 pm

SPILL LOCATION

PLACE: LILCO **COUNTY:** Suffolk

STREET: WEST COVE HOLLOW ROAD **TOWN/CITY:** East Hampton

COMMUNITY: EAST HAMPTON

CONTACT: **CONTACT PHONE:**

CONT. FACTOR: Equipment Failure **SPILL REPORTED BY:** Responsible Party

FACILITY TYPE: Commercial/Industrial **WATERBODY:**

CALLER REMARKS:
AT 9 EU SUBSTATION, CONTROL POWER TRANSFORMER, BLUE STONE REMOVED,

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
non PCB oil	Petroleum	30 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
LILCO	ZZ	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "DECANDIA"
INSPECTOR MUST MAKE APPT TO INSPECT WITH EITHER RICK OR ROBIN KNAPPE
TELECON WITH ROBIN KNAPPE, CLEANED UP BY LILCO PERSONNEL

PIN **T & A** **COST CENTER**

CLASS: C3 **CLOSE DATE:** 01/20/2004 **MEETS STANDARDS:** True

Created On: 07/26/1994

Date Printed: 8/17/2017 Last Updated: 08/17/2017

NYSDEC SPILL REPORT FORM

DEC REGION: 1 **SPILL NUMBER:** 9505473

SPILL NAME: LILCO **DEC LEAD:** SCHULZ

SPILL DATE: 08/03/1995 **SPILL TIME:** 12:01 am

CALL RECEIVED DATE: 08/03/1995 **RECEIVED TIME:** 7:19 am

SPILL LOCATION

PLACE: LILCO **COUNTY:** Suffolk

STREET: WESTSIDE COVE HOLLOW ROAD **TOWN/CITY:** East Hampton

COMMUNITY: EAST HAMPTON

CONTACT: **CONTACT PHONE:**

CONT. FACTOR: Equipment Failure **SPILL REPORTED BY:** Responsible Party

FACILITY TYPE: Institutional, Educational, Gov., Other **WATERBODY:**

CALLER REMARKS:
BUSHING FAILED ON CURRENT TRANSFORMER, AT EAST HAMPTON SUBSTATION,

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
non PCB oil	Petroleum	16 G	0 G	Soil,
transformer oil	Petroleum	0 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
LILCO	ZZ	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

HAAS CONTACTED LILCO BOTTOM SAMPLE TAKEN, COULD USE DEC INSPECTION
8/4/95 13:00 MS ON SITE, 8 DRUMS OF CONTAMINATION REMOVED, NO PRODUCT APPEARS TO REMAIN
13:15 LEFT SITE

PIN **T & A** **COST CENTER**

CLASS: C3 **CLOSE DATE:** 08/13/1996 **MEETS STANDARDS:** True

Created On: 08/04/1995

Date Printed: 8/17/2017 Last Updated: 08/17/2017

LILCO
SYSTEM LABORATORY REPORT

CHEMICAL DIVISION
PO Box 426, Glenwood Landing, NY 11547
(516) 759-8518
NYSDOH ELAP #10197

PCB ANALYSES

From : Sub. Maint.Riverhead
Received: 08/03/1995 10:01

Sample ID	Label ID	Sampled	Sampled by	Company Number	Type	Size KVA	Manf.	Manf. SN	Sample Pt. / Address	Total PCBs ug/kg
P-95-00571	----------	08/03/1995	----------	----------	-------	-----	----------	----------	9EU Easthampton Sub., Easthampton	< 1

Date Analyzed: 08/03/1995 by GK

COMMENTS:
Results to Ed Ryan, Sub. Maint. ~~Riverhead (548-7103)~~

95-05473

DISTRIBUTION:
Env. Eng.- Melville
M. Tucker AUG 21 1995
E. Ryan

Laboratory Director Kenneth A. Yager
Kenneth A. Yager

Date Printed 08/03/1995

MS

143-95

Fil

NYSDEC SPILL REPORT FORM

DEC REGION: 1 **SPILL NUMBER:** 0001660

SPILL NAME: 9E BUELL SUBSTATION B-1 **DEC LEAD:** BXDONOVA

SPILL DATE: 05/09/2000 **SPILL TIME:** 12:30 pm

CALL RECEIVED DATE: 05/09/2000 **RECEIVED TIME:** 2:50 pm

SPILL LOCATION

PLACE: 9E BUELL SUBSTATION B-1 **COUNTY:** Suffolk

STREET: DECOVE HOLLOW ROAD **TOWN/CITY:** East Hampton

COMMUNITY: EAST HAMPTON

CONTACT: SHAWN DAVIS **CONTACT PHONE:** (516) 545-5589

CONT. FACTOR: Equipment Failure **SPILL REPORTED BY:** Other

FACILITY TYPE: Commercial/Industrial **WATERBODY:**

CALLER REMARKS:

TRANSFORMER PROBLEM AT ABOVE LOCATION. REPAIRS TO BE MADE AND

CLEANUP PENDING. NO CALL BACK REQUESTED.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
dielectric fluid	Petroleum	10 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
LIPA	333 EARLE OVINGTON BLVD UNIONDALE NY 115	CALLER

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "BRIAN D"

12/27/00 TELECON WITH SHAWN DAVIS, SITE IS READY FOR INPSECTION, EXCAVATION IS OPEN, 20 YARDS REMOVED, CONTAMINATED SOIL EXCAVATED

PIN **T & A** **COST CENTER**

CLASS: C4 **CLOSE DATE:** 12/10/2004 **MEETS STANDARDS:** False

Created On: 05/09/2000

Date Printed: 12/26/2017 Last Updated: 11/14/2011

NYSDEC Region 1, SUNY, Bldg. 40, Stony Brook, NY 11790-2356

☑ Field Notes ☐ Phone Conversation ☐ Meeting Notes **Spill No.** 00-01660

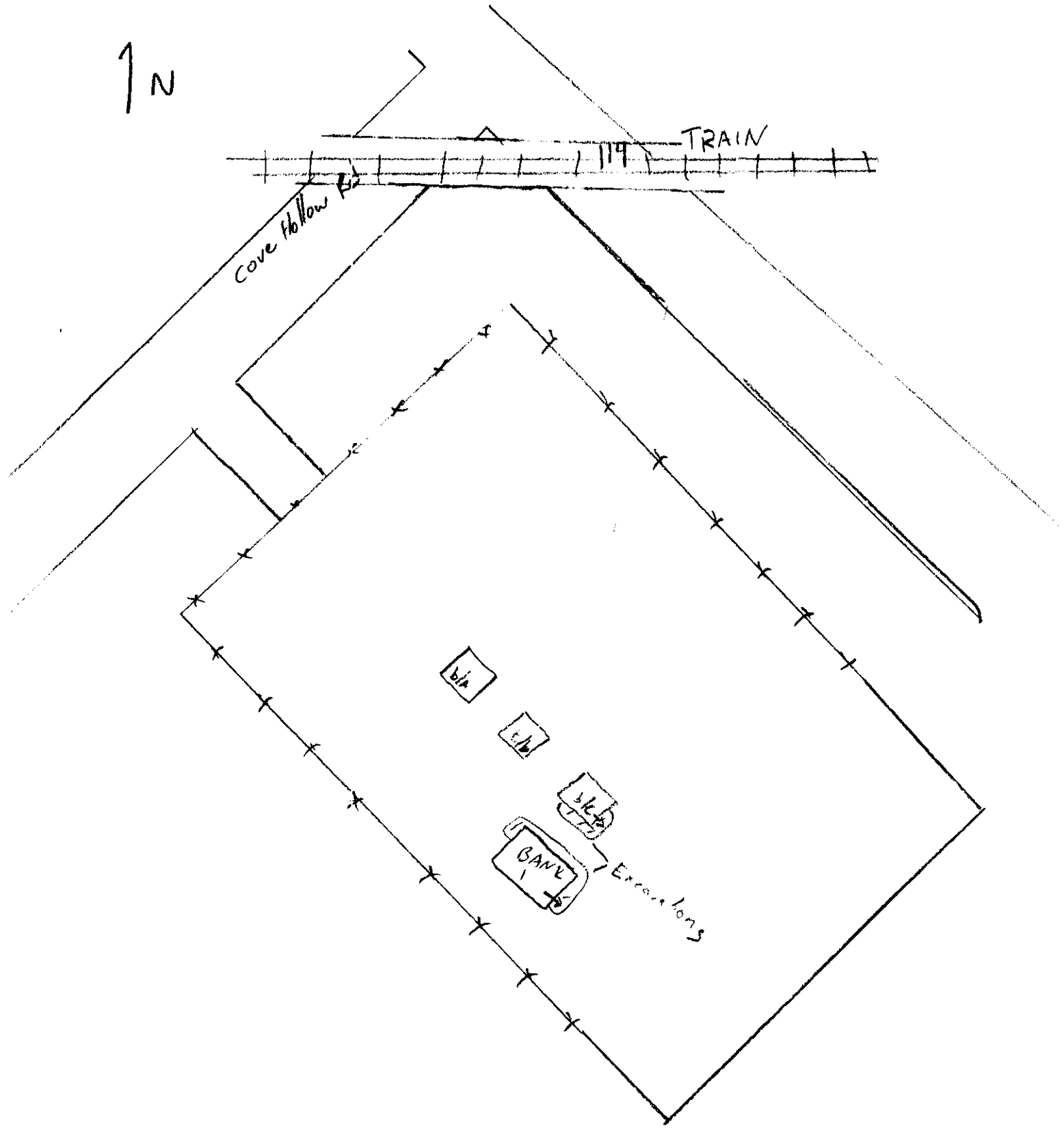
Location	Representatives on site	time in	time out
Name 9E Buell Substation B-1	DEC Brian M. Donovan	1134	1236
Address Cove Hollow Rd			
Town East Hampton			
Phone Shawn Davis 516-545-5585	Shawn Davis		
	PRP		

Weather	Temperature	General conditions
humidity	Cold	(Sunny)
(Dry)	(Fair)	Partly Cloudy
Humid	Warm	Cloudy
Very humid	Hot	Rain / Snow

Inspection Narrative

Date	Time	
1/12/01	1134	BMD on site
	1146	Shawn Davis on site - Shawn showed me the Excavation around the Bank 1 and B/c transformers Upon inspection found - Approx ¾ $10y^3$ contaminated soil removed from 2 Excavations - No Dielectric fluid odors in ~~from~~ the excavations - No contamination found - Okay to backfill - Both leaks fixed, Pipes wrapped with Absorbent pads as a precaution
	1236	BMD off site

Continued


N
TRAIN
119
Cove Hollow Rd
bldg
BARN
Excavations

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region One
Spill Prevention and Response
Building 40 - SUNY, Stony Brook, New York 11790-2356
Phone: (631) 444-0320 FAX: (631) 444-0328

Erin M. Crotty
Commissioner

June 28, 2002

Bart Polizzotti
Keyspan
175 East Old Country Road
Hicksville, NY 11801

Re: Spill# 0001584, Shoreham Substation, North Country Road, Wading River
0001660, 9E Bell Substation B-1, Cove Hollow Rd, East Hampton

Dear Mr. Polizzotti:

Based upon a review of the data/file, you have completed the investigation/remediation for the referenced site.

Please be advised, the above spill number remains on the NYSDEC list of active spills. To complete the file, a copy of the disposal receipts for the contaminated soil should be submitted to this office. Please place the spill number on all correspondence.

If you have any questions, please call me at (631) 444-0339.

Sincerely,

Brian M. Donovan
Environmental Engineering Technician II

CC: C. Engelhardt NYSDEC

Appendix D
Sanborn Fire Insurance Maps

3 COVE HOLLOW RD

3 COVE HOLLOW RD

EAST HAMPTON, NY 11937

Inquiry Number: 5129162.3

December 06, 2017

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/06/17

Site Name:

3 COVE HOLLOW RD
3 COVE HOLLOW RD
EAST HAMPTON, NY 11937
EDR Inquiry # 5129162.3

Client Name:

Vanasse Hangen Brustlin, Inc.
100 Motor Parkway, Ste. 135
Hauppauge, NY 11788
Contact: Victor Rizzo

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Vanasse Hangen Brustlin, Inc. 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.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # BB58-4F78-AD0E

PO # NA

Project Deepwater SFWF

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: BB58-4F78-AD0E

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Vanasse Hangen Brustlin, Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Appendix E
Historical Aerial Photographs

3 COVE HOLLOW RD

3 COVE HOLLOW RD

EAST HAMPTON, NY 11937

Inquiry Number: 5129162.5

December 06, 2017

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

12/06/17

Site Name:

3 COVE HOLLOW RD
3 COVE HOLLOW RD
EAST HAMPTON, NY 11937
EDR Inquiry # 5129162.5

Client Name:

Vanasse Hangen Brustlin, Inc.
100 Motor Parkway, Ste. 135
Hauppauge, NY 11788
Contact: Victor Rizzo

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:

Year	Scale	Details	Source
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2008	1"=500'	Flight Year: 2008	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1994	1"=500'	Acquisition Date: April 08, 1994	USGS/DOQQ
1985	1"=500'	Flight Date: March 16, 1985	USGS
1980	1"=500'	Flight Date: September 08, 1980	USDA
1976	1"=500'	Flight Date: March 24, 1976	Aero
1970	1"=500'	Flight Date: May 30, 1970	USDA
1962	1"=500'	Flight Date: March 18, 1962	EDR Proprietary Aerial Viewpoint
1960	1"=500'	Flight Date: October 19, 1960	USDA
1957	1"=500'	Flight Date: April 15, 1957	Jack
1954	1"=500'	Flight Date: February 20, 1954	USGS
1947	1"=500'	Flight Date: September 27, 1947	USDA
1940	1"=500'	Flight Date: July 27, 1940	USDA
1938	1"=500'	Flight Date: January 06, 1938	USDA

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.

INQUIRY #: 5129162.5

YEAR: 1938

= 500'

N

EDR

INQUIRY #: 5129162.5

YEAR: 1940

= 500'

N

EDR

INQUIRY #: 5129162.5

YEAR: 1947

= 500'

N

EDR

INQUIRY #: 5129162.5

YEAR: 1954

= 500'

N

EDR

INQUIRY #: 5129162.5

YEAR: 1957

= 500'

N

EDR

INQUIRY #: 5129162.5

YEAR: 1960

= 500'

N

EDR

INQUIRY #: 5129162.5

YEAR: 1962

= 500'

N

EDR


INQUIRY #: 5129162.5
YEAR: 1970
= 500'
N
EDR

INQUIRY #: 5129162.5

YEAR: 1976

= 500'

N

EDR


INQUIRY #: 5129162.5
YEAR: 1980
= 500'
N
EDR


INQUIRY #: 5129162.5
YEAR: 1985
= 500'
N
EDR

INQUIRY #: 5129162.5

YEAR: 1994

= 500'

N

EDR


INQUIRY #: 5129162.5
YEAR: 2006
= 500'
N
EDR


INQUIRY #: 5129162.5
YEAR: 2008
= 500'
N
EDR

INQUIRY #: 5129162.5

YEAR: 2009

= 500'

N

EDR


INQUIRY #: 5129162.5
YEAR: 2011
= 500'
N
EDR

Appendix F
Regulatory Agency Database Report

3 COVE HOLLOW RD
3 COVE HOLLOW RD
EAST HAMPTON, NY 11937

Inquiry Number: 5129162.2s
December 06, 2017

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

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

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3 COVE HOLLOW RD
EAST HAMPTON, NY 11937

COORDINATES

Latitude (North):	40.9611040 - 40° 57' 39.97''
Longitude (West):	72.2100930 - 72° 12' 36.33''
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	734792.9
UTM Y (Meters):	4537976.5
Elevation:	46 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5939183 EAST HAMPTON, NY
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150507
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
3 COVE HOLLOW RD
EAST HAMPTON, NY 11937

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	LILCO - EAST HAMPTON	COVE HOLLOW RD	RCRA NonGen / NLR, AIRS	Higher	1 ft.
A2	LILCO	WEST COVE HOLLOW ROA	NY Spills	Lower	85, 0.016, ESE
A3	LILCO	WESTSIDE COVE HOLLOW	NY Spills	Lower	85, 0.016, ESE
A4	9E BUELL SUBSTATION	DECOVE HOLLOW ROAD	NY Spills	Lower	85, 0.016, ESE
A5	LILCO IC SITE	COLD HOLLOW & BUELL	LTANKS	Lower	139, 0.026, East
B6	LIRR	LIRR AT COVE HOLLOW	NY Spills	Lower	230, 0.044, ENE
B7	RIVERHEAD BUILDING S	1 COVE HOLLOW RD	NY Spills	Lower	241, 0.046, NE
B8	RIVERHEAD BUILDING S	1 COVE HOLLOW RD	UST, AST	Lower	241, 0.046, NE
B9	MARCH EQUIPTMENT INC	1 COVE HOLLOW RD	UST	Lower	241, 0.046, NE
B10	LONG ISLAND ELECTRIC	COVE HOLLOW RD	RCRA-LQG	Lower	250, 0.047, ENE
11	WHITMORE WORSLEYS IN	4 HARDSCRABBLE CT	RCRA NonGen / NLR, FINDS, ECHO, MANIFEST	Lower	379, 0.072, NE
12	WHITMORE NURSERY	80 SAG HARBOR TPKE R	AST	Higher	1314, 0.249, ENE
13	EAST HAMPTON (GASOLI	57 BUELLS LANE	SHWS	Lower	3054, 0.578, ESE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

EXECUTIVE SUMMARY

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent CERCLIS

VAPOR REOPENED ---------- Vapor Intrusion Legacy Site List

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Facility Register

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land
HIST LTANKS ---------- Listing of Leaking Storage Tanks

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
CBS UST ---------- Chemical Bulk Storage Database
MOSF UST ---------- Major Oil Storage Facilities Database
CBS ---------- Chemical Bulk Storage Site Listing
MOSF ---------- Major Oil Storage Facility Site Listing
CBS AST ---------- Chemical Bulk Storage Database
MOSF AST ---------- Major Oil Storage Facilities Database
INDIAN UST ---------- Underground Storage Tanks on Indian Land
TANKS ---------- Storage Tank Faciliy Listing

State and tribal institutional control / engineering control registries

RES DECL ---------- Restrictive Declarations Listing
ENG CONTROLS ---------- Registry of Engineering Controls
INST CONTROL ---------- Registry of Institutional Controls

State and tribal voluntary cleanup sites

VCP ---------- Voluntary Cleanup Agreements
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Brownfields Site List
ERP ---------- Environmental Restoration Program Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWTIRE ---------- Registered Waste Tire Storage & Facility List

SWRCY Registered Recycling Facility List
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
ODI Open Dump Inventory
IHS OPEN DUMPS Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL Delisted National Clandestine Laboratory Register
DEL SHWS Delisted Registry Sites
US CDL National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

HIST UST Historical Petroleum Bulk Storage Database
HIST AST Historical Petroleum Bulk Storage Database

Local Land Records

LIENS Spill Liens Information
LIENS 2 CERCLA Lien Information

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System
NY Hist Spills SPILLS Database
SPILLS 90 SPILLS 90 data from FirstSearch
SPILLS 80 SPILLS 80 data from FirstSearch

Other Ascertainable Records

FUDS Formerly Used Defense Sites
DOD Department of Defense Sites
SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR Financial Assurance Information
EPA WATCH LIST EPA WATCH LIST
2020 COR ACTION 2020 Corrective Action Program List
TSCA Toxic Substances Control Act
TRIS Toxic Chemical Release Inventory System
SSTS Section 7 Tracking Systems
ROD Records Of Decision
RMP Risk Management Plans
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)
MLTS Material Licensing Tracking System
COAL ASH DOE Steam-Electric Plant Operation Data
COAL ASH EPA Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER PCB Transformer Registration Database
RADINFO Radiation Information Database
HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS Incident and Accident Data

CONSENT Superfund (CERCLA) Consent Decrees
INDIAN RESERV Indian Reservations
FUSRAP Formerly Utilized Sites Remedial Action Program
UMTRA Uranium Mill Tailings Sites
LEAD SMELTERS Lead Smelter Sites
US AIRS Aerometric Information Retrieval System Facility Subsystem
US MINES Mines Master Index File
ABANDONED MINES Abandoned Mines
FINDS Facility Index System/Facility Registry System
UXO Unexploded Ordnance Sites
DOCKET HWC Hazardous Waste Compliance Docket Listing
ECHO Enforcement & Compliance History Information
FUELS PROGRAM EPA Fuels Program Registered Listing
AIRS Air Emissions Data
COAL ASH Coal Ash Disposal Site Listing
DRYCLEANERS Registered Drycleaners
E DESIGNATION E DESIGNATION SITE LISTING
Financial Assurance Financial Assurance Information Listing
HSWDS Hazardous Substance Waste Disposal Site Inventory
SPDES State Pollutant Discharge Elimination System
UIC Underground Injection Control Wells

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants
EDR Hist Auto EDR Exclusive Historical Auto Stations
EDR Hist Cleaner EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS Recovered Government Archive State Hazardous Waste Facilities List
RGA LF Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS 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. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

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.

A review of the RCRA-LQG list, as provided by EDR, and dated 09/13/2017 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LONG ISLAND ELECTRIC	COVE HOLLOW RD	ENE 0 - 1/8 (0.047 mi.)	B10	46

State- and tribal - equivalent CERCLIS

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Conservation's Inactive Hazardous waste Disposal Sites in New York State.

A review of the SHWS list, as provided by EDR, and dated 08/15/2017 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EAST HAMPTON (GASOLI Site Code: 386432	57 BUELLS LANE	ESE 1/2 - 1 (0.578 mi.)	13	53

State and tribal leaking storage tank lists

LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the LTANKS list, as provided by EDR, and dated 10/31/2017 has revealed that there is 1 LTANKS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LILCO IC SITE Spill Number/Closed Date: 1992-02-11 Site ID: 102085 Program Number: 9110703	COLD HOLLOW & BUELL	E 0 - 1/8 (0.026 mi.)	A5	35

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RIVERHEAD BUILDING S	***1 COVE HOLLOW RD***	***NE 0 - 1/8 (0.046 mi.)***	***B8***	***38***
Database: SUFFOLK CO. UST, Date of Government Version: 03/03/2015 Site Ref#: 06805 Facility ID: 06805				
MARCH EQUIPTMENT INC	1 COVE HOLLOW RD	NE 0 - 1/8 (0.046 mi.)	B9	45
Database: SUFFOLK CO. UST, Date of Government Version: 03/03/2015 Site Ref#: 06795 Facility ID: 06795				

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the AST list, as provided by EDR, has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WHITMORE NURSERY	80 SAG HARBOR TPKE R	ENE 1/8 - 1/4 (0.249 mi.)	12	52
Database: SUFFOLK CO. AST, Date of Government Version: 03/03/2015 Site Ref#: 06827 Facility Id: 06827				

Lower Elevation	Address	Direction / Distance	Map ID	Page
RIVERHEAD BUILDING S	***1 COVE HOLLOW RD***	***NE 0 - 1/8 (0.046 mi.)***	***B8***	***38***
Database: SUFFOLK CO. AST, Date of Government Version: 03/03/2015 Site Ref#: 06805 Facility Id: 06805				

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

NY Spills: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR, and dated 10/31/2017 has revealed that there are

5 NY Spills sites within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LILCO Spill Number/Closed Date: 2004-01-20 spillno: 9405570 Site ID: 183369	WEST COVE HOLLOW ROA	ESE 0 - 1/8 (0.016 mi.)	A2	31
LILCO Spill Number/Closed Date: 1996-08-13 spillno: 9505473 Site ID: 291766	WESTSIDE COVE HOLLOW	ESE 0 - 1/8 (0.016 mi.)	A3	32
9E BUELL SUBSTATION Spill Number/Closed Date: 2004-12-10 spillno: 0001660 Site ID: 168307	DECOVE HOLLOW ROAD	ESE 0 - 1/8 (0.016 mi.)	A4	33
LIRR Spill Number/Closed Date: 1994-02-03 spillno: 9312415 Site ID: 113105	LIRR AT COVE HOLLOW	ENE 0 - 1/8 (0.044 mi.)	B6	36
RIVERHEAD BUILDING S Spill Number/Closed Date: 2017-09-11 spillno: 1506650 Site ID: 514074	1 COVE HOLLOW RD	NE 0 - 1/8 (0.046 mi.)	B7	37

Other Ascertainable Records

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.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/13/2017 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LILCO - EAST HAMPTON	***COVE HOLLOW RD***	***0 - 1/8 (0.000 mi.)***	***1***	***8***

Lower Elevation	Address	Direction / Distance	Map ID	Page
WHITMORE WORSLEYS IN	***4 HARDSCRABBLE CT***	***NE 0 - 1/8 (0.072 mi.)***	***11***	***48***

MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the MANIFEST list, as provided by EDR, and dated 10/01/2017 has revealed that there is 1 MANIFEST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WHITMORE WORSLEYS IN	***4 HARDSCRABBLE CT***	***NE 0 - 1/8 (0.072 mi.)***	***11***	***48***

EXECUTIVE SUMMARY

EPA ID: NYR000110445

EXECUTIVE SUMMARY

There were no unmapped sites in this report.