

D. ENVIRONMENTAL SITE ASSESSMENT

a. Existing Conditions

A Development Plan Environmental Site Assessment Report and an Update were prepared by Kroll Environmental Enterprises, Inc. for both parcels owned by the applicant and is included in Appendix 11.

The report included a review of available historical information regarding site use and development including historical site plans and aerial photographs; a review of readily available federal, state and local regulatory data base information regarding the property and adjacent sites; interviews with knowledgeable individuals regarding the site history; and an on-site visual inspection of the site and adjacent and surrounding properties. Areas of environmental concern were evaluated to determine their potential impact on the site.

The report concludes that "There are no significant existing or potential environmental issues associated with the subject property with respect to air emissions, storm and floor drains, oil/water separators, underground storage tanks, hazardous wastes, solid wastes, boiler HVAC systems and associated areas, radon, PCBs, asbestos, septic systems, surrounding land uses, solid wastes, and water and wastewater regulatory activity."

b. Project Proposal/Impacts

There are no site conditions that will impact development on the site. Westchester University will be developed in accordance with all federal, state and local environmental regulations and all Best Practices.

c. Mitigation Measures

No mitigation is necessary.