

**Westchester Land Trust**  
**Request for Proposal: Project Kiana, Phase I Environmental Site Assessment**  
**December 16, 2024**

**Executive Summary**

Westchester Land Trust seeks a proposal for a Phase I Environmental Site Assessment (Phase I ESA) on approximately 2.85 acres on the west side of the Hutchinson River Parkway in Mount Vernon, New York. The Phase I ESA and report must comply with or exceed ASTM E1527-21 and be overseen by a Professional Engineer or Professional Geologist licensed in the State of New York.

The Project Kiana area is owned by the New York State Department of Transportation and managed as excess land. The Phase I Environmental Site Assessment is part of a larger initiative to determine if the potential exists to purchase, protect, or otherwise manage the property to restore the urban riparian forest or provide meaningful community connections.

The NYS DOT granted Westchester Land Trust a permit to access and collect data on the project site. Compliance with the permit is required.

**About Westchester Land Trust**

Westchester Land Trust works together with public and private partners to preserve land in perpetuity, and to protect and enhance the natural resources in our communities.

WLT was founded in 1988 and is accredited by the Land Trust Alliance. Since 1988 we have protected more than 9,250 acres of land in Westchester and eastern Putnam Counties. We own and manage more than 1,250 acres and more than 75 miles of trails across a nature preserve network of 34 properties, much of which is free and open to the public.

**Property Information**

Property Description

The Project Kiana area is a highly deteriorated urban riparian forest. Little to no native understory exists, and some areas are dense with invasive species.

The property is bound to the east by the Hutchinson River Parkway, to the north by the Metro North Railroad, and residential properties on the south and west. The property includes an oxbow of the Hutchinson River.

The property is located south of Westchester County's Wilson Woods Park, which can be accessed by walking on an informal foot path along the barriers of the Hutchinson River Parkway.

Location & Parcel IDs

40.909674, -73.814436  
40° 54' 35", -73° 48' 52"

165.74-4015-1

165.74-4013-41

Note: The project area is less than the two parcels.

Total Size

2.85 acres

Known Easements

Unknown.

Additional Information

The property can be accessed on foot by parking on the corner of Farrell Avenue and Beechwood Avenue, just south of the footbridge.

**Deliverables**

1. Full Phase I Environmental Site Assessment including:
  - a. A site visit to observe current and past conditions and uses of property and adjacent properties.
  - b. Federal National Priority List (NPL).
  - c. Federal Superfund Enterprise Management System (SEMS).
  - d. New York State-equivalent NPL & SEMS.
  - e. New York State Hazardous Substance Waste Disposal Sites (HSWDS).
  - f. Federal RCRA Treatment, Storage, and Disposal Facilities (RCRA-TSDF).
  - g. Federal RCRA Corrective Action Sites.
  - h. Federal Large Quantity Generators (LGQ).
  - i. New York State Department of Environmental Conservation Solid Waste Disposal Facilities (SWF) & Landfills (LF).
  - j. New York State Department of Environmental Conservation Petroleum Bulk Storage Facilities (PBS).
  - k. New York State Department of Environmental Conservation Chemical Bulk Storage (CBS).
  - l. Federal Emergency Response Notification System (ERNS).
  - m. New York State Department of Environmental Conservation Petroleum Spills (EDR).
  - n. New York State Department of Environmental Conservation Leaking Storage Tanks (LTANKS).
  - o. New York State Brownfield Sites and Environmental Restoration Program (ERP).
  - p. New York State Voluntary Cleanup Program Sites (VCP).
  - q. Federal and State Engineering and Institutional Controls, Activity, and Use Limitations (AUL).
  - r. Environmental liens.
  - s. Record of Decisions.
  - t. Major Legal Settlements.
  - u. USGS 7.5 Minute Topographic Maps.
  - v. Historic Aerials.
  - w. Sanborn Maps.
  - x. City Directories.
  - y. Water, Sewer, and Fire Department Records.

- z. Assessor and Building Department Records.
  - aa. Department of Health Records.
  - bb. Interviews with current and past property owners, operators, and occupants, or others familiar with the property.
2. The Report should identify any:
- a. Recognized Environmental Conditions (RECs) and what recommendations, if any, are needed to address the concerns.
  - b. Controlled Recognized Environmental Conditions.
  - c. Historical Recognized Environmental Conditions.

### **Timeline**

A prompt response to the RFP is requested.

### **Response**

Please send your written proposal to:

Janelle Robbins, Vice President of Conservation, Westchester Land Trust  
[janelle@westchesterlandtrust.org](mailto:janelle@westchesterlandtrust.org)

Kara Hartigan Whelan, Westchester Land Trust  
[kara@westchesterlandtrust.org](mailto:kara@westchesterlandtrust.org)

### **Attachments**

If you are interested in submitting a proposal, please email Janelle Robbins to receive the following:

1. Property survey, site map, and orthoimagery.
2. New York State Department of Transportation permit.
3. Draft Quality Assurance Project Plan.