Final Engineering Report

for

266-270 West 96th Street

New York, New York

NYSDEC Site Number: C231133

Prepared for:

266 West 96th Street Associates LLC
AMP Property Owner L.P. and West 96th Street Venture LP
675 Third Avenue, Suite 2800
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Prepared by:

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Langan Project No.: 170432001
December 2022

LANGAN

CERTIFICATIONS

I, Jason J. Hayes, P.E., am currently a registered professional engineer licensed by the State of New York, I had primary direct responsibility for implementation of the remedial program activities, and I certify that the Remedial Action Work Plan (RAWP) was implemented and that all construction activities were completed in substantial conformance with the Department-approved RAWP.

I certify that the data submitted to the Department with this Final Engineering Report demonstrates that the remediation requirements set forth in the RAWP and in all applicable statutes and regulations have been or will be achieved in accordance with the time frames, if any, established for the remedy.

I certify that all documents generated in support of this report have been submitted in accordance with the Department of Environmental Remediation's (DER's) electronic submission protocols and have been accepted by the Department.

I certify that all data generated in support of this report have been submitted in accordance with the Department's electronic data deliverable and have been accepted by the Department.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Jason J. Hayes, of Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. am certifying as Owner's Designated Site Representative for the site.

089491-1

NYS Professional Engineer #

Date

Stamp/Signature

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LIST OF ACRONYMS

Acronym	Definition
ASP	Analytical Services Protocol
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
bgs	Below Grade Surface
BMP	Best Management Practices
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
C&D	Construction and Demolition
CAMP	Community Air Monitoring Plan
CFR	Code of Federal Regulations
CHASP	Construction Health and Safety Plan
Cis-1,2-DCE	Cis-1,2-dichloroethene
CQAP	Construction Quality Assurance Plan
CVOC	Chlorinated Volatile Organic Compounds
CY	Cubic Yards
DD	Decision Document
DER	Division of Environmental Remediation
DRO	Diesel Range Organics
DUSR	Data Usability Summary Report
EC	Engineering Control
El	Elevation
ELAP	Environmental Laboratory Approval Program
EPA	United States Environmental Protection Agency
EPH	Extractable Petroleum Hydrocarbons
eV	Electronvolt
FDNY	New York City Fire Department
FER	Final Engineering Report
GC/CM	General Contractor/Construction Manager
GRO	Gasoline Range Organics
HVAC	Heating, Ventilation, and Air Conditioning
IC	Institutional Control
$\mu g/m^3$	Micrograms per cubic meter
MSDS	Material Safety Data Sheet
MTA	New York City Metro Transit Authority
NAACP	National Association for the Advancement of Colored People
NAVD88	North American Vertical Datum of 1988
NJDEP	New Jersey Department of Environmental Protection
NYCDOB	New York City Department of Buildings

Acronym	Definition
NYCDOT	New York City Department of Transportation
NYCRR	New York Codes, Rules and Regulations
NYSDEC	New York State Department of Environmental Conservation
NYCDEP	New York City Department of Environmental Protection
NYSDOH	New York State Department of Health
OSHA	United States Occupational Safety and Health Administration
PCB	Polychlorinated Biphenyl
PCE	Tetrachloroethene
PFAS	Per- and Poly-fluoroalkyl Substances
PGW	Protection of Groundwater
PID	Photoionization Detector
PM10	Particulate matter 10 micrometers or less in diameter
PPE	Personal Protective Equipment
ppm	Parts per million
QA/QC	Quality Assurance/Quality Control
QAPP	Quality Assurance Project Plan
QEP	Qualified Environmental Professional
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RCRA	Resource Conservation and Recovery Act
RE	Remediation Engineer
RI	Remedial Investigation
RIWP	Remedial Investigation Work Plan
RU	Residential Use
SCO	Soil Cleanup Objective
SGV	Standard or Guidance Value
SOE	Support of Excavation
SMMP	Soil/Materials Management Plan
SRI	Supplemental Remedial Investigation
SVOC	Semivolatile Organic Compound
SWPPP	Stormwater Pollution Prevention Plan
TAL	Target Analyte List
TCE	Trichloroethene
TCL	Target Compound List
TCLP	Toxicity Characteristic Leaching Procedure
TOGS	Technical and Operational Guidance Series
UU	Unrestricted Use
VOC	Volatile Organic Compound

1.0 BACKGROUND AND SITE DESCRIPTION

266 West 96th Street Associates LLC executed a Brownfield Cleanup Agreement (BCA) Index No. C231133-06-2019 with the New York State Department of Environmental Conservation (NYSDEC) on August 20, 2019 to investigate and remediate the approximately 10,700-square-foot (0.24 acre) property located at 266-270 West 96th Street (Manhattan Block 1243, Lots 1501, 1502, and 1503[1]) in the Upper West Side neighborhood of Manhattan, New York ("the site"). New York State Brownfield Cleanup Program (BCP) Site No. C231133 was assigned to the site by the NYSDEC. The following amendments were made to the BCA:

- On July 10, 2022, the BCA was amended to add AMP Property Owner L.P. and West 96th Street Venture LP as Volunteers, and to submit Affordable Housing Regulatory Agreements, dated December 16, 2021, executed by AMP Property Owner L.P. for the benefit of City of New York acting by and through its Department of Housing and Preservation (NYCHPD), for the purposes of granting tangible property tax credit based upon the site's proposed redevelopment for affordable housing.
- On December 23, 2022, the BCA was amended to reflect the merger of the site from Block 1243, former Lots 57, 59 and 60 to Block 1243, new Lot 57 (which includes condominium Lots 1501, 1502, and 1503); to reflect 270 West 96th Street Housing Development Fund Corporation (HDFC) as the new fee owner of Lot 1502 and AMP Property Owner L.P. as new beneficial owner of Lot 1502 and fee owner of Lots 1501 and 1503; and to make a minor correction to the total site acreage based upon more recent survey data.

Collectively, 266 West 96th Street Associates LLC, AMP Property Owner L.P., and West 96th Street Venture LP are referred to herein as the Volunteer. A Track 2 remedy was implemented for the site in accordance with the NYSDEC-approved August 2021

[1] The site was previously identified as Block 1243, former Lots 57, 59 and 60. The lots were then merged in April 2022 into Block 1243, Lot 57. As a part of recording the condominium declaration for the proposed redevelopment, the Block 1243, the Lot 57 was again reapportioned in August 2022 into Block 1243, Lots 1501, 1502, and 1503, which correspond with the proposed condominium units. Lot 1501 corresponds to the commercial unit located on the first floor, Lot 1502 corresponds to the affordable rate residential apartments on floors 3 to 15, 17, and 18, and Lot 1503 corresponds to market rate residential apartments on floors 2 to 23.

Remedial Action Work Plan (RAWP) and the August 31, 2021 Decision Document (DD). The RAWP approval and the DD are included in Appendix A.

The site is located at 266-270 West 96th Street in the Upper West Side neighborhood in Manhattan and is bound by West 96th Street, followed by a 13-story residential building and a 35-story mixed use commercial and residential building to the north, a two-story commercial building to the east, six-story and 15-story residential buildings to the south, and 16-story and 13-story residential buildings to the west. A site location map is included as Figure 1 and a site plan is included as Figure 2. The site survey and metes and bound are included in Appendix B.

Prior to redevelopment, the former Lot 57 was improved with a vacant three-story building with a full cellar level that most recently operated as a power substation for the New York City Metro Transit Authority (MTA). Former Lots 59 and 60 were improved with two-story commercial buildings with full cellars and rear courtyards (at sidewalk grade), which were occupied by the Salvation Army and National Association for the Advancement of Colored People (NAACP), respectively. Historical Sanborn Fire Insurance Maps indicate that the site was located in a densely developed urban area as early as 1902. Former Lot 57 was historically occupied by a power substation (1912 to 2005). Former Lot 59 contained an upholstery store (1951 to 1976) and was also historically used for public/institutional purposes (1979 to 2005). Former Lot 60 was occupied by a single-family dwelling (1902), a multi-family residence (1912 to 1928) and a dry-cleaning facility (1950 to 1968) and was also used for public/institutional purposes (1979 to 2005).

Site redevelopment includes construction of a 23-story, mixed-use residential and commercial building with one cellar that will occupy the entire site footprint. Excavation of soil from surface grade to depths ranging from about 7 to 19 feet below grade surface (bgs) (el. 33 to el. 43)[2] was required for remediation. Once soil was removed, bedrock was also removed to facilitate redevelopment. The cellar will contain community space, including a residential health club, utility rooms, a compactor room and a personnel locker room. The first floor will contain community space, residential lobby, mailroom and package room, and the second floor will contain a media room and party suite for residents. Floor 3 through 24 will contain residential units, of which about 30% are affordable residential units.

This Final Engineering Report (FER) summarizes the Track 2 remedy implemented in accordance with the RAWP and DD. Ground-intrusive activities associated with the

[2] Elevations herein are referenced in North American Vertical Datum of 1988 (NAVD88).

remedy were completed between May 9 and August 19, 2022.

2.0 SUMMARY OF SITE REMEDY

2.1 Remedial Action Objectives

Langan completed a Remedial Investigation (RI) between October 29 and December 4, 2020 in accordance with the December 26, 2019 NYSDEC-approved Remedial Investigation Work Plan (RIWP). Supplemental groundwater and soil vapor sampling was completed from May 11 through 18, 2021. The RI and supplemental investigation were completed to evaluate the nature and extent of contamination in soil, groundwater, and soil vapor and to assess risk to human health and the environment. Based on the results, the following Remedial Action Objectives (RAOs) were identified for the site:

2.1.1 Groundwater RAOs

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards

2.1.2 Soil RAOs

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination

2.1.3 Soil Vapor RAOs

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site

2.2 Description of Selected Remedy

The site was remediated in accordance with the NYSDEC-approved RAWP and DD, and a Track 2 Residential cleanup was achieved.

The factors considered during the selection of the remedy are those listed in 6 New York Codes, Rules and Regulations (NYCRR) 375-1.8.

The former on-site buildings underwent abatement of asbestos-containing materials (ACM) and were demolished in order to facilitate site remediation. Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, the future on-site building includes a minimum 20-mil vapor barrier/waterproofing membrane on the foundation as an element of construction.

The following activities were completed during implementation of the selected Track 2 Residential remedy:

- Development and implementation of a Construction Health and Safety Plan (CHASP) and Community Air Monitoring Plan (CAMP) for the protection of on-site workers, community/residents, and the environment during remediation
- During removal of surface cover in contact with site soil, observation of the separation of building demolition material and site soil to document that site soil was not comingled with the building demolition material
- Design and construction of a support of excavation (SOE) system to facilitate the remedial excavation
- Implementation of soil erosion, pollution and sediment control measures in compliance with applicable laws and regulations
- Excavation, stockpiling, off-site transport, and appropriate disposal of about 1,560 cubic yards (CY) of historic fill and native soil exceeding the Part 375 Residential Use Soil Cleanup Objectives (RUSCOs). With the exception of the northwest corner of the site, the entire site was excavated to bedrock.
- Screening for indications of contamination (by visual means, odor, and photoionization detector [PID] monitoring) of excavated soil/fill during intrusive site work
- Collection and analysis of two confirmation endpoint samples, in accordance with Division of Environmental Remediation (DER)-10, to confirm Track 2 Residential Use SCOs were achieved
- Dewatering and treatment, as necessary, to accommodate the removal of soil/fill
- Importation of approximately 214.13 CY of virgin stone for ramps or temporary backfilling during remediation

3.0 INTERIM REMEDIAL MEASURES

The remedy for this site was performed as a single project, and no interim remedial measures, operable units or separate construction contracts were performed.

4.0 DESCRIPTION OF REMEDIAL ACTIONS PERFORMED

Remediation was completed in general accordance with the NYSDEC-approved RAWP and DD between May 9 and August 19, 2022. The following sections detail the policies and procedures that governed the remedy and the resulting remedial activities.

4.1 Governing Documents

4.1.1 Site Specific Construction Health & Safety Plan

Remedial work documented under this remedial action was performed in compliance with governmental requirements, including site and worker safety requirements mandated by the Federal Occupational Safety and Health Administration (OSHA). The CHASP provided a mechanism for establishing on-site safe working conditions, safety organization procedures, and personal protective equipment (PPE) requirements, and was followed during remedial and invasive work performed. The site-specific CHASP met the requirements of the Code of Federal Regulations Title 29 Part 1910 (29 CFR 1910) and 29 CFR 1926 (which includes 29 CFR 1910.120 and 29 CFR 1926.65). The site-specific CHASP included, but was not limited to, the following components:

- Organization and identification of key personnel
- Training requirements
- Medical surveillance requirements
- List of site hazards
- Excavation safety
- Work zone descriptions
- PPE requirements
- Decontamination requirements
- Standard operating procedures
- Protective measure plan
- CAMP
- Safety Data Sheets (MSDS)

4.1.2 Quality Assurance Project Plan

Remedial and invasive work complied with the provisions of the NYSDEC-approved Quality Assurance Project Plan (QAPP) that was included as Appendix G of the RAWP. The QAPP describes the specific policies, objectives, organization, functional activities

and quality assurance/quality control (QA/QC) activities designed to achieve the project data quality objectives.

4.1.3 Construction Quality Assurance Plan

The Construction Quality Assurance Plan (CQAP) included in the RAWP as Section 4.1.4 provided detailed observation and testing activities used to monitor construction quality and confirm that remedial construction conformed to the remediation goals, objectives, and specifications. The contractor and construction manager were responsible for construction quality as the remedy was completed. A list of personnel involved in implementation of the CQAP and a description of the procedures carried out by the remedial engineering team are provided below.

The following project personnel were involved with the RAWP implementation:

Remedial Engineer (RE):	Jason Hayes, P.E., LEED AP
Program Manager:	Mimi Raygorodetsky
Project Manager:	Kimberly Semon, P.E.
Langan Health & Safety Officer:	Tony Moffa, ASP, CHMM, COSS
Langan Site Safety Coordinator:	William Bohrer, P.G.
Qualified Environmental Professional (QEP):	Brian Gochenaur, QEP
Data Validator:	Marla Miller
Field Team Leader:	Meghan Aronica, E.I.T
Quality Assurance Officer:	Michael Burke, P.G., CHMM

The RE and QEP directly supervised field staff who were on-site during the remedial action, including, field screening of excavations, soil/fill excavation and removal, and CAMP implementation. The RE and QEP directly supervised field staff that met with the construction superintendent (affiliated with the Volunteer) on a daily basis to discuss the plans for that day and schedule upcoming activities. The RE and QEP reviewed site development activities to verify they did not interfere with, or otherwise impair or compromise, the remedial action. The field staff maintained a project field book and a photo log documenting remedial activities. Daily reports summarizing remedial activities, including CAMP results, were submitted to NYSDEC and the New York State Department of Health (NYSDOH).

4.1.4 Soil/Materials Management Plan

The Soil/Fill Management Plan (SFMP) included detailed plans for managing soil and fill that were disturbed during implementation of the remedy, including excavation, handling, storage, transport and disposal. It also included controls that, when implemented properly, provided for effective nuisance-free performance of these activities in compliance with applicable federal, state, and local laws and regulations.

4.1.4.1 Soil Screening Methods

Visual, olfactory, and PID soil screening and assessment was performed by field staff under the direct supervision of the RE or QEP during remedial excavations of known and potentially contaminated soil and fill. Soil screening was performed during all excavation and invasive work conducted during the remedy, including excavations for the SOE system and foundation. Instrumental soil screening was conducted with a MiniRAE® 3000 PID equipped with a 10.6 electron volt (eV) lamp.

4.1.4.2 Stockpile Methods

Soil stockpile areas were constructed for staging excavated site soil/fill, bedrock, and C&D debris to facilitate the loading of trucks. Separate stockpile areas were constructed to avoid comingling different waste types. Stockpile areas met the following minimum requirements:

- Stockpiles were covered at the end of each workday with minimum 8-mil plastic sheeting or tarps, which were securely anchored to the ground. Separate stockpiles were created for different types (e.g., soil/fill, bedrock, C&D). Stockpiles were routinely inspected, and broken sheeting covers promptly replaced.
- Stockpiles were covered upon reaching their capacity (i.e., approximately 1,000 CY) until ready for loading for off-site transport and disposal.
- Stockpiles were encircled with hay bales, as needed, to contain and filter particulates from rainwater and to mitigate the potential for surface water run-off.

4.1.4.3 Excavation and Load Out

Field staff under the direct supervision of the RE observed ground-intrusive work, and the excavation and load-out of excavated soil and fill. The Volunteer and its contractors were responsible for the safe execution of intrusive and other work performed during this remedial action, installation of SOE measures, and maintaining the structure of adjoining sidewalks and roads during excavations. The presence of utilities and easements were

also investigated and verified by the Volunteer and its contractors before excavation was performed.

To the extent possible, trucks were queued along West 96th Street to minimize off-site disturbance. Off-site queuing was minimized to limit the number of trucks stopping and idling in the surrounding neighborhood. Construction entrances were temporarily constructed and utilized during truck load-out along West 96th Street. Trucks were loaded on-site. Areas in the immediate vicinity of the truck loading lanes were inspected after trucking events for evidence of off-site sediment tracking. Soil and fill were transported to the appropriate disposal destination using trucking routes outlined in the approved RAWP.

Field staff under the direct supervision of the RE documented that egress points for truck and equipment transport were clean of debris and other soil and fill derived from the site during remediation and development. Cleaning of the adjacent streets was performed by the contractor as needed to maintain a clean condition with respect to site-derived soil and fill.

Loaded vehicles leaving the site were tight-fitting covered, manifested, and placarded in accordance with appropriate federal, state, and local requirements, and all other applicable transportation requirements. Trucks were not loaded with wet soil and fill capable of producing free liquid, thereby eliminating the need for truck liners.

4.1.4.4 Soil and Fill Disposal Off-Site

Soil/fill excavated and removed from the site was handled, transported and disposed of in accordance with local, state (including 6 NYCRR Part 360) and federal regulations. Non-hazardous soil and fill removed from the site was handled as a solid waste per 6 NYCRR Part 360.2(a).

The following documentation was obtained and reported by the RE for each soil/fill disposal location used in this project to demonstrate and document that the disposal of soil and fill derived from the site conforms to applicable laws:

- A letter from the RE to the receiving facility describing the soil/fill to be disposed and requesting formal written acceptance of the soil and fill. This letter stated that soil and fill to be disposed of is contaminated soil and fill generated at an environmental remediation site in New York State. The letter provided the project identity and the name and phone number of the RE. The letter included chemical data for the soil and fill being transported (including waste characterization data); and

- A letter from the receiving facility stating it is in receipt of the correspondence (above) and is approved to accept the soil/fill.

Waste disposal facility approvals and permit documentation are provided in Appendix C.

An account of the destination of soil/fill removed from the site during the remedial action was documented by the RE. Non-hazardous waste manifests were used for off-site movement of non-hazardous soil/fill, as discussed below in Section 4.3.2. A total of 2,183.54 tons of non-hazardous historic fill and soil were excavated and transported off-site for disposal.

Waste characterization investigations were performed to facilitate approval of excavated soil/fill at off-site disposal facilities. Sampling and analytical methods, sampling frequency, and analytical results are summarized in Section 4.3.1.

4.1.4.5 Fluids Management

About 2,000-gallons of dewatering fluids were handled, transported, and disposed of in accordance with applicable local, state, and federal regulations. Dewatering fluids were pumped from localized submersible pumps into a 1,800-gallon settling tank prior to discharge into the New York City Department of Environmental Protection (NYCDEP) catch basin on West End Avenue. Temporary dewatering, including use of a settling tank prior to discharge to a catch basin, was performed in accordance with the NYCDEP temporary discharge permit (Permit No. C001260707). The dewatering system layout, sample analytical results, and permit are included in Appendix D.

4.1.4.6 Backfill from Off-Site Sources

In total, 214.13 tons of 0.75–inch virgin quarry stone was imported to construct and stabilize construction entrances. The stone was subsequently removed from the site during RAWP implementation, as further discussed in Section 4.7.

4.1.5 Stormwater Pollution Prevention Plan

A Stormwater Pollution Prevention Plan (SWPPP) was not required because the site is less than one acre and was filed with NYCDOB prior to the new NYCDEP rule change effective February 2022. Best Management Practices (BMP) for soil erosion were selected and implemented, as needed, to minimize erosion and sedimentation to off-site areas. Silt fencing, straw wattles, and gravel bags were utilized around the perimeter of the site, where required. The remedial contractors maintained sections of the stabilized construction entrances for stabilized vehicle transport and to avoid tracking sediment throughout the remediation area or off-site.

4.1.6 Community Air Monitoring Plan

Community air monitoring was conducted in compliance with the NYSDOH Generic CAMP outlined in Section 5.4.11 and Appendix I of the RAWP and with special requirements for work conducted within 20 feet of potentially exposed individuals or structures. The CAMP was developed to protect off-site receptors, including occupants at residences and businesses, from potential airborne contaminant releases during ground-intrusive work. Monitoring for dust and volatile organic compounds (VOCs) was conducted during ground-intrusive activities by RE field staff. The CAMP included real-time monitoring for VOCs and particulate matter smaller than ten microns in diameter (PM10) at the upwind and downwind perimeters of the site when ground-intrusive remediation was underway. Continuous monitoring was implemented during soil/fill excavation and load-out, and earthwork associated with foundation construction. Air monitoring for particulates and VOCs was implemented during all ground-intrusive activities associated with the remedy.

Monitoring for VOCs was conducted with a MiniRAE® 3000 PID equipped with a 10.6 eV lamp, and monitoring for PM10 was conducted with a TSI DustTrak™ II Model 8530. A portable PID was used to monitor the work zone. Field staff monitored ambient air conditions at the site perimeter to check for visible dust emissions and odors. Odors were not documented during the remediation, and mitigation measures were implemented as necessary when visible dust was identified. Mitigation measures for dust generation implemented by the contractor included wetting surficial soil and the surrounding work areas.

Action levels used for the protection of the community and visitors were set forth in the CAMP. The particulate action level was set at 150 micrograms of dust per cubic meter ($\mu g/m^3$) of air above background for a 15-minute average, and the VOC action level was set at 25 parts per million (ppm) for instantaneous readings and above background or 5 ppm above background for a 15-minute average. DustTraks and PIDs were monitored each day during implementation of the RAWP. Fifteen-minute running averages were calculated from the data recorded and were compared to the action levels specified in the CAMP. CAMP results are discussed in further detail in Section 4.2.5.

4.1.7 Contractor's Site Operations Plans

The RE reviewed all Site Operations Plans (SOP) and submittals for the remediation (i.e., those listed above plus contractor and subcontractor submittals) and confirmed that they were in compliance with the NYSDEC-approved RAWP. All remedial documents were submitted to NYSDEC and NYSDOH in a timely manner and prior to the start of work.

4.1.8 Citizen Participation Plan

The NYSDEC-approved Citizen Participation Plan (CPP) for this project was included as RAWP Appendix F. A certification of mailing was sent by the Volunteer to the NYSDEC project manager following the distribution of the first fact sheet that included: (1) certification that the Fact Sheet was mailed; (2) the date it was mailed; (3) a copy of the Fact Sheet; (4) a list of recipients (contact list); and (5) a statement that the document repositories contained all of the applicable project documents. No changes were made to Fact Sheets authorized for release by the NYSDEC without written consent of the NYSDEC. Subsequent Fact Sheets were mailed to elected officials and were publicly noticed electronically by NYSDEC.

Two document repositories were established at the following locations, and each contain all applicable project documents:

Manhattan Community Board 7	St. Agnes Library
250 West 87th Street	444 Amsterdam Avenue
New York, New York, 10024	New York, New York, 10024
Phone: (212) 362-4008	Phone: (212) 621-0619

Applicable project documents can also be accessed online through the DECinfo Locator:

https://www.dec.ny.gov/data/DecDocs/C231133/

4.2 Remedial Program Elements

4.2.1 Contractors and Consultants

Contractor/Consultant	Company Name	Representative/Contact
RE	Langan	Jason Hayes, P.E. (212) 479-5400
General Contractor/Construction Manager (GC/CM)	Urban Atelier Group (UAG)	Stephen O'Neil (646) 892-6238
Remediation Contractor	Mayrich Construction Corp. (Mayrich)	James Furey (718) 378-2600
Waste Disposal Manager	EcoTerra Consulting LLC (EcoTerra)	Nipam Shah (732) 770-6344

UAG acted as the GC/CM on behalf of the Volunteer. Langan was retained as the RE and Mr. Jason Hayes, P.E. is the RE of Record and is certifying this Final Engineering Report (FER). The Waste Disposal Manager was EcoTerra for non-hazardous soil/fill. The remediation contractors each maintained staff and equipment to conduct remedial activities, and the Waste Disposal Manager was responsible for selecting soil disposal facilities based on waste characterization laboratory data and for providing transportation for off-site soil disposal through waste hauling subcontractors.

Mayrich and subcontractors maintained a full staff and complement of equipment to conduct the remedial activities outlined in the RAWP.

4.2.2 Site Preparation

The Volunteer and remediation contractors mobilized to the site on May, 9, 2022 and completed the following activities:

- Identified the location of the aboveground and underground utilities (e.g., power, gas, water, sewer, communications), equipment, and structures as necessary prior to implementation of the remedy
- Mobilized necessary remediation personnel, equipment, and materials to the site
- Constructed temporary, stabilized construction entrance on the northern part of the site, which included site-access ramps consisting of non-hazardous historic soil/fill from the site excavation and from imported stone
- Installed erosion and sediment control measures, including placing straw wattles,

gravel bags, and silt fencing around the site's perimeter and constructing stabilized construction entrances and placement of silt barriers/blankets installed around stormwater catch basins , as necessary.

- Installed temporary construction fencing around the perimeter of the site, including locked gates to limit unauthorized access to the site
- Stationed a water hose at the site access/loading ramps for truck cleaning/washing and dust suppression
- Obtained agency and city approvals and regulatory permits, including, but not limited to:
    - New York City Department of Buildings (NYCDOB) work permits
    - New York City Department of Transportation (NYCDOT) roadway and walkway closure permits
    - NYCDEP construction noise and dust mitigation permits
    - NYCDEP temporary discharge permit
    - New York City Fire Department (FDNY) new construction permits

A pre-construction meeting was held with the Volunteer, NYSDEC, RE, and GC/CM on April 24, 2022 to review the RAWP prior to implementation.

4.2.3 General Site Controls

4.2.3.1 Site Security

The site perimeter was secured with gated, signed, plywood fencing with points of entry in accordance with NYCDOB and NYCDOT permits and requirements. The purpose of the fencing was to limit site access to authorized personnel, protect pedestrians from site activities, and maintain site security.

4.2.3.2 Job Site Record Keeping

Field observations and measurements were recorded in a project field book, spreadsheets, sketches/maps, and field photographs. Daily, weekly, and monthly reports summarizing remediation activity and progress were submitted to the NYSDEC project manager. Daily, weekly, and monthly reports are further discussed in Section 4.2.6.

4.2.3.3 Equipment Decontamination and Residual Waste Management

The contractors were responsible for managing the disposal of residual waste, including scrap construction materials (wood, plastics, and metal), C&D debris, and general refuse/municipal solid waste. Machinery, equipment, and materials were decontaminated at the truck washing stations before removal from the site, as necessary.

Special decontamination areas were not required during the remedy based on the nature of on-site contamination.

4.2.3.4 Problems Encountered

There were no problems related to the remedy encountered during implementation of the RAWP.

4.2.4 Nuisance Controls

The contractor employed dust suppression techniques while excavating, drilling, cutting, grading, stockpiling, and during other construction activities. The contractor applied water to work zones and excavation areas and covered stockpiles with polyethylene sheeting, as needed, to minimize releases of airborne particulates.

4.2.4.1 Odor Control

Odor control was not required during implementation of the RAWP.

4.2.4.2 Responding to Complaints

The RE received notifications from the NYSDEC regarding community complaints related to dust generation from C&D removal and bedrock chopping. On these days, Langan notified Mayrich and UAG, and the issues were rectified by continually spraying water to mitigate dust and properly covering trucks prior to leaving the site. NYSDEC was notified of the response actions; further action to mitigate complaints was not required.

On July 13 and 14, 2022 and August 8, 2022, the RE received notification of complaints related to dewatering activities at the site. On these days, the hose directing groundwater from the settling tank to the West End Avenue catch basin was of an insufficient length. As a result, treated groundwater was discharged onto West 96th Street and the crosswalk at West 96th Street and West End Avenue. Mayrich was instructed to stop dewatering until an appropriate length hose was directly routed into the catch basin in compliance with the NYCDEP temporary discharge permit (Permit No. C001260707). Mayrich subsequently cleaned the street and the vicinity of water and residual sediment.

4.2.5 CAMP results

A summary of VOC and/or PM10 exceedances are provided in Table 1. Reasons for exceedances include C&D removal and disposal, chipping bedrock, truck or equipment idling, breaking concrete, rock dowel drilling, mixing cement, equipment use in close proximity of the downwind air monitoring stations, and off-site dust encroachment from an adjacent construction site. During periods of exceedances, Langan personnel under the supervision of the RE advised the contractor to pause work and mitigate dust until subsequent readings declined below action levels. Intermittent downwind VOC or PM10

concentrations were not recorded intermittently on 30 days due to equipment and/or telemetry system malfunction. In general, data gaps ranges from one to 20 minutes in length. Upon the field personnel receiving notice that the unit was down, the remediation contractor was instructed to pause ground intrusive work until the units were placed back in service. On these days, the units were recalibrated or, in some instances, replaced by the equipment subcontractor. Dusts and odors were not observed migrating off-site on these days.

Daily CAMP field data summary sheets and air monitoring data are provided as Appendix E.

4.2.6 Reporting

Langan field staff, under the supervision of the RE, documented remedial activities (e.g., excavation/earthwork, stockpile management, soil/fill and stone import and export); performed waste characterization, confirmation endpoint and sidewall sampling; reviewed community air monitoring results; and prepared daily field reports with photographs. The Project Manager or Field Team Leader submitted daily reports to the NYSDEC project manager for phases of earthwork and remediation activities.

The Project Manager or Field Team Leader submitted monthly reports to the NYSDEC Project Manager by the tenth day of the month following the previous reporting period between October 2020 and August 2022. Monthly reports included a summary of remedial activities during the reporting period and anticipated activities, field sampling results, and other information related to the remedy. Daily, weekly and monthly reports during RAWP implementation are included in electronic format in Appendix F.

A digital photograph log documenting key phases and activities accomplished during the remedial action is included in Appendix G.

4.3 Contaminated Soil and Fill Removal

Remedial excavation included the removal of non-hazardous historic fill and soil to depths between 7 and 19 feet bgs (corresponding to between el. 33 to el. 43) in accordance with the RAWP. Generally, historic fill and soil were removed down to bedrock across the site, with the exception of the northwestern portion of the site. Bedrock was observed deeper than anticipated in the northwestern part of the site; therefore, endpoint samples were collected from this area to demonstrate that RUSCOs, as defined by 6 NYCRR Part 375-6.8(b), were achieved.

The RUSCOs are listed in Table 2. A site excavation map is provided as Figure 3.

4.3.1 Waste Characterization Soil Sampling

In-situ waste characterization sampling was performed between October 29 and November 19, 2020. The waste characterization included collection of grab samples and composite samples. The grab samples were analyzed for:

- Part 375/Total Compound List (TCL)/New Jersey Department of Environmental Protection (NJDEP) VOCs by United States Environmental Protection Agency (EPA) Method 8260C
- Toxicity Characteristic Leaching Procedure (TCLP) VOCs via EPA method 1311
- NJDEP extractable petroleum hydrocarbons (EPH), diesel range organics (DRO), and gasoline range organics (GRO) by EPA method 3546

Composite samples were analyzed for:

- Semivolatile organic compounds (SVOCs) by EPA Method 8270D
- Part 375/TCL herbicides/pesticides by EPA Method 8151A/8081B
- Part 375/Total Analyte List (TAL) metals by EPA Method 6010D/7470A
- Total cyanide by EPA Method 9010C/9012B
- Polychlorinated biphenyls (PCBs) by EPA Method 8082A
- TCLP SVOCs, pesticides, herbicides, and metals by EPA method 1311
- Resource Conservation and Recovery Act (RCRA) Characteristics including pH, ignitability, cyanide and sulfide reactivity, and paint filter by EPA Method 9095/9095B

Samples were compared to the lower of the NYSDEC Part 375 RU and Protection of Groundwater (PGW) SCOs and USEPA hazardous waste criteria as appropriate.

Based on elevated concentrations of total lead identified during the RI, Langan collected one additional grab sample (SB23_0-2) for analysis of TCLP lead on May 10, 2022, at the request of the disposal facility. The grab sample results indicated that the fill was non-hazardous, and further sampling was not required.

Waste characterization figures and analytical data are included in Appendix H.

4.3.2 Total Quantities Removed

The following table provides a summary of excavated soil and fill removed during implementation of the remedy:

Disposal Facility	Type	Disposal Timeframe	Number of Loads	Weight of Soil/Fill Excavated (tons)	Volume Excavated (CY)*
Bayshore Soil Management (BSM) 75 Crows Mill Road Keasbey, New Jersey	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	May 24 to July 1, 2022	69	2,183.54	1,559.67

* = Volume estimated by dividing the weight (tons) by 1.4.

In total, approximately 1,559.67 CY were removed from the site. Table 3 provides a ledger of the exported non-hazardous fill/soil. Approval documentation from BSM and a copy of their facility permits are provided in Appendix C. Copies of facility-signed manifests and scale tickets and transporter 6 NYCRR Part 364 permits are included in Appendix I.

4.4 On-Site Soil Reuse

Historic fill or soil was not reused or repurposed at the site.

4.5 Confirmation Endpoint Sampling

With the exception of the northwestern corner, the site was excavated down to bedrock; therefore, confirmation endpoint samples were not required. Two excavation bottom samples (EP01 and EP02) were collected from the northwestern part of the site, at a frequency of one per approximately 900 square feet, in addition to two QA/QC samples, on June 7, and June 30, 2022, respectively. Samples were submitted to Alpha, located in Mahwah, New Jersey, and analyzed for NYSDEC Part 375 list VOCs, SVOCs, PCBs, pesticides, herbicides, metals including hexavalent and trivalent chromium, cyanide, per- and poly-fluoroalkyl substances (PFAS), and 1,4-dioxane in accordance with the RAWP and QAPP. The remainder of the site was excavated down to bedrock, and therefore additional endpoint samples were not collected. SOE installed around the perimeter of the site precluded the collection of sidewall samples by obstructing access to the excavation sidewalls.

Laboratory results and confirmation soil sample locations are presented in Table 4 and on Figure 4, respectively. Laboratory reports are provided in Appendix J.

4.6 Data Usability Summary Reports

Data Usability Summary Reports (DUSR) were prepared for confirmation soil samples and their related QA/QC samples. Table 5 summarizes soil QA/QC sample analytical results (i.e., field blanks, trip blanks). The data usability review confirmed that the data presented

in these reports is of an appropriate quality for its intended usage; the validation concluded the results to be valid with no major deficiencies. DUSRs are included as Appendix K.

4.7 Imported Backfill

The following table provides a summary of NYSDEC-approved stone imported to the site during RAWP implementation:

Type	Number of Loads	Quantity Imported (tons)	Import Timeframe	Facility
0.75-inch Stone	9	214.13	June 13 to July 7, 2022	Tilcon - Mount Hope Quarry 625 Mount Hope Road Wharton, New Jersey

The imported stone was used to construct a site access ramp and was subsequently removed as part of the RAWP implementation.

Due to issues with scheduling stone deliveries to the site, Mayrich requested to isolate a stockpile of approved stone in their yard located in the Bronx, New York on June 14, 2022. The stockpiled stone was placed on a tarp, and remained in an isolated, secured area of the yard. NYSDEC approved this plan on June 15, 2022. Correspondence regarding this matter is included in Appendix A.

Table 6 summarizes the quantities, dates of import, and sources of the imported stone. Copies of tickets for the imported stone, source facility information, product specifications, and approval documentation are included in Appendix L.

4.8 Contamination Remaining at the Site

4.8.1 Soil

Per the RAWP and DER-10, confirmation soil sample collection was completed in areas where native soil remains in place, and the confirmation soil samples indicate that Track 2 RUSCOs were achieved. The following constituents were detected in soil samples and remain in place:

- One pesticide, 4, 4'-DDT, exceeded the UUSCO in EP01 collected at about 11.5 feet bgs (el. 38) but was below the RUSCO.
- Metals including lead and mercury exceeded the UUSCOs in EP01 collected at about 11.5 feet bgs (el. 38) but was below the RUSCOs.

4.8.2 Groundwater

Six samples (including one QA/QC sample) were collected from five wells during the RI. The groundwater samples were compared to the NYSDEC 6 NYCRR Part 703 and Technical & Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs) for Part 375/TAL VOCs SVOCs, PCBs, pesticides, herbicides, total and dissolved metals including hexavalent chromium and trivalent chromium, and NYSDEC Guidance Values for 1,4-dioxane and PFAS (June 2021), and were analyzed by an NYSDOH ELAP-certified laboratory. The following constituents were detected in RI groundwater samples at concentrations exceeding the TOGS SGVs:

- Five VOCs (1,2-dichlorobenzene, benzene, cis-1,2-dichloroethene [cis-1,2-DCE], trichloroethylene [TCE], and vinyl chloride) exceeded the TOGS SGVs. The presence of petroleum-related VOCs in groundwater in former Lot 57 is attributed to its historical site use. The presence of chlorinated VOCs (CVOCs) in groundwater is attributed to the former on-site operations and historical and current operations on surrounding properties.
- One SVOC (chrysene) exceeded the TOGS SGVs in one groundwater sample collected from MW17. The presence of chrysene in groundwater is attributed to entrained sediments associated with the presence of historic fill.
- Three metals (iron, magnesium, and sodium) were present above their respective TOGS SGVs. The presence of these metals is attributed to regional groundwater quality and is not considered indicative of a release.

There is currently no access or exposure pathway to site groundwater as the building footprint covers the entire site and New York City does not permit the use of groundwater as a potable water source.

4.8.3 Soil Vapor

The foundation of the new development was constructed within the water table; therefore, a pathway for on-site vapor intrusion does not exist. Petroleum-related VOCs and CVOCs, including tetrachloroethene (PCE) and daughter products (TCE, cis-1,2-DCE, and vinyl chloride), were detected in soil vapor samples during the RI. The presence of site-wide CVOCs and benzene, toluene, ethylbenzene, and xylene (BTEX) were attributed to former on-site operations and historical and current operations on surrounding properties.

As part of the remedy, over 90 percent of the site was excavated to bedrock, with the exception of the northwestern corner, removing potential source material. Confirmation samples were collected from areas in the northwestern corner of the site where soil

remains in place (as described above in Section 4.5), and Track 2 RUSCOs were achieved. The site-wide 12- to 54-inch-thick concrete foundation slab, which is underlain by continuous waterproofing and vapor barrier membrane up the cellar sidewalls to grade, sits completely within the water table, which eliminates soil vapor pore space below the building. Additionally, subsurface cellar sidewalls of the new building about the adjoining structure cellars to the east and west, which nearly eliminates pore space in the abutted areas for potentially-impacted soil vapor accumulation.

4.9 Vapor Intrusion Evaluation

Upon completion of the new development, contaminated soil and bedrock were excavated into the water table to accommodate a cellar level. A concrete building foundation and waterproofing membrane, which sit beneath the water table, cover the entire site footprint directly above the bedrock. These barriers will prevent direct human exposure to residual impacted groundwater. Any potential indoor air quality issues would be addressed through the buildings heating, ventilation, and air conditioning (HVAC) system which will be installed in accordance with NYCDOB requirements. NYSDEC issued a letter on October 20, 2022 stating that indoor air sampling was not required as part of the soil vapor evaluation. The correspondence is included in Appendix A.

4.10 Engineering and Institutional Controls

Since Track 2 RUSCOs were achieved, ECs are not required for the site.

4.11 Institutional Controls

Since Track 2 RUSCOs were achieved, ICs are not required for the site.

4.12 Deviations from the RAWP

Site excavation was proposed to extend to bedrock across the entire site; therefore, confirmation soil sampling was not anticipated. During remediation, it was determined that bedrock on the northwestern part of the site was deeper than anticipated. As a result, two confirmation soil samples were collected, one per 900 square feet of excavation base, in accordance with NYSDEC DER-10 or at an alternative frequency approved by NYSDEC. The results indicate that the endpoint samples achieved the Track 2 Residual Use cleanup proposed for the site. Correspondence with NYSDEC regarding this deviation is included in Appendix A.

TABLES

Table 1
Final Engineering Report
CAMP Exceedance Summary

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

Date	Time	Type (VOC or PM)	Reason	Actions
5/11/2022	7:22 - 7:30, 8:04 - 8:44, 14:22 - 14:24, 14:30 - 14:33	PM	Construction and demolition (C&D) removal and disposal	Work was paused and subsequent readings declined below the action level.
5/16/2022	7:41 - 8:18, 8:25 - 8:26, 8:39 - 8:57, 9:53 - 10:11	PM	C&D removal	Work was paused and subsequent readings declined below the action level.
5/23/2022	8:35 - 8:46	PM	C&D removal	Work was paused and subsequent readings declined below the action level.
5/25/2022	11:47 - 12:10, 12:18 - 12:19	PM	C&D removal	Work was paused and subsequent readings declined below the action level.
6/7/2022	7:20 - 7:33	PM	Cutting rebar	None.
6/13/2022	8:38 - 8:51, 9:36 - 9:37	VOC	Truck idling in close proximity to the units	None.
6/13/2022	9:13 - 9:21, 10:29 - 10:43	PM	Chipping bedrock	Work was paused and area was continually sprayed with water to mitigate dust.
6/14/2022	8:48 - 9:07, 9:57 - 10:11	PM	Chipping bedrock and C&D removal	Work was paused and area was continually sprayed with water to mitigate dust.
6/15/2022	8:59	PM	Off-site dust encroachment from the adjacent construction site	None.
6/15/2022	13-01 - 13:07	VOC	Truck idling in close proximity to the unit	None
6/16/2022	14:10 - 14:34	PM	Air compressor used to clean bedrock in close proximity of the unit	None.
6/20/2022	8:34 - 8:49	PM	Chipping bedrock	Work was paused and area was continually sprayed with water to mitigate dust.
6/24/2022	8:58 - 9:12, 9:59 - 10:23	PM	Breaking concrete	Work was paused and area was continually sprayed with water to mitigate dust.
6/27/2022	11:15 - 11:31	PM	Drilling concrete to install support of excavation (SOE) directly next to the monitoring station	None.
6/30/2022	11:28 - 11:41, 15:07 - 15:09	PM	Removing C&D debris and chipping bedrock	Work was paused and area was continually sprayed with water to mitigate dust.
7/1/2022	12:34 - 12:36	PM	Chipping bedrock	Work was paused and area was continually sprayed with water to mitigate dust.
7/5/2022	8:11 - 8:22	PM	Chipping bedrock	Work was paused and area was continually sprayed with water to mitigate dust.
7/6/2022	13:28 - 13:42	PM	Chipping bedrock	Work was paused and area was continually sprayed with water to mitigate dust.
7/7/2022	11:04 - 11:08, 11:12 - 11:16	PM	Equipment idling adjacent to the monitoring station	None.
7/11/2022	11:48 - 11:52	PM	Rock dowel drilling	Water was applied to the work area and subsequent readings declined.
7/12/2022	10:40 - 10:43, 11:21 - 11:27, 12:44 - 12:45	PM	Rock dowel drilling	Water was applied to the work area.
7/15/2022	12:33 - 12:47	PM	Mixing cement	Work was paused to allow readings to declone below action levels.
7/19/2022	9:38 - 10:01, 11:37 - 11:38, 11:49 - 11:54	PM	Chipping bedrock	Work was paused and area was continually sprayed with water to mitigate dust.
7/20/2022	9:27 - 9:44	PM	Truck idling next to the air moitoring station	None.
7/26/2022	13:28 - 13:42, 13:59 - 14:08	PM	Chipping bedrock	Work was paused and area was sprayed with water to mitigate dust.
7/27/2022	8:38 - 8:56	PM	Chipping bedrock	Work was paused and area was sprayed with water to mitigate dust.
8/3/2022	10:18 - 10:22	PM	Air compressor in close proximity to the unit	None.
8/5/2022	12:05 - 12:18	VOC	Truck idling in close proximity of the unit	Truck's engine was turned off.
8/12/2022	10:37 - 10:51	PM	Truck idling in close proximity of the unit	Truck's engine was turned off.

Notes:
CAMP = Community Air Monitoring Program
VOC = Volatile organic compound
PM = Particulate matter less than 10 microns in diameter

Table 2
Final Engineering Report
Track 2 SCOs

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

VOCS (mg/kg)	
1,1,1-Trichloroethane	100
1,1-Dichloroethane	19
1,1-Dichloroethene	100
1,2,4-Trimethylbenzene	47
1,2-Dichlorobenzene	100
1,2-Dichloroethane	2.3
1,3,5-Trimethylbenzene (Mesitylene)	47
1,3-Dichlorobenzene	17
1,4-Dichlorobenzene	9.8
1,4-Dioxane (P-Dioxane)	9.8
Acetone	100
Benzene	2.9
Carbon Tetrachloride	1.4
Chlorobenzene	100
Chloroform	10
Cis-1,2-Dichloroethene	59
Ethylbenzene	30
Methyl Ethyl Ketone (2-Butanone)	100
Methylene Chloride	51
Naphthalene	100
n-Butylbenzene	12
n-Propylbenzene	100
Sec-Butylbenzene	100
T-Butylbenzene	100
Tert-Butyl Methyl Ether	62
Tetrachloroethene (PCE)	5.5
Toluene	100
Total Xylenes	100
Trans-1,2-Dichloroethene	100
Trichloroethene (TCE)	10
Vinyl Chloride	0.21
SVOCS (mg/kg)	
1,2-Dichlorobenzene	100
1,3-Dichlorobenzene	17
1,4-Dichlorobenzene	9.8
1,4-Dioxane (P-Dioxane)	9.8
2-Methylphenol (o-Cresol)	100
Acenaphthene	100
Acenaphthylene	100
Anthracene	100
Benzo(a)Anthracene	1
Benzo(a)Pyrene	1
Benzo(b)Fluoranthene	1
Benzo(g,h,i)Perylene	100
Benzo(k)Fluoranthene	1
Chrysene	1
Dibenz(a,h)Anthracene	0.33
Dibenzofuran	14
Fluoranthene	100
Fluorene	100
Hexachlorobenzene	0.33
Indeno(1,2,3-c,d)Pyrene	0.5
Naphthalene	100
Pentachlorophenol	2.4
Phenanthrene	100
Phenol	100
Pyrene	100

Pesticides (mg/kg)	
4,4'-DDD	2.6
4,4'-DDE	1.8
4,4'-DDT	1.7
Aldrin	0.019
Alpha BHC (Alpha Hexachlorocyclohexane)	0.097
Alpha Chlordane	0.91
Alpha Endosulfan	4.8
Beta Bhc (Beta Hexachlorocyclohexane)	0.072
Beta Endosulfan	4.8
Delta Bhc (Delta Hexachlorocyclohexane)	100
Dieldrin	0.039
Endosulfan Sulfate	4.8
Endrin	2.2
Gamma Bhc (Lindane)	0.28
Heptachlor	0.72
Herbicides (mg/kg)	
Silvex (2,4,5-Tp)	58
Polychlorinated Biphenyls (mg/kg)	
Total PCBs	1
Inorganics (mg/kg)	
Arsenic	16
Barium	350
Beryllium	14
Cadmium	2.5
Chromium, Hexavalent	22
Chromium, Trivalent	36
Copper	270
Cyanide	27
Lead	400
Manganese	2,000
Mercury	0.81
Nickel	140
Selenium	36
Silver	36
Zinc	2,200

Notes:
1. SCO = Soil Cleanup Objective
2. SVOC = semivolatile organic compound
3. VOC = volatile organic compound
4. PCB = polychlorinated biphenyl
5. mg/kg = milligram per kilogram
6. SCO values are Restricted Use - Residential Soil Cleanup Objectives

Table 3
Final Engineering Report
Soil Disposal Summary

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

Disposal Facility	69 Loads	1,380 cubic yards (CY)	Waste Type	Loads	Tons	Contractor:
Bayshore Soil Management	69 Loads	1,380 CY	NON HAZ PC SOIL	69	2183.54	**Soil Broker:** EcoTerra Consulting, LLC **Job #:** 170432001

Transporter Info							Waste Tracking						Disposal Facility Info	
Total Load Count	Daily Load Count	Date	State	License	Truck Company	Truck #	Manifest #	Grid Location	Waste Type	Disposal Facility	Quantity (cy)	Estimated Weight (tons)	Confirmed Weight (tons)	Counter-signed?
Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15
1	1	5/24/2022	NJ	AT383N	Cuenca Coronel	38	E0609322	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	32.43	Yes
2	2	5/24/2022	NJ	AU623C	Cuenca Coronel	14	E0609319	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	32.74	Yes
3	3	5/24/2022	NJ	AU760A	Cuenca Coronel	74	E0609320	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.65	Yes
4	4	5/24/2022	NJ	AT257J	Cuenca Coronel	28	E0609323	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	34.03	Yes
5	5	5/24/2022	NJ	AW357N	Cuenca Coronel	3	E0609321	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.17	Yes
6	6	5/24/2022	NJ	AU623C	Cuenca Coronel	14	E0609324	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.13	Yes
7	7	5/24/2022	NJ	AU760A	Cuenca Coronel	74	E0609325	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.38	Yes
8	8	5/24/2022	NJ	AT383N	Cuenca Coronel	38	E0609326	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	29.86	Yes
9	9	5/24/2022	NJ	AT257J	Cuenca Coronel	28	E0609328	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	32.80	Yes
10	10	5/24/2022	NJ	AT399F	Cuenca Coronel	71	E0609327	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	29.92	Yes
11	11	5/24/2022	NJ	AU623C	Cuenca Coronel	14	E0609329	WC01_COMP_0-6, WC02_COMP_0-7.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.99	Yes
12	12	5/24/2022	NJ	AT383N	Cuenca Coronel	38	E0609330	WC01_COMP_0-6, WC02_COMP_0-7.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.68	Yes
13	13	5/24/2022	NJ	AU760A	Cuenca Coronel	74	E0609333	WC01_COMP_0-6, WC02_COMP_0-7.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.86	Yes
14	14	5/24/2022	NJ	AT257J	Cuenca Coronel	28	E0609331	WC01_COMP_0-6, WC02_COMP_0-7.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	34.00	Yes
15	15	5/24/2022	NJ	AT339F	Cuenca Coronel	71	E0609332	WC01_COMP_0-6, WC02_COMP_0-7.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.27	Yes
16	1	6/7/2022	NJ	AU665P	Cuenca Coronel	11	E0609318	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	32.37	Yes
17	2	6/7/2022	NJ	AS208J	Cuenca Coronel	54	E0609316	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.55	Yes
18	3	6/7/2022	NJ	AU489M	Cuenca Coronel	12	E0609317	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	34.09	Yes
19	4	6/7/2022	NJ	AS213L	Cuenca Coronel	58	E0609315	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.88	Yes
20	5	6/7/2022	NJ	AU665P	Cuenca Coronel	11	E0609311	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.89	Yes
21	6	6/7/2022	NJ	AU489M	Cuenca Coronel	12	E0609314	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.74	Yes
22	7	6/7/2022	NJ	AS208J	Cuenca Coronel	54	E0609312	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	32.84	Yes
23	8	6/7/2022	NJ	AS213L	Cuenca Coronel	58	E0609313	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.47	Yes
24	9	6/7/2022	NJ	AU665P	Cuenca Coronel	11	E0609308	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.96	Yes
25	10	6/7/2022	NJ	AU489M	Cuenca Coronel	12	E0609310	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	32.53	Yes
26	11	6/7/2022	NJ	AS208J	Cuenca Coronel	54	E0609307	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.00	Yes
27	1	6/8/2022	NJ	AU111V	Cuenca Coronel	4	E0609309	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.64	Yes
28	2	6/8/2022	NJ	AU665P	Cuenca Coronel	11	E0609306	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.48	Yes
29	3	6/8/2022	NJ	AT398F	Cuenca Coronel	41	E0609303	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.40	Yes
30	4	6/8/2022	NJ	AS752X	Cuenca Coronel	66	E0609302	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.71	Yes
31	5	6/8/2022	NJ	AT280E	Cuenca Coronel	40	E0609301	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	34.64	Yes
32	6	6/8/2022	NJ	AT106E	Cuenca Coronel	32	E0609305	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.88	Yes
33	7	6/8/2022	NJ	AS213L	Cuenca Coronel	58	E0609304	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	32.19	Yes
34	8	6/8/2022	NJ	AS725D	Cuenca Coronel	48	E0609299	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.01	Yes
35	9	6/8/2022	NJ	AT915D	Cuenca Coronel	70	E0609300	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	32.78	Yes
36	10	6/8/2022	NJ	AS551R	Cuenca Coronel	61	E0609298	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.86	Yes
37	11	6/8/2022	NJ	AU665P	Cuenca Coronel	11	E0609296	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.15	Yes
38	12	6/8/2022	NJ	AU111V	Cuenca Coronel	4	E0609288	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.64	Yes
39	13	6/8/2022	NJ	AT398F	Cuenca Coronel	41	E0609297	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.44	Yes
40	14	6/8/2022	NJ	AT106E	Cuenca Coronel	32	E0609295	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.31	Yes
41	15	6/8/2022	NJ	AT280E	Cuenca Coronel	40	E0609294	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.62	Yes
42	16	6/8/2022	NJ	AS752X	Cuenca Coronel	66	E0609293	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.71	Yes
43	17	6/8/2022	NJ	AS725D	Cuenca Coronel	48	E0609292	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.45	Yes
44	18	6/8/2022	NJ	AS213L	Cuenca Coronel	58	E0609291	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.85	Yes
45	19	6/8/2022	NJ	AS551R	Cuenca Coronel	61	E0609290	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.07	Yes
46	20	6/8/2022	NJ	AT915D	Cuenca Coronel	70	E0609289	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.19	Yes
47	21	6/8/2022	NJ	AU665P	Cuenca Coronel	11	E0609244	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.18	Yes
48	22	6/8/2022	NJ	AU111V	Cuenca Coronel	4	E0609239	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	32.83	Yes
49	23	6/8/2022	NJ	AT398F	Cuenca Coronel	41	E0609240	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.33	Yes
50	24	6/8/2022	NJ	AS725D	Cuenca Coronel	48	E0609238	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.22	Yes
51	25	6/8/2022	NJ	AT106E	Cuenca Coronel	32	E0609237	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.28	Yes
52	1	6/30/2022	NJ	AW357N	Cuenca Coronel	3	E0609242	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	33.63	Yes
53	2	6/30/2022	NJ	AU759H	Cuenca Coronel	72	E0609234	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.25	Yes
54	3	6/30/2022	NJ	AS998D	Cuenca Coronel	49	E0609243	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.56	Yes
55	4	6/30/2022	NJ	AS725X	Cuenca Coronel	66	E0609235	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	29.8	Yes
56	5	6/30/2022	NJ	AT324N	Cuenca Coronel	21	E0609246	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.92	Yes
57	6	6/30/2022	NJ	AT398F	Cuenca Coronel	41	E0609247	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.35	Yes
58	7	6/30/2022	NJ	AT398F	Cuenca Coronel	41	E0609250	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	28.69	Yes
59	8	6/30/2022	NJ	AU498M	Cuenca Coronel	12	E0609245	WC01_COMP_0-6, WC02_COMP_0-7.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.27	Yes
60	1	7/1/2022	NJ	AU623C	Cuenca Coronel	14	E0609251	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	29.27	Yes
61	2	7/1/2022	NJ	AW400R	Cuenca Coronel	64	E0629172	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.45	Yes
62	3	7/1/2022	NJ	AT399F	Cuenca Coronel	71	E0629171	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.24	Yes
63	4	7/1/2022	NJ	AS382K	Cuenca Coronel	36	E0629170	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.64	Yes
64	5	7/1/2022	NJ	AT398F	Cuenca Coronel	41	E0629169	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	26.73	Yes
65	6	7/1/2022	NJ	AW354N	Cuenca Coronel	2	E0609260	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	30.01	Yes
66	7	7/1/2022	NJ	AS752X	Cuenca Coronel	66	E0609255	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	27.33	Yes
67	8	7/1/2022	NJ	AW357N	Cuenca Coronel	3	E0609249	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	31.10	Yes
68	9	7/1/2022	NJ	AW354N	Cuenca Coronel	2	E0609252	WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, WC03_COMP_0-4.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	32.33	Yes
69	1	8/15/2022	NJ	AS8340P	Cuenca Coronel	59	E0609263	WC04_COMP_5-12.5	NON HAZ PC SOIL	Bayshore Soil Management	20	30	27.88	Yes

Table 4
Final Engineering Report
Confirmation Soil Sample Results

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Residential Use SCOs	Location	EP01	EP01	EP02
				Sample Name	EP01_38	DUP01_06072022	EP02_38
				Sample Date	06/07/2022	06/07/2022	06/07/2022
				Sample Elevation	38	38	38
				Sample Depth (bgs)	11.5	11.5	14
				Unit	Result	Result	Result
Volatile Organic Compounds							
1,1,1,2-Tetrachloroethane	630-20-6	NS	NS	mg/kg	<0.00049 U	<0.00046 U	<0.00046 U
1,1,1-Trichloroethane	71-55-6	0.68	100	mg/kg	<0.00049 U	<0.00046 U	<0.00046 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	mg/kg	<0.00049 U	<0.00046 U	<0.00046 U
1,1,2-Trichloroethane	79-00-5	NS	NS	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
1,1-Dichloroethane	75-34-3	0.27	19	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
1,1-Dichloroethene	75-35-4	0.33	100	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
1,1-Dichloropropene	563-58-6	NS	NS	mg/kg	<0.00049 U	<0.00046 U	<0.00046 U
1,2,3-Trichlorobenzene	87-61-6	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
1,2,3-Trichloropropane	96-18-4	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
1,2,4,5-Tetramethylbenzene	95-93-2	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
1,2,4-Trimethylbenzene	95-63-6	3.6	47	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	mg/kg	<0.0029 U	<0.0028 U	<0.0028 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
1,2-Dichlorobenzene	95-50-1	1.1	100	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
1,2-Dichloroethane	107-06-2	0.02	2.3	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
1,2-Dichloropropane	78-87-5	NS	NS	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	8.4	47	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
1,3-Dichlorobenzene	541-73-1	2.4	17	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
1,3-Dichloropropane	142-28-9	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
1,4-Dichlorobenzene	106-46-7	1.8	9.8	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
1,4-Diethyl Benzene	105-05-5	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	9.8	mg/kg	<0.078 U	<0.074 U	<0.074 U
2,2-Dichloropropane	594-20-7	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
2-Chlorotoluene	95-49-8	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
2-Hexanone (MBK)	591-78-6	NS	NS	mg/kg	<0.0097 U	<0.0093 U	<0.0093 U
4-Chlorotoluene	106-43-4	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
4-Ethyltoluene	622-96-8	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
Acetone	67-64-1	0.05	100	mg/kg	<0.0097 U	<0.0093 U	<0.0093 U
Acrylonitrile	107-13-1	NS	NS	mg/kg	<0.0039 U	<0.0037 U	<0.0037 U
Benzene	71-43-2	0.06	2.9	mg/kg	<0.00049 U	<0.00046 U	<0.00046 U
Bromobenzene	108-86-1	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
Bromochloromethane	74-97-5	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
Bromodichloromethane	75-27-4	NS	NS	mg/kg	<0.00049 U	<0.00046 U	<0.00046 U
Bromoform	75-25-2	NS	NS	mg/kg	<0.0039 U	<0.0037 U	<0.0037 U
Bromomethane	74-83-9	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
Carbon Disulfide	75-15-0	NS	NS	mg/kg	<0.0097 U	<0.0093 U	<0.0093 U
Carbon Tetrachloride	56-23-5	0.76	1.4	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
Chlorobenzene	108-90-7	1.1	100	mg/kg	<0.00049 U	<0.00046 U	<0.00046 U
Chloroethane	75-00-3	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
Chloroform	67-66-3	0.37	10	mg/kg	0.00024 J	<0.0014 U	<0.0014 U
Chloromethane	74-87-3	NS	NS	mg/kg	<0.0039 U	<0.0037 U	<0.0037 U
Cis-1,2-Dichloroethene	156-59-2	0.25	59	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
Cis-1,3-Dichloropropene	10061-01-5	NS	NS	mg/kg	<0.00049 U	<0.00046 U	<0.00046 U
Cymene	99-87-6	NS	NS	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
Dibromochloromethane	124-48-1	NS	NS	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
Dibromomethane	74-95-3	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
Dichlorodifluoromethane	75-71-8	NS	NS	mg/kg	<0.0097 U	<0.0093 U	<0.0093 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
Ethylbenzene	100-41-4	1	30	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
Hexachlorobutadiene	87-68-3	NS	NS	mg/kg	<0.0039 U	<0.0037 U	<0.0037 U
Isopropylbenzene (Cumene)	98-82-8	NS	NS	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
M,P-Xylene	179601-23-1	NS	NS	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.12	100	mg/kg	<0.0097 U	<0.0093 U	<0.0093 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	NS	mg/kg	<0.0097 U	<0.0093 U	<0.0093 U
Methylene Chloride	75-09-2	0.05	51	mg/kg	<0.0049 U	<0.0046 U	<0.0046 U
Naphthalene	91-20-3	12	100	mg/kg	<0.0039 U	<0.0037 U	<0.0037 U
n-Butylbenzene	104-51-8	12	100	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
n-Propylbenzene	103-65-1	3.9	100	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	NS	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
Sec-Butylbenzene	135-98-8	11	100	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
Styrene	100-42-5	NS	NS	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
T-Butylbenzene	98-06-6	5.9	100	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
Tert-Butyl Methyl Ether	1634-04-4	0.93	62	mg/kg	<0.0019 U	<0.0018 U	<0.0018 U
Tetrachloroethene (PCE)	127-18-4	1.3	5.5	mg/kg	0.00092	0.00045 J	0.00033 J
Toluene	108-88-3	0.7	100	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	NS	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
Total Xylenes	1330-20-7	0.26	100	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	NS	NS	mg/kg	<0.00049 U	<0.00046 U	<0.00046 U
Trans-1,2-Dichloroethene	156-60-5	0.19	100	mg/kg	<0.0015 U	<0.0014 U	<0.0014 U
Trans-1,3-Dichloropropene	10061-02-6	NS	NS	mg/kg	<0.00097 U	<0.00093 U	<0.00093 U
Trans-1,4-Dichloro-2-Butene	110-57-6	NS	NS	mg/kg	<0.0049 U	<0.0046 U	<0.0046 U
Trichloroethene (TCE)	79-01-6	0.47	10	mg/kg	<0.00049 U	<0.00046 U	<0.00046 U
Trichlorofluoromethane	75-69-4	NS	NS	mg/kg	<0.0039 UJ	<0.0037 UJ	<0.0037 UJ
Vinyl Acetate	108-05-4	NS	NS	mg/kg	<0.0097 U	<0.0093 U	<0.0093 U
Vinyl Chloride	75-01-4	0.02	0.21	mg/kg	<0.00097 UJ	<0.00093 UJ	<0.00093 UJ

Table 4
Final Engineering Report
Confirmation Soil Sample Results

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Residential Use SCOs	Location	EP01	EP01	EP02
				Sample Name	EP01_38	DUP01_06072022	EP02_38
				Sample Date	06/07/2022	06/07/2022	06/07/2022
				Sample Elevation	38	38	38
				Sample Depth (bgs)	11.5	11.5	14
				Unit	Result	Result	Result
Semi-Volatile Organic Compounds							
1,2,4,5-Tetrachlorobenzene	95-94-3	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
1,2-Dichlorobenzene	95-50-1	1.1	100	mg/kg	<0.19 U	<0.19 U	<0.19 U
1,3-Dichlorobenzene	541-73-1	2.4	17	mg/kg	<0.19 U	<0.19 U	<0.19 U
1,4-Dichlorobenzene	106-46-7	1.8	9.8	mg/kg	<0.19 U	<0.19 U	<0.19 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	9.8	mg/kg	<0.029 U	<0.028 U	<0.029 U
2,4,5-Trichlorophenol	95-95-4	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
2,4,6-Trichlorophenol	88-06-2	NS	NS	mg/kg	<0.12 U	<0.11 U	<0.12 U
2,4-Dichlorophenol	120-83-2	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.17 U
2,4-Dimethylphenol	105-67-9	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
2,4-Dinitrophenol	51-28-5	NS	NS	mg/kg	<0.93 U	<0.9 U	<0.93 U
2,4-Dinitrotoluene	121-14-2	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
2,6-Dinitrotoluene	606-20-2	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
2-Chloronaphthalene	91-58-7	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
2-Chlorophenol	95-57-8	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
2-Methylnaphthalene	91-57-6	NS	NS	mg/kg	0.042 J	0.049 J	0.051 J
2-Methylphenol (o-Cresol)	95-48-7	0.33	100	mg/kg	<0.19 U	<0.19 U	<0.19 U
2-Nitroaniline	88-74-4	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
2-Nitrophenol	88-75-5	NS	NS	mg/kg	<0.42 U	<0.41 U	<0.42 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	34	mg/kg	<0.28 U	<0.27 U	<0.28 U
3,3'-Dichlorobenzidine	91-94-1	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
3-Nitroaniline	99-09-2	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	mg/kg	<0.5 U	<0.49 U	<0.5 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
4-Chloro-3-Methylphenol	59-50-7	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
4-Chloroaniline	106-47-8	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
4-Nitroaniline	100-01-6	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
4-Nitrophenol	100-02-7	NS	NS	mg/kg	<0.27 U	<0.26 U	<0.27 U
Acenaphthene	83-32-9	20	100	mg/kg	0.13 J	0.14 J	0.2
Acenaphthylene	208-96-8	100	100	mg/kg	<0.16 U	<0.15 U	<0.15 U
Acetophenone	98-86-2	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
Anthracene	120-12-7	100	100	mg/kg	0.27	0.31	0.44
Benzo(a)anthracene	56-55-3	1	1	mg/kg	0.66	0.68	0.74
Benzo(a)pyrene	50-32-8	1	1	mg/kg	0.51	0.53	0.56
Benzo(b)fluoranthene	205-99-2	1	1	mg/kg	0.56	0.59	0.66
Benzo(g,h,i)Perylene	191-24-2	100	100	mg/kg	0.3	0.31	0.32
Benzo(k)fluoranthene	207-08-9	0.8	1	mg/kg	0.16	0.16	0.18
Benzoic Acid	65-85-0	NS	NS	mg/kg	<0.63 U	<0.61 U	<0.62 U
Benzyl Alcohol	100-51-6	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
Benzyl Butyl Phthalate	85-68-7	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
Biphenyl (Diphenyl)	92-52-4	NS	NS	mg/kg	<0.44 U	<0.43 U	<0.44 U
Bis(2-chloroethoxy) methane	111-91-1	NS	NS	mg/kg	<0.21 U	<0.2 U	<0.21 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.17 U
Bis(2-chloroisopropyl) ether	108-60-1	NS	NS	mg/kg	<0.23 U	<0.23 U	<0.23 U
Bis(2-ethylhexyl) phthalate	117-81-7	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
Carbazole	86-74-8	NS	NS	mg/kg	0.055 J	0.082 J	0.14 J
Chrysene	218-01-9	1	1	mg/kg	0.62	0.62	0.65
Dibenz(a,h)anthracene	53-70-3	0.33	0.33	mg/kg	0.054 J	0.061 J	0.067 J
Dibenzofuran	132-64-9	7	14	mg/kg	0.043 J	0.061 J	0.12 J
Dibutyl phthalate	84-74-2	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
Diethyl phthalate	84-66-2	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
Dimethyl phthalate	131-11-3	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
Dioctyl phthalate	117-84-0	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
Fluoranthene	206-44-0	100	100	mg/kg	1.4	1.5	1.8
Fluorene	86-73-7	30	100	mg/kg	0.096 J	0.12 J	0.18 J
Hexachlorobenzene	118-74-1	0.33	0.33	mg/kg	<0.12 U	<0.11 U	<0.12 U
Hexachlorobutadiene	87-68-3	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
Hexachlorocyclopentadiene	77-47-4	NS	NS	mg/kg	<0.56 U	<0.54 U	<0.55 U
Hexachloroethane	67-72-1	NS	NS	mg/kg	<0.16 U	<0.15 U	<0.15 U
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	0.5	mg/kg	0.3	0.31	0.34
Isophorone	78-59-1	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.17 U
Naphthalene	91-20-3	12	100	mg/kg	0.057 J	0.092 J	0.068 J
Nitrobenzene	98-95-3	NS	NS	mg/kg	<0.18 U	<0.17 U	<0.17 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.19 U
n-Nitrosodiphenylamine	86-30-6	NS	NS	mg/kg	<0.16 U	<0.15 U	<0.15 U
Pentachlorophenol	87-86-5	0.8	2.4	mg/kg	<0.16 U	<0.15 U	<0.15 U
Phenanthrene	85-01-8	100	100	mg/kg	1.6	1.7	2.1
Phenol	108-95-2	0.33	100	mg/kg	<0.19 U	<0.19 U	<0.19 U
Pyrene	129-00-0	100	100	mg/kg	1.7	1.7	1.7
Pesticides							
4,4'-DDD	72-54-8	0.0033	2.6	mg/kg	<0.0018 U	<0.00182 U	<0.00179 U
4,4'-DDE	72-55-9	0.0033	1.8	mg/kg	0.00126 J	0.0015 J	0.00108 J
4,4'-DDT	50-29-3	**0.0033**	1.7	mg/kg	**0.0044**	**0.00572**	0.00318 J
Aldrin	309-00-2	0.005	0.019	mg/kg	<0.0018 U	<0.00182 U	<0.00179 U
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.097	mg/kg	<0.000752 U	<0.000759 U	<0.000747 U
Alpha Chlordane	5103-71-9	0.094	0.91	mg/kg	<0.00226 U	<0.00228 U	<0.00224 U
Alpha Endosulfan	959-98-8	2.4	4.8	mg/kg	<0.0018 U	<0.00182 U	<0.00179 U
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.036	0.072	mg/kg	<0.0018 U	<0.00182 U	<0.00179 U
Beta Endosulfan	33213-65-9	2.4	4.8	mg/kg	<0.0018 U	<0.00182 U	<0.00179 U
Chlordane (alpha and gamma)	57-74-9	NS	NS	mg/kg	<0.015 U	<0.0152 U	<0.0149 U
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	100	mg/kg	<0.0018 U	<0.00182 U	<0.00179 U
Dieldrin	60-57-1	0.005	0.039	mg/kg	<0.00113 U	<0.00114 U	<0.00112 U
Endosulfan Sulfate	1031-07-8	2.4	4.8	mg/kg	<0.000752 U	<0.000759 U	<0.000747 U
Endrin	72-20-8	0.014	2.2	mg/kg	<0.000752 U	<0.000759 U	<0.000747 U
Endrin Aldehyde	7421-93-4	NS	NS	mg/kg	<0.00226 U	<0.00228 U	<0.00224 U
Endrin Ketone	53494-70-5	NS	NS	mg/kg	<0.0018 U	<0.00182 U	<0.00179 U
Gamma Bhc (Lindane)	58-89-9	0.1	0.28	mg/kg	<0.000752 U	<0.000759 U	<0.000747 U
Gamma Chlordane (Trans-)	5103-74-2	NS	NS	mg/kg	<0.00226 U	<0.00228 U	<0.00224 U
Heptachlor	76-44-8	0.042	0.42	mg/kg	<0.000902 U	<0.00091 U	<0.000897 U
Heptachlor Epoxide	1024-57-3	NS	NS	mg/kg	<0.00338 U	<0.00341 U	<0.00336 U
Methoxychlor	72-43-5	NS	NS	mg/kg	<0.00338 U	<0.00341 U	<0.00336 U
Toxaphene	8001-35-2	NS	NS	mg/kg	<0.0338 U	<0.0341 U	<0.0336 U

Table 4
Final Engineering Report
Confirmation Soil Sample Results

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Residential Use SCOs	Location	EP01	EP01	EP02
				Sample Name	EP01_38	DUP01_06072022	EP02_38
				Sample Date	06/07/2022	06/07/2022	06/07/2022
				Sample Elevation	38	38	38
				Sample Depth (bgs)	11.5	11.5	14
				Unit	Result	Result	Result
Herbicides							
2,4,5-T (Trichlorophenoxyacetic Acid)	93-76-5	NS	NS	mg/kg	<0.193 U	<0.193 U	<0.193 U
2,4-D (Dichlorophenoxyacetic Acid)	94-75-7	NS	NS	mg/kg	<0.193 U	<0.193 U	<0.193 U
Silvex (2,4,5-Tp)	93-72-1	3.8	58	mg/kg	<0.193 U	<0.193 U	<0.193 U
Polychlorinated Biphenyl							
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	mg/kg	<0.0386 U	<0.0372 U	<0.0377 U
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	mg/kg	<0.0386 U	<0.0372 U	<0.0377 U
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	mg/kg	<0.0386 U	<0.0372 U	<0.0377 U
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	mg/kg	<0.0386 U	<0.0372 U	<0.0377 U
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	mg/kg	<0.0386 U	<0.0372 U	<0.0377 U
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	mg/kg	<0.0386 U	<0.0372 U	<0.0377 U
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	mg/kg	<0.0386 U	<0.0372 U	<0.0377 U
PCB-1262 (Aroclor 1262)	37324-23-5	NS	NS	mg/kg	<0.0386 U	<0.0372 U	<0.0377 U
PCB-1268 (Aroclor 1268)	11100-14-4	NS	NS	mg/kg	<0.0386 U	<0.0372 U	<0.0377 U
Total PCBs	1336-36-3	0.1	1	mg/kg	<0.0386 U	<0.0372 U	<0.0377 U
Metals							
Aluminum	7429-90-5	NS	NS	mg/kg	10,200	9,890	11,500
Antimony	7440-36-0	NS	NS	mg/kg	<4.7 U	<4.49 U	<4.41 U
Arsenic	7440-38-2	13	16	mg/kg	3.68	3.74	3.31
Barium	7440-39-3	350	350	mg/kg	64.8	61.3	78.3
Beryllium	7440-41-7	7.2	14	mg/kg	0.423 J	0.404 J	0.467
Cadmium	7440-43-9	2.5	2.5	mg/kg	0.386 J	0.377 J	0.397 J
Calcium	7440-70-2	NS	NS	mg/kg	6,660 J	4,960	3,810
Chromium, Hexavalent	18540-29-9	1	22	mg/kg	<0.957 UJ	<0.932 UJ	<0.93 UJ
Chromium, Total	7440-47-3	NS	NS	mg/kg	20.1	20.6	25.5
Chromium, Trivalent	16065-83-1	30	36	mg/kg	20	20 J	26
Cobalt	7440-48-4	NS	NS	mg/kg	10.4	9.05	10.1
Copper	7440-50-8	50	270	mg/kg	24.1	23.3	26.8
Cyanide	57-12-5	27	27	mg/kg	<1.1 UJ	<1.1 UJ	<1.1 UJ
Iron	7439-89-6	NS	NS	mg/kg	19,500	18,800	20,900
Lead	7439-92-1	**63**	400	mg/kg	**88.2 J**	**81.5**	58.1
Magnesium	7439-95-4	NS	NS	mg/kg	4,460	4,300	5,240
Manganese	7439-96-5	1600	2000	mg/kg	382	325	355
Mercury	7439-97-6	**0.18**	0.81	mg/kg	**0.182**	0.089	0.115
Nickel	7440-02-0	30	140	mg/kg	17.9	17.1	19
Potassium	7440-09-7	NS	NS	mg/kg	1,920 J	1,970	3,320
Selenium	7782-49-2	3.9	36	mg/kg	0.423 J	0.323 J	0.335 J
Silver	7440-22-4	2	36	mg/kg	<0.94 U	<0.898 U	<0.882 U
Sodium	7440-23-5	NS	NS	mg/kg	<188 U	<180 U	<176 U
Thallium	7440-28-0	NS	NS	mg/kg	<1.88 U	<1.8 U	<1.76 U
Vanadium	7440-62-2	NS	NS	mg/kg	25.1	26.2	32.8
Zinc	7440-66-6	109	2200	mg/kg	73.9	71.4	73.4
General Chemistry							
Total Solids	TSOLID	NS	NS	Percent	83.6	85.8	86
Perfluorooctanoic acids							
N-ethyl perfluorooctane- sulfonamidoacetic Acid (NEtFOSAA)	2991-50-6	NS	NS	mg/kg	<0.000562 U	<0.00055 U	0.000138 J
N-methyl perfluorooctane- sulfonamidoacetic Acid (NMeFOSAA)	2355-31-9	NS	NS	mg/kg	<0.000562 U	<0.00055 U	<0.000537 U
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	NS	NS	mg/kg	<0.000281 U	<0.000275 U	<0.000268 U
Perfluorobutanoic acid (PFBA)	375-22-4	NS	NS	mg/kg	0.000055 J	0.00005 J	0.000031 J
Perfluorodecanesulfonic Acid (PFDS)	335-77-3	NS	NS	mg/kg	<0.000562 U	<0.00055 U	<0.000537 U
Perfluorodecanoic Acid (PFDA)	335-76-2	NS	NS	mg/kg	<0.000281 U	<0.000275 U	<0.000268 U
Perfluorododecanoic Acid (PFDoA)	307-55-1	NS	NS	mg/kg	<0.000562 U	<0.00055 U	<0.000537 U
Perfluoroheptanesulfonic Acid (PFHpS)	375-92-8	NS	NS	mg/kg	<0.000562 U	<0.00055 U	<0.000537 U
Perfluoroheptanoic acid (PFHpA)	375-85-9	NS	NS	mg/kg	<0.000281 U	<0.000275 U	<0.000268 U
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	NS	NS	mg/kg	<0.000281 U	<0.000275 U	<0.000268 U
Perfluorohexanoic Acid (PFHxA)	307-24-4	NS	NS	mg/kg	<0.000562 U	<0.00055 U	<0.000537 U
Perfluorononanoic Acid (PFNA)	375-95-1	NS	NS	mg/kg	<0.000281 U	<0.000275 U	<0.000268 U
Perfluorooctanesulfonamide (FOSA)	754-91-6	NS	NS	mg/kg	<0.000562 U	<0.00055 U	<0.000537 U
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	0.00088	0.0088	mg/kg	0.000616	0.000596	0.000539
Perfluorooctanoic Acid (PFOA)	335-67-1	0.00066	0.0066	mg/kg	0.000209 J	0.000184 J	0.000183 J
Perfluoropentanoic Acid (PFPeA)	2706-90-3	NS	NS	mg/kg	0.000065 J	0.000062 J	<0.000537 U
Perfluorotetradecanoic Acid (PFTA)	376-06-7	NS	NS	mg/kg	<0.000562 U	<0.00055 U	<0.000537 U
Perfluorotridecanoic Acid (PFTrDA)	72629-94-8	NS	NS	mg/kg	<0.000562 U	<0.00055 U	<0.000537 U
Perfluoroundecanoic Acid (PFUnA)	2058-94-8	NS	NS	mg/kg	<0.000562 U	<0.00055 U	<0.000537 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2) (8:2FTS)	39108-34-4	NS	NS	mg/kg	<0.000562 U	<0.00055 U	<0.000537 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2) (6:2FTS)	27619-97-2	NS	NS	mg/kg	<0.000562 U	<0.00055 U	<0.000537 U
Total PFOA and PFOS	TOTPFOAPFOS	NS	NS	mg/kg	0.000825 J	0.00078 J	0.000722 J

Table 4
Final Engineering Report
Confirmation Soil Sample Results

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

Notes:

CAS - Chemical Abstract Service
NS - No standard
mg/kg - milligram per kilogram
NA - Not analyzed
RL - Reporting limit
<RL - Not detected

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use and Residential Use Soil Cleanup Objectives (SCO).

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Part 375 Remedial Programs Guidelines for Sampling and Analysis of Per- and Polyfluoroalkyl Substances (PFAS) Unrestricted Use, Restricted Use Restricted-Residential, and Protection of Groundwater Guidance Values (June 2021).

Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).

Qualifiers:

J - The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.
UJ - The analyte was not detected at a level greater than or equal to the RL; however, the reported RL is approximate and may be inaccurate or imprecise.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

Exceedance Summary:

10 - Result exceeds Unrestricted Use SCOs
10 - Result exceeds Restricted Use Residential SCOs

Table 5
Final Engineering Report
QA/QC Analytical Results

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

Analyte	CAS Number	Sample Type	TB	FB	FB
		Sample Name	TB01_06072022	FB01_06072022	FB01_PFAS_06072022
		Sample Date	06/07/2022	06/07/2022	06/07/2022
		Unit	Result	Result	Result
Volatile Organic Compounds					
1,1,1,2-Tetrachloroethane	630-20-6	ug/l	<2.5 U	<2.5 U	NA
1,1,1-Trichloroethane	71-55-6	ug/l	<2.5 U	<2.5 U	NA
1,1,2,2-Tetrachloroethane	79-34-5	ug/l	<0.5 U	<0.5 U	NA
1,1,2-Trichloroethane	79-00-5	ug/l	<1.5 U	<1.5 U	NA
1,1-Dichloroethane	75-34-3	ug/l	<2.5 U	<2.5 U	NA
1,1-Dichloroethene	75-35-4	ug/l	<0.5 U	<0.5 U	NA
1,1-Dichloropropene	563-58-6	ug/l	<2.5 U	<2.5 U	NA
1,2,3-Trichlorobenzene	87-61-6	ug/l	<2.5 U	<2.5 U	NA
1,2,3-Trichloropropane	96-18-4	ug/l	<2.5 U	<2.5 U	NA
1,2,4,5-Tetramethylbenzene	95-93-2	ug/l	<2 U	<2 U	NA
1,2,4-Trichlorobenzene	120-82-1	ug/l	<2.5 U	<2.5 U	NA
1,2,4-Trimethylbenzene	95-63-6	ug/l	<2.5 U	<2.5 U	NA
1,2-Dibromo-3-Chloropropane	96-12-8	ug/l	<2.5 U	<2.5 U	NA
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	ug/l	<2 U	<2 U	NA
1,2-Dichlorobenzene	95-50-1	ug/l	<2.5 U	<2.5 U	NA
1,2-Dichloroethane	107-06-2	ug/l	<0.5 U	<0.5 U	NA
1,2-Dichloropropane	78-87-5	ug/l	<1 U	<1 U	NA
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	ug/l	<2.5 U	<2.5 U	NA
1,3-Dichlorobenzene	541-73-1	ug/l	<2.5 U	<2.5 U	NA
1,3-Dichloropropane	142-28-9	ug/l	<2.5 U	<2.5 U	NA
1,4-Dichlorobenzene	106-46-7	ug/l	<2.5 U	<2.5 U	NA
1,4-Diethyl Benzene	105-05-5	ug/l	<2 U	<2 U	NA
1,4-Dioxane (P-Dioxane)	123-91-1	ug/l	<250 U	<250 U	NA
2,2-Dichloropropane	594-20-7	ug/l	<2.5 U	<2.5 U	NA
2-Chlorotoluene	95-49-8	ug/l	<2.5 U	<2.5 U	NA
2-Hexanone (MBK)	591-78-6	ug/l	<5 U	<5 U	NA
4-Chlorotoluene	106-43-4	ug/l	<2.5 U	<2.5 U	NA
4-Ethyltoluene	622-96-8	ug/l	<2 U	<2 U	NA
Acetone	67-64-1	ug/l	<5 U	<5 U	NA
Acrylonitrile	107-13-1	ug/l	<5 U	<5 U	NA
Benzene	71-43-2	ug/l	<0.5 U	<0.5 U	NA
Bromobenzene	108-86-1	ug/l	<2.5 U	<2.5 U	NA
Bromochloromethane	74-97-5	ug/l	<2.5 U	<2.5 U	NA
Bromodichloromethane	75-27-4	ug/l	<0.5 U	<0.5 U	NA
Bromoform	75-25-2	ug/l	<2 U	<2 U	NA
Bromomethane	74-83-9	ug/l	<2.5 U	<2.5 U	NA
Carbon Disulfide	75-15-0	ug/l	<5 U	<5 U	NA
Carbon Tetrachloride	56-23-5	ug/l	<0.5 U	<0.5 U	NA
Chlorobenzene	108-90-7	ug/l	<2.5 U	<2.5 U	NA
Chloroethane	75-00-3	ug/l	<2.5 U	<2.5 U	NA
Chloroform	67-66-3	ug/l	<2.5 U	<2.5 U	NA
Chloromethane	74-87-3	ug/l	<2.5 U	<2.5 U	NA
Cis-1,2-Dichloroethene	156-59-2	ug/l	<2.5 U	<2.5 U	NA
Cis-1,3-Dichloropropene	10061-01-5	ug/l	<0.5 U	<0.5 U	NA
Cymene	99-87-6	ug/l	<2.5 U	<2.5 U	NA
Dibromochloromethane	124-48-1	ug/l	<0.5 U	<0.5 U	NA
Dibromomethane	74-95-3	ug/l	<5 U	<5 U	NA
Dichlorodifluoromethane	75-71-8	ug/l	<5 U	<5 U	NA
Diethyl Ether (Ethyl Ether)	60-29-7	ug/l	<2.5 U	<2.5 U	NA
Ethylbenzene	100-41-4	ug/l	<2.5 U	<2.5 U	NA
Hexachlorobutadiene	87-68-3	ug/l	<2.5 U	<2.5 U	NA
Isopropylbenzene (Cumene)	98-82-8	ug/l	<2.5 U	<2.5 U	NA
M,P-Xylene	179601-23-1	ug/l	<2.5 U	<2.5 U	NA
Methyl Ethyl Ketone (2-Butanone)	78-93-3	ug/l	<5 U	<5 U	NA
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	ug/l	<5 U	<5 U	NA
Methylene Chloride	75-09-2	ug/l	<2.5 U	<2.5 U	NA
Naphthalene	91-20-3	ug/l	<2.5 U	<2.5 U	NA
n-Butylbenzene	104-51-8	ug/l	<2.5 U	<2.5 U	NA
n-Propylbenzene	103-65-1	ug/l	<2.5 U	<2.5 U	NA
o-Xylene (1,2-Dimethylbenzene)	95-47-6	ug/l	<2.5 U	<2.5 U	NA
Sec-Butylbenzene	135-98-8	ug/l	<2.5 U	<2.5 U	NA
Styrene	100-42-5	ug/l	<2.5 U	<2.5 U	NA
T-Butylbenzene	98-06-6	ug/l	<2.5 U	<2.5 U	NA
Tert-Butyl Methyl Ether	1634-04-4	ug/l	<2.5 U	<2.5 U	NA
Tetrachloroethene (PCE)	127-18-4	ug/l	<0.5 U	<0.5 U	NA
Toluene	108-88-3	ug/l	<2.5 U	<2.5 U	NA
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	ug/l	<2.5 U	<2.5 U	NA
Total Xylenes	1330-20-7	ug/l	<2.5 U	<2.5 U	NA
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	ug/l	<0.5 U	<0.5 U	NA
Trans-1,2-Dichloroethene	156-60-5	ug/l	<2.5 U	<2.5 U	NA
Trans-1,3-Dichloropropene	10061-02-6	ug/l	<0.5 U	<0.5 U	NA
Trans-1,4-Dichloro-2-Butene	110-57-6	ug/l	<2.5 U	<2.5 U	NA
Trichloroethene (TCE)	79-01-6	ug/l	<0.5 U	<0.5 U	NA
Trichlorofluoromethane	75-69-4	ug/l	<2.5 U	<2.5 U	NA
Vinyl Acetate	108-05-4	ug/l	<5 U	<5 U	NA
Vinyl Chloride	75-01-4	ug/l	<1 U	<1 U	NA

Table 5
Final Engineering Report
QA/QC Analytical Results

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

Analyte	CAS Number	Sample Type	TB	FB	FB
		Sample Name	TB01_06072022	FB01_06072022	FB01_PFAS_06072022
		Sample Date	06/07/2022	06/07/2022	06/07/2022
		Unit	Result	Result	Result
Semi-Volatile Organic Compounds					
1,2,4,5-Tetrachlorobenzene	95-94-3	ug/l	NA	<10 U	NA
1,2,4-Trichlorobenzene	120-82-1	ug/l	NA	<5 U	NA
1,2-Dichlorobenzene	95-50-1	ug/l	NA	<2 U	NA
1,3-Dichlorobenzene	541-73-1	ug/l	NA	<2 U	NA
1,4-Dichlorobenzene	106-46-7	ug/l	NA	<2 U	NA
1,4-Dioxane (P-Dioxane)	123-91-1	ug/l	NA	<0.144 U	NA
2,4,5-Trichlorophenol	95-95-4	ug/l	NA	<5 U	NA
2,4,6-Trichlorophenol	88-06-2	ug/l	NA	<5 U	NA
2,4-Dichlorophenol	120-83-2	ug/l	NA	<5 U	NA
2,4-Dimethylphenol	105-67-9	ug/l	NA	<5 U	NA
2,4-Dinitrophenol	51-28-5	ug/l	NA	<20 U	NA
2,4-Dinitrotoluene	121-14-2	ug/l	NA	<5 U	NA
2,6-Dinitrotoluene	606-20-2	ug/l	NA	<5 U	NA
2-Chloronaphthalene	91-58-7	ug/l	NA	<0.2 U	NA
2-Chlorophenol	95-57-8	ug/l	NA	<2 U	NA
2-Methylnaphthalene	91-57-6	ug/l	NA	<0.1 U	NA
2-Methylphenol (o-Cresol)	95-48-7	ug/l	NA	<5 U	NA
2-Nitroaniline	88-74-4	ug/l	NA	<5 U	NA
2-Nitrophenol	88-75-5	ug/l	NA	<10 U	NA
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	ug/l	NA	<5 U	NA
3,3'-Dichlorobenzidine	91-94-1	ug/l	NA	<5 U	NA
3-Nitroaniline	99-09-2	ug/l	NA	<5 U	NA
4,6-Dinitro-2-Methylphenol	534-52-1	ug/l	NA	<10 U	NA
4-Bromophenyl Phenyl Ether	101-55-3	ug/l	NA	<2 U	NA
4-Chloro-3-Methylphenol	59-50-7	ug/l	NA	<2 U	NA
4-Chloroaniline	106-47-8	ug/l	NA	<5 U	NA
4-Chlorophenyl Phenyl Ether	7005-72-3	ug/l	NA	<2 U	NA
4-Nitroaniline	100-01-6	ug/l	NA	<5 U	NA
4-Nitrophenol	100-02-7	ug/l	NA	<10 U	NA
Acenaphthene	83-32-9	ug/l	NA	<0.1 U	NA
Acenaphthylene	208-96-8	ug/l	NA	<0.1 U	NA
Acetophenone	98-86-2	ug/l	NA	<5 U	NA
Anthracene	120-12-7	ug/l	NA	<0.1 U	NA
Benzo(a)anthracene	56-55-3	ug/l	NA	<0.1 U	NA
Benzo(a)pyrene	50-32-8	ug/l	NA	<0.1 U	NA
Benzo(b)fluoranthene	205-99-2	ug/l	NA	<0.1 U	NA
Benzo(g,h,i)Perylene	191-24-2	ug/l	NA	<0.1 U	NA
Benzo(k)fluoranthene	207-08-9	ug/l	NA	<0.1 U	NA
Benzoic Acid	65-85-0	ug/l	NA	<50 U	NA
Benzyl Alcohol	100-51-6	ug/l	NA	<2 U	NA
Benzyl Butyl Phthalate	85-68-7	ug/l	NA	<5 U	NA
Biphenyl (Diphenyl)	92-52-4	ug/l	NA	<2 U	NA
Bis(2-chloroethoxy) methane	111-91-1	ug/l	NA	<5 U	NA
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	ug/l	NA	<2 U	NA
Bis(2-chloroisopropyl) ether	108-60-1	ug/l	NA	<2 U	NA
Bis(2-ethylhexyl) phthalate	117-81-7	ug/l	NA	<3 U	NA
Carbazole	86-74-8	ug/l	NA	<2 U	NA
Chrysene	218-01-9	ug/l	NA	<0.1 U	NA
Dibenz(a,h)anthracene	53-70-3	ug/l	NA	<0.1 U	NA
Dibenzofuran	132-64-9	ug/l	NA	<2 U	NA
Dibutyl phthalate	84-74-2	ug/l	NA	<5 U	NA
Diethyl phthalate	84-66-2	ug/l	NA	<5 U	NA
Dimethyl phthalate	131-11-3	ug/l	NA	<5 U	NA
Dioctyl phthalate	117-84-0	ug/l	NA	<5 U	NA
Fluoranthene	206-44-0	ug/l	NA	<0.1 U	NA
Fluorene	86-73-7	ug/l	NA	<0.1 U	NA
Hexachlorobenzene	118-74-1	ug/l	NA	<0.8 U	NA
Hexachlorobutadiene	87-68-3	ug/l	NA	<0.5 U	NA
Hexachlorocyclopentadiene	77-47-4	ug/l	NA	<20 U	NA
Hexachloroethane	67-72-1	ug/l	NA	<0.8 U	NA
Indeno(1,2,3-cd)pyrene	193-39-5	ug/l	NA	<0.1 U	NA
Isophorone	78-59-1	ug/l	NA	<5 U	NA
Naphthalene	91-20-3	ug/l	NA	<0.1 U	NA
Nitrobenzene	98-95-3	ug/l	NA	<2 U	NA
n-Nitrosodi-N-Propylamine	621-64-7	ug/l	NA	<5 U	NA
n-Nitrosodiphenylamine	86-30-6	ug/l	NA	<2 U	NA
Pentachlorophenol	87-86-5	ug/l	NA	<0.8 U	NA
Phenanthrene	85-01-8	ug/l	NA	<0.1 U	NA
Phenol	108-95-2	ug/l	NA	<5 U	NA
Pyrene	129-00-0	ug/l	NA	<0.1 U	NA
Pesticides					
4,4'-DDD	72-54-8	ug/l	NA	<0.029 U	NA
4,4'-DDE	72-55-9	ug/l	NA	<0.029 U	NA
4,4'-DDT	50-29-3	ug/l	NA	<0.029 U	NA
Aldrin	309-00-2	ug/l	NA	<0.014 U	NA
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	ug/l	NA	<0.014 U	NA
Alpha Chlordane	5103-71-9	ug/l	NA	<0.014 U	NA
Alpha Endosulfan	959-98-8	ug/l	NA	<0.014 U	NA
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	ug/l	NA	<0.014 U	NA
Beta Endosulfan	33213-65-9	ug/l	NA	<0.029 U	NA
Chlordane (alpha and gamma)	57-74-9	ug/l	NA	<0.143 U	NA
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	ug/l	NA	<0.014 U	NA
Dieldrin	60-57-1	ug/l	NA	<0.029 U	NA
Endosulfan Sulfate	1031-07-8	ug/l	NA	<0.029 U	NA
Endrin	72-20-8	ug/l	NA	<0.029 U	NA
Endrin Aldehyde	7421-93-4	ug/l	NA	<0.029 U	NA
Endrin Ketone	53494-70-5	ug/l	NA	<0.029 U	NA
Gamma Bhc (Lindane)	58-89-9	ug/l	NA	<0.014 U	NA
Gamma Chlordane (Trans-)	5103-74-2	ug/l	NA	<0.014 U	NA
Heptachlor	76-44-8	ug/l	NA	<0.014 U	NA
Heptachlor Epoxide	1024-57-3	ug/l	NA	<0.014 U	NA
Methoxychlor	72-43-5	ug/l	NA	<0.143 U	NA
Toxaphene	8001-35-2	ug/l	NA	<0.143 U	NA

Table 5
Final Engineering Report
QA/QC Analytical Results

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

Analyte	CAS Number	Sample Type	TB	FB	FB
		Sample Name	TB01_06072022	FB01_06072022	FB01_PFAS_06072022
		Sample Date	06/07/2022	06/07/2022	06/07/2022
		Unit	Result	Result	Result
Herbicides					
2,4,5-T (Trichlorophenoxyacetic Acid)	93-76-5	ug/l	NA	<2 U	NA
2,4-D (Dichlorophenoxyacetic Acid)	94-75-7	ug/l	NA	<10 U	NA
Silvex (2,4,5-Tp)	93-72-1	ug/l	NA	<2 U	NA
Polychlorinated Biphenyl					
PCB-1016 (Aroclor 1016)	12674-11-2	ug/l	NA	<0.071 U	NA
PCB-1221 (Aroclor 1221)	11104-28-2	ug/l	NA	<0.071 U	NA
PCB-1232 (Aroclor 1232)	11141-16-5	ug/l	NA	<0.071 U	NA
PCB-1242 (Aroclor 1242)	53469-21-9	ug/l	NA	<0.071 U	NA
PCB-1248 (Aroclor 1248)	12672-29-6	ug/l	NA	<0.071 U	NA
PCB-1254 (Aroclor 1254)	11097-69-1	ug/l	NA	<0.071 U	NA
PCB-1260 (Aroclor 1260)	11096-82-5	ug/l	NA	<0.071 U	NA
PCB-1262 (Aroclor 1262)	37324-23-5	ug/l	NA	<0.071 U	NA
PCB-1268 (Aroclor 1268)	11100-14-4	ug/l	NA	<0.071 U	NA
Total PCBs	1336-36-3	ug/l	NA	<0.071 U	NA
Metals					
Aluminum	7429-90-5	ug/l	NA	<10 U	NA
Antimony	7440-36-0	ug/l	NA	<4 U	NA
Arsenic	7440-38-2	ug/l	NA	<0.5 U	NA
Barium	7440-39-3	ug/l	NA	<0.5 U	NA
Beryllium	7440-41-7	ug/l	NA	<0.5 U	NA
Cadmium	7440-43-9	ug/l	NA	<0.2 U	NA
Calcium	7440-70-2	ug/l	NA	<100 U	NA
Chromium, Hexavalent	18540-29-9	ug/l	NA	<10 U	NA
Chromium, Total	7440-47-3	ug/l	NA	0.22 J	NA
Chromium, Trivalent	16065-83-1	ug/l	NA	<10 U	NA
Cobalt	7440-48-4	ug/l	NA	<0.5 U	NA
Copper	7440-50-8	ug/l	NA	<1 U	NA
Cyanide	57-12-5	ug/l	NA	<5 U	NA
Iron	7439-89-6	ug/l	NA	<50 U	NA
Lead	7439-92-1	ug/l	NA	<1 U	NA
Magnesium	7439-95-4	ug/l	NA	<70 U	NA
Manganese	7439-96-5	ug/l	NA	<1 U	NA
Mercury	7439-97-6	ug/l	NA	<0.2 U	NA
Nickel	7440-02-0	ug/l	NA	<2 U	NA
Potassium	7440-09-7	ug/l	NA	<100 U	NA
Selenium	7782-49-2	ug/l	NA	<5 U	NA
Silver	7440-22-4	ug/l	NA	<0.4 U	NA
Sodium	7440-23-5	ug/l	NA	<100 U	NA
Thallium	7440-28-0	ug/l	NA	<1 U	NA
Vanadium	7440-62-2	ug/l	NA	<5 U	NA
Zinc	7440-66-6	ug/l	NA	<10 U	NA
Perfluorooctanoic acids					
N-ethyl perfluorooctane- sulfonamidoacetic Acid (NEtFOSAA)	2991-50-6	ug/l	NA	NA	<0.00178 U
N-methyl perfluorooctane- sulfonamidoacetic Acid (NMeFOSAA)	2355-31-9	ug/l	NA	NA	<0.00178 U
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	ug/l	NA	NA	<0.00178 U
Perfluorobutanoic acid (PFBA)	375-22-4	ug/l	NA	NA	<0.00178 U
Perfluorodecanesulfonic Acid (PFDS)	335-77-3	ug/l	NA	NA	<0.00178 U
Perfluorodecanoic Acid (PFDA)	335-76-2	ug/l	NA	NA	<0.00178 U
Perfluorododecanoic Acid (PFDoA)	307-55-1	ug/l	NA	NA	<0.00178 U
Perfluoroheptanesulfonic Acid (PFHpS)	375-92-8	ug/l	NA	NA	<0.00178 U
Perfluoroheptanoic acid (PFHpA)	375-85-9	ug/l	NA	NA	<0.00178 U
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	ug/l	NA	NA	<0.00178 U
Perfluorohexanoic Acid (PFHxA)	307-24-4	ug/l	NA	NA	<0.00178 U
Perfluorononanoic Acid (PFNA)	375-95-1	ug/l	NA	NA	<0.00178 U
Perfluorooctanesulfonamide (FOSA)	754-91-6	ug/l	NA	NA	<0.00178 U
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	ug/l	NA	NA	<0.00178 U
Perfluorooctanoic Acid (PFOA)	335-67-1	ug/l	NA	NA	<0.00178 U
Perfluoropentanoic Acid (PFPeA)	2706-90-3	ug/l	NA	NA	<0.00178 U
Perfluorotetradecanoic Acid (PFTA)	376-06-7	ug/l	NA	NA	<0.00178 U
Perfluorotridecanoic Acid (PFTrDA)	72629-94-8	ug/l	NA	NA	<0.00178 U
Perfluoroundecanoic Acid (PFUnA)	2058-94-8	ug/l	NA	NA	<0.00178 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2) (8:2FTS)	39108-34-4	ug/l	NA	NA	<0.00178 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2) (6:2FTS)	27619-97-2	ug/l	NA	NA	<0.00178 U
Total PFOA and PFOS	TOTPFOAPFOS	ug/l	NA	NA	<0.00178 U

Table 5
Final Engineering Report
QA/QC Analytical Results

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

Notes:

FB - Field Blank
TB - Trip Blank
CAS - Chemical Abstract Service
NS - No standard
ug/l - microgram per liter
NA - Not analyzed
RL - Reporting limit
<RL - Not detected
QA/QC - Quality Assurance/Quality Control

Qualifiers:

J - The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

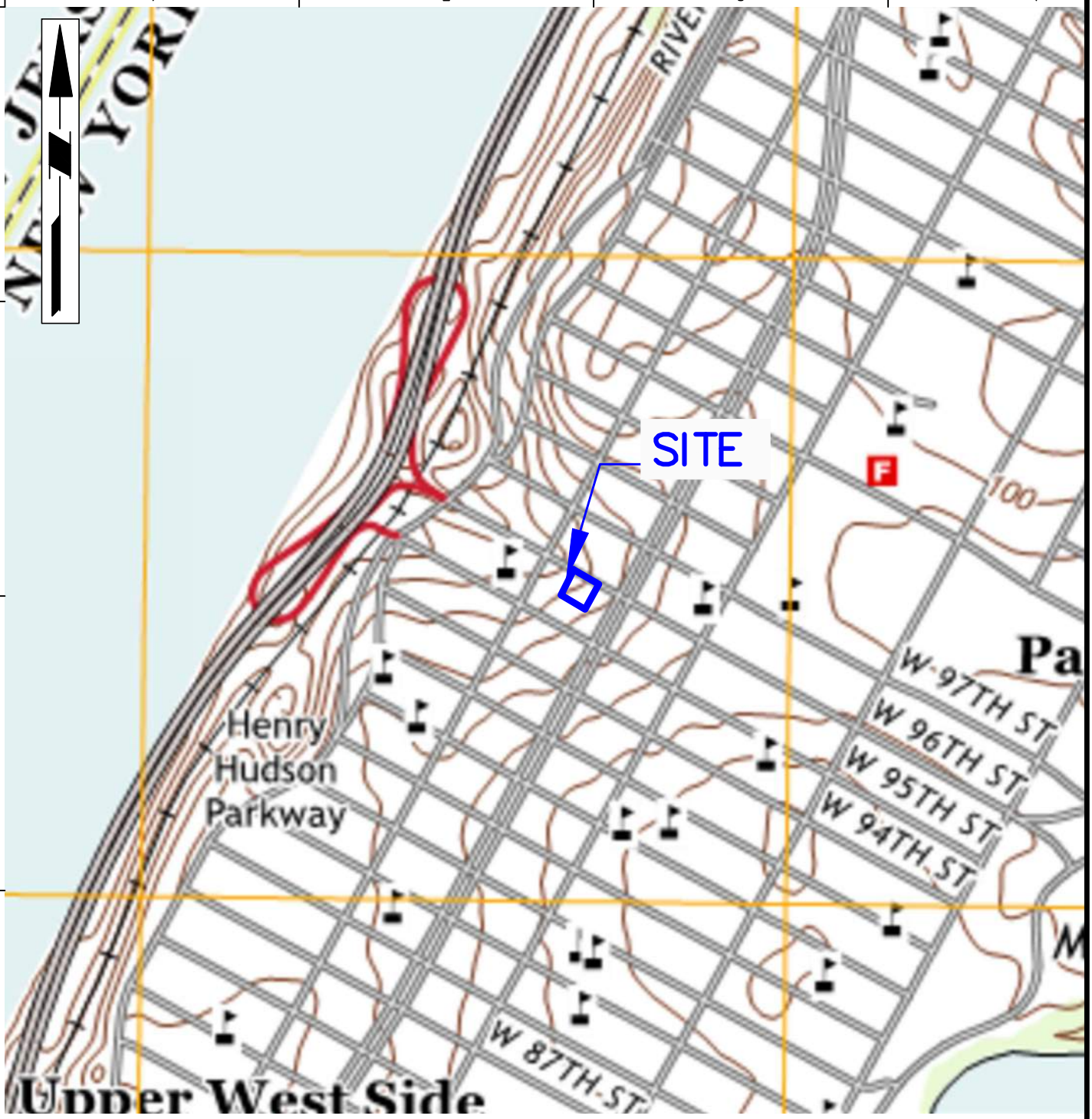
Table 6
Final Engineering Report
Import Stone Summary

266-270 West 96th Street
New York, New York
NYSDEC BCP Site No.: C231133
Langan Project No.: 170432001

Facility	Material Type	Loads	Tons	Job #: 170432001
Tilcon Mount Hope Quarry	0.75-inch stone	9	214.13	

Load No. & Date		Material Info		Origin	Volume/Weight
Load No.	Date	Material Type	Ticket No.	Origin	Quantity (tons)
1	6/9/2022	0.75-inch stone	41880459	Tilcon Mount Hope Quarry	69.14
2	6/14/2022	0.75-inch stone	41882703	Tilcon Mount Hope Quarry	17.79
3	6/14/2022	0.75-inch stone	41882705	Tilcon Mount Hope Quarry	17.61
4	6/14/2022	0.75-inch stone	41882630	Tilcon Mount Hope Quarry	18.27
5	6/14/2022	0.75-inch stone	41882718	Tilcon Mount Hope Quarry	17.84
6	6/15/2022	0.75-inch stone	41883416	Tilcon Mount Hope Quarry	17.55
7	6/15/2022	0.75-inch stone	41883441	Tilcon Mount Hope Quarry	17.31
8	6/16/2022	0.75-inch stone	41883832	Tilcon Mount Hope Quarry	19.16
9	6/16/2022	0.75-inch stone	41883818	Tilcon Mount Hope Quarry	19.46

FIGURES



BASEMAP SOURCE: UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE TOPOGRAPHIC MAPS FOR THE CENTRAL PARK QUADRANGLE, DATED 2016.

APPROXIMATE SITE BOUNDARY

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

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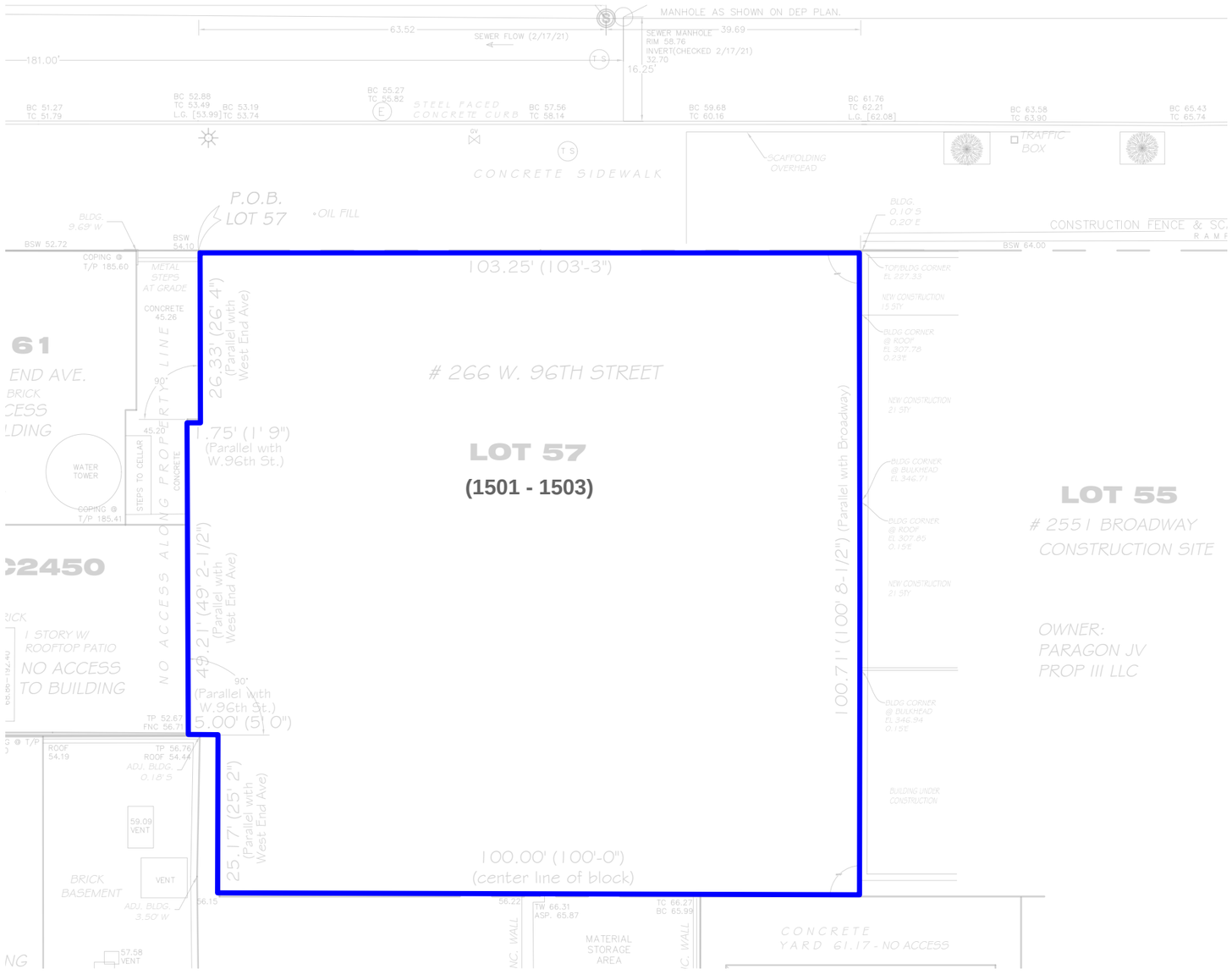
Project
266-270 WEST 96TH STREET
BLOCK No. 1243, LOT Nos. 57, 59, & 60
NEW YORK NEW YORK

Figure Title
SITE LOCATION MAP

Project No. 170432001
Date 02/02/2021
Drawn By LH
Checked By JFY

Figure No. 1

Filename: \\langan.com\data\NYC\data0\170432001\Cadd Data - 170432001\SheetFiles\Environmental\BCP FER\Figure 1 - Site Location Map.dwg Date: 8/16/2022 Time: 17:11 User: maronica Style Table: Langan.stb Layout: ANSIA-BP



LEGEND:

APPROXIMATE SITE BOUNDARY

NOTES:

1. BASEMAP WAS TAKEN FROM THE ENVIRONMENTAL EASEMENT SURVEY, PREPARED BY TRUE NORTH SURVEYORS, INC., DATED MAY 19, 2022.
2. BLOCK 1243, LOT 57 CONSISTS OF CONDOMINIUM TAX LOTS 1501, 1502, AND 1503.
   CONDOMINIUM TAX LOT 1501 = COMMERCIAL UNIT ON THE FIRST FLOOR.
   CONDOMINIUM TAX LOT 1502 = RESIDENTIAL APARTMENTS ON FLOORS 3 TO 15, 17, AND 18.
   CONDOMINIUM TAX LOT 1503 = RESIDENTIAL APARTMENTS ON FLOORS 2 TO 23.
3. DATUM REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS APPROXIMATELY 1.1 FEET ABOVE MEAN SEA LEVEL DATUM OF SANDY HOOK, NEW JERSEY AS DEFINED BY THE UNITED STATES GEOLOGICAL SURVEY (USGS NGVD 1929).

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

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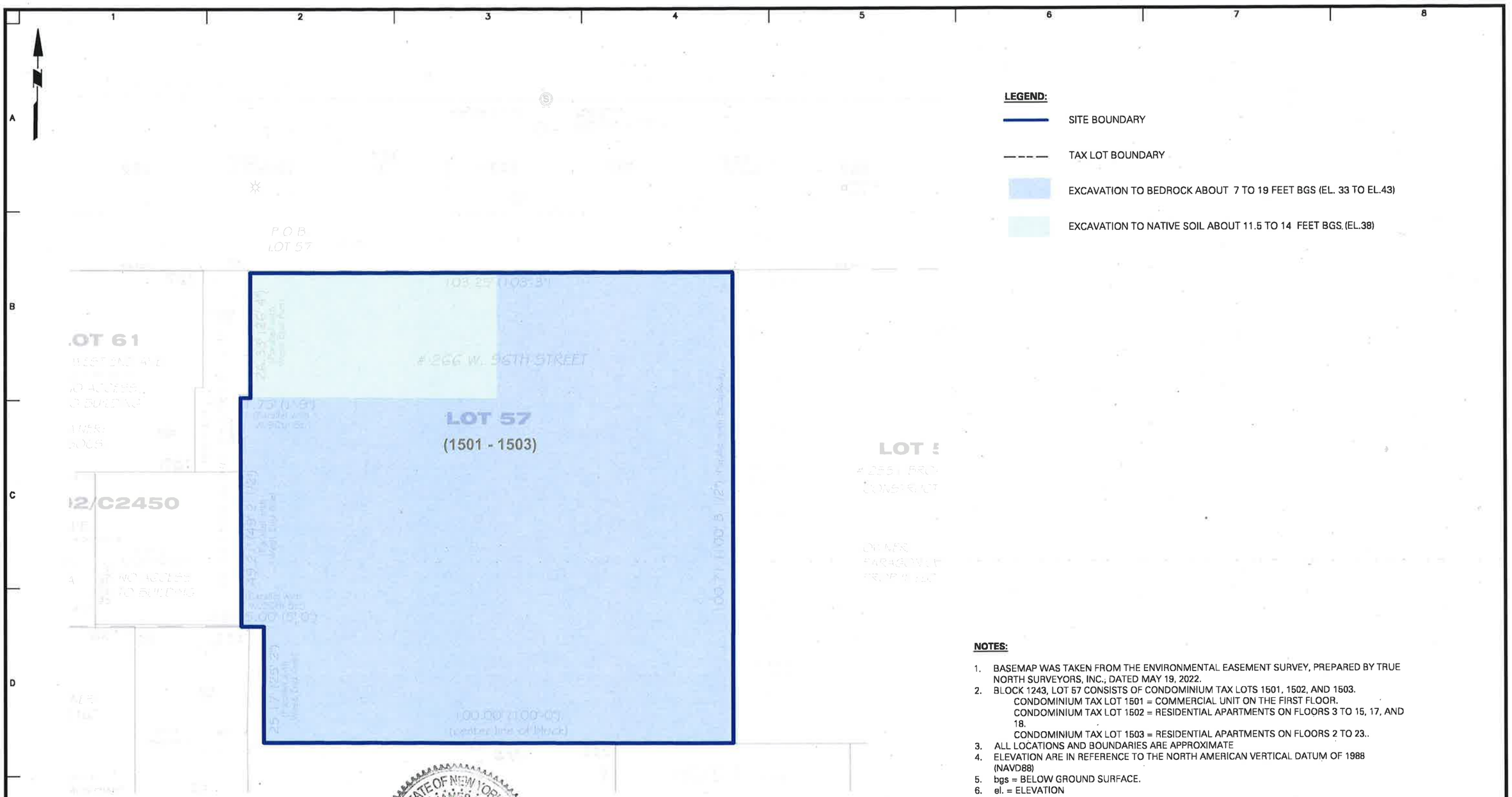
Project	Figure Title	Project No.	Figure No.
266-270 WEST 96TH STREET BLOCK No. 1243, LOT Nos. 57, 59 & 60 NEW YORK NEW YORK	SITE PLAN	170432001	2
		Date 12/06/2022	
		Drawn By MA	
		Checked By JFY	

Filename: \\langan.com\data\NYC\data0\170432001\Cadd Data - 170432001\SheetFiles\Environmental\BCP FER\Figure 2 – Site Plan.dwg Date: 12/6/2022 Time: 17:32 User: maronica Style Table: Langan.stb Layout: Figure 2 - Site Plan



NOTES:

1. BASEMAP WAS TAKEN FROM THE ENVIRONMENTAL EASEMENT SURVEY, PREPARED BY TRUE NORTH SURVEYORS, INC., DATED MAY 19, 2022.
2. BLOCK 1243, LOT 57 CONSISTS OF CONDOMINIUM TAX LOTS 1501, 1502, AND 1503.
   CONDOMINIUM TAX LOT 1501 = COMMERCIAL UNIT ON THE FIRST FLOOR.
   CONDOMINIUM TAX LOT 1502 = RESIDENTIAL APARTMENTS ON FLOORS 3 TO 15, 17, AND 18.
   CONDOMINIUM TAX LOT 1503 = RESIDENTIAL APARTMENTS ON FLOORS 2 TO 23..
3. ALL LOCATIONS AND BOUNDARIES ARE APPROXIMATE
4. ELEVATION ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
5. bgs = BELOW GROUND SURFACE.
6. el. = ELEVATION

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STATE OF NEW YORK
JASON JAMES HAYES
069491
LICENSED PROFESSIONAL ENGINEER
12/27/2022

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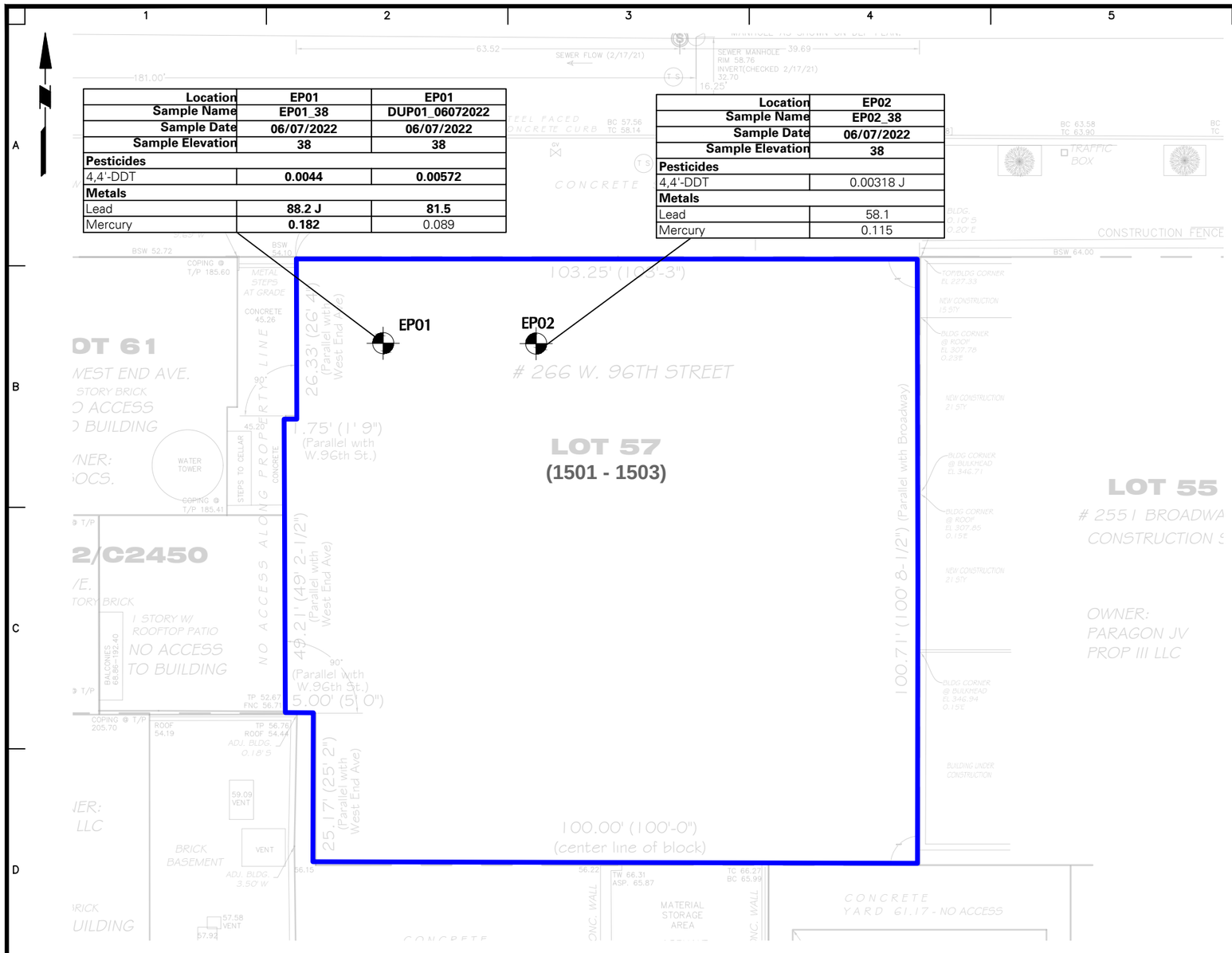
Project	266-270 WEST 96TH STREET
	BLOCK No. 1243, LOT Nos. 57, 59 & 60
	NEW YORK NEW YORK
Figure Title	EXCAVATION PLAN
Project No.	170432001
Date	12/06/2022
Drawn By	MA
Checked By	JFY
Figure No.	3

Filename: \\langan.com\data\NYC\data0\170432001\Cadd Data - 170432001\SheetFiles\Environmental\BCP FER\Figure 3 - Excavation Plan.dwg Date: 12/6/2022 Time: 17:42 User: maronica Style Table: Langan.stb Layout: ANSIB-BL



Location	EP01	EP01
Sample Name	EP01_38	DUP01_06072022
Sample Date	06/07/2022	06/07/2022
Sample Elevation	38	38
Pesticides		
4,4'-DDT	**0.0044**	**0.00572**
Metals		
Lead	**88.2 J**	**81.5**
Mercury	**0.182**	0.089

Location	EP02
Sample Name	EP02_38
Sample Date	06/07/2022
Sample Elevation	38
Pesticides	
4,4'-DDT	0.00318 J
Metals	
Lead	58.1
Mercury	0.115

LEGEND:

APPROXIMATE SITE BOUNDARY

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Residential Use SCOs
Pesticides		
4,4'-DDT	0.0033	1.7
Metals		
Lead	63	400
Mercury	0.18	0.81

Exceedance Summary:

10 - Result exceeds Unrestricted Use SCOs

NOTES:

1. BASEMAP WAS TAKEN FROM THE ENVIRONMENTAL EASEMENT SURVEY, PREPARED BY TRUE NORTH SURVEYORS, INC., DATED MAY 19, 2022.
2. BLOCK 1243, LOT 57 CONSISTS OF CONDOMINIUM TAX LOTS 1501, 1502, AND 1503.
   CONDOMINIUM TAX LOT 1501 = COMMERCIAL UNIT ON THE FIRST FLOOR.
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3. DATUM REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS APPROXIMATELY 1.1 FEET ABOVE MEAN SEA LEVEL DATUM OF SANDY HOOK, NEW JERSEY AS DEFINED BY THE UNITED STATES GEOLOGICAL SURVEY (USGS NGVD 1929).
4. SAMPLES WERE NOT COLLECTED FROM THE REMAINDER OF THE SITE BECAUSE THE EXCAVATION EXTENDED TO THE TOP OF BEDROCK.
5. NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
6. SCO - SOIL CLEANUP OBJECTIVE

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

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Project	Figure Title	Project No.	Figure No.
266-270 WEST 96TH STREET BLOCK No. 1243, LOT Nos. 57, 59 & 60 NEW YORK NEW YORK	CONFIRMATION SOIL SAMPLE LOCATION MAP AND ANALYTICAL RESULTS	170432001 Date 12/06/2022 Drawn By MA Checked By JFY	4

Filename: \\langan.com\data\NYC\data0\170432001\Cadd Data - 170432001\SheetFiles\Environmental\BCP FER\Figure 4 – Confirmation Soil Sample Location Map.dwg Date: 12/6/2022 Time: 18:03 User: maronica Style Table: Langan.stb Layout: Figure 2 - Site Plan

APPENDIX A

NYSDEC RAWP Approval, Decision Document, and Correspondence

DECISION DOCUMENT

266-270 West 96th Street
Brownfield Cleanup Program
New York, New York County
Site No. C231133
August 2021

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

266-270 West 96th Street
Brownfield Cleanup Program
New York, New York County
Site No. C231133
August 2021

Statement of Purpose and Basis

This document presents the remedy for the 266-270 West 96th Street site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the 266-270 West 96th Street site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve

energy efficiency as an element of construction.

2. Excavation

Excavation and off-site disposal of all on-site soils which exceed restricted residential soil cleanup objectives (SCOs), as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet or to bedrock, whichever is shallower. If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 3,800 cubic yards of contaminated soil will be removed from the site.

3. Groundwater Dewatering and Treatment

Dewatering will be performed to facilitate the excavation. Contaminated groundwater from dewatering operations will be treated as necessary prior to discharge to the municipal sewer system.

4. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

5. Vapor Intrusion Evaluation

As a part of the track 2 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

6. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- require compliance with the Department approved Site Management Plan.

7. Site Management Plan

A Site Management Plan is required, which includes the following:

a) an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
    - Institutional Controls: The Environmental Easement discussed in Paragraph 6.

    This plan includes, but may not be limited to:
    - an Excavation Plan which details the provisions for management of future

excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b) Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
   - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

August 31, 2021

Date

Gerard Burke, Director
Remedial Bureau B

DECISION DOCUMENT

266-270 West 96th Street
New York, New York County
Site No. C231133
August 2021

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C231133

St. Agnes Library
444 Amsterdam Avenue
New York, NY 10024
Phone: (212) 621-0619

Manhattan community board no 7

Attn: Roberta Semer
250 w 87th street #2
New York, NY 10024
Phone: (212) 362-4008

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The site is located at 266-270 West 96th Street in the Upper West Side neighborhood of Manhattan, NY and is identified as Tax Block 1243, Lots 57, 59, and 60. The site is about 10,700 square feet in area (0.240 acres). The site is bounded by West 96th Street followed by a 35-story mixed-use commercial/residential building and a 6-story multifamily residential building to the north, a 2-story commercial building to the east, 6- and 15-story residential buildings to the south, and 13- and 15-story residential buildings to the west.

Site Features: The site is located in an urban developed area of Manhattan that is generally covered with roads, walkways and buildings. Lot 57 is improved with a vacant three-story building with a cellar level that most recently operated as a power substation for the New York City Metro Transit Authority (MTA). Lots 59 and 60 are improved with two-story commercial buildings with full cellars and exterior patio spaces occupied by the Salvation Army and National Association for the Advancement of Colored People (NAACP), respectively.

Current Zoning and Land Use: The site is located in a residential district (R10A). The adjoining parcels and surrounding area are used for commercial, residential and institutional purposes.

Historical Site Use: Historical operations at the site include a power substation from 1912 to 2005 (Lot 57); an upholstery store from 1951 to 1973, and the Salvation Army from 1973 to present (Lot 59); and a single-family dwelling in 1902, followed by a multi-family dwelling space from 1912 to 1928, unidentified commercial entities from 1951 to the mid-1970s, and the NAACP from 1978 to present (Lot 60).

Site Geology and Hydrogeology: The subsurface strata beneath the site consists of historic fill material generally characterized by brown, fine- to medium-grained sand with varying amounts of silt, gravel, clay, asphalt, concrete, brick, and glass extending to depths of about 3 to 8 feet below cellar grade. The fill material is underlain by native soil generally consisting of medium-dense fine-grained silty sand with varying amounts of gravel and clay. The bedrock beneath the site is characterized as the Hartland Formation, which generally consists of muscovite-biotite-quartz

schist.

Groundwater at the site is present in the unconsolidated geologic materials and fractured bedrock. The bedrock is relatively impermeable except where concentrations of fractures, faults or joints are present. The top of bedrock was observed at depths ranging from about 3 to 12.5 feet below ground surface (bgs). Preferential flow occurs through the more permeable zones of the overburden, such as individual sand or gravel layers, and through bedrock fractures and joints. Groundwater appears to be a perched groundwater condition. Groundwater flow at the site is inferred to flow toward the north-northwest towards the Hudson River. Groundwater in Manhattan is not used as a source of potable water.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant(s) under the Brownfield Cleanup Agreement is a/are Volunteer(s). The Applicant(s) does/do not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater

and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor
- indoor air
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
chrysene
dibenz[a,h]anthracene
fluoranthene
indeno(1,2,3-CD)pyrene
phenanthrene
pyrene
tetrachloroethane
trichloroethene (TCE)
acenaphthene
anthracene
benzo(g,h,i)perylene
lead
mercury
1,2-dichlorobenzene
benzene
cis-1,2-dichloroethene

vinyl chloride
perfluorooctanoic acid
Perfluorooctane Sulfonic Acid

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor intrusion

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Soil vapor, sub-slab soil vapor, and indoor air were sampled for VOCs. Based on the investigations conducted to date, the primary contaminants of concern are SVOCs and metals in soil, VOCs and SVOCs in groundwater, and VOCs in soil vapor.

Soil - SVOCs were found at concentrations exceeding the applicable restricted residential soil cleanup objectives (RRSCOs) including acenaphthene (max of 160 parts per million (ppm); RRSCO is 100 ppm), anthracene (max of 370 ppm; RRSCO is 100 ppm), benzo(a)anthracene (max of 770 ppm; RRSCO is 1 ppm), benzo(a)pyrene (max of 640 ppm; RRSCO is 1 ppm), benzo(b)fluoranthene (max of 680 ppm; RRSCO is 1 ppm), benzo(g,h,i)perylene (max of 350 ppm; RRSCO is 100 ppm), benzo(k)fluoranthene (max of 210 ppm; RRSCO is 3.9 ppm), chrysene (max of 750 ppm; RRSCO is 3.9 ppm), dibenz(a,h)anthracene (max of 87 ppm; RRSCO is 0.33 ppm), fluoranthene (max of 1,500 ppm; RRSCO is 100 ppm), indeno(1,2,3-cd)pyrene (max of 330 ppm; RRSCO is 0.5 ppm), phenanthrene (max of 1,500 ppm; RRSCO is 100 ppm), and pyrene (max of 2,000 ppm; RRSCO is 100 ppm). These contaminants were detected in soil borings throughout the site ranging from depths of 0 to 8 feet.

Metal RRSCO exceedances included lead (max of 1,060 ppm; RRSCO is 400 ppm) and mercury (max of 0.966 ppm; RRSCO is 0.81 ppm) These contaminants were detected in soil borings throughout the middle portion of the site ranging from depths of 0 to 5 feet.

Data does not indicate any off-site impacts in soil related to this site.

Groundwater - Exceedances of the NYSDEC Technical and Administrative Guidance Series 1.1.1 Ambient Groundwater Quality standards (AWQS) for VOCs included 1,2-dichlorobenzene (max of 3.7 ppb; AWQS of 3 ppb), benzene (max of 1.2 ppb; AWQS of 1 ppb), cis-1,2-dichloroethene (max of 500 ppb; AWQS of 5 ppb), trichloroethene (TCE) (max of 10 ppb; AWQS of 5 ppb), vinyl chloride (max of 3.2 ppb; AWQS of 2 ppb). Perfluorooctanoic acid (PFOA) (max of 87.7 parts per trillion (ppt); Maximum Contaminant Level (MCL) of 10 ppt) and perfluorooctanesulfonic acid (PFOS) (max of 78.9 ppt; MCL 10 ppt). There are no public water supply wells within a half a mile and there is a municipal prohibition for use of groundwater at the site.

Data does not indicate any off-site impacts in groundwater related to this site.

Soil Vapor, Sub-slab Soil Vapor, and Indoor Air - Multiple VOCs were detected in the soil vapor, sub-slab soil vapor as well as the indoor air. VOCs detected in soil vapor included tetrachloroethene (PCE) (max of 569 micrograms per cubic meter, or ug/m3) and trichloroethene (TCE) (max of 31.8 ug/m3). VOCs detected in sub-slab soil vapor included tetrachloroethene (PCE) (max of 97 ug/m3) and trichloroethene (TCE) (max of 3.09 ug/m3). VOCs detected in indoor air included tetrachloroethene (PCE) (max of 13 ug/m3) and trichloroethene (TCE) (max of 0.828 ug/m3).

Data does not indicate any off-site impacts in soil vapor related to this site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Some contaminated soils remain at the site below buildings and concrete, however, people will not come in contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into buildings and affect indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Soil vapor intrusion, is not a current concern, however the potential exists for people to inhale site contaminants in indoor air due to soil vapor intrusion in any future on-site building development and occupancy. Environmental sampling indicates soil vapor intrusion from site contaminants is not a concern for off-site buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to

pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 2: Restricted use with generic soil cleanup objectives remedy.

The selected remedy is referred to as the Soil Excavation and Vapor Intrusion Evaluation remedy.

The elements of the selected remedy, as shown in Figure 2, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;

- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

Excavation and off-site disposal of all on-site soils which exceed restricted residential soil cleanup objectives (SCOs), as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet or to bedrock, whichever is shallower. If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 3,800 cubic yards of contaminated soil will be removed from the site.

3. Groundwater Dewatering and Treatment

Dewatering will be performed to facilitate the excavation. Contaminated groundwater from dewatering operations will be treated as necessary prior to discharge to the municipal sewer system.

4. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

5. Vapor Intrusion Evaluation

As a part of the track 2 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

6. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and

- require compliance with the Department approved Site Management Plan.

7. Site Management Plan

A Site Management Plan is required, which includes the following:

a) an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

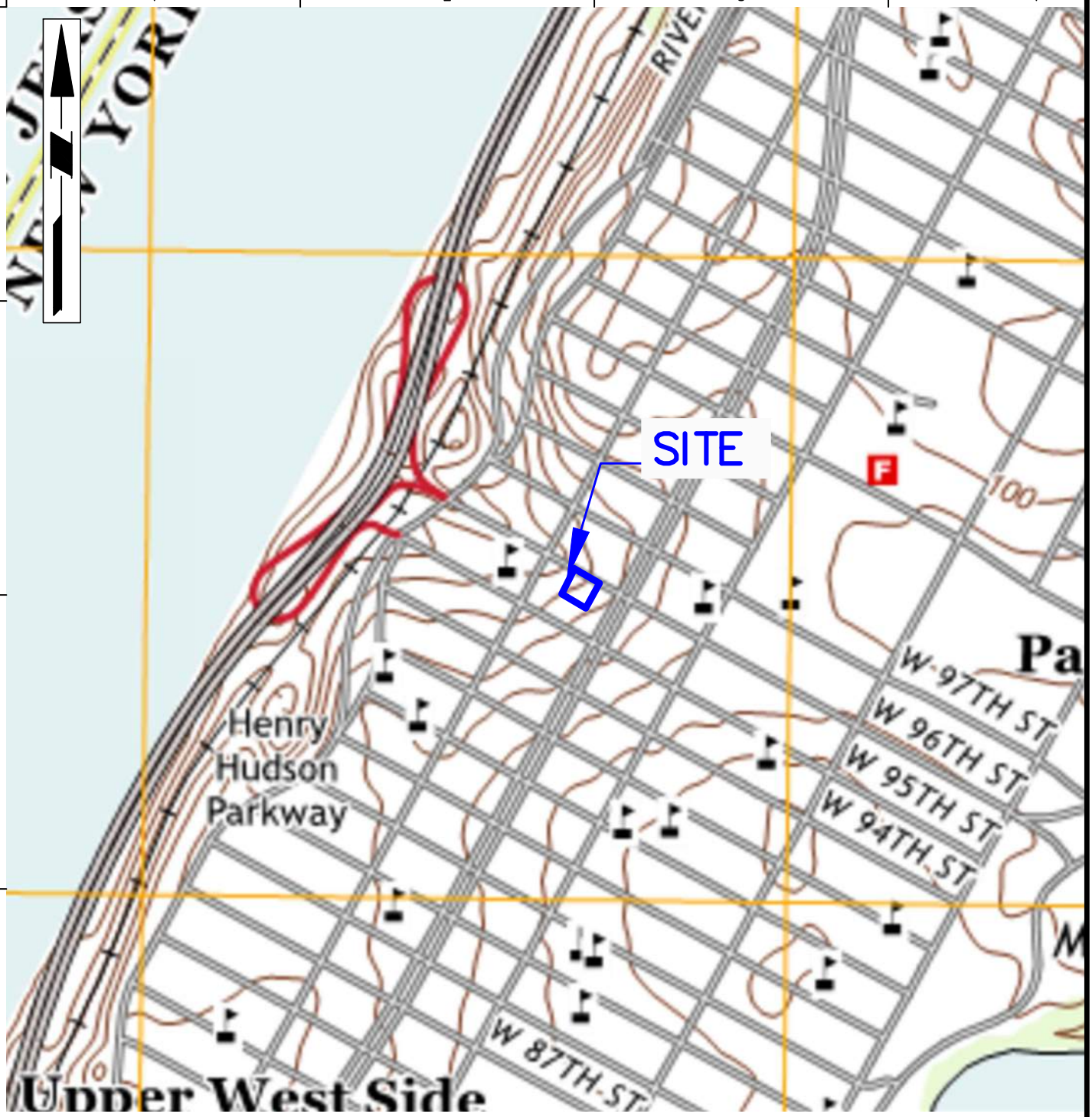
- Institutional Controls: The Environmental Easement discussed in Paragraph 6.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b) Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.



BASEMAP SOURCE: UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE TOPOGRAPHIC MAPS FOR THE CENTRAL PARK QUADRANGLE, DATED 2016.

APPROXIMATE SITE BOUNDARY

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

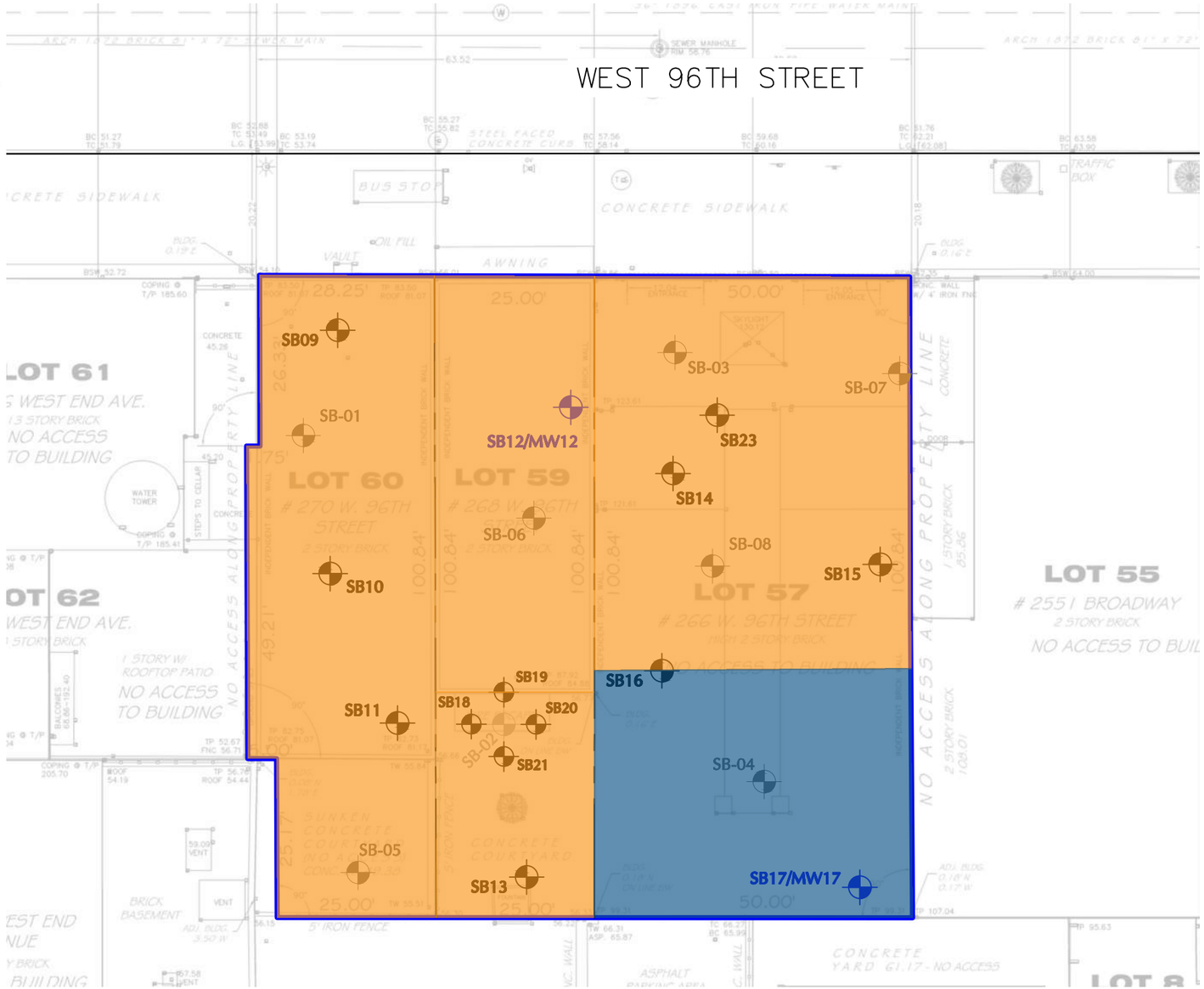
Project
266-270 WEST 96TH STREET
BLOCK No. 1243, LOT Nos. 57, 59, & 60
NEW YORK NEW YORK

Figure Title
SITE LOCATION MAP

Project No. 170432001
Date 02/02/2021
Drawn By LH
Checked By JFY

Figure No. 1

Filename: \\langan.com\data\NY\data0\170432001\Cadd Data - 170432001\SheetFiles\Environmental\BCP RAWP\Figure 1 - Site Location Map.dwg Date: 2/2/2021 Time: 09:41 User: lhaley Style Table: Langan.stb Layout: ANSIA-BP



LEGEND:

- SITE BOUNDARY
- TAX LOT BOUNDARY
- SB-05 — PREVIOUS SOIL BORING LOCATION (JUNE 2018)
- SB10 — RI SOIL BORING LOCATION
- SB17/MW17 — RI SOIL BORING AND MONITORING WELL LOCATION
- EXCAVATION TO BEDROCK ABOUT 3 FEET BGS (EL. 48)
- EXCAVATION BETWEEN ABOUT 5 TO 12.5 FEET BGS (EL. 44 TO EL. 38.5) OR TO BEDROCK

NOTES:

1. BASEMAP WAS TAKEN FROM THE PRELIMINARY ARCHITECTURAL SURVEY, PREPARED BY TRUE NORTH SURVEYORS, INC., DATED AUGUST 23, 2016.
2. ALL LOCATIONS AND BOUNDARIES ARE APPROXIMATE
3. ELEVATION ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. bgs = BELOW GROUND SURFACE.
5. el. = ELEVATION

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

20 0 10 20
SCALE: 1 INCH = 20 FEET

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Project	266-270 WEST 96TH STREET BLOCK No. 1243, LOT Nos. 57, 59 & 60 NEW YORK NEW YORK
Figure Title	ALTERNATIVE II - TRACK 2 CLEANUP
Project No.	170432001
Date	2/3/2021
Drawn By	LH
Checked By	JFY
Figure No.	2

Filename: \\langan.com\data\NYC\data0\170432001\Cadd Data - 170432001\SheetFiles\Environmental\BCP RAWP\Figure 8 – Alternative II - Track 2 Cleanup.dwg Date: 4/28/2021 Time: 13:43 User: tschiefer Style Table: Langan.stb Layout: ANSIB-BL

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau B
625 Broadway, 12th Floor, Albany, NY 12233-7016
P: (518) 402-9767 I F: (518) 402-9773
www.dec.ny.gov

August 31, 2021

Hal Fetner
266 West 96th Street Associates LLC
675 Third Avenue, Suite 2800
New York, NY 10017

Re: 266-270 West 96th Street
Site ID No. C231133
Manhattan, New York County
Remedial Investigation Report, Remedial Action Work Plan, and Decision Document

Dear Mr. Fetner:

The New York State Department of Environmental Conservation (Department) and the New York State Department of Health (NYSDOH) have reviewed the Remedial Investigation Report (RIR) dated August 2021 and the Remedial Action Work Plan (RAWP) dated August 2021, which were prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology D.P.C. on behalf of 266 West 96th Street Associates LLC (the Volunteer). The RIR and RAWP are hereby approved. Please ensure that a copy of the approved RIR and RAWP are placed in the document repositories. The draft documents should be removed.

Attached is a copy of the Department's Decision Document for the site. The remedy is to be implemented in accordance with this Decision Document. Please ensure that a copy of the Decision Document is placed in the document repositories.

Please contact the Department's Project Manager, Christopher Allan, at (718) 482-4065 or christopher.allan@dec.ny.gov at your earliest convenience to discuss next steps. Please recall the Department requires seven days' notice prior to the start of field work.

Sincerely,

Gerard Burke, P.E.
Director
Remedial Bureau B
Division of Environmental Remediation

ec: M. Ryan, J. O'Connell, M. Yau, C. Allan, G. Nam – NYSDEC
S. McLaughlin, S. Surani – NYSDOH
J. Hayes, M. Raygorodetsky, B. Gochenaur – Langan
M. Bogin – Sive, Paget & Riesel, PC

Meghan Aronica

From: Allan, Christopher H (DEC) <Christopher.Allan@dec.ny.gov>
Sent: Thursday, June 2, 2022 1:32 PM
To: Kimberly Semon
Cc: Surani, Shaun J (HEALTH); Brian Gochenaur; Meghan Aronica; Jason Hayes
Subject: [External] RE: C231133 - 266-270 West 96th Street - DFRs & update

Thanks for informing me. Just for clarity, there is no plan on reverting to a track 4 cleanup?

Thank you,
Chris

Christopher H. Allan
he/him/his
Environmental Engineer, Superfund and Brownfield Cleanup Section, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4065 | F: (718) 482-6358 | Christopher.Allan@dec.ny.gov | www.dec.ny.gov |

From: Kimberly Semon <ksemon@langan.com>
Sent: Thursday, June 02, 2022 1:07 PM
To: Allan, Christopher H (DEC) <Christopher.Allan@dec.ny.gov>
Cc: Surani, Shaun J (HEALTH) <Shaun.Surani@health.ny.gov>; Brian Gochenaur <bgochenaur@Langan.com>; Meghan Aronica <maronica@langan.com>; jahayes@Langan.com
Subject: C231133 - 266-270 West 96th Street - DFRs & update

Good afternoon Chris,

Attached please find the 266 West 96th Street DFRs from 5/31 and 6/1.

While excavating for remediation, we are identifying areas of the site (namely the NW corner) where soil is extending deeper than anticipated. We propose to keep this soil in place and will collect endpoint samples from the base of the excavations in accordance with NYSDEC DER-10 to document remedial performance. Samples will be analyzed for the Part 375 list of VOCs, SVOCs, PCBs, pesticides, cyanide, metals including hexavalent and trivalent chromium, PFAS and 1,4-dioxane as noted in Section 5 of our RAWP. The intent is still to achieve a Track 2 residential cleanup; in the event the results exceed RU SCOs, the 30' x 30' are will be over excavated and additional samples will be collected. Let us know if you have any questions about this plan.

Thanks!

Kim

Kimberly Semon, PE
Project Manager

LANGAN

Direct: 212.479.5486
Mobile: 631.338.2036
File Sharing Link

Phone: 212.479.5400 Fax: 212.479.5444
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, NY 10001-2727
www.langan.com

NEW YORK NEW JERSEY CONNECTICUT MASSACHUSETTS PENNSYLVANIA WASHINGTON, DC VIRGINIA OHIO ILLINOIS FLORIDA TEXAS ARIZONA COLORADO WASHINGTON CALIFORNIA ATHENS CALGARY DUBAI LONDON PANAMA

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Meghan Aronica

From: Allan, Christopher H (DEC) <Christopher.Allan@dec.ny.gov>
Sent: Wednesday, June 15, 2022 2:28 PM
To: Kimberly Semon
Cc: Brian Gochenaur; Meghan Aronica
Subject: [External] RE: C231133 - 266-270 West 96th Street - Stone Import

Good afternoon,

So long as the pile is kept completely isolated, this will be ok to do.

Best,
Chris

Christopher H. Allan
he/him/his
Environmental Engineer, Superfund and Brownfield Cleanup Section, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4065 | F: (718) 482-6358 | Christopher.Allan@dec.ny.gov | www.dec.ny.gov |

From: Kimberly Semon <ksemon@langan.com>
Sent: Wednesday, June 15, 2022 9:39 AM
To: Allan, Christopher H (DEC) <Christopher.Allan@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Meghan Aronica <maronica@langan.com>
Subject: C231133 - 266-270 West 96th Street - Stone Import

Hi Chris,

I spoke with the remediation contractor and Volunteer regarding stone import for the site. They are having issues getting stone imported from the quarry to the site on-time and requested having an isolated stockpile in their yard (Bronx, NY) for the project. They would provide an affidavit outlining the procedures to keep the stone isolated, secured and clean (i.e., locked in a gated area with no equipment or other materials, tarped when not actively in use, etc.). If this is something DEC is amendable to, I'd like to have a call to discuss the path forward. Are you available for a call this afternoon or tomorrow to discuss?

Thanks!

Kim

Kimberly Semon, PE
Project Manager

LANGAN

Direct: 212.479.5486
Mobile: 631.338.2036
File Sharing Link

Phone: 212.479.5400 Fax: 212.479.5444
21 Penn Plaza
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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4995
www.dec.ny.gov

October 20, 2022

Jason Hayes, P.E.
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
360 West 31st Street, 8th Floor
New York, NY 10001

Re: 266-270 West 96th Street
Brownfield Cleanup Program Site No. C231133
Soil Vapor Intrusion Evaluation

Dear Mr. Hayes:

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health, has reviewed your September 28, 2022 letter that was submitted in response to our August 29, 2022 conference call. The letter outlines Langan's request to forego indoor air sampling as a component of the soil vapor intrusion (SVI) evaluation. The rationale for this request includes a number of factors related to implementation of other remedial elements as well as development-related construction activities.

The Department has reviewed the letter and concurs with the request. The SVI evaluation in the Final Engineering Report must include the information in the letter, along with any other information needed to complete the SVI evaluation.

If you have any questions, please feel free to contact me at (718) 482-4065 or christopher.allan@dec.ny.gov.

Sincerely,

Christopher Allan

Christopher Allan
Project Manager

ec: J. O'Connell, C. Maycock, M. Yau – NYSDEC
S. McLaughlin, S. Surani – NYSDOH
H. Fetner – 266 West 96th Street Associates LLC
M. Raygorodetsky, B. Gochenaur, K. Semon – Langan

APPENDIX B
Site Survey and Metes and Bounds

EXHIBIT A

TO THE DECLARATION

DESCRIPTION OF THE LAND

270 WEST 96TH STREET CONDOMINIUM
266-270 WEST 96TH STREET
NEW YORK, NEW YORK 10025
Block 1243 F/K/A Lot 57 N/K/A Lots 1501 - 1503

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street, distant 96 feet 9 inches (96.75 feet tax map) easterly from the corner formed by the intersection of the southerly side of 96th Street and the easterly side of West End (formerly 11th) Avenue;

THENCE southerly, parallel with West End Avenue, 26 feet 4 inches (26.33 feet tax map);

THENCE westerly, parallel with 96th Street, 1 foot 9 inches (1.75 feet tax map);

THENCE southerly, again parallel with West End Avenue, 49 feet 2 1/2 inches (49.21 feet tax map);

THENCE easterly, again parallel with 96th Street, 5 feet;

THENCE southerly, again parallel with West End Avenue, 25 feet 2 inches (25.17 feet tax map) to the center line of the block between 95th and 96th Streets;

THENCE easterly, along said center line 100 feet;

THENCE northerly, again parallel with West End Avenue, 100 feet 8 1/2 inches (100.71 feet tax map) to the southerly side of 96th Street;

THENCE westerly, along said southerly side of 96th Street, 103 feet 3 inches (103.25 feet tax map) to the point or place of **BEGINNING**.

EXHIBIT B

TO THE DECLARATION

DESCRIPTION OF THE UNITS

270 WEST 96TH STREET CONDOMINIUM
266-270 WEST 96TH STREET
NEW YORK, NEW YORK 10025
Block 1243 F/K/A Lot 57 N/K/A Lots 1501 - 1503

UNIT	APPROX. TOTAL UNIT SQ. FT.	USE	TOTAL APARTMENTS PER UNIT	BLOCK 1243 TAX LOT NO.	PERCENTAGE OF COMMON INTEREST	FLOOR NO. (CONSTRUCTION)	LOCATION IN PORTION OF BUILDING FACING DIRECTION SET FORTH BELOW	COMMON ELEMENTS TO WHICH UNIT HAS IMMEDIATE ACCESS
CFU	6,810	Misc. Commercial	1 Unit, 0 Apartments	1501	6.2165%	1	North, South, West	-
AFRES	2,243 (Floor 3) 2,243 (Floor 4) 2,243 (Floor 5) 2,243 (Floor 6) 2,243 (Floor 7) 4,030 (Floor 8) 4,030 (Floor 9) 4,030 (Floor 10) 3,082 (Floor 11) 4,030 (Floor 12) 3,042 (Floor 13) 611 (Floor 14) 611 (Floor 15) 1,352 (Floor 17) 1,352 (Floor 18)	Residential - Rental	1 Unit, 67 Apartments	1502	34.1265%	3 – 15, 17, 18	North, South, East, West	Corridor, Egress Stairs, Elevators, Lobby, Interior Amenity, Exterior Amenity

	Total: 37,385							
MRRES	988 (Floor 2) 3,027 (Floor 3) 3,027 (Floor 4) 3,027 (Floor 5) 3,027 (Floor 6) 3,027 (Floor 7) 1,159 (Floor 8) 1,159 (Floor 9) 1,159 (Floor 10) 2,107 (Floor 11) 1,159 (Floor 12) 2,147 (Floor 13) 4,578 (Floor 14) 4,578 (Floor 15) 4,173 (Floor 16) 2,893 (Floor 17) 2,893 (Floor 18) 4,245 (Floor 19) 4,245 (Floor 20) 4,245 (Floor 21) 4,245 (Floor 22) 4,245 (Floor 23) **Total: 65,353**	Residential - Rental	1 Unit, 104 Apartments	1503	59.6570%	2 - 23	North, South, East, West	Corridor, Egress Stairs, Elevators, Lobby, Interior Amenity, Exterior Amenity
Totals	**109,548**				**100.0000%**			

Legal Description from 12.16.2021 Deed from 270 W. 96th St. HDFC to AMP Property Owner L.P. (2022000000317)

(Parcel 1) Block 1243 Lot 57 (f/k/a Old Lot 57 and Old Lot 58):

ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough of Manhattan in the City and State of New York, and bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street distant 125 feet westerly from the corner formed by the intersection of the southerly side of 96th Street with the westerly side of Broadway, formerly known as the Boulevard;

RUNNING THENCE southerly and parallel with Broadway 100 feet 8 1/2 inches to the middle line of the block between 95th and 96th Streets;

THENCE westerly along said middle line of the block 25 feet;

THENCE northerly and again parallel with Broadway 100 feet 8 1/2 inches to the southerly side of 96th Street; THENCE easterly along the southerly side of 96th Street 25 feet to the point or place of BEGINNING.

And:

ALL that certain piece or parcel of land, situated in the Borough of Manhattan, City of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street distant 150 feet westerly from the southwesterly corner of 96th Street and Broadway;

THENCE RUNNING southerly 100 feet 8 1/2 inches to the middle line of the block; THENCE westerly along the same 25 feet;

THENCE northerly and parallel with Broadway, 100 feet 8 1/2 inches to 96th Street;

THENCE easterly along the same 25 feet to the point or BEGINNING. Said Lot 57 is also described as follows:

ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough of Manhattan in the City and State of New York, and bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street distant 125 feet westerly from the corner formed by the intersection of the southerly side of 96th Street with the westerly side of Broadway, formerly known as the Boulevard;

RUNNING THENCE southerly and parallel with Broadway 100 feet 8 1/2 inches to the middle line of the block between 95th and 96th Streets;

THENCE westerly along said middle line of the block 50 feet;

THENCE northerly and again parallel with Broadway 100 feet 8 1/2 inches to the southerly side of 96th Street;

FOR CONVEYANCING ONLY IF INTENDED TO BE CONVEYED: Together with all the right, title and interest of the party of the first part, of in and to any streets and roads abutting the above described premises

THENCE easterly along the southerly side of 96th Street 50 feet to the point or place of BEGINNING.

(Parcel 2) Block 1243 Lot 59:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street distant 175 feet westerly from the corner formed by the intersection of the southerly side of 96th Street with the westerly side of Broadway, formerly known as the Boulevard;

THENCE southerly, again parallel with West End Avenue, 100 feet 8 1/2 inches to the middle line of the block between 95th and 96th Streets;

THENCE westerly, westerly along said middle line of the block, 25 feet;

THENCE northerly, again parallel with West End Avenue, 100 feet 8 1/2 inches to the southerly side of 96th Street. THENCE easterly, along the southerly side of 96th Street, 25 feet the point or place of BEGINNING.

(Parcel 3) Block 1243 Lot 60:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street, distant 96 feet 9 inches eastwardly from the corner formed by the intersection of the southerly side of 96th Street and the easterly side of West End (formerly 11th) Avenue;

THENCE southwardly, parallel with West End Avenue, 26 feet 4 inches; THENCE westwardly, parallel with 96th Street, 1foot9 inches;

THENCE southwardly, again parallel with West End Avenue, 49 feet 2 1/2 inches; THENCE eastwardly, again parallel with 96th Street, 5 feet;

THENCE southwardly, again parallel with West End Avenue, 25 feet 2 inches to the center line of the block between 95th and 96th Streets;

THENCE eastwardly, along said center line 25 feet;

THENCE northwardly, again parallel with West End Avenue, 100 feet 8 1/2 inches to the southerly side of 96th Street; THENCE westwardly, along said southerly side of 96th Street, 28 feet 3 inches to the point or place of BEGINNING.

Overall Description for Parcels 1, 2 & 3, Block 1243 Lots 57, 59 & 60:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street, distant 96 feet 9 inches (96.75 feet tax map) easterly from the corner formed by the intersection of the southerly side of 96th Street and the easterly side of West End (formerly 11th) Avenue;

THENCE southerly, parallel with West End Avenue, 26 feet 4 inches (26.33 feet tax map); THENCE westerly, parallel with 96th Street, 1 foot 9 inches (1.75 feet tax map);

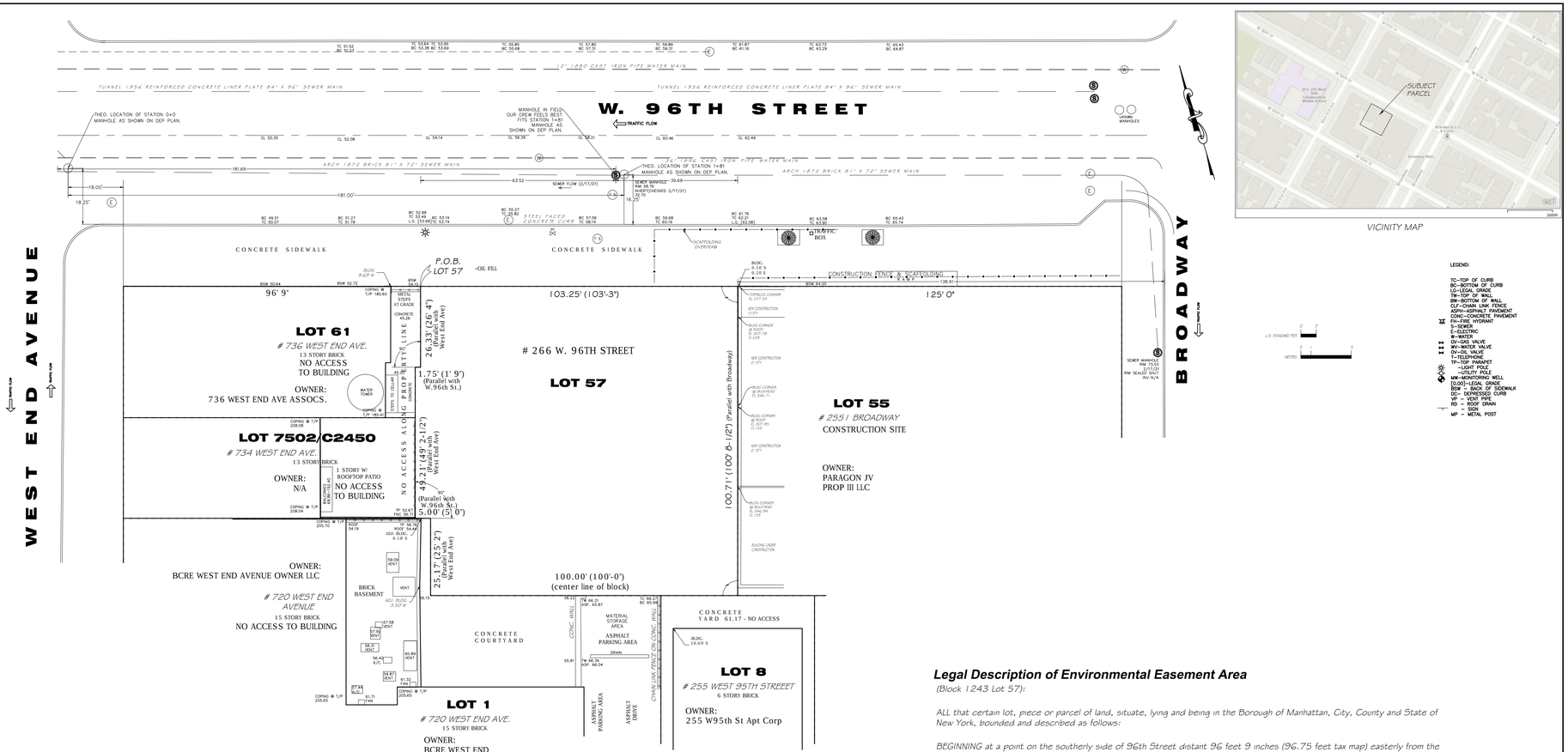
THENCE southerly, again parallel with West End Avenue, 49 feet 2 1/2 inches (49.21 feet tax map); THENCE easterly, again parallel with 96th Street, 5 feet;

THENCE southerly, again parallel with West End Avenue, 25 feet 2 inches (25.17 feet tax map) to the center line of the block between 95th and 96th Streets;

THENCE easterly, along said center line 100 feet;

THENCE northerly, again parallel with West End Avenue, 100 feet 8 1/2 inches (100.71 feet tax map) to the southerly side of 96th Street;

THENCE westerly, along said southerly side of 96th Street, 103 feet 3 inches (103.25 feet tax map) to the point or place of BEGINNING.



VICINITY MAP

LEGEND:

TC–TOP OF CURB
BC–BOTTOM OF CURB
TW–TOP OF WALL
BW–BOTTOM OF WALL
CLF–CHAIN LINK FENCE
ASPH–ASPHALT PAVEMENT
CONC–CONCRETE PAVEMENT
FH–FIRE HYDRANT
G–GAS
E–ELECTRIC
W–WATER
GV–GAS VALVE
WV–WATER VALVE
CV–CSL VALVE
T–TELEPHONE
P–PARAPET/PARAPET
–LIGHT POLE
–UTILITY POLE
MW–MONITORING WELL
(0.00)–LEGAL GRADE
BOW – BACK OF SIDEWALK
DC– DEPRESSED CURB
RP – RAIN PIPE
RD – ROOF DRAIN
SIGN
MP – METAL POST

U.S. STANDARD FEET
METERS

Legal Description from __/__/2022 Deed from AMP Property Owner L.P. to 270 W. 96th St. HDFC (___)

SCHEDULE B EXCEPTIONS

Per First Nationwide Title Insurance Company, title number FN–42037–NY, with an Effective date of 8/10/2021, the following may affect the subject property:

5.) Covenants, conditions, restrictions, easements, agreements of record, etc., as follows: NONE OF RECORD

NOTES:

1) ELEVATIONS SHOWN ON THIS SURVEY MAP REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED AND MAINTAINED BY NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEAN SERVICE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY.

   MANHATTAN BORO DATUM BENCHMARK 1164 WAS USED FOR THIS SURVEY AND CONVERTED TO NORTH AMERICAN VERTICAL DATUM OF 1988

2) ALL DIMENSIONS SHOWN HEREON ARE IN THE UNITED STATES STANDARD OF MEASUREMENT.

3) THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES VISIBLE ON THE PREMISES SHOWN HEREON.

   VAULTS, IF ANY, BELOW SIDEWALK LEVEL, ARE NOT LOCATED OR SHOWN HEREON.

   THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON HAS BEEN EXTRACTED FROM INFORMATION OBTAINED FROM THE VARIOUS MUNICIPAL DEPARTMENTS AND PRIVATE COMPANIES AND IS PLACED ON THIS SURVEY FOR SCHEMATIC PURPOSES ONLY. SUCH INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS EITHER BY SAID DEPARTMENTS OR COMPANIES NOR BY THE UNDERSIGNED. BEFORE ANY DRILLING, EXCAVATION OR CONSTRUCTION ON OR NEAR THE PREMISES SHOWN HEREON, IT IS REQUIRED BY NEW YORK STATE INDUSTRIAL CODE 53 THAT THE SUBSURFACE UTILITIES BE MARKED OUT AND IDENTIFIED BY THE COMPANIES OR AGENCIES HAVING JURISDICTION.

   UTILITY MAPS SUPPLIED BY RESPECTIVE UTILITY AND GOVERNMENTAL AGENCY, AND THAT IT IS RECOMMENDED THAT BEFORE CONSTRUCTION COMMENCES THAT THE APPROPRIATE UTILITIES ARE CONTACTED.

   ALL UTILITIES SHOWN ON THIS SURVEY MAP HAVE BEEN LOCATED BY FIELD OBSERVATIONS AND WE GUARANTEE IS GIVEN AS TO THE COMPLETENESS, LOCATION, SIZE OR TYPE OF UTILITY. IT IS RECOMMENDED THAT BEFORE CONSTRUCTION COMMENCES THAT THE APPROPRIATE UTILITIES ARE CONTACTED.

4) ESTABLISHED LEGAL GRADES SHOWN PER FINAL SECTION MAP 55 AS SHOWN ON THE KEY MAP FOR 80' SCALE SECTIONAL MAP FOUND IN THE CITY OF NEW YORK, OFFICE OF THE PRESIDENT, BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU.

5) STREET NAMES AND R.O.W. WIDTHS, BLOCK, AND LOT NUMBERS AS PER CURRENT TAX MAPS.

6) OFFSETS (IF SHOWN) ARE FOR SURVEYING REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.

7) ELECTRIC AND GAS CON ED MAPS ARE NO LONGER AVAILABLE TO THIRD PARTIES. THIS INFORMATION MUST BE ATTAINED BY OWNERSHIP. UPON RECIEPT OF THIS INFORMATION FROM OWNERSHIP PLAT WILL BE APPROPRIATELY AMMENDED.

Flood Map Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY MAY LIE WITHIN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3604970086F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 5, 2007. THE SUBJECT PROPERTY DOES NOT LIE IN A FEDERALLY DESIGNED FLOOD HAZARD ZONE.

Zoning Note:

ACCORDING TO NYC ZONING MAP 5D LOTS 57, 59, & 60
IN BLOCK 1243 LIE WITHIN ZONE R10–A

SPECIFIC ZONING PER "DRAFT" ZONING REPORT DATED 10/28/21 PROVIDED BY CLIENT:

THE DEVELOPMENT SITE

PURSUANT TO MAP NUMBER 5D OF THE ZONING RESOLUTION, THE DEVELOPMENT SITE IS LOCATED IN AN R10A ZONING DISTRICT.

USE REGULATIONS

PURSUANT TO SECTION 22–10 ET SEQ. OF THE ZONING RESOLUTION, THE R10A ZONING DISTRICT PERMITS RESIDENTIAL USES (USE GROUPS 1 AND 2) AND COMMUNITY FACILITY USES (USE GROUPS 3 AND 4).

FLOOR AREA REGULATIONS

Pursuant to Section 23–153 of the New York City Zoning Resolution, the maximum floor area ratio ("FAR") for residential uses in an R10A zoning district prior to the application of any bonus provisions is 10.0. A residential development in an R10A zoning district is eligible for an increase in FAR of up to 2.0, which would allow development on the Development Site to achieve an FAR of up to 12.0 for residential uses, through compliance with the Inclusionary Housing provisions of the Zoning Resolution. Pursuant to Section 24–11 of the Zoning Resolution, the maximum FAR for community facility uses in an R10A zoning district is 10.0. The maximum FARs for residential use and community facility use are not cumulative.

Legal Description of Environmental Easement Area

(Block 1243 Lot 57):

ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street distant 96 feet 9 inches (96.75 feet tax map) easterly from the corner formed by the intersection of the southerly side of 96th Street and the easterly side of West End (formerly 11th) Avenue;

THENCE southerly, parallel with West End Avenue, 26 feet 4 inches (26.33 feet tax map);

THENCE westerly, parallel with 96th Street, 1 foot 9 inches (1.75 feet tax map);

THENCE southerly, again parallel with West End Avenue, 49 feet 2-1/2 inches (49.21 feet tax map);

THENCE easterly, again parallel with 96th Street, 5 feet;

THENCE southerly, again parallel with West End Avenue, 25 feet 2 inches (25.17 feet tax map) to the center line of the block between 95th and 96th Streets;

THENCE easterly, along said center line 100 feet;

THENCE northerly, again parallel with West End Avenue, 100 feet 8-1/2 inches (100.71 tax map) to the southerly side of 96th Street;

THENCE westerly, along said southerly side of 96th Street, 103 feet 3 inches (103.25 feet tax map) to the point or place of BEGINNING.

Lot Area : 10,402.62 SQ.FT. , 0.239 ACRES

I CERTIFY TO:
FETNER
THE NEW YORK CITY BUILDING DEPARTMENT
THAT THIS SURVEY WAS PREPARED AND REVIEWED
UNDER MY SUPERVISION IN THE OFFICE AND THE FIELD.

	AUTH.	DATE	FIELD DATE: 8–2016
FIELD VISIT/ UPDATE		5/10/21	FB PG
FIELD VISIT/ ALTA		9/13/21	SCALE: 1" = 20'
FIELD VISIT/ UPDATE		5/19/22	DRAWN BY: ARV
			CHKD BY: JJV
			COMP FILE:

DEC ENVIRONMENTAL EASEMENT SURVEY

SITUATED IN

THE BOROUGH OF MANHATTAN

CITY OF NEW YORK

STATE OF NEW YORK

266 WEST 96TH STREET
NY, NY, 10007
TAX MAP BLOCK 1243 LOT 57 (FORMERLY LOTS 57, 59, & 60)

True North Surveyors, P.C.
111 Kosciuszko Road, Whitehouse Station, NJ 08889
phone: (908) 534–6248 fax: (908) 534–6237

STATE OF NEW YORK JOHN VIDA LICENSED LAND SURVEYOR

John J. Vida N.Y.P.L.S. Lic. No. 050298
PROFESSIONAL LAND SURVEYOR

APPENDIX C
Waste Disposal Facility Approval Documentation

BAYSHORE
Soil Management, LLC

75 Crows Mill Road, P.O. Box 290
Keasbey, New Jersey 08832
Phone: (732) 738-6000 • Fax: (732) 738-9150
www.bayshorerecycling.com

April 13, 2022

Mr. Nipam Shah
EcoTerra Consulting LLC
2 Lakeview Avenue, Suite 1C
Piscataway, NJ 08854

RE: **266-270 West 96th Street Project**
266-270 West 96th Street
New York, NY 10025
BCP #C231133

Dear Mr. Shah:

Bayshore Soil Management, LLC (BSM) has reviewed the provided analytical results for the soil being generated at the 266-270 West 96th Street Site located in New York, NY. Based on our review of the analytical data provided in Alpha Analytical reports: L2047745, L2048122, L2051749, samples WC01_COMP_0-6, WC02_COMP_0-7.5, WC04_COMP_5-12.5, and associated discrete samples for VOCs and EPH, BSM has identified materials that appear to meet our acceptance criteria for Petroleum Contaminated Soil/Urban Fill. Approval of grid WC03_COMP_0-4.5 is contingent upon BSM receipt of acceptable TCLP-Lead result for RIR sample location SB23_0-2. This decision was based on the submitted project information, analytical testing results, and review of the following documents:

- Waste Characterization Report for 266-270 West 96th Street New York, NY prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated June 14, 2021
- Remedial Action Work Plan for 266 West 96th Street Associates LLC New York, NY prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated April 2021
- Remedial Investigation Report for 266 West 96th Street Associates LLC New York, NY prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated February 2021
- Remedial Investigation Work Plan for 266 West 96th Street Associates LLC New York, NY prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated December 26, 2019
- Phase I Environmental Site Assessment for Fetner Properties, LLC New York, NY prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated February 2, 2018
- Subsurface Investigation Letter Report for Fetner Properties, LLC New York, NY prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated June 11, 2018

- Soil Disposal Acceptance Documentation Letter for 266-270 West 96th Street in New York, NY, prepared by Langan, dated March 24, 2022

Bayshore Soil Management, LLC can only accept non-hazardous soil. Based on the provided site information and representative analyses, the proposed material may be acceptable under the guidelines of our operating permits, with the above-noted conditions.

The application has been approved under **BSM#2722-0362**. The above-referenced acceptable dataset will support up to 3,600 tons, with BSM collection of Total EPH samples at 1 per 600 tons. Upon receipt of the aforementioned TCLP data, the approval limit will be increased to 4,800 tons. Materials beyond 4,800 will require composite waste characterization samples at 1 per 1,200 tons, analyzed for TCL/TAL (and contingent TCLP) and provided for BSM review and approval prior to shipment. Should you have any questions or require further information, please feel free to contact us at 732.738.6000.

Kind Regards,

Iryna Shybysta
Compliance Manager

UP

BAYSHORE
Soil Management, LLC

75 Crows Mill Road, P.O. Box 290
Keasbey, New Jersey 08832
Phone: (732) 738-6000 • Fax: (732) 738-9150
www.bayshorerecycling.com

May 18, 2022

Mr. Nipam Shah
EcoTerra Consulting LLC
2 Lakeview Avenue, Suite 1C
Piscataway, NJ 08854

RE: **266-270 West 96th Street Project**
266-270 West 96th Street
New York, NY 10025
BCP #C231133

Dear Mr. Shah:

Bayshore Soil Management, LLC (BSM) has reviewed the provided analytical results for the soil being generated at the 266-270 West 96th Street Site located in New York, NY. Based on our review of the analytical data provided in Alpha Analytical report: L2047745, sample WC03_COMP_0-4.5 and associated discrete samples for VOCs and EPH, BSM has identified materials that appear to meet our acceptance criteria for Petroleum Contaminated Soil/Urban Fill. This is in addition to materials previously approved on 4/13/22. This decision was based on the submitted project information, analytical testing results, and review of the following documents:

- Waste Characterization Report for 266-270 West 96th Street New York, NY prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated June 14, 2021
- Remedial Action Work Plan for 266 West 96th Street Associates LLC New York, NY prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated April 2021
- Remedial Investigation Report for 266 West 96th Street Associates LLC New York, NY prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated February 2021
- Remedial Investigation Work Plan for 266 West 96th Street Associates LLC New York, NY prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated December 26, 2019
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- Soil Disposal Acceptance Documentation Letter for 266-270 West 96th Street in New York, NY, prepared by Langan, dated March 24, 2022
- Alpha report: L2224574, sample SB23_0-2

Bayshore Soil Management, LLC can only accept non-hazardous soil. Based on the provided site information and representative analyses, the proposed material may be acceptable under the guidelines of our operating permits.

The application has been approved under **BSM#2722-0362**. The analytical data provided to date will support up to 4,800 tons, with BSM collection of Total EPH samples at 1 per 600 tons. Materials beyond 4,800 will require composite waste characterization samples at 1 per 1,200 tons, analyzed for TCL/TAL (and contingent TCLP) and provided for BSM review and approval prior to shipment. Should you have any questions or require further information, please feel free to contact us at 732.738.6000.

Kind Regards,

Iryna Shybysta
Compliance Manager

UP

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Solid & Hazardous Waste
Bureau of Recycling & Hazardous Waste Management
401 E. State Street
PO Box 420, Mail Code 401-02C
Trenton, New Jersey 08625-0420
Tel: (609) 984-3438 Fax: (609) 777-1951/984-0565
www.nj.gov/dep/dshw/recycling

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

CATHERINE R. McCABE
Commissioner

RECYCLING CENTER GENERAL APPROVAL FOR CLASS B RECYCLABLE MATERIALS

Under the provisions of N.J.S.A. 13:1E-1 *et seq.* and N.J.S.A. 13:1E-99.11 *et seq.*, known as the Solid Waste Management Act and New Jersey Statewide Mandatory Source Separation and Recycling Act, respectively, and pursuant to N.J.A.C. 7:26A-1 *et seq.,* known as the Recycling Regulations, this approval is hereby issued to:

Bayshore Recycling #2

Facility Type:	Recycling Center for Class B Materials
Block & Lot Nos.:	Block 41.03 & Lots 3.02, 3.18 & 4.02 Block 51 & Lots 1, 1.02, 1.18, 2, 2.02 & 2.03 Block 52 & Lot 1
Municipality:	Township of Woodbridge
County:	Middlesex
Facility ID No.:	132397
Permit No.:	CBG160002

This General Approval is subject to compliance with all conditions specified herein and all regulations promulgated by the Department of Environmental Protection (Department).

This General Approval shall not prejudice any claim the State may have to riparian land nor does it allow the registrant to fill or alter, or allow to be filled or altered, in any way, lands that are deemed to be riparian, wetlands, stream encroachment or flood plains, or within the Coastal Area Facility Review Act (CAFRA) zone or are subject to the Pinelands Protection Act of 1979, nor shall it allow the discharge of pollutants to waters of this State without prior acquisition of the necessary grants, permits, or approvals from the Department.

March 2, 2017
Issuance Date

Karen Kloo, Chief
Bureau of Recycling & Hazardous Waste Management

April 25, 2019
Modification Date

December 31, 2021
Expiration Date

Scope of Approval

This General Approval (approval), along with the referenced application documents herein specified, shall constitute the sole approval of Recycling Center operations for Class B Recyclable Material (concrete, asphalt, brick, block, slag (on a case by case basis), glass cullet, untreated wood, potable water treatment residuals, carbon filtration media, street sweepings and petroleum contaminated soil) storage and process center by **Bayshore Recycling Corp.** located in the Township of Woodbridge, Middlesex County, New Jersey. Any registration, approval or permit previously issued by the Division of Solid & Hazardous Waste, or its predecessor agencies, for the specific activities as described below and as conditioned herein, is hereby superseded.

Regulated Activities at the Facility

Conditions 1 through 40 of this general approval are conditions that are applicable to all New Jersey recycling facilities. Conditions 41 through 85 of this general approval are conditions that are applicable to New Jersey recycling facilities that receive, store, process or transfer Class B material.

Facility Description

The recycling center is a Class B facility operated by the Bayshore Recycling Corp. The recycling center is located at 75 Crows Mill Road/100 Bayview Avenue on Block 41.03 & Lots 3.02, 3.18 & 4.02, Block 51 & Lots 1, 1.02, 1.18, 2, 2.02 & 2.03, and Block 52 & Lot 1 in the Township of Woodbridge, Middlesex County. This regional recycling center is authorized to receive concrete, asphalt, brick, block, slag (on a case by case basis), glass cullet, untreated wood, potable water treatment residuals, carbon filtration media, street sweepings and petroleum contaminated soil from demolition contractors, municipalities, manufacturers, gasoline stations, home owners and sites remediated for petroleum contamination. All processed soil will be used for beneficial use projects, brownfields, landfill caps and construction projects. The recycling center is authorized to receive, store, process or transfer the Class B recyclable materials twenty-four (24) hours per day, Monday through Sunday.

Petroleum contaminated soil shall be sampled either at the point of generation or at the recycling center for the petroleum contaminated soils processing operation. The sampling results shall be used to determine the maximum contaminant feed rate or maximum petroleum contaminant concentration for the processing equipment.

Prior to the acceptance of potable water treatment residuals, carbon filtration media and street sweepings the facility shall have received analytical results along with a signed certification from the generator certifying the material meets the Department's non-residential soil remediation standards.

This recycling center general approval modification authorizes the following changes:

1. Reconfiguration of site plan.
2. Revised traffic pattern.
3. Increase in unprocessed and processed storage capacity of petroleum contaminated soils.
4. Permanent incorporation of weekly averaging for the acceptance of petroleum contaminated soils.

Approved General Approval Application and Associated Documents

The registrant shall construct and operate the facility in accordance with N.J.A.C. 7:26A-1 *et seq*., the conditions of this Approval, and the following documents:

1. Site Plan – "Modification to General Class B Recycling Center Approval for Bayshore Recycling Corporation", signed and sealed on October 11, 2016 by Lauren J. LaPort, P.E, The ELM Group, Inc., dated April 7, 2009 and last revised on August 26, 2015.

2. Bayshore Recycling Corp. – Application for a General Class B Recycling License, signed by Valarie Montecalvo, President, Bayshore Recycling Corp., dated August 13, 2001.

3. Bayshore Recycling Corp. – Modification Request for Class B Recycling Center General Approval, prepared by Jennifer Solewski, Vice President of Regulatory Affairs & Corporate Development, dated July 19, 2016.

4. Bayshore Recycling Corp. – Renewal Request with no changes for Class B General Approval, prepared by Jennifer Solewski, Vice President of Regulatory Affairs & Corporate Development, dated January 9, 2017.

5. Bayshore Recycling Corp. – Email with attachment from Jennifer Solewski, Vice President of Regulatory Affairs & Corporate Development, dated January 26, 2017 submitting a response to the Administrative Notice of Deficiency dated January 18, 2017.

6. Bayshore Recycling Corp. – Response to the April 10, 2017 Technical Notice of Deficiency (TNOD), prepared and signed by Jennifer Solewski, Vice President of Business & Technical Development, dated May 18, 2017.

7. Bayshore Recycling Corp. – Response to the November 16, 2017 Technical Notice of Deficiency (TNOD2), prepared and signed by Jennifer Solewski, Vice President of Business & Technical Development, dated June 1, 2018.

8. Bayshore Recycling Corp. – Response to the October 19, 2018 Technical Notice of Deficiency (TNOD3), submitted via email by Jennifer Solewski, Vice President of Business & Technical Development, dated February 8, 2019.

9. Middlesex County Solid Waste Management Plan inclusion of Bayshore Recycling Corp. as a Class B Recycling Facility located on Block 51, Lots 1, 1R, 2B, and 2C, certified by the Commissioner of the Department of Environmental Protection on September 10, 2001.

10. Amendment to the Middlesex County Solid Waste Management Plan to include capacity increase, approved by the Bureau of Licensing and Planning through the Administrative Action letter dated January 20, 2004.

11. Amendment to the Middlesex County Solid Waste Management Plan to include acceptance of cullet, approved by the Bureau of Licensing and Planning through the Administrative Action letter dated March 16, 2004.

12. Amendment to the Middlesex County Solid Waste Management Plan to include combination of Blandford Land Development Class B Recycling Center and adjacent Bayshore Recycling Corp. Class B Recycling Center and receipt of additional materials at

Bayshore Recycling Corp. Class B Recycling Center, approved by the Bureau of Licensing and Planning through the Administrative Action letter dated February 14, 2006.

13. Amendment to the Middlesex County Solid Waste Management Plan to include receipt and processing of potable water residuals and carbon filtration media, approved by the Bureau of Licensing and Planning through the Administrative Action letter dated April 25, 2011.

14. Amendment to the Middlesex County Solid Waste Management Plan to include receipt and processing of street sweepings, approved by the Bureau of Licensing and Planning through the Administrative Action letter dated June 16, 2011.

15. Amendment to the Middlesex County Solid Waste Management Plan to include the transfer of capacities of Bayshore Recycling Corp. Class C Recycling Center (partial) and Converted Organics of Woodbridge, LLC Class C Recycling Center (all) to Bayshore Recycling Corp. Class B Recycling Center, the deletion of Converted Organics of Woodbridge, LLC Class C Recycling Center and modification of block and lot designation of Bayshore Recycling Corp. Class B Recycling Center, approved by the Bureau of Licensing and Planning through the Administrative Action letter dated February 4, 2014.

16. Amendment to the Middlesex County Solid Waste Management Plan to include the weekly averaging of 31,500 tons of petroleum contaminated soil with a daily maximum of 6,300 tons, approved by the Bureau of Licensing and Planning through the Administrative Action letter dated January 14, 2015.

In case of conflict, the provisions of N.J.A.C. 7:26A-1 et seq. shall have precedence over the conditions of this Approval, and the conditions of this Approval shall have precedence over plans and specifications listed above.

BAYSHORE RECYCLE #2

132397 CBG160002 Class B Recycling Ctr General Apprv -Modification
Requirements Report

Subject Item: PI 132397 -

1. All persons issued a general approval to operate a recycling center for Class B, Class C and/or Class D recyclable material pursuant to N.J.A.C. 7:26A-1 et seq. shall comply with all conditions of the approval [N.J.A.C. 7:26A-3.1(a)]
2. The holder of this general approval shall prominently post and maintain a legible sign, at or near the entrance to the recycling center, indicating that the recycling center is an approved New Jersey Department of Environmental Protection recycling center. The sign shall also indicate the following: Hours of operation of the recycling center; Listing of the source separated materials to be received; The size, weight, or other restrictions regarding materials to be received; The maximum amount of contaminants allowed in each load; Warning that loads will be inspected and will be barred from offloading if the contaminant level is exceeded; and Notice that the person offloading shall certify the amount of material per load, municipality of origin of the material and any other information contained on the Recyclable Material Receipt Form [N.J.A.C. 7:26A-3.5(f)]
3. Application for renewal of this general approval shall be submitted at least three months prior to expiration of the current approval and shall comply with all requirements for renewal set forth in N.J.A.C. 7:26A-3.6 et seq. One copy of the application for renewal of the general approval shall be submitted by the applicant to the municipal clerk of the municipality in which the recycling center is located, and to the solid waste or recycling coordinator of the county in which the recycling center is located [N.J.A.C. 7:26A-3.6(a)]
4. The applicant for renewal of this general approval shall certify in writing to the Department that there have been no changes in the operations of the recycling center since the issuance of the general approval in order to renew the approval in its existing form. In the event that there have been changes in the operations of the recycling center or where changes are planned, the application for renewal of a general approval shall be accompanied by a written request to modify the general approval in accordance with N.J.A.C. 7:26A-3.10 [N.J.A.C. 7:26A-3.6(b)]
5. In a case where the holder of this general approval does not comply with N.J.A.C. 7:26A-3.6(a) and (b) and continues to operate without renewal of the general approval, the Department may take enforcement action including the assessment of penalties under N.J.S.A. 13:1E-9; require the holder of this general approval to file an application as a new applicant for a general approval in accordance with N.J.A.C. 7:26A-3.2 and pay the application fee as per N.J.A.C. 7:26A-2; and/or take any other appropriate actions [N.J.A.C. 7:26A-3.6(c)]
6. All persons granted a renewal pursuant to N.J.A.C. 7:26A-3.6(d) shall continue to pay the annual fee as specified in N.J.A.C. 7:26A-2 [N.J.A.C. 7:26A-3.6(h)]
7. The holder of this general approval shall obtain prior approval from the Department for any modification of the general approval [N.J.A.C. 7:26A-3.10(a)]
8. Any change affecting the conditions of this general approval requires the prior approval of the Department [N.J.A.C. 7:26A-3.10(b)1]
9. Any change to the information submitted pursuant to N.J.A.C. 7:26A-3.2(a), 3.4, 3.8, 3.18, 3.19 or 3.20 requires the prior approval of the Department, except that changes in end-market information submitted pursuant to N.J.A.C. 7:26A-3.2(a) 7 shall not require the prior approval of the Department but shall be handled in accordance with N.J.A.C. 7:26A-3.10(f). [N.J.A.C. 7:26A-3.10(b)2]

Subject Item: PI 132397 -

10. The holder of this general approval shall notify the Department in writing of the intended modification and shall update the information submitted pursuant to N.J.A.C. 7:26A-3.2(a), 3.4, 3.8, 3.18, 3.19 or 3.20. The holder of this general approval shall also provide written notice to the solid waste or recycling coordinator of the applicable county of any request to modify a general approval. [N.J.A.C. 7:26A-3.10(c)]

11. The holder of this general approval shall not institute the modification until it receives written approval from the Department [N.J.A.C. 7:26A-3.10(e)]

12. Within one week of any change to the end-market information submitted to the Department pursuant to N.J.A.C. 7:26A-3.2(a)7, the holder of this general approval shall submit to the Department a written notification which details any change in the use of the recyclable material transferred from the recycling center to an end-market or in the end-market location to which the recyclable material is transferred. The written notification shall be sent to: New Jersey Department of Environmental Protection, Division of Solid & Hazardous Waste, Bureau of Recycling & Hazardous Waste Management, P.O. Box 420, Mail Code 401-02C, Trenton, New Jersey 08625-0420. [N.J.A.C. 7:26A- 3.10(f)]

13. The Department may revoke this general approval upon a determination that the holder of the general approval has violated any provision of N.J.S.A. 13:1E-1 et seq., the New Jersey Statewide Mandatory Source Separation and Recycling Act, or any rule, regulation or administrative order promulgated pursuant to N.J.S.A. 13:1E-1 et seq. and the New Jersey Statewide Mandatory Source Separation and Recycling Act [N.J.A.C. 7:26A-3.13(a)1]

14. The Department may revoke this general approval upon a determination that the holder of the general approval has violated any solid waste utility law at N.J.S.A. 48:2-1 et seq. or 48:13A-1 et seq., or any rule, regulation or administrative order promulgated pursuant to N.J.S.A. 48:2-1 et seq. or 48:13A-1 et seq [N.J.A.C. 7:26A-3.13(a)2]

15. The Department may revoke this general approval upon a determination that the holder of the general approval has violated any provision of any laws related to pollution of the waters, air or land surfaces of the State or of any other State or Federal environmental laws including criminal laws related to environmental protection [N.J.A.C. 7:26A-3.13(a)3]

16. The Department may revoke this general approval upon a determination that the holder of the general approval has refused or failed to comply with any lawful order of the Department [N.J.A.C. 7:26A-3.13(a)4]

17. The Department may revoke this general approval upon a determination that the holder of the general approval has failed to comply with any of the conditions of this general approval issued by the Department [N.J.A.C. 7:26A-3.13(a)5]

18. The Department may revoke this general approval upon a determination that the holder of the general approval has transferred a general approval to a new owner or operator pursuant to N.J.A.C. 7:26A-3.15 without the prior approval of the Department [N.J.A.C. 7:26A-3.13(a)6]

19. The Department may revoke this general approval upon a determination that the holder of the general approval has failed to obtain any required permit or approval from the Department or other State or Federal agency [N.J.A.C. 7:26A-3.13(a)7]

Subject Item: PI 132397 -

20. The Department may revoke this general approval upon a determination that the holder of the general approval has committed any of the acts which are criteria for denial of a general approval set forth in N.J.A.C. 7:26A-3.12. [N.J.A.C. 7:26A-3.13(a)8]

21. This general approval shall not be transferred to a new owner or operator without the Department's prior approval [N.J.A.C. 7:26A-3.15(a)]

22. A written request for permission to allow a transfer of this general approval must be received by the Department at least 60 days in advance of the proposed transfer of ownership or operational control of the recycling center. The request for approval shall include the following: the name, address and social security number of all prospective new owners or operators; a written certification by the proposed transferee that the terms and conditions contained in the general approval will be met by the proposed transferee; and a written agreement between the current owner or operator of the recycling center and the proposed new owner or operator containing a specific future date for transfer of ownership or operational control [N.J.A.C. 7:26A-3.15(a)1]

23. A new owner or operator may commence operations at the recycling center only after the existing approval has been revoked and a new approval is issued to the new owner or operator pursuant to N.J.A.C. 7:26A-3.5 [N.J.A.C. 7:26A-3.15(a)2]

24. The holder of this general approval remains liable for ensuring compliance with all conditions of the approval unless and until the existing approval is revoked and a new approval is issued to the new owner or operator pursuant to N.J.A.C. 7:26A-3.5 [N.J.A.C. 7:26A-3.15(a)3]

25. Compliance with the transfer requirements set forth at N.J.A.C. 7:26A-3.15 shall not relieve the holder of this general approval from the separate responsibility of providing notice of such transfer pursuant to the requirements of any other statutory or regulatory provision [N.J.A.C. 7:26A-3.15(a)4]

26. The transfer of a controlling interest in the stock or assets of the recycling center that is the subject of this general approval shall constitute a transfer of this general approval [N.J.A.C. 7:26A-3.15(b)]

27. The holder of this general approval shall maintain a daily record of the amounts of each recyclable material by type and municipality of origin which are received, stored, processed or transferred each day, expressed in tons, cubic yards, cubic feet or gallons. Those operators specifying this information in cubic yards shall also indicate the conversion ratio of the materials from cubic yards to tons [N.J.A.C. 7:26A-3.17(a)1]

28. The holder of this general approval shall maintain a daily record of the name, address and telephone number of the end-markets for all recyclable materials transported from the recycling center, including the amounts, in tons, cubic yards, cubic feet or gallons, transported to each end-market. Those persons specifying this information in cubic yards shall also indicate the conversion ratio of the materials from cubic yards to tons [N.J.A.C. 7:26A-3.17(a)2]

29. The holder of this general approval shall maintain a daily record of the amount of residue disposed of, expressed in tons, cubic yards, cubic feet or gallons, including the name and New Jersey Department of Environmental Protection solid waste registration number of the solid waste collector/hauler contracted to provide the haulage/disposal service. Those persons specifying the amount of residue in cubic yards shall also indicate the conversion ratio of the residue from cubic yards to tons. [N.J.A.C. 7:26A-3.17(a)3]

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30. The holder of this general approval shall retain all Recyclable Material Receipt Forms required pursuant to N.J.A.C. 7:26A-3.2(a)16iii for three calendar years following the calendar year for which an annual report is required pursuant to N.J.A.C. 7:26A-3.17(c) [N.J.A.C. 7:26A-3.17(b)]

31. The holder of this general approval shall submit an annual report containing monthly summary statements of the information required pursuant to N.J.A.C. 7:26A-3.17(a) to the New Jersey Department of Environmental Protection, Division of Solid & Hazardous Waste, on or before March 1 of each year, for the previous calendar year. The summaries shall include the following: monthly totals of the amount of recyclable material received from each customer by municipality of origin; monthly totals of the amount of recyclable product transferred to each end-market; and the amount of residue disposed of during each month. [N.J.A.C. 7:26A- 3.17(c)]

32. The holder of this general approval shall certify in writing to the Department that all residue generated at the recycling center has been disposed of in accordance with the solid waste management rules at N.J.A.C. 7:26. The certification shall be submitted annually as part of the annual report [N.J.A.C. 7:26A-3.17(e)]

33. All information submitted to the Department pursuant N.J.A.C. 7:26A shall be handled in accordance with the requirements of the Public Records law, N.J.S.A. 47:1-1 et seq. The Department will hold confidential all end-market information, as well as information pertaining to the municipality of origin of recyclable material, submitted pursuant to N.J.A.C 7:26A-3.2, 3.7, and 3.17 through 3.20 for a period of two years from the date on which the information is submitted to the Department, where specified as confidential by the applicant and where there are no health, safety or environmental concerns which require the release of the information, as determined by the Department. [N.J.A.C. 7:26A-3.17(f)]

34. The holder of this general approval shall provide a recycling tonnage report by March 1 of each year to all municipalities from which recyclable material is received in the previous calendar year. The report shall detail the amount of each source separated recyclable material, expressed in tons or cubic yards, brought to the recycling center, as well as the date on which the recyclable materials were delivered to the recycling center. Those persons specifying this information in cubic yards shall also indicate the conversion ratio of the materials from cubic yards to tons. [N.J.A.C. 7:26A-4.4(a)]

35. The recycling center shall not commence operations unless and until it is included in the applicable district solid waste management plan [N.J.A.C. 7:26A-4.2]

36. The construction of the recycling center that is the subject of this general approval shall be in conformance with the New Jersey Uniform Construction Code, N.J.S.A. 52:27D-119 et seq., and the rules promulgated pursuant thereto [N.J.A.C. 7:26A-4.1(b)]

37. The New Jersey Department of Environmental Protection or an authorized representative acting pursuant to the County Environmental Health Act, N.J.S.A. 26:3A2-1 et seq. shall have the right to enter and inspect any building or other portion of the recycling center at any time in order to determine compliance with the provisions of all applicable laws or rules and regulations adopted pursuant thereto. This right to inspect includes, but is not limited to: sampling any materials on site; photographing any portion of the recycling center; investigating an actual or suspected source of pollution of the environment; and, ascertaining compliance or non-compliance with the statutes, rules or regulations of the Department, including conditions of the recycling center approval issued by the Department. [N.J.A.C. 7:26A-1.7(a)]

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38. The right of entry specified at N.J.A.C. 7:26A-1.7(a) shall be limited to normal operating hours for the purpose of reviewing and copying all applicable records, which shall be made available to the Department during an inspection and submitted to the Department upon request. [N.J.A.C. 7:26A-1.7(b)]

39. The facility shall comply with the general operating requirements for all Recycling Centers as provided at N.J.A.C. 7:26A-4.1 [N.J.A.C. 7:26A-4]

40. Upon notification from the Department that a State of Emergency, which may impact the facility's operations, has been declared by the Governor pursuant to the New Jersey Disaster Control Act at N.J.S.A. App. A:9-30 et seq., the permittee shall provide to the Division of Solid and Hazardous Waste a daily report on the operational status of the facility and the quantity of wastes received during the previous operating day or any other relevant information requested pursuant to N.J.S.A. App. A:9-36. The status report shall be submitted electronically to solidwasteemergencies@dep.nj.gov, or as otherwise directed by the Department, on forms, or in the format, provided by the Department and in compliance with the time frames established by the Department after the State of Emergency declaration. The status reports shall be submitted daily until the permittee is informed by the Department that the reports are no longer required for that State of Emergency. [N.J.A.C. 7:26A- 3.5(e)]

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41. A fire control plan for the recycling center shall be filed with and approved by the local fire official or other person of competent jurisdiction and shall be filed with the local municipal code enforcement officer prior to operation of a recycling center for tree stumps, tree parts or wood waste. [N.J.A.C. 7:26A-3.5(e)]

42. The Preparedness and Prevention Plan and the Contingency Plan contained in the approved documents must be maintained on-site and updated as necessary. [N.J.A.C. 7:26A-3.5(e)]

43. Upon detection of a release of contaminants to the environment, the facility shall perform the following cleanup steps: stop the release, contain the released contaminants, clean up and manage properly the released contaminants and other materials and if necessary, repair or replace any leaking soil containment systems prior to returning them to service. [N.J.A.C. 7:26A-3.5(e)]

44. Upon closure of the facility the owner or operator shall remove or decontaminate contaminated soils, containment system components, and structures and equipment and manage them as hazardous waste, unless the materials are not hazardous waste under NJAC 7:26G-5. [N.J.A.C. 7:26A-3.5(e)]

45. All equipment and portions of the facility designated for the storage or processing of contaminated soils shall be visually inspected each operating day for integrity and leaks. [N.J.A.C. 7:26A-3.5(e)]

46. Records shall be maintained for all visual inspections. These records shall document that inspections were performed, any problems found, and the subsequent correction of such problems. All records shall be kept for a minimum of three years. [N.J.A.C. 7:26A-3.5(e)]

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47. Prior to the acceptance of shipments of petroleum contaminated soil, potable water treatment residuals, carbon filtration media, street sweepings or slag, the facility shall have received, reviewed and approved a tracking form and records detailing each shipment. These records may take the form of a log, invoice, manifest, bill of lading or other shipping documents. All tracking records must be kept for a minimum of three years. Records for each shipment shall include at least the following information: the name and address of the transporter who delivered the material to the facility, the name and address of the generator from whom the material was sent, the NJDEP registration number of the transporter, EPA ID number (if applicable) of the generator, the quantity of material accepted, analytical data and the date of acceptance. [N.J.A.C. 7:26A- 3.5(e)]

48. The facility shall maintain on-site a written operating record showing analysis records, tracking records, and summary reports of incidents requiring implementation of the contingency plan. This information shall be made available to Department personnel upon request and shall be kept for a minimum of three years. [N.J.A.C. 7:26A-3.5(e)]

49. The following source separated Class B recyclable materials, which have been separated at the point of generation from other waste materials or separated at a permitted solid waste facility authorized to separate recyclable materials, may be received, stored, processed or transferred at this facility:

a. Concrete, Asphalt, Brick & Block, Untreated Wood, and Glass Cullet

b. Non-Hazardous Petroleum Contaminated Soils that otherwise would be ID-27 if not recycled.

i. Only soil contaminated with the following compounds shall be accepted and processed at this facility: gasoline, kerosene, jet fuel, Numbers 1 through 6 fuel oil, polynuclear aromatic hydrocarbons (coal tars) and used oil. Used oil shall be defined as any oil that has been used and as a result of such use, is contaminated by physical or chemical impurities. No soils may be accepted that have been contaminated with materials that are other waste materials, or waste by-products, such as sludges. For the purpose of this approval, other waste materials are non-petroleum contaminants contained in the soil above the New Jersey Non-Residential Soil Remediation Standards.

ii. No soils with free petroleum product or other liquids, as determined by USEPA SW-846, Method 9095, Chapter 6.0, shall be accepted at the facility.

c. Slag Material (on a case by case basis per Condition 85 of this Approval).

d. Potable Water Treatment Residuals, Carbon Filtration Media and Street Sweepings that meet New Jersey Non-Residential Soil Remediation Standards.

No hazardous waste, as defined by N.J.A.C. 7:26G-5, shall be accepted by the facility. [N.J.A.C. 7:26A- 3.5(e)]

50. At no time shall the receipt, storage, processing, or transferring of non-source separated construction and demolition material be allowed at this recycling center. The prohibition of this material shall be strictly enforced and any incident shall be considered a serious violation to the conditions of this Approval. [N.J.A.C. 7:26A-3.5(e)]

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51. The recycling center may receive, store, process, or transfer source separated concrete, asphalt, brick & block, and glass cullet separately or in a commingled manner. Untreated wood shall be received, stored, processed and transferred separately and not commingled with other material types. Petroleum contaminated soil, street sweepings, potable water residuals and carbon filtration media shall be received separately and may only be blended together and managed in accordance with this Approval. Slag may only be accepted if approved by the Department on a case by case basis in accordance with Condition 85 of this Approval and shall be managed in accordance with this Approval. [N.J.A.C. 7:26A- 3.5(e)]

52. The maximum amount of contaminants, as defined in N.J.A.C. 7:26A-1.3, allowed in each incoming load of Class B recyclable material shall be limited to 1% by volume. Incidental by-product materials shall not be considered to be contaminants. [N.J.A.C. 7:26A-3.5(e)]

53. Incidental amounts of rebar, metal, soil, and other by-products which adhere to the Class B recyclable materials, as specified in this Approval, and which are returned to the economic mainstream as raw material or products, may be received, stored, processed, or transferred at this recycling center. The receipt of such incidental amounts of these materials need not be separately accounted for, but the storage and end-markets for these materials shall be subject to specific conditions of this Approval. [N.J.A.C. 7:26A-3.5(e)]

54. The holder of this general approval shall operate the recycling center and construct or install associated appurtenances thereto, in accordance with the provisions of N.J.A.C. 7:26A-1 et seq., the conditions of this general approval, and the general approval application documents. [N.J.A.C. 7:26A-3.5(e)]

55. In case of conflict, the provisions of N.J.A.C. 7:26A-1 et seq. shall have precedence over the conditions of this Approval, and the conditions of this Approval shall have precedence over plans and specifications listed above. [N.J.A.C. 7:26A- 3.5(e)]

56. One complete set of the general approval application documents, this general approval, and all records, reports and plans as may be required pursuant to this approval shall be kept on file at the recycling center and shall be available for inspection by authorized representatives of the Department or delegated agents upon presentation of credentials. [N.J.A.C. 7:26A-3.5(e)]

57. Hours of operation for receiving, storing, processing, or transferring the source separated recyclable material shall be: Twenty-Four (24) hours per day, Monday through Sunday. [N.J.A.C. 7:26A-3.5(e)]

58. Material deliveries to the recycling center shall be scheduled in such a manner as to minimize truck queuing on the recycling center property. Under no circumstances shall delivery trucks be allowed to back-up or queue onto public roads. [N.J.A.C. 7:26A-3.5(e)]

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59. The recycling center may receive no more than 2,800 tons per day of source separated material consisting of 2,000 tons per day of concrete, asphalt, brick & block, glass cullet; potable water treatment residuals, carbon filtration media limited to 500 tons per day; street sweepings are limited to 200 tons per day and 100 tons per day of untreated wood or slag.

    The recycling center shall not accept more than 30,100 tons of petroleum contaminated soil per week and shall not accept more than 6,020 tons on any given day.

    However, the combination of all Class B material accepted on a daily basis for a 7-day operation shall not exceed 7,100 tons per day and 8,820 tons per day for a 5-day operation (6,020 tons per day of petroleum contaminated soils for 5-day week plus 2,800 tons per day for all other approved Class B materials for 7-day week). [N.J.A.C. 7:26A- 3.5(e)]

60. Unprocessed material shall only be stored in those areas detailed on the approved site plan and specified in Conditions 74 and 77 of this approval. The total amount of unprocessed material stored in the areas shall not exceed the volumes depicted on the approved site plan and specified in Conditions 74 and 77 of this approval.

    If at any time, the amount of unprocessed material exceeds the volumes depicted on the approved site plan and specified in Conditions 74 and 77 of the approval, the recycling center shall immediately cease receiving material until the amount of unprocessed material falls below the permitted volumes. [N.J.A.C. 7:26A- 3.5(e)]

61. Unprocessed recyclable material shall not remain on-site, in its unprocessed form, for more than one (1) year. [N.J.A.C. 7:26A-3.9(b)]

62. Processed material shall only be stored in those areas detailed on the approved site plan and specified in Conditions 74 and 77 of this approval. The total amount of processed material stored in the areas shall not exceed the volumes depicted on the approved site plan and specified in Conditions 74 and 77 of this approval.

    If at any time, the amount of processed material exceeds the volumes depicted on the approved site plan and specified in Conditions 74 and 77 of the approval, the recycling center shall immediately cease processing activities until the amount of processed material falls below the permitted volumes. [N.J.A.C. 7:26A- 3.5(e)]

63. All processed material shall be stored separately from residues. [N.J.A.C. 7:26A-3.5(e)]

64. By-products shall be stored in the container(s) or area(s) as depicted on the approved site plan and shall be removed off-site to the end markets as referenced in the approved documents. [N.J.A.C. 7:26A-3.5(e)]

65. Horizontal and vertical control points for the unprocessed and processed materials stockpile areas shall be set and maintained on-site. Horizontal limitation markers shall be set at the corners of the stockpile areas as depicted on the approved site plan. Vertical limitation markers shall be set at locations in close proximity of the stockpile areas and shall clearly establish elevation heights per the maximum approved heights detailed in Conditions 74 & 77 of the Approval. [N.J.A.C. 7:26A-3.5(e)]

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66. Metal pipe or metal rods or the equivalent as approved by the Department shall be used to establish these control points. Within approximately thirty (30) days of the issuance of this Approval, a joint site inspection shall be held at the facility between the owner/operator and the representatives of the Department for the purpose of establishing the type and locations of these markers. [N.J.A.C. 7:26A-3.5(e)]

67. Ingress and egress into the facility shall be via Crows Mill Road. In addition, the facility has obtained a Waterfront Development permit that allows recyclable materials to be delivered via barge. The facility may receive Class B recyclable materials in accordance with their Waterfront Development permit. The facility is responsible for obtaining any local, county, state or federal permits that may be required for barging activities.

    In the event of an on-site emergency, vehicular traffic may utilize Bayview Avenue. [N.J.A.C. 7:26A-3.5(e)]

68. Methods of effectively controlling dust shall be implemented at the facility in order to prevent offsite migration. [N.J.A.C. 7:26A-3.5(e)]

69. Fire fighting and emergency procedures shall be posted, and shall include the telephone numbers of local fire, police, ambulance, and hospital facilities. If a fire occurs on-site, the facility shall immediately notify the local fire official and report the incident to the N.J.D.E.P. Environmental Action Hotline at 1-877-927-6337. [N.J.A.C. 7:26A-3.5(e)]

70. Any suspected or prohibited hazardous waste, as defined at N.J.A.C. 7:26G-5, found in a load accepted at the recycling center shall not be returned to the generator. Such materials shall be segregated and stored in a secure manner and shall be immediately reported to the N.J.D.E.P. Environmental Action Hotline at 1-877-927-6337. The owner/operator of the recycling center shall secure the name of the collector/hauler suspected of delivering such waste to the facility and related information surrounding the incident, if available, and shall make this information known to N.J.D.E.P. enforcement personnel. Such material may be returned to a known generator, provided that specific permission to do so is received by the owner/operator after contacting 1-877-927-6337. Otherwise, the owner/operator shall dispose of the unauthorized waste in accordance with instructions received from the Department. [N.J.A.C. 7:26A- 3.5(e)]

71. All revisions to the site plan and the approved documents which may be required as a result of the above, shall be submitted to this office for modification to this Approval. [N.J.A.C. 7:26A-3.5(e)]

72. Pursuant to N.J.A.C. 7:26A-3.11(a), the holder of this general approval shall obtain prior approval from the Department for any increase in the design capacity of the facility. The facility shall submit a request to the Department, in writing, for the proposed increase and shall submit updated information pursuant to the requirements of N.J.A.C. 7:26A-3.2(a), 3.4, or 3.8, as applicable. The facility shall also provide written notice of the request to the solid waste or recycling coordinator of the applicable district. [N.J.A.C. 7:26A-3.5(e)]

73. The sampling plan, collection, preservation, and handling for the sampling and analysis as required in this Approval must be performed in accordance with the New Jersey Technical Requirements for Site Remediation at N.J.A.C. 7:26E and the latest edition of the New Jersey Department of Environmental Protection, Hazardous Waste Programs, Field Sampling Procedures Manual. All analysis must be performed by a New Jersey certified laboratory using the most current approved test methodology. [N.J.A.C. 7:26A- 3.5(e)]

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74. Recyclable aggregate materials listed below may be stored in the following areas up to the maximum pile heights and maximum volumes detailed in the table below and as depicted on the facility's approved site plan:

Area	Materials	Height (ft)	Volume (cu yds)
A	Processed/unprocessed concrete, asphalt, brick, block & rock	40	142,072
A-1	Processed/unprocessed concrete, asphalt, brick, block & rock	22	3,046
B	Processed Material: Various sized aggregates/fill materials	31	7,560
C	Processed Material: Various sized aggregates/fill materials or Glass Cullet	25	9,000
D	Processed/Unprocessed concrete, asphalt, brick, block, rock, various sized aggregates/fill materials; and/or dredged materials	40	122,162
E	Processed/Unprocessed concrete, asphalt, brick, block, rock, various sized aggregates/fill materials. [N.J.A.C. 7:26A- 3.5(e)]	40	38,052

75. In addition to the end markets for processed soil given in Condition 78, the facility may ship processed soil and processed soil blended with any combination of potable water treatment residuals, carbon filtration media and street sweepings off-site as non-waste material if it is to be used as subbase material for road or parking lot projects and meeting the following criteria: For processed soil to be used a subbase for road or parking lot construction, it shall be sampled and analyzed as follows: the processed soil shall be sampled and analyzed for extractable petroleum hydrocarbons (EPH) and all contaminants listed in the Department's Soil Remediation Standards at N.J.A.C. 7:26E. The sampling procedures shall be implemented in accordance with the New Jersey Technical Requirements for Site Remediation at N.J.A.C. 7:26E and the latest Field Sampling Procedures Manual and as follows: a) Every 800 cubic yards of processed soil shall be sampled and analyzed for the above contaminants in the following manner: a representative sample from every 100 cubic yards of processed soil shall be taken and these samples shall be composited into one sample and analyzed. When the volume of soil is less than 800 cubic yards, a representative sample of every 100 cubic yards, or fraction thereof, shall be taken and these samples shall be composited into one sample and analyzed. The analytical results shall indicate the soil meets the Non-Residential Soil Remediation Standards and contains less than 5,100 ppm of EPH. If the processed soil fails to achieve the criteria, it shall be shipped off-site as soild waste to an authorized solid waste facility. [N.J.A.C. 7:26A-3.5(e)]

76. Petroleum contaminated soil may be treated in the Low Temperature Thermal Desorption unit in accordance with the facility's Air Pollution Control Preconstruction Permit to Construct and Certificate to Operate functioning in compliance with N.J.A.C. 7:27-8. [N.J.A.C. 7:26A- 3.5(e)]

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77. In addition to the aggregate storage areas listed above, the following storage areas may also be used to stored Class B materials up to the maximum storage pile heights and volumes listed in the table below and as depicted on the approved site plan:

Area	Materials	Height (ft)	Volume (cu yds)
F	Indoor Storage of Processed or Unprocessed Soils	20	14,330
G	Indoor Storage of Unprocessed Soil	20	36,210
H	Indoor Storage of Processed Soil for LTTD	20	5,590
I	Indoor Storage of Processed/Unprocessed Soil	20	2,950. [N.J.A.C. 7:26A- 3.5(e)]

78. For processed soil or processed soil blended with any combination of potable water treatment residuals, carbon filtration media or street sweepings to be shipped to end markets that have specific Department approved sampling and analytical requirements and acceptance criteria (such as alternative landfill cover materials at operating landfills or as fill or capping material at Brownfields sites with Department approved Remedial Action Workplans), the processed material shall be sampled and analyzed in accordance with those requirements. Any processed material that fails to meet the approved criteria may be reintroduced to the treatment process for further treatment. After further treatment, the processed material shall be re-sampled and analyzed as required to check if the criteria has been achieved. If the processed material fails to achieve the criteria, it shall be shipped off-site as solid waste to an authorized solid waste facility. [N.J.A.C. 7:26A- 3.5(e)]

79. Other uses for soil product produced by the facility may be allowed on a case-by-case basis as determined by use criteria and levels of contamination in accordance with Department guidance and regulations. Applications for case-specific determinations must be made to the Bureau of Transfer Stations & Recycling Facilities before shipment off-site as product. [N.J.A.C. 7:26A- 3.5(e)]

80. All analysis records must be kept for a minimum of three years and made available for inspection by state and local officials upon request. [N.J.A.C. 7:26A-3.5(e)]

81. Pursuant to N.J.A.C. 7:26A-3.2(a)18, the holder of the general approval shall ensure that all recycling activities authorized by this general approval are conducted in full compliance with the applicable Storm Water Management rules at N.J.A.C. 7:8-5 and 6 and the Pollutant Discharge Elimination System rules at N.J.A.C. 7:14A-24 and 25. In the event that compliance with the above rules require changes to the site plan or any operations authorized by this general approval, the holder of the general approval shall submit a modification application including a revised site plan within thirty (30) days of receiving all approvals/permits from the Department's Division of Water Quality to the Bureau of Recycling & Hazardous Waste Management for review and approval. [N.J.A.C. 7:26A-3.5(e)]

Subject Item: RCBG752785 - Class B Recycling Operations General Requirements

82. The following equipment or equivalent shall be available for site operations and shall be maintained in operable condition:

Description	VIN/SN
Eagle 1400-45-CC Portable Recycling Plant	22212
Extec Crusher	7661
Low Temperature Thermal Desorption Unit	ID #18437
Extec S5 Screener	11046
Extec E7-1 Screener	9643
Extec E7-2 Screener	9807
Extec E7-3 Screener	10470
Komptech 6000 Shredder	
CAT 320CL Excavator	EAG00151
CAT 322CL Excavator	BKJ00247
CAT 330DL Excavator	MWP02061
2005 CAT 740D Haul Truck	CAT00740AAXM02148
CAT 972H Loader	A7D00751
(2) CAT 980G Loader	AWH01696/AWH02069
(2) CAT 980H Loader	JMS01626/JMS02350
(2) CAT 980K Loader	OW7K01193/W7K00564
(2) CAT D400E	2YR00954/2YR00955
CAT D6R Dozer	5LN00676
(2) John Deere 400D	BE400DT201800/DW400DT613764
John Deere 844K	1DW844KXCDE655912
Komatsu PC400 LC-7 Excavator	SAA6D125E
(3) Linkbelt 350x2 Excavator	EKCJ9-3840/EKCK1-4572/EKCKO-1404

Requisite recycling center operations shall not be delayed or neglected for lack of required equipment or for equipment downtime. [N.J.A.C. 7:26- 3.5(e)3]

83. Sampling & Analytical Requirements for Materials Acceptance
1. Sampling and analytical parameters for the acceptance of petroleum contaminated soil shall be conducted in accordance with the requirements specified in the facility's current Air Pollution Preconstruction Permit and Certificate to Operate issued pursuant to N.J.A.C. 7:27-8.
2. Potable water treatment residuals, carbon filtration media and street sweepings shall only be accepted if the facility receives, reviews and approves a signed certification from the generator certifying the material meets the Department's non-residential soil remediation standards along with analytical results and rationale documenting the basis for the certification.
3. Sampling and analytical parameters for the acceptance of slag material shall be determined on a case by case basis per Condition 85 of this Approval.
4. No sampling and analysis is required for the acceptance of concrete, asphalt, brick & block, untreated wood, or glass cullet. [N.J.A.C. 7:26A- 3]

84. Potable water treatment residuals, carbon filtration media, and street sweepings may be blended with petroleum contaminated soil following acceptance at the facility for the purpose of producing a soil product. [N.J.A.C. 7:26A- 3]

Subject Item: RCBG752785 - Class B Recycling Operations General Requirements

85. The acceptance of slag material shall be on a case by case basis. Analytical laboratory results shall be submitted to the Department prior to the facility accepting slag material. Only upon receiving Department approval shall slag be accepted at the facility. Slag material shall be blended with recycled aggregate at a ratio of 3:1 (3 parts recycled aggregate to 1 part slag). The blended slag shall be utilized as a sub-base material only and must be covered with either a concrete or asphalt impervious surface. [N.J.A.C. 7:26A- 3 .5(e)]

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF SOLID & HAZARDOUS WASTE
BUREAU OF RECYCLING & HAZARDOUS WASTE MANAGEMENT
401 East State Street
P.O. Box 402, Mail Code 401-02C
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www.nj.gov/dep/dshw/recycling

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

SHAWN M. LaTOURETTE
Commissioner

October 21, 2021

Jennifer Solewski
Vice President, Business & Technical Development
Bayshore Recycling Corp.
75 Crows Mill Rd
P.O. Box 290
Keasbey, New Jersey 08832

Re: Class B Recycling Center General Approval – Renewal with No Changes
Bayshore Recycling #2
Block 41.03 & Lots 3.02, 3.18 & 4.02
Block 51 & Lots 1, 1.02, 1.18, 2, 2.02 & 2.03
Block 52 & Lot 1
Woodbridge Township, Middlesex County
Facility ID No.: 132397; Approval No.: CBG210002

Dear Ms. Solewski:

The Bureau of Recycling & Hazardous Waste Management (Bureau) is in receipt of a Recycling Center General Approval Renewal Application with no changes in operation dated September 28, 2021 for the above referenced facility.

The Bureau has completed a review of the application to determine if the submittal is administratively complete pursuant to N.J.A.C. 7:26A-3.5. Upon review, the Bureau has determined that the Class B Recycling Center General Approval Renewal Application is ADMINISTRATIVELY COMPLETE.

In addition, all conditions of the existing Approval for the facility will remain effective pursuant to N.J.S.A. 52:14B-11 until such time that the Bureau reaches a final decision on the issuance of the General Approval Renewal.

If you have any questions concerning this matter, please contact Mr. Dersan D. Patel, of my staff at (609) 984-4559, or by email at Dersan.Patel@dep.nj.gov.

Sincerely,

Rakesh Patel, Supervisor
Bureau of Recycling & Hazardous Waste Management

C: *Karen Kloo, Chief, Bureau of Recycling & Hazardous Waste Management
*John Stavash, Supervisor, Bureau of Solid Waste Compliance & Enforcement
*Zafar M. Billah, Section Chief, Bureau of Recycling & Hazardous Waste Management
*Jessica McGrath, Env. Specialist 1, Bureau of Solid Waste Compliance & Enforcement
*Eleanor Krukowski, Supervisor, Bureau of Nonpoint Pollution Control
*Carole Tolmachewich, Middlesex County Solid Waste Management Official
*Christopher M. Sikorski, Middlesex County Recycling Coordinator
*Dennis M. Green, Director of Health, Woodbridge Township Health & Human Svcs.
*John M. Mitch, Municipal Clerk, Woodbridge Township

*Sent by email

March 24, 2022

Bayshore Soil Management
75 Crows Mill Road
Keasbey, New Jersey 07206

Re: Soil Disposal Acceptance Documentation
Bayshore Soil Management
266-270 West 96th Street
New York, New York
NYSDEC BCP Site No. C223113
Langan Project No.:170432001

Dear Facility Manager:

This letter is being provided by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) on behalf of 266 West 96th Street Associates LLC for the above referenced project which is under the regulatory oversight of the New York State Department of Environmental Conservation (NYSDEC) pursuant to the Brownfield Cleanup Program (BCP). Sample location plans and data tables for the material to be excavated are contained in the following documents, which are available for download via this link:

https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=-433538982

- *Remedial Action Work Plan (RAWP), dated August 2021, prepared by Langan*
- *Remedial Investigation Report (RIR), dated August 2021, prepared by Langan*
- *Waste Characterization Report, dated June 14, 2021 prepared by Langan*
- *Subsurface Investigation Letter Report, dated June 2018, prepared by Langan*
- *Phase I Environmental Site Assessment, dated February 2018, prepared by Langan*

The Bayshore Soil Management facility (New Jersey Department of Environmental Protection [NJDEP] Facility Permit No. CBG160002) has been identified as the accepting facility for about 4,800 tons (about 3,400 cubic yards) of fill/soil from the site.

The RIR documented the presence of an about 3 to 9.5-foot thick historic fill layer. The fill layer consists of tannish brown, fine-sand with varying amounts of silt, gravel, brick, and/or coal. The fill layer is underlain by native soil that predominantly consists of brown, fine-grained sand layer with varying amounts of gravel, silt, and clay. Waste characterization soil analytical results revealed that the fill/soil to be removed is impacted with non-hazardous concentrations of semivolatile organic compounds (SVOCs), and metals. It is our understanding that the material from the site will be treated and re-used in accordance with NJDEP Permit No. CBG160002.

In accordance with the August 2021 NYSDEC-approved RAWP, we request that you provide us with a letter stating that you have reviewed the provided data and documentation and that based on review of these documents, your facility is licensed and permitted as a suitable disposal facility for the material to be removed from the site. Additionally, in accordance with the above

referenced facility permits, all pertinent documentation supporting the disposal of this material will be provided.

Please call with any questions you have regarding this letter (212-479-5400).

Sincerely,
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

Brian Gochenaur, QEP
Associate

cc: Hal Fetner, Damon Pazzaglini – 266 West 96th Street Associates LLC
Nipam Shah – EcoTerra Consulting LLC
Kimberly Semon, PE – Langan

APPENDIX D
Dewatering Documentation

NYC Environmental Protection

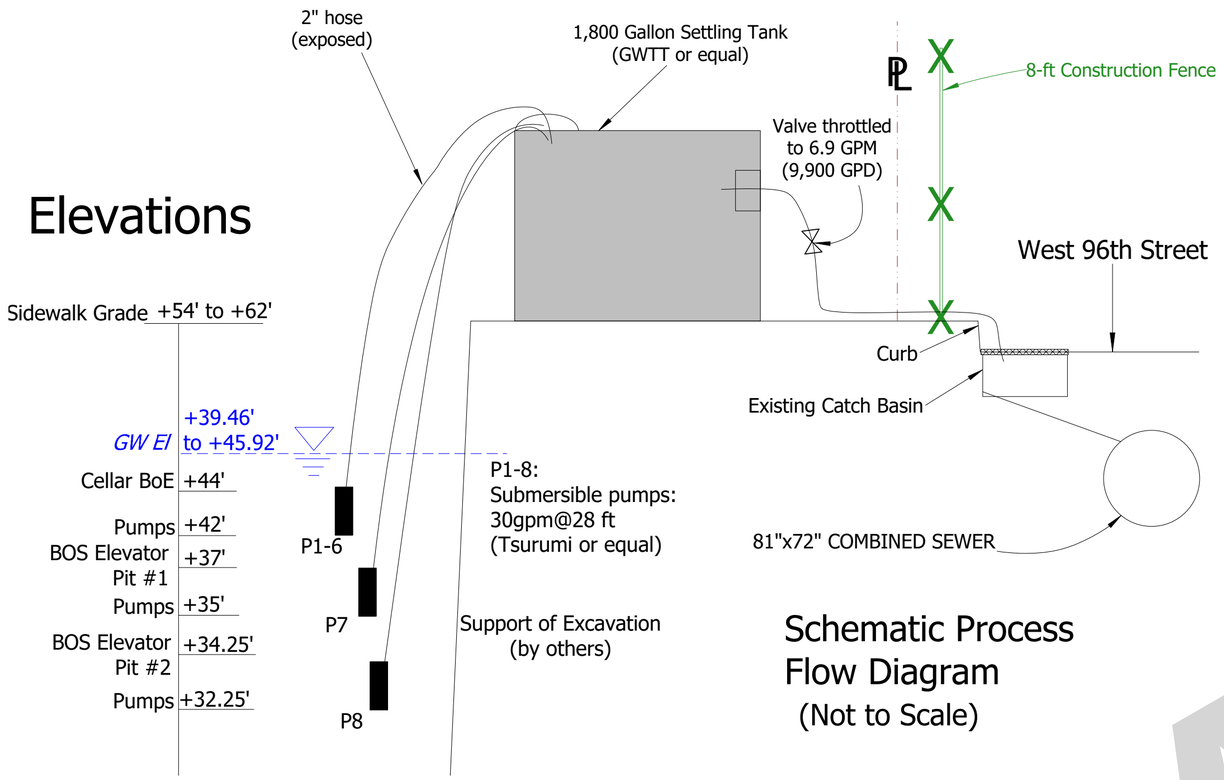
PERMIT

Permit Type:	DEWATERING PERMIT	**Permit No:**	C001260707
Customer's Name:	AMC ENGINEERING PLLC	**Phone Number:**	718-545-0474
Customer's Service Address:		**Account Number:**	2001005206001
Customer's Mailing Address:	1836 42nd St Astoria, NY 11105-1027		
Issued By:	CL	**Issue Date:**	01/21/2022
Permitted Activity:	375,000 gallons of discharge (02/01/2022 thru 08/31/2022) @ $6.51 per hundred cubic feet- $3263.70 Permit Fee	**Expiration Date:**	08/31/2022
		Fee:	$3,263.70

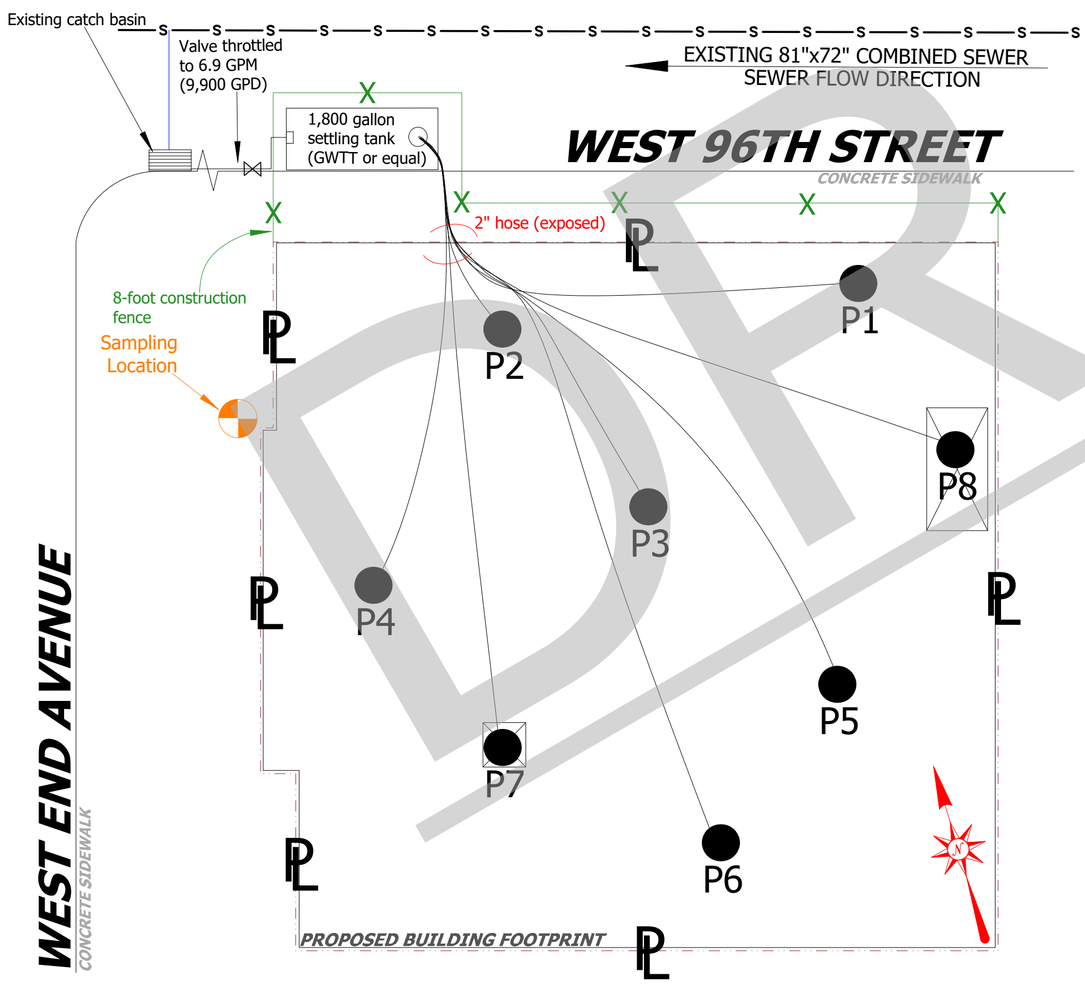
Permittee: AMC Engineering PLLC
Dewatering Location: SC-1106, 270 West 96 Street, New York, NY 10025
BBL:

Additional Requirements:

1. If the approval is revoked, the permit is no longer valid.



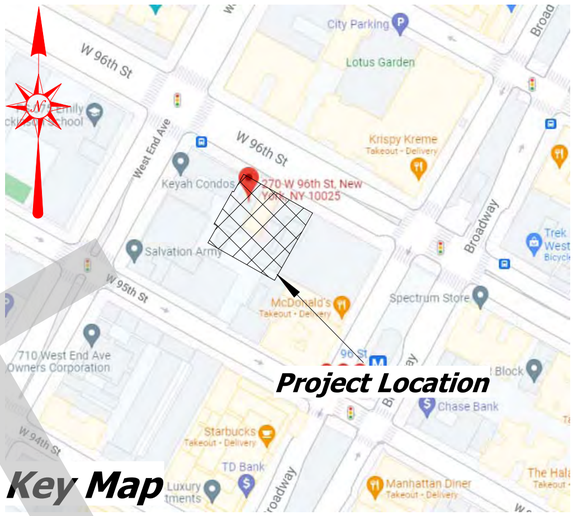
Schematic Process Flow Diagram
(Not to Scale)



NOTES TO GC:
1. ENSURE THAT ALL UTILITIES ARE MARKED OUT AND SITE IS SAFE FOR EXCAVATION. FOLLOW ALL CITY, STATE AND FEDERAL REGULATIONS WHEN WORKING AT THIS SITE.
2. PROVIDE PROOF OF UTILITY MARK OUT TO ENGINEER OF RECORD.
3. OBTAIN APPROVAL FROM OWNER OR STRUCTURAL ENGINEER THAT LOCATION OF TREATMENT SYSTEM IS ADEQUATELY SUPPORTED. DO NOT PLACE TREATMENT EQUIPMENT UNTIL INDICATED SO BY STRUCTURAL ENGINEER.
4. A DEWATERING PERMIT WILL BE OBTAINED FROM NYCDEP. DO NOT COMMENCE DISCHARGE UNTIL SUCH PERMIT IS SECURED.
5. ALL CONDITIONS MUST BE VIF. ANY DISCREPANCIES MUST BE BROUGHT UP TO THE ATTENTION OF THE DEWATERING CONTRACTOR AND ENGINEER.
6. IF DISCHARGE EXCEEDS 10,000 GPD, DISCHARGE MUST OCCUR THROUGH A CONNECTION. OBTAIN SUCH APPROVAL FROM THE BWSO.
7. IF DISCHARGE EXCEEDS 100,000 GPD, THEN A WATER WITHDRAWAL PERMIT MUST BE OBTAINED FROM NYSDEC.
8. IF EXCAVATION/CONSTRUCTION ACTIVITIES OCCUR WITHIN 200 FT OF A RAIL LINE (MTA), PLANS MUST BE FILED WITH RESPECTIVE MTA AGENCY TO OBTAIN LETTER OF NO IMPACT.
9. SITE INFORMATION AND ELEVATIONS OBTAINED FROM PLANS BY PERMISSION FROM OWNER.

IMPORTANT NOTE: DEWATERING SYSTEM MAY AFFECT SUBSURFACE OCNDITIONS ON ADJACENT PROPERTIES, AND MUST BE CONTINUOUSLY MONITORED. PRECAUTIONS WILL BE NEEDED TO LIMIT THE RISK OF CRACKS, HEAVE OR SETTLEMENT OF ADJACENT STRUCTURES.

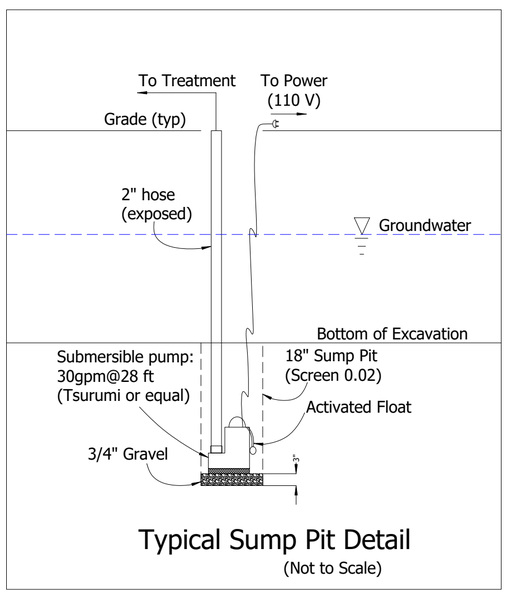
ENGINEERING NOTES:
1. Treatment consists of one (1) settling tank. (see plan for details).
2. Treatment to be located on grade as indicated.
3. Submersible pumps to be installed as shown on the plan.
4. The effluent will be discharge by gravity from the tank into the existing catch basin on the corner of West 96th Street and West End Avenue, which connects to the 81"x72" combined sewer.
5. Exposed hose can be manifolded into a main PVC header provided that the connection is fitted with an adjustable flow valve.



DEWATERING NOTES:
1. Obtain approval from structural engineer to position treatment where indicated.
2. Dewatering required for excavation for new building.
3. Groundwater elevation ranges from El. 39.46' to 45.92'. The BOE of the cellar is El. +44', the BOE of the first elevator pit is El. +37', and the BOE of the second elevator pit is El. 34.25'. There is a layer of bedrock present throughout the site which starts between El. +46' and El. +44'.
4. Monitor movement of adjacent structures: Vibration settling and optical monitoring (by others). Coordinate these activities with geotechnical engineer.
5. Using pumps will require a continuous power supply, and back up generators to ensure continuous pumps operation.

Plan Notes:
Contractor to obtain permits from NYC DOT to:
1) close off sidewalk and street for treatment
2) place treatment on sidewalk and street
3) place construction fence on street and sidewalk

Property Owner:



Typical Sump Pit Detail
(Not to Scale)

AMC ENGINEERING PLLC
18-36 42nd Street
Astoria, NY 11105
718 545-0474

PROJECT
270 West 96th Street
New York, NY 10025
Block: 1243
Lot: 57, 59, 60

TITLE:
Proposed Dewatering Plan

SEAL & SIGNATURE:
STATE OF NEW YORK · ARIEL CZEMERINSKY · LICENSED PROFESSIONAL ENGINEER · 076508

DATE: OCT 18, 2021
PROJECT No:
DRAWING BY: WP
CHK BY:
DWG No:
DW-1.00
1 of 1

ANALYTICAL REPORT

Lab Number:	L2109877
Client:	Langan Engineering & Environmental 21 Penn Plaza 360 W. 31st Street, 8th Floor New York, NY 10001-2727
ATTN:	Kimberly Semon
Phone:	(212) 479-5486
Project Name:	266-270 WEST 96TH ST.
Project Number:	170432001
Report Date:	03/08/21

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0574), IL (200077), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #P330-17-00196).

Project Name: 266-270 WEST 96TH ST.
Project Number: 170432001

Lab Number: L2109877
Report Date: 03/08/21

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2109877-01	MW22DEP_030121	WATER	NEW YORK, NY	03/01/21 11:45	03/01/21

Project Name:	266-270 WEST 96TH ST.	**Lab Number:**	L2109877
Project Number:	170432001	**Report Date:**	03/08/21

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	266-270 WEST 96TH ST.	**Lab Number:**	L2109877
Project Number:	170432001	**Report Date:**	03/08/21

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

Volatile Organics by Method 624

L2109877-01D: The sample has elevated detection limits due to the dilution required by the elevated concentrations of non-target compounds in the sample.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Cristin Walker

Title: Technical Director/Representative Date: 03/08/21

ORGANICS

VOLATILES

Project Name: 266-270 WEST 96TH ST. **Lab Number:** L2109877

Project Number: 170432001 **Report Date:** 03/08/21

SAMPLE RESULTS

Lab ID: L2109877-01 D
Client ID: MW22DEP_030121
Sample Location: NEW YORK, NY

Date Collected: 03/01/21 11:45
Date Received: 03/01/21
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 128,624.1
Analytical Date: 03/02/21 07:26
Analyst: GT

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Chloroform	ND		ug/l	4.0	1.5	4
Carbon tetrachloride	ND		ug/l	4.0	0.98	4
Tetrachloroethene	ND		ug/l	4.0	1.0	4
1,1,1-Trichloroethane	ND		ug/l	8.0	1.1	4
Benzene	ND		ug/l	4.0	1.5	4
Toluene	ND		ug/l	4.0	1.2	4
Ethylbenzene	ND		ug/l	4.0	1.1	4
1,4-Dichlorobenzene	ND		ug/l	20	1.1	4
p/m-Xylene	ND		ug/l	8.0	1.2	4
o-Xylene	ND		ug/l	4.0	1.4	4
Xylenes, Total	ND		ug/l	4.0	1.2	4
Methyl tert butyl Ether	ND		ug/l	40	0.76	4

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Pentafluorobenzene	92		60-140
Fluorobenzene	88		60-140
4-Bromofluorobenzene	99		60-140

Project Name: 266-270 WEST 96TH ST. **Lab Number:** L2109877

Project Number: 170432001 **Report Date:** 03/08/21

Method Blank Analysis
Batch Quality Control

Analytical Method: 128,624.1
Analytical Date: 03/02/21 05:31
Analyst: GT

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01 Batch: WG1469657-4					
Chloroform	ND		ug/l	1.0	0.38
Carbon tetrachloride	ND		ug/l	1.0	0.24
Tetrachloroethene	ND		ug/l	1.0	0.26
1,1,1-Trichloroethane	ND		ug/l	2.0	0.29
Benzene	ND		ug/l	1.0	0.38
Toluene	ND		ug/l	1.0	0.31
Ethylbenzene	ND		ug/l	1.0	0.28
1,4-Dichlorobenzene	ND		ug/l	5.0	0.29
p/m-Xylene	ND		ug/l	2.0	0.30
o-Xylene	ND		ug/l	1.0	0.34
Xylenes, Total	ND		ug/l	1.0	0.30
Methyl tert butyl Ether	ND		ug/l	10	0.19

Surrogate	%Recovery	Qualifier	Acceptance Criteria
Pentafluorobenzene	92		60-140
Fluorobenzene	90		60-140
4-Bromofluorobenzene	95		60-140

Lab Control Sample Analysis
Batch Quality Control

Project Name: 266-270 WEST 96TH ST.
Project Number: 170432001

Lab Number: L2109877
Report Date: 03/08/21

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG1469657-3								
Chloroform	100		-		70-135	-		54
Carbon tetrachloride	115		-		70-130	-		41
Tetrachloroethene	120		-		70-130	-		39
1,1,1-Trichloroethane	110		-		70-130	-		36
Benzene	105		-		65-135	-		61
Toluene	115		-		70-130	-		41
Ethylbenzene	100		-		60-140	-		63
1,4-Dichlorobenzene	95		-		65-135	-		57
p/m-Xylene	100		-		60-140	-		30
o-Xylene	95		-		60-140	-		30
Methyl tert butyl Ether	90		-		60-140	-		30

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
Pentafluorobenzene	93				60-140
Fluorobenzene	93				60-140
4-Bromofluorobenzene	91				60-140

SEMIVOLATILES

Project Name: 266-270 WEST 96TH ST.
Project Number: 170432001
Lab Number: L2109877
Report Date: 03/08/21

SAMPLE RESULTS

Lab ID: L2109877-01
Client ID: MW22DEP_030121
Sample Location: NEW YORK, NY

Date Collected: 03/01/21 11:45
Date Received: 03/01/21
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 129,625.1
Analytical Date: 03/05/21 11:39
Analyst: JG

Extraction Method: EPA 625.1
Extraction Date: 03/04/21 18:13

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
1,2,4-Trichlorobenzene	ND		ug/l	5.00	1.49	1
Naphthalene	ND		ug/l	2.00	0.896	1
Phenol	ND		ug/l	5.00	0.262	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	41		25-87
Phenol-d6	28		16-65
Nitrobenzene-d5	64		42-122
2-Fluorobiphenyl	68		46-121
2,4,6-Tribromophenol	85		45-128
4-Terphenyl-d14	76		47-138

Project Name: 266-270 WEST 96TH ST. **Lab Number:** L2109877

Project Number: 170432001 **Report Date:** 03/08/21

Method Blank Analysis
Batch Quality Control

Analytical Method: 129,625.1
Analytical Date: 03/05/21 09:45
Analyst: JG

Extraction Method: EPA 625.1
Extraction Date: 03/04/21 18:13

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01 Batch: WG1470873-1					
1,2,4-Trichlorobenzene	ND		ug/l	5.00	1.49
Naphthalene	ND		ug/l	2.00	0.896
Phenol	ND		ug/l	5.00	0.262

Surrogate	%Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	35		25-87
Phenol-d6	22		16-65
Nitrobenzene-d5	54		42-122
2-Fluorobiphenyl	62		46-121
2,4,6-Tribromophenol	72		45-128
4-Terphenyl-d14	74		47-138

Lab Control Sample Analysis
Batch Quality Control

Project Name: 266-270 WEST 96TH ST.
Project Number: 170432001

Lab Number: L2109877
Report Date: 03/08/21

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG1470873-2								
1,2,4-Trichlorobenzene	71		-		57-130	-		50
Naphthalene	70		-		36-120	-		65
Phenol	34		-		17-120	-		64

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
2-Fluorophenol	46				25-87
Phenol-d6	32				16-65
Nitrobenzene-d5	71				42-122
2-Fluorobiphenyl	73				46-121
2,4,6-Tribromophenol	94				45-128
4-Terphenyl-d14	80				47-138

PCBS

Project Name: 266-270 WEST 96TH ST.
Lab Number: L2109877
Project Number: 170432001
Report Date: 03/08/21

SAMPLE RESULTS

Lab ID: L2109877-01
Client ID: MW22DEP_030121
Sample Location: NEW YORK, NY

Date Collected: 03/01/21 11:45
Date Received: 03/01/21
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 127,608.3
Analytical Date: 03/06/21 11:06
Analyst: JAW

Extraction Method: EPA 608.3
Extraction Date: 03/05/21 21:11
Cleanup Method: EPA 3665A
Cleanup Date: 03/06/21
Cleanup Method: EPA 3660B
Cleanup Date: 03/06/21

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/l	0.050	0.008	1	A
Aroclor 1221	ND		ug/l	0.050	0.011	1	A
Aroclor 1232	ND		ug/l	0.050	0.023	1	A
Aroclor 1242	ND		ug/l	0.050	0.018	1	A
Aroclor 1248	ND		ug/l	0.050	0.023	1	A
Aroclor 1254	ND		ug/l	0.050	0.008	1	A
Aroclor 1260	ND		ug/l	0.050	0.017	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	79		37-123	A
Decachlorobiphenyl	67		38-114	A
2,4,5,6-Tetrachloro-m-xylene	87		37-123	B
Decachlorobiphenyl	84		38-114	B

Project Name: 266-270 WEST 96TH ST. **Lab Number:** L2109877

Project Number: 170432001 **Report Date:** 03/08/21

Method Blank Analysis
Batch Quality Control

Analytical Method: 127,608.3
Analytical Date: 03/06/21 10:20
Analyst: JAW

Extraction Method: EPA 608.3
Extraction Date: 03/05/21 21:11
Cleanup Method: EPA 3665A
Cleanup Date: 03/06/21
Cleanup Method: EPA 3660B
Cleanup Date: 03/06/21

Parameter	Result	Qualifier	Units	RL	MDL	Column
Polychlorinated Biphenyls by GC - Westborough Lab for sample(s): 01 Batch: WG1471341-1						
Aroclor 1016	ND		ug/l	0.050	0.008	A
Aroclor 1221	ND		ug/l	0.050	0.011	A
Aroclor 1232	ND		ug/l	0.050	0.023	A
Aroclor 1242	ND		ug/l	0.050	0.018	A
Aroclor 1248	ND		ug/l	0.050	0.023	A
Aroclor 1254	ND		ug/l	0.050	0.008	A
Aroclor 1260	ND		ug/l	0.050	0.017	A

Surrogate	%Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	98		37-123	A
Decachlorobiphenyl	80		38-114	A
2,4,5,6-Tetrachloro-m-xylene	94		37-123	B
Decachlorobiphenyl	96		38-114	B

Lab Control Sample Analysis

Batch Quality Control

Project Name: 266-270 WEST 96TH ST.

Project Number: 170432001

Lab Number: L2109877

Report Date: 03/08/21

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits	Column
Polychlorinated Biphenyls by GC - Westborough Lab Associated sample(s): 01 Batch: WG1471341-2									
Aroclor 1016	95		-		50-140	-		36	A
Aroclor 1260	79		-		8-140	-		38	A

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	95				37-123	A
Decachlorobiphenyl	65				38-114	A
2,4,5,6-Tetrachloro-m-xylene	94				37-123	B
Decachlorobiphenyl	82				38-114	B

METALS

Project Name: 266-270 WEST 96TH ST.
Lab Number: L2109877
Project Number: 170432001
Report Date: 03/08/21

SAMPLE RESULTS

Lab ID: L2109877-01
Client ID: MW22DEP_030121
Sample Location: NEW YORK, NY
Date Collected: 03/01/21 11:45
Date Received: 03/01/21
Field Prep: Not Specified

Sample Depth:
Matrix: Water

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Cadmium, Total	ND		mg/l	0.005	0.001	1	03/02/21 14:54	03/04/21 13:49	EPA 3005A	19,200.7	SV
Copper, Total	0.002	J	mg/l	0.010	0.002	1	03/02/21 14:54	03/04/21 13:49	EPA 3005A	19,200.7	SV
Lead, Total	0.008	J	mg/l	0.010	0.003	1	03/02/21 14:54	03/04/21 13:49	EPA 3005A	19,200.7	SV
Mercury, Total	ND		mg/l	0.00020	0.00009	1	03/02/21 15:37	03/04/21 15:50	EPA 245.1	3,245.1	NB
Nickel, Total	0.006	J	mg/l	0.025	0.002	1	03/02/21 14:54	03/04/21 13:49	EPA 3005A	19,200.7	SV
Zinc, Total	ND		mg/l	0.050	0.002	1	03/02/21 14:54	03/04/21 13:49	EPA 3005A	19,200.7	SV

Project Name: 266-270 WEST 96TH ST. **Lab Number:** L2109877

Project Number: 170432001 **Report Date:** 03/08/21

Method Blank Analysis
Batch Quality Control

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 01 Batch: WG1469658-1										
Cadmium, Total	ND		mg/l	0.005	0.001	1	03/02/21 14:54	03/04/21 12:45	19,200.7	GD
Copper, Total	ND		mg/l	0.010	0.002	1	03/02/21 14:54	03/04/21 12:45	19,200.7	GD
Lead, Total	ND		mg/l	0.010	0.003	1	03/02/21 14:54	03/04/21 12:45	19,200.7	GD
Nickel, Total	ND		mg/l	0.025	0.002	1	03/02/21 14:54	03/04/21 12:45	19,200.7	GD
Zinc, Total	ND		mg/l	0.050	0.002	1	03/02/21 14:54	03/04/21 12:45	19,200.7	GD

Prep Information

Digestion Method: EPA 3005A

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 01 Batch: WG1469661-1										
Mercury, Total	ND		mg/l	0.00020	0.00009	1	03/02/21 15:37	03/04/21 15:27	3,245.1	NB

Prep Information

Digestion Method: EPA 245.1

Lab Control Sample Analysis

Batch Quality Control

Project Name: 266-270 WEST 96TH ST.

Project Number: 170432001

Lab Number: L2109877

Report Date: 03/08/21

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01 Batch: WG1469658-2								
Cadmium, Total	111		-		85-115	-		
Copper, Total	107		-		85-115	-		
Lead, Total	106		-		85-115	-		
Nickel, Total	101		-		85-115	-		
Zinc, Total	111		-		85-115	-		
Total Metals - Mansfield Lab Associated sample(s): 01 Batch: WG1469661-2								
Mercury, Total	98		-		85-115	-		

Matrix Spike Analysis
Batch Quality Control

Project Name: 266-270 WEST 96TH ST.
Project Number: 170432001

Lab Number: L2109877
Report Date: 03/08/21

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01 QC Batch ID: WG1469658-3 QC Sample: L2110037-01 Client ID: MS Sample												
Cadmium, Total	ND	0.051	0.056	109		-	-		75-125	-		20
Copper, Total	0.008J	0.25	0.284	114		-	-		75-125	-		20
Lead, Total	ND	0.51	0.514	101		-	-		75-125	-		20
Nickel, Total	0.006J	0.5	0.492	98		-	-		75-125	-		20
Zinc, Total	0.012J	0.5	0.572	114		-	-		75-125	-		20
Total Metals - Mansfield Lab Associated sample(s): 01 QC Batch ID: WG1469661-3 QC Sample: L2110037-02 Client ID: MS Sample												
Mercury, Total	ND	0.005	0.00430	86		-	-		70-130	-		20

Lab Duplicate Analysis

Batch Quality Control

Project Name: 266-270 WEST 96TH ST.

Project Number: 170432001

Lab Number: L2109877

Report Date: 03/08/21

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01 QC Batch ID: WG1469661-4 QC Sample: L2110037-02 Client ID: DUP Sample						
Mercury, Total	ND	ND	mg/l	NC		20

INORGANICS
&
MISCELLANEOUS

Project Name: 266-270 WEST 96TH ST.
Project Number: 170432001
Lab Number: L2109877
Report Date: 03/08/21

SAMPLE RESULTS

Lab ID: L2109877-01
Client ID: MW22DEP_030121
Sample Location: NEW YORK, NY
Sample Depth:
Matrix: Water

Date Collected: 03/01/21 11:45
Date Received: 03/01/21
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	1400		mg/l	10	NA	1	-	03/03/21 07:20	121,2540B	DW
Solids, Total Suspended	ND		mg/l	5.0	NA	1	-	03/04/21 13:00	121,2540D	AC
Chloride	490		mg/l	20	4.0	20	-	03/02/21 22:52	121,4500CL-E	TL
pH (H)	7.1		SU	-	NA	1	-	03/02/21 02:22	121,4500H+-B	JA
Nitrogen, Nitrate/Nitrite	ND		mg/l	0.10	0.023	1	-	03/05/21 06:57	44,353.2	MR
Total Nitrogen	ND		mg/l	0.30	0.30	1	-	03/05/21 13:42	107,-	JO
Nitrogen, Total Kjeldahl	0.244	J	mg/l	0.300	0.066	1	03/03/21 19:00	03/04/21 18:24	121,4500NH3-H	AT
CBOD, 5 day	ND		mg/l	2.0	NA	1	03/02/21 10:00	03/07/21 11:40	121,5210B	MT
Non-Polar Material by EPA 1664	ND		mg/l	4.00	1.24	1	03/04/21 19:00	03/04/21 20:00	74,1664A	TL
Flash Point	>150		deg F	70	NA	1	-	03/05/21 05:40	1,1010A	MR
Chromium, Hexavalent	0.003	J	mg/l	0.010	0.003	1	03/02/21 04:30	03/02/21 04:53	121,3500CR-B	JA

Project Name: 266-270 WEST 96TH ST.
Project Number: 170432001
Lab Number: L2109877
Report Date: 03/08/21

Method Blank Analysis
Batch Quality Control

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab for sample(s): 01 Batch: WG1469558-1										
Chromium, Hexavalent	ND		mg/l	0.010	0.003	1	03/02/21 04:30	03/02/21 04:49	121,3500CR-B	JA
General Chemistry - Westborough Lab for sample(s): 01 Batch: WG1469670-1										
CBOD, 5 day	ND		mg/l	2.0	NA	1	03/02/21 10:00	03/07/21 11:40	121,5210B	MT
General Chemistry - Westborough Lab for sample(s): 01 Batch: WG1469853-1										
Chloride	ND		mg/l	1.0	0.20	1	-	03/02/21 22:13	121,4500CL-E	TL
General Chemistry - Westborough Lab for sample(s): 01 Batch: WG1470033-1										
Solids, Total	ND		mg/l	10	NA	1	-	03/03/21 07:20	121,2540B	DW
General Chemistry - Westborough Lab for sample(s): 01 Batch: WG1470356-1										
Nitrogen, Total Kjeldahl	ND		mg/l	0.300	0.022	1	03/03/21 19:00	03/04/21 18:18	121,4500NH3-H	AT
General Chemistry - Westborough Lab for sample(s): 01 Batch: WG1470660-1										
Solids, Total Suspended	ND		mg/l	5.0	NA	1	-	03/04/21 13:00	121,2540D	AC
General Chemistry - Westborough Lab for sample(s): 01 Batch: WG1470769-1										
Non-Polar Material by EPA 1664	ND		mg/l	4.00	1.24	1	03/04/21 19:00	03/04/21 20:00	74,1664A	TL
General Chemistry - Westborough Lab for sample(s): 01 Batch: WG1470945-1										
Nitrogen, Nitrate/Nitrite	ND		mg/l	0.10	0.023	1	-	03/05/21 05:32	44,353.2	MR

Lab Control Sample Analysis

Batch Quality Control

Project Name: 266-270 WEST 96TH ST.

Project Number: 170432001

Lab Number: L2109877

Report Date: 03/08/21

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
General Chemistry - Westborough Lab Associated sample(s): 01 Batch: WG1469556-1								
pH	100		-		99-101	-		5
General Chemistry - Westborough Lab Associated sample(s): 01 Batch: WG1469558-2								
Chromium, Hexavalent	102		-		85-115	-		20
General Chemistry - Westborough Lab Associated sample(s): 01 Batch: WG1469670-2								
CBOD, 5 day	98		-		47-104	-		49
General Chemistry - Westborough Lab Associated sample(s): 01 Batch: WG1469853-2								
Chloride	100		-		90-110	-		
General Chemistry - Westborough Lab Associated sample(s): 01 Batch: WG1470033-2								
Solids, Total	97		-		80-120	-		
General Chemistry - Westborough Lab Associated sample(s): 01 Batch: WG1470356-2								
Nitrogen, Total Kjeldahl	100		-		78-122	-		
General Chemistry - Westborough Lab Associated sample(s): 01 Batch: WG1470660-2								
Solids, Total Suspended	96		-		80-120	-		

Lab Control Sample Analysis

Batch Quality Control

Project Name: 266-270 WEST 96TH ST.

Project Number: 170432001

Lab Number: L2109877

Report Date: 03/08/21

Parameter	LCS %Recovery	LCSD %Recovery	%Recovery Limits	RPD	RPD Limits
General Chemistry - Westborough Lab Associated sample(s): 01 Batch: WG1470769-2					
Non-Polar Material by EPA 1664	76	-	64-132	-	34
General Chemistry - Westborough Lab Associated sample(s): 01 Batch: WG1470945-2					
Nitrogen, Nitrate/Nitrite	110	-	90-110	-	
General Chemistry - Westborough Lab Associated sample(s): 01 Batch: WG1470966-1					
Flash Point	100	-	96-104	-	

Matrix Spike Analysis
Batch Quality Control

Project Name: 266-270 WEST 96TH ST.
Project Number: 170432001

Lab Number: L2109877
Report Date: 03/08/21

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1469558-4 QC Sample: L2109877-01 Client ID: MW22DEP_030121												
Chromium, Hexavalent	0.003J	0.1	0.093	93		-	-		85-115	-		20
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1469670-4 QC Sample: L2109877-01 Client ID: MW22DEP_030121												
CBOD, 5 day	ND	100	100	102		-	-		36-125	-		49
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1469853-4 QC Sample: L2109301-01 Client ID: MS Sample												
Chloride	410	20	430	100		-	-		58-140	-		7
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1470356-4 QC Sample: L2109133-02 Client ID: MS Sample												
Nitrogen, Total Kjeldahl	1.38	8	8.06	84		-	-		77-111	-		24
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1470769-4 QC Sample: L2109754-06 Client ID: MS Sample												
Non-Polar Material by EPA 1664	ND	19.8	14.2	72		-	-		64-132	-		34
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1470945-4 QC Sample: L2110170-02 Client ID: MS Sample												
Nitrogen, Nitrate/Nitrite	ND	4	4.0	100		-	-		80-120	-		20

Lab Duplicate Analysis
Batch Quality Control

Project Name: 266-270 WEST 96TH ST.
Project Number: 170432001

Lab Number: L2109877
Report Date: 03/08/21

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1469556-2 QC Sample: L2110023-01 Client ID: DUP Sample						
pH	6.6	6.4	SU	3		5
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1469558-3 QC Sample: L2109877-01 Client ID: MW22DEP_030121						
Chromium, Hexavalent	0.003J	0.004J	mg/l	NC		20
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1469670-3 QC Sample: L2109877-01 Client ID: MW22DEP_030121						
CBOD, 5 day	ND	ND	mg/l	NC		49
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1469853-3 QC Sample: L2109301-01 Client ID: DUP Sample						
Chloride	410	420	mg/l	2		7
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1470033-3 QC Sample: L2109301-01 Client ID: DUP Sample						
Solids, Total	1200	1200	mg/l	0		16
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1470356-3 QC Sample: L2109133-02 Client ID: DUP Sample						
Nitrogen, Total Kjeldahl	1.38	1.38	mg/l	0		24
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1470660-3 QC Sample: L2109925-01 Client ID: DUP Sample						
Solids, Total Suspended	500	500	mg/l	0		29
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1470769-3 QC Sample: L2109754-05 Client ID: DUP Sample						
Non-Polar Material by EPA 1664	ND	ND	mg/l	NC		34
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1470945-3 QC Sample: L2110170-02 Client ID: DUP Sample						
Nitrogen, Nitrate/Nitrite	ND	ND	mg/l	NC		20

Project Name: 266-270 WEST 96TH ST.
Project Number: 170432001

Lab Number: L2109877
Report Date: 03/08/21

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2109877-01A	Vial Na2S2O3 preserved	A	NA		3.4	Y	Absent		624-NYDEP(7)
L2109877-01B	Vial Na2S2O3 preserved	A	NA		3.4	Y	Absent		624-NYDEP(7)
L2109877-01C	Vial Na2S2O3 preserved	A	NA		3.4	Y	Absent		624-NYDEP(7)
L2109877-01D	Plastic 250ml H2SO4 preserved	A	<2	<2	3.4	Y	Absent		TKN-4500(28),NO3/NO2-353(28),TNITROGEN(28)
L2109877-01E	Amber 250ml unpreserved	A	6	6	3.4	Y	Absent		FLASH()
L2109877-01F	Plastic 250ml HNO3 preserved	A	<2	<2	3.4	Y	Absent		NI-UI(180),ZN-UI(180),HG-U(28),CD-UI(180),PB-UI(180),CU-UI(180)
L2109877-01G	Plastic 950ml unpreserved	A	6	6	3.4	Y	Absent		TSC-2540(7),HEXCR-3500(1),CL-4500(28),CBOD5(2),PH-4500(.01)
L2109877-01H	Plastic 950ml unpreserved	A	6	6	3.4	Y	Absent		TSC-2540(7),HEXCR-3500(1),CL-4500(28),CBOD5(2),PH-4500(.01)
L2109877-01I	Plastic 950ml unpreserved	A	6	6	3.4	Y	Absent		TSS-2540(7)
L2109877-01J	Amber 1000ml Na2S2O3	A	6	6	3.4	Y	Absent		625-NYDEP(7)
L2109877-01K	Amber 1000ml Na2S2O3	A	6	6	3.4	Y	Absent		625-NYDEP(7)
L2109877-01L	Amber 1000ml Na2S2O3	A	6	6	3.4	Y	Absent		NYPCB-608-2L(365)
L2109877-01M	Amber 1000ml Na2S2O3	A	6	6	3.4	Y	Absent		NYPCB-608-2L(365)
L2109877-01N	Amber 1000ml Na2S2O3	A	6	6	3.4	Y	Absent		NYPCB-608-2L(365)
L2109877-01O	Amber 1000ml Na2S2O3	A	6	6	3.4	Y	Absent		NYPCB-608-2L(365)
L2109877-01P	Amber 1000ml HCl preserved	A	NA		3.4	Y	Absent		NYTPH-1664(28)
L2109877-01Q	Amber 1000ml HCl preserved	A	NA		3.4	Y	Absent		NYTPH-1664(28)

*Values in parentheses indicate holding time in days

Project Name:	266-270 WEST 96TH ST.	**Lab Number:**	L2109877
Project Number:	170432001	**Report Date:**	03/08/21

GLOSSARY

Acronyms

DL - Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

EDL - Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).

EMPC - Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.

EPA - Environmental Protection Agency.

LCS - Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LCSD - Laboratory Control Sample Duplicate: Refer to LCS.

LFB - Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LOD - Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

LOQ - Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

MDL - Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

MS - Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.

MSD - Matrix Spike Sample Duplicate: Refer to MS.

NA - Not Applicable.

NC - Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.

NDPA/DPA - N-Nitrosodiphenylamine/Diphenylamine.

NI - Not Ignitable.

NP - Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.

NR - No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.

RL - Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

RPD - Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.

SRM - Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.

STLP - Semi-dynamic Tank Leaching Procedure per EPA Method 1315.

TEF - Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.

TEQ - Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.

TIC - Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers

Project Name:	266-270 WEST 96TH ST.	**Lab Number:**	L2109877
Project Number:	170432001	**Report Date:**	03/08/21

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. (Note: 'PFAS, Total (6)' is applicable to MassDEP DW compliance analysis only.). If a 'Total' result is requested, the results of its individual components will also be reported.

The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively Identified Compounds (TICs).

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

Report Format: DU Report with 'J' Qualifiers

Project Name:	266-270 WEST 96TH ST.	**Lab Number:**	L2109877
Project Number:	170432001	**Report Date:**	03/08/21

Data Qualifiers

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

Project Name:	266-270 WEST 96TH ST.	**Lab Number:**	L2109877
Project Number:	170432001	**Report Date:**	03/08/21

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

3 Methods for the Determination of Metals in Environmental Samples, Supplement I. EPA/600/R-94/111. May 1994.

19 Inductively Coupled Plasma Atomic Emission Spectrometric Method for Trace Element Analysis of Water and Wastes. Appendix C, Part 136, 40 CFR (Code of Federal Regulations). July 1, 1999 edition.

44 Methods for the Determination of Inorganic Substances in Environmental Samples, EPA/600/R-93/100, August 1993.

74 Method 1664,Revision A: N-Hexane Extractable Material (HEM; Oil & Grease) and Silica Gel Treated N-Hexane Extractable Material (SGT-HEM; Non-polar Material) by Extraction and Gravimetry, EPA-821-R-98-002, February 1999.

107 Alpha Analytical - In-house calculation method.

121 Standard Methods for the Examination of Water and Wastewater. APHA-AWWA-WEF. Standard Methods Online.

127 Method 608.3: Organochlorine Pesticides and PCBs by GC/HSD, EPA 821-R-16-009, December 2016.

128 Method 624.1: Purgeables by GC/MS, EPA 821-R-16-008, December 2016.

129 Method 625.1: Base/Neutrals and Acids by GC/MS, EPA 821-R-16-007, December 2016.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624/624.1: m/p-xylene, o-xylene, Naphthalene
EPA 8260C/8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270D/8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N**, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb**,** As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

CHAIN OF CUSTODY

PAGE 1 OF 1

ALPHA ANALYTICAL

Westborough, MA TEL: 508-898-9220 FAX: 508-898-9193
Mansfield, MA TEL: 508-822-9300 FAX: 508-822-3288

Date Rec'd in Lab: 3/1

ALPHA Job #: L2109877

Project Information

Project Name: 266-270 West 96th St
Project Location: New York, NY
Project #: 170432001
Project Manager: Kimberly Semon
ALPHA Quote #:

Client Information

Client: LANGAN, DPC
Address: ↓
Phone: ↓
Fax: JYANOWITZ@LANGAN.COM
Email: KSEMON@LANGAN.COM

☐ These samples have been Previously analyzed by Alpha

Turn-Around Time

☒ Standard ☐ Rush (ONLY IF PRE-APPROVED)

Due Date: Time:

Report Information Data Deliverables

☐ FAX ☐ EMAIL
☒ ADEx ☐ Add'l Deliverables

Billing Information

☑ Same as Client info PO #:

Regulatory Requirements/Report Limits

State/Fed Program	Criteria
NYC Sanitary and Combined Sewer Discharge	NYC-SEWER

MCP PRESUMPTIVE CERTAINTY-CT REASONABLE CONFIDENCE PROTOCOLS

☐ Yes ☒ No Are MCP Analytical Methods Required?
☐ Yes ☒ No Are CT RCP (Reasonable Confidence Protocols) Required?

Other Project Specific Requirements/Comments/Detection Limits:
Please see attached list.
PCB reporting limit must be 65ppt. See attached list.

SAMPLE HANDLING
Filtration
☐ Done
☐ Not Needed
☐ Lab to do
Preservation
☐ Lab to do
(Please specify below)

ANALYSIS

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	VOC 624 (See Attached List)	Total Metals (See Attached List)	Chloride, CBOD, Total Solids	Total Suspended Solids	pH, HexChrom	Non Polar Material - 1664	TKN, NO3/NO2	ABN 625 (See Attached List)	PCB 608 - Must acheve 65ppt RL	Flash Point			Sample Specific Comments	TOTAL # BOTTLES
09877-01	MW22DEP_030121	3/1/21	1145	Water	AK	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☐	☐		16
						☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		1
						☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		
						☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		
						☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		
						☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		
						☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		
						☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		
						☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		
						☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		
Container Type						V	P	P	P	P	A	P	A	A	A	-	-		
Preservative						H	C	A	A	A	B	D	H	H	-	-	-		

PLEASE ANSWER QUESTIONS ABOVE!

IS YOUR PROJECT MA MCP or CT RCP?

Relinquished By:	Date/Time	Received By:	Date/Time
[signature]	3/1/2021 1225	[signature]	03/01/21 12:25
[signature]	03/01/21 14:50	[signature]	3/1/21 [illegible]
[signature]	3/1/21	[signature]	3/1/21 2300

3/1 2300

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. All samples submitted are subject to Alpha's Payment Terms.

FORM NO: 01-01(I) (rev. 30-JUL-07)

PHOENIX
Environmental Laboratories, Inc.

Sunday, September 26, 2021

Attn: Ariel Czemerinski
AMC Engineering PLLC
18-36 42nd Street
Astoria, NY 11105

Project ID: **270 W 96TH STREET**
SDG ID: **GCJ32321**
Sample ID#s: **CJ32321**

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Sincerely yours,

Phyllis Shiller
Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B
NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
UT Lab Registration #CT00007
VT Lab Registration #VT11301

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

NY # 11301

Sample Id Cross Reference

September 26, 2021

SDG I.D.: GCJ32321

Project ID: 270 W 96TH STREET

Client Id	Lab Id	Matrix
MONITORING WELL	CJ32321	GW DISCHARGE

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

September 26, 2021

FOR: Attn: Ariel Czemerinski
AMC Engineering PLLC
18-36 42nd Street
Astoria, NY 11105

Sample Information		Custody Information		Date	Time
Matrix:	GW DISCHARGE	Collected by:		09/17/21	12:00
Location Code:	AMC-ENG	Received by:	CP	09/20/21	14:21
Rush Request:	72 Hour	Analyzed by:	see "By" below		
P.O.#:					

Laboratory Data

SDG ID: GCJ32321
Phoenix ID: CJ32321

Project ID: 270 W 96TH STREET
Client ID: MONITORING WELL

Parameter	Result	RL/ PQL	LOD/ MDL	Units	Dilution	Date/Time	By	Reference	
Cadmium	< 0.001	0.001		mg/L	1	09/21/21	CPP	E200.7	
Chromium	0.015	0.001		mg/L	1	09/21/21	CPP	E200.7	
Copper	0.025	0.003		mg/L	1	09/21/21	CPP	E200.7	
Mercury	< 0.0002	0.0002		mg/L	1	09/21/21	AT	E245.1	
Nickel	0.017	0.001		mg/L	1	09/21/21	CPP	E200.7	
Lead	0.056	0.001		mg/L	1	09/21/21	CPP	E200.7	
Zinc	0.054	0.002		mg/L	1	09/21/21	CPP	E200.7	
Flash Point	>200	200		Degree F	1	09/21/21	ARG	SW1010B	
Ignitability	Passed	140		degree F	1	09/21/21	ARG	SW846-Ignit	1
O&G, Non-polar Material	< 1.4	1.4		mg/L	1	09/21/21	MSF	E1664A	
Total Suspended Solids	26	3.3		mg/L	0.7	09/21/21	AMM/QH	SM 2540D-11	
Mercury Digestion	Completed					09/21/21	AB/AB	E245.1	
Semi-Volatile Extraction	Completed					09/21/21	P/D/D	E625.1	
Total Metals Digestion	Completed					09/20/21	AG		
Volatiles									
1,1,1-Trichloroethane	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1	
1,1,2,2-tetrachloroethane	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1	
1,1,2-Trichloroethane	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1	
1,1-Dichloroethane	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1	
1,1-Dichloroethene	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1	
1,2-Dichlorobenzene	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1	
1,2-Dichloroethane	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1	
1,2-Dichloropropane	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1	
1,3-Dichlorobenzene	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1	
1,4-Dichlorobenzene	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1	
Benzene	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1	

Ver 1

Project ID: 270 W 96TH STREET
Client ID: MONITORING WELL

Phoenix I.D.: CJ32321

Parameter	Result	RL/ PQL	LOD/ MDL	Units	Dilution	Date/Time	By	Reference
Bromodichloromethane	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
Bromoform	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
Bromomethane	ND	0.50	0.50	ug/L	1	09/22/21	MH	E624.1
Carbon tetrachloride	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
Chlorobenzene	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
Chloroethane	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
Chloroform	0.66	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
Chloromethane	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
cis-1,2-Dichloroethene	1.6	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
cis-1,3-Dichloropropene	ND	0.40	0.25	ug/L	1	09/22/21	MH	E624.1
Dibromochloromethane	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
Ethylbenzene	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
m&p-Xylene	ND	0.50	0.42	ug/L	1	09/22/21	MH	E624.1
Methyl tert-butyl ether (MTBE)	ND	1.0	0.50	ug/L	1	09/22/21	MH	E624.1
Methylene chloride	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
Naphthalene	ND	1.0	1.0	ug/L	1	09/22/21	MH	E624.1
o-Xylene	ND	0.50	0.45	ug/L	1	09/22/21	MH	E624.1
Tetrachloroethene	0.59	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
Toluene	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
trans-1,2-Dichloroethene	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
trans-1,3-Dichloropropene	ND	0.40	0.25	ug/L	1	09/22/21	MH	E624.1
Trichloroethene	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
Trichlorofluoromethane	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
Vinyl chloride	ND	0.50	0.25	ug/L	1	09/22/21	MH	E624.1
QA/QC Surrogates								
% 1,2-dichlorobenzene-d4	99			%	1	09/22/21	MH	70 - 130 %
% Bromofluorobenzene	100			%	1	09/22/21	MH	70 - 130 %
% Dibromofluoromethane	93			%	1	09/22/21	MH	70 - 130 %
% Toluene-d8	100			%	1	09/22/21	MH	70 - 130 %
Semivolatiles								
1,2,4-Trichlorobenzene	ND	4.8	1.4	ug/L	1	09/24/21	WB	E625.1
Naphthalene	ND	4.8	1.4	ug/L	1	09/24/21	WB	E625.1
Phenol	ND	4.8	1.5	ug/L	1	09/24/21	WB	E625.1
QA/QC Surrogates								
% 2-Fluorobiphenyl	82			%	1	09/24/21	WB	30 - 130 %
% 2-Fluorophenol	76			%	1	09/24/21	WB	10 - 130 %
% Nitrobenzene-d5	85			%	1	09/24/21	WB	15 - 130 %
% Phenol-d5	81			%	1	09/24/21	WB	10 - 130 %

Parameter	Result	RL/ PQL	LOD/ MDL	Units	Dilution	Date/Time	By	Reference

1 = This parameter is not certified by the primary accrediting authority (NY NELAC) for this matrix. NY NELAC does not offer certification for all parameters at this time.

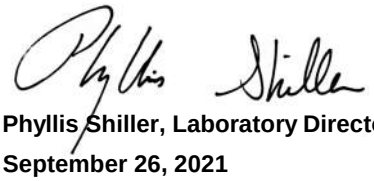
RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level L=Biased Low LOD=Limit of Detection MDL=Method Detection Limit1
QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

Ignitability is based solely on the results of the closed cup flashpoint analysis performed above. Passed is >140 degree F.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director
September 26, 2021
Reviewed and Released by: Rashmi Makol, Project Manager

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

NY # 11301

QA/QC Report

September 26, 2021

QA/QC Data

SDG I.D.: GCJ32321

Parameter	Blank	Blk RL	Sample Result	Dup Result	Dup RPD	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 592830 (mg/L), QC Sample No: CJ32311 (CJ32321)													
Mercury - Water	BRL	0.0002	<0.0002	<0.0002	NC	102			103			80 - 120	20
Comment:													
Additional Mercury criteria: LCS acceptance range for waters is 80-120% and for soils is 70-130%. MS acceptance range is 75-125%.													
QA/QC Batch 592753 (mg/L), QC Sample No: CJ30527 (CJ32321)													
ICP Metals - Aqueous													
Cadmium	BRL	0.0005	<0.001	<0.0005	NC	101	101	0.0	96.9			80 - 120	20
Chromium	BRL	0.0005	0.005	0.0049	2.00	98.5	97.9	0.6	97.2			80 - 120	20
Copper	BRL	0.0025	0.326	0.318	2.50	93.2	91.6	1.7	97.3			80 - 120	20
Lead	BRL	0.0010	<0.001	<0.0010	NC	97.5	96.3	1.2	96.6			80 - 120	20
Nickel	BRL	0.0005	0.021	0.0203	3.40	99.4	98.6	0.8	96.8			80 - 120	20
Zinc	BRL	0.0020	0.005	0.0047	NC	96.2	95.3	0.9	96.9			80 - 120	20
Comment:													
Additional Criteria: LCS acceptance range is 80-120% MS acceptance range 75-125%.													

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

NY # 11301

QA/QC Report

September 26, 2021

QA/QC Data

SDG I.D.: GCJ32321

Parameter	Blank	Blk RL	Sample Result	Dup Result	Dup RPD	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 592841 (mg/L), QC Sample No: CJ29918 (CJ32321)													
O&G, Non-polar Material	BRL	1.4	<1.4	<1.4	NC	95.0			91.0			85 - 115	20
Comment:													
Additional criteria matrix spike acceptance range is 75-125%.													
QA/QC Batch 592839 (mg/L), QC Sample No: CJ31529 (CJ32321)													
Total Suspended Solids	BRL	2.5	<3.3	<3.3	NC	91.0						85 - 115	20
QA/QC Batch 592893 (Degree F), QC Sample No: CJ32589 (CJ32321)													
Flash Point			>200	>200	NC	103						75 - 125	30
Comment:													
Additional criteria matrix spike acceptance range is 75-125%.													
QA/QC Batch 592794 (mg/L), QC Sample No: CJ32321 (CJ32321)													
Chromium, Hexavalent	BRL	0.01	<0.01	<0.01	NC	95.1			105			90 - 110	20
Comment:													
Additional Hexavalent Chromium criteria: LCS acceptance range for waters is 90-110% and MS acceptance range is 85-115%.													

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
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QA/QC Report

September 26, 2021

QA/QC Data

SDG I.D.: GCJ32321

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits	
QA/QC Batch 592939 (ug/L), QC Sample No: CJ32308 (CJ32321)											
Semivolatiles											
1,2,4-Trichlorobenzene	ND	3.5	59	75	23.9				57 - 130	50	
Naphthalene	ND	1.5	68	84	21.1				36 - 120	65	
Phenol	ND	1.0	67	86	24.8				17 - 120	64	
% 2-Fluorobiphenyl	65	%	75	90	18.2				30 - 130	20	
% 2-Fluorophenol	58	%	51	71	32.8				10 - 130	20	r
% Nitrobenzene-d5	58	%	65	82	23.1				15 - 130	20	r
% Phenol-d5	62	%	62	79	24.1				10 - 130	20	r
QA/QC Batch 593270 (ug/L), QC Sample No: CJ32872 (CJ32321)											
Volatiles											
1,1,1-Trichloroethane	ND	1.0	109	106	2.8	115	97	17.0	75 - 125	20	
1,1,2,2-Tetrachloroethane	ND	0.50	109	112	2.7	116	102	12.8	60 - 140	20	
1,1,2-Trichloroethane	ND	1.0	103	104	1.0	106	96	9.9	71 - 129	20	
1,1-Dichloroethane	ND	1.0	106	104	1.9	111	97	13.5	72 - 128	20	
1,1-Dichloroethene	ND	1.0	107	102	4.8	113	93	19.4	50 - 150	20	
1,2-Dichlorobenzene	ND	1.0	102	103	1.0	110	94	15.7	63 - 137	20	
1,2-Dichloroethane	ND	1.0	104	105	1.0	111	97	13.5	68 - 132	20	
1,2-Dichloropropane	ND	1.0	104	102	1.9	110	95	14.6	40 - 160	20	
1,3-Dichlorobenzene	ND	1.0	104	102	1.9	111	95	15.5	73 - 127	20	
1,4-Dichlorobenzene	ND	1.0	102	101	1.0	110	94	15.7	63 - 137	20	
Benzene	ND	0.70	107	105	1.9	115	96	18.0	64 - 136	20	
Bromodichloromethane	ND	0.50	107	106	0.9	111	98	12.4	65 - 135	20	
Bromoform	ND	1.0	107	111	3.7	112	97	14.4	71 - 129	20	
Bromomethane	ND	1.0	105	100	4.9	99	85	15.2	40 - 160	20	
Carbon tetrachloride	ND	1.0	111	124	11.1	114	94	19.2	73 - 127	20	
Chlorobenzene	ND	1.0	104	105	1.0	113	96	16.3	66 - 134	20	
Chloroethane	ND	1.0	106	98	7.8	112	92	19.6	40 - 160	20	
Chloroform	ND	1.0	106	102	3.8	109	97	11.7	67 - 133	20	
Chloromethane	ND	1.0	104	101	2.9	115	97	17.0	40 - 160	20	
cis-1,2-Dichloroethene	ND	1.0	104	101	2.9	107	94	12.9	69 - 131	20	
cis-1,3-Dichloropropene	ND	0.40	106	104	1.9	104	92	12.2	40 - 160	20	
Dibromochloromethane	ND	0.50	109	109	0.0	113	100	12.2	67 - 133	20	
Ethylbenzene	ND	1.0	110	109	0.9	119	99	18.3	59 - 141	20	
m&p-Xylene	ND	1.0	109	108	0.9	117	99	16.7	70 - 130	30	
Methyl t-butyl ether (MTBE)	ND	1.0	100	103	3.0	104	96	8.0	70 - 130	30	
Methylene chloride	ND	1.0	94	96	2.1	99	87	12.9	60 - 140	20	
Naphthalene	ND	1.0	109	111	1.8	112	101	10.3	70 - 130	30	
o-Xylene	ND	1.0	105	103	1.9	113	96	16.3	70 - 130	30	
Tetrachloroethene	ND	1.0	110	106	3.7	115	95	19.0	73 - 127	20	
Toluene	ND	1.0	107	107	0.0	115	97	17.0	74 - 126	20	
trans-1,2-Dichloroethene	ND	1.0	99	98	1.0	106	91	15.2	69 - 131	20	
trans-1,3-Dichloropropene	ND	0.40	108	108	0.0	105	93	12.1	50 - 150	20	

QA/QC Data

SDG I.D.: GCJ32321

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits	
Trichloroethene	ND	1.0	108	107	0.9	116	95	19.9	66 - 134	20	
Trichlorofluoromethane	ND	1.0	117	116	0.9	128	104	20.7	48 - 152	20	r
Vinyl chloride	ND	1.0	116	112	3.5	124	101	20.4	40 - 160	20	
% 1,2-dichlorobenzene-d4	99	%	99	100	1.0	99	99	0.0	70 - 130	30	
% Bromofluorobenzene	98	%	98	99	1.0	98	100	2.0	70 - 130	30	
% Dibromofluoromethane	94	%	97	95	2.1	91	94	3.2	70 - 130	30	
% Toluene-d8	100	%	99	101	2.0	100	100	0.0	70 - 130	30	

Comment:

A blank MS/MSD was analyzed with this batch.

r = This parameter is outside laboratory RPD specified recovery limits.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

RPD - Relative Percent Difference
LCS - Laboratory Control Sample
LCSD - Laboratory Control Sample Duplicate
MS - Matrix Spike
MS Dup - Matrix Spike Duplicate
NC - No Criteria
Intf - Interference

Phyllis Shiller, Laboratory Director
September 26, 2021

Sunday, September 26, 2021

Criteria: NY: DEP EFF

State: NY

Sample Criteria Exceedances Report

GCJ32321 - AMC-ENG

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units

*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.

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Analysis Comments

September 26, 2021 SDG I.D.: GCJ32321

The following analysis comments are made regarding exceptions to criteria not already noted in the Analysis Report or QA/QC Report: None.

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NY Temperature Narration

September 26, 2021

SDG I.D.: GCJ32321

The samples in this delivery group were received at 2.5°C.
(Note acceptance criteria for relevant matrices is above freezing up to 6°C)

PHOENIX
Environmental Laboratories, Inc.

NY/NJ CHAIN OF CUSTODY RECORD

587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06040
Email: info@phoenixlabs.com Fax (860) 645-0823

Client Services (860) 645-8726

Temp 2.5 Pg 1 of 1

Data Delivery:
☐ Fax #:
☑ Emai ARIEL@AMC-ENGINEERING.COM

Customer: AMC ENGINEERING PLLC
Address: 18-36 42nd Street
Astoria NY 11105

Project: 270 W 96th Street
Report to: ARIEL CZEMERINSKI
Invoice to: AMC ENGINEERING PLLC

Project P.O:
Phone #: 718 545-0474
Fax #:

Client Sample - Information - Identification

Sampler's Signature: Max Perez Date: 9/17/2021

Matrix Code:
DW=drinking water WW=wastewater S=soil/solid O=oil
GW=groundwater SL=sludge A=air X=other

Analysis Request

Reduced
☑ DEP Dewatering Protocol (See Attached)

Phoenix Sample #	Customer Sample Identification	Sample Matrix	Date Sampled	Time Sampled	Soil VOA [ ] Methanol [X] S. Bisulfate [ ] H2O	GL Soil container (8) oz	GL Soil container (2) oz	40 ml VOA Vial [ ] As is [x] HCl	GL Amber 1000ml [x] As is [x] H2SO4	PL As is [ ] 250ml [x] 500ml [x] 1000ml	PL H2SO4 [x] 250ml [ ] 500ml	PL HNO3 250ml	PL NaOH 250ml	Bacteria Bottle
32321	Monitoring Well	GW	9/17/21	12:00 PM				3	3	2	1	1		

Relinquished by:	Accepted by:	Date:	Time:
		9/17/21	1
		9/20/21	1421

Turnaround:
☐ 1 Day*
☐ 2 Days*
☐ 3 Days*
☒ Standard
☐ Other 5 DAYS
* SURCHARGE APPLIES

NJ
☐ Res. Criteria
☐ Non-Res. Criteria
☐ Impact to GW Soil Cleanup Criteria
☐ GW Criteria

NY
☐ TAGM 4046 GW
☐ TAGM 4046 SOIL
☐ NY375 Unrestricted Soil
☐ NY375 Residential Soil
■ DEP Dewatering Protocol

Data Format
☐ Phoenix Std Report
■ Excel
■ PDF
☐ GIS/Key
☐ EQuIS
☐ NJ Hazsite EDD
☐ NY EZ EDD (ASP)
☐ Other

Data Package
☐ NJ Reduced Deliv. *
☐ NY Enhanced (ASP B) *
☐ Other

Comments, Special Requirements or Regulations:

pH = 7.06 Temp = 76.3

Note: For Chromium: If outside of holding time, please test for Total chromium instead of Cr(IV)

State where samples were collected: NY