New York State Department of Environmental Conservation

Petroleum Remediation Bi-Annual Status Report
July 1, 2025 to December 31, 2025

Lexington Houses
1774 3rd Avenue
New York, NY 10029

NYSDEC Spill No. 0304465
NYSDEC PBS No. 2-601952

NYCHA Contract No. 2431511
H2M Project No. NYHA2501

February 2026
Revision 0

Prepared for:

New York City Housing Authority
Technical Services Department
Fuel Oil Remediation and Heating Unit
23-02 49th Avenue
Long Island City, NY 11101

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H 2 M architects + engineers

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ABBREVIATIONS AND ACRONYMS

Abbreviation or Acronym	Full Text
AST	Aboveground Storage Tank
B2-Y25	Bi-Annual Status Report, Half then Year
BE&K	BE&K Environmental Company
CP-51	NYSDEC Commissioner's Policy 51
DER-10	Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation
ftbg	Feet below grade
GF	Gannett Fleming Engineers and Architects, P.C.
H2M	H2M architects + engineers
LNAPL	Light Non-Aqueous Phase Liquid
MP	Malcolm Pirnie, Inc.
MTA	Metropolitan Transportation Authority
NYCDEP	New York City Department of Environmental Protection
NYCHA	New York City Housing Authority
NYCT	New York City Transit
NYSDEC	New York State Department of Environmental Conservation
PBS	Petroleum Bulk Storage
PRS	Product Recovery System
SBE	SBE Enterprises, Inc.
SIR	Site Investigation Report
SVOC	Semi-volatile organic compound
TRC	TRC Companies, Inc.
UST	Underground Storage Tank
VEFR	Vacuum Enhanced Fluid Recovery
VOC	Volatile Organic Compounds

1.0 INTRODUCTION

H2M architects + engineers (H2M) has prepared this New York State Department of Environmental Conservation (NYSDEC) Petroleum Remediation Bi-Annual Status Report for the New York City Housing Authority's (NYCHA's) Lexington Houses Development (herein referred to as "the Site"). The purpose of this bi-annual report is to summarize petroleum remediation activities performed at the Site, provide an analysis of the current remediation system effectiveness, and provide recommendations going forward. The NYCHA field inspection records summarized in this report are for the period beginning July 1, 2025 to December 31, 2025 (B2-Y25). The Site is located at 1774 3rd Avenue, New York, NY and a Site Location and Topographic Map is provided as Figure 1. General Site information is summarized in Table 1 below.

Table 1
General Site Information

Site Address	1774 3rd Avenue, New York, NY
Regulatory Agency	NYCDEC Region 2
Regulatory Contact	Mr. MD Hoque
NYSDEC Spill No.	0304465
NYSDEC PBS No.	2-601952
NYCHA Contact	Mr. Ryan McPherson
H2M Project Manager	Mr. Joseph Loesch
Current Site Status	Active housing complex
Monitoring Period	B2-Y25

2.0 SITE HISTORY

Table 2 provides a Site timeline of relevant information pertaining to storage tank installation and removal, spills history, the product recovery system (PRS), and details of other environmental assessments and investigations.

Table 2
Site Timeline

Date	Description
1980	Two 20,000-gallon single-walled steel underground storage tanks (USTs) were installed to store fuel oil (Tanks Old No. 1 and Old No. 2)
1990 – June	Spill case 9002647 was reported due to a tank test failure. An unspecified quantity of petroleum was spilled.
1994 – August	Spill case 9406745 was reported due to a tank test failure. An unspecified quantity of petroleum was spilled.
1997	BE&K Environmental Company (BE&K) and H2M prepared an Investigative Summary and Remedial Plan for the Site that resulted in the installation of seven monitoring wells, MW-1 through MW-6, and MW-8. Free product was observed in five of the seven monitoring wells. Three soil samples and two groundwater samples were collected and analyzed. Volatile organic compounds (VOCs) were detected in monitoring well MW-2 and two of the soil samples. Semi-volatile organic compounds (SVOCs) were detected in all the soil samples.
1997	One 20,000-gallon single-walled steel UST (Tank No. Old No. 1) was closed-in-place.
1998 – February	Spill case 9002647 was closed.

Date	Description
1998	The PRS was installed, including two recovery wells with pneumatic pumps, piping, an oil/water separator and a 275-gallon product recovery oil holding tank. TRC Companies, Inc. (TRC) designed the PRS after free product was found in five of seven monitoring wells installed during a subsurface Site investigation.
	One 275-gallon above ground storage tank (AST) associated with the PRS was installed to store recovered oil (Tank No. W/O No. 1).
2000 – October	One temporary 20,000-gallon double-walled steel AST (Tank No. T1) was installed to store No. 2 fuel oil.
2003 – April	One 20,000-gallon single-walled steel UST (Tank No. Old No. 2) was removed.
2003 – July	Spill case 0304465 was reported for an unspecified reason. An unspecified quantity of petroleum was spilled.
2003 – December	One 20,000-gallon double-walled steel UST (Tank No. 1) was installed to store No. 2 fuel oil.
2004 – April	One temporary 20,000-gallon double-walled steel AST (Tank No. T1) was closed and removed.
2005 – October	Spill case 9712419 was closed.
2006 – February	Spill case 9406745 was closed.
2009 – March	Gannett Fleming Engineers and Architects, P.C. (GF) prepared a Site Investigation Work Plan to evaluate the effectiveness of the PRS installed in 1998 and to assess the petroleum product plume. GF inspected site conditions surrounding the tank area and the boiler room. Monitoring wells MW-3, MW-5, and MW-6 were the only monitoring wells located. Monitoring wells MW-3 and MW-6 both contained free product. The plan proposed the installation of additional borings and monitoring wells.
2010 – July	Malcolm Pirnie, Inc. (MP) completed a Site Investigation Report (SIR) to delineate and quantify the extent of petroleum-impacted soil and free product near the former USTs. As part of the investigation, five monitoring wells were installed; MW-7, MW-9, MW-10, MW-11, and MW-12. Free product was encountered in four groundwater monitoring wells (MW-3, MW-4, MW-6, and MW-12) located west, south, and east of the former USTs and observed seeping into a nearby New York City Transit (NYCT) Metropolitan Transit Authority (MTA) building. No free product was observed in monitoring wells MW-5, MW-7, and MW-8 through MW-11; therefore, the lateral extent of the free product plume to the north and south has been defined.
2010 – October	MP recommended continuation of the existing Vacuum Enhanced Fluid Recovery (VEFR) program to remove free phase product. This report was submitted to the NYSDEC on October 27, 2010. PRS continued operation.

3.0 SITE SPECIFIC GEOLOGY & HYDROLOGY

The topography of the Site is hilly, sloping downward towards the southeast. The subsurface lithology includes a layer of dark to medium brown silty sand, some clay, and urban fill. The fill consists of gravel and red brick and extends to approximately eight feet below grade (ftbg). A layer of dark brown sand, silt, and clay with some fractured weathered bedrock (mica) lies below the upper layer. Competent bedrock begins at approximately four to 19 ftbg.

According to the Investigative Summary and Remedial Plan completed in September 1997 by SBE Enterprises, Inc. (SBE) and H2M, the inferred groundwater flow direction is east towards the East River. Depth to groundwater varies between four and 17 ftbg.

4.0 REMEDIATION SYSTEM

The PRS initially consisted of two recovery wells, RW-1 and RW-2, with pneumatic pumps, piping, an oil/water separator and a 275-gallon AST to hold recovered petroleum product. The PRS has been in operation since 1998. There have been chronic issues with recovery well RW-2. The recovery well constantly was clogged with mud and had an absence of product since August 2015. The pump and recovery system in recovery well RW-2 was replaced by a passive oil absorbent sock. Figure 2 shows the locations of the recovery wells. The PRS remediation program at the Site was designed and installed by TRC. The groundwater drawdown system is a standard remediation technique. This PRS uses a pump-on-cycle operation in which the recovery wells each have a pneumatic pump that operates on timers for a set period and frequency. When the pumps are on, the groundwater table is drawn-down at the lower pump intake while the top pump intake captures the oil on the surface of the groundwater. Recovered oil is then pumped an oil/water separator that empties the oil into the 275-gallon used oil AST and the water into the sewer system. The PRS system was operational during this monitoring period.

The discharge water is monitored for compliance with New York City Department of Environmental Protection (NYCDEP) effluent standards. Specifically, the effluent is sampled and analyzed for Oil & Grease by EPA Method 1664A. The results of the sampling provided in Table 3 below show the concentration of oil/water mixture in the effluent did not exceed the NYCDEP Effluent Standard of 50 mg/L in the monitoring period. Laboratory results are provided in Appendix B.

Table 3
Oil & Grease Discharge Sampling Results

Date	Concentration (mg/L)	NYCDEP Effluent Standard (mg/L)
July 2, 2025	35.6	50
August 14, 2025	15.3	50
September 5, 2025	14.5	50
October 31, 2025	9.6	50
November 15, 2025	1.4	50
December 22, 2025	6.9	50

5.0 WORK PERFORMED

Based upon records provided by NYCHA, the following remedial activities were performed at the Site during the current monitoring period:

- Operation and maintenance of the PRS; and
- Gauging the monitoring wells for depth to water and depth to product; and
- Removal of oil/water mixture from monitoring wells by the Vacuum Enhanced Fluid Recovery (VEFR) method.

6.0 GROUNDWATER MONITORING

A summary of the groundwater monitoring is provided in Table 4 below.

Table 4
Groundwater Monitoring During B2-Y25

Number of Accessible Wells	Ten Monitoring Wells; Two Recovery Wells
Gauging Frequency	January through June
Light Non-Aqueous Phase Liquid (LNAPL)	Yes
Groundwater Depth	9' 2" (MW-12) to 18' 8" (MW-10) ftbg
Groundwater Flow Direction	East (inferred)

Groundwater monitoring is currently performed with an electronic oil/water interface meter. Recent data from the current monitoring period indicates:

- Free product was observed in monitoring wells MW-3, MW-6, and recovery well RW-1; and
- Monitoring well MW-4, MW-9 and recovery well RW-2 were not gauged during the current monitoring period; and
- Free product was not encountered in the remaining accessible monitoring wells.

7.0 FREE PRODUCT RECOVERY

Free product is primarily removed from the subsurface using oil-absorbent "socks" in monitoring wells MW-3 and MW-6. The socks are removed and replaced when they become saturated with oil. The saturated socks are disposed of properly. However, the socks were not used in any of the wells during this monitoring period. The PRS collects oil into the 275-gallon product recovery oil holding tank from RW-1. Additionally, free product is typically removed from the subsurface utilizing the VEFR technique. VEFR events were performed on July 16, 2025 (75-gal), August 11, 2025 (75-gal), September 4, 2025 (100-gal), November 10, 2025 (75-gal). A total of 325-gallons of oil/water mixture was removed.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Due to ongoing clogging issues, recovery well RW-2 was taken out of service and replaced with an oil absorbent sock. Free product was consistently observed in MW-6 and RW-1.

To summarize, H2M makes the following recommendations:

1. Continue operation of the PRS with recovery well RW-1 and record volume recovered monthly;
2. Install oil-absorbent socks in monitoring wells MW-3, MW-6, and MW-9. Replace the oil absorbents quarterly (or monthly if saturated within a monitoring period);
3. Continue to perform VEFR in monitoring wells with free product; and
4. Once monitoring consistently demonstrates that free product is no longer recharging into the monitoring wells:
    - The monitoring wells should be sampled for analytes associated with fuel oil in accordance with NYSDEC Commissioner's Policy (CP-51) guidance.
    - In accordance with the NYSDEC Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10), the NYSDEC may be petitioned for Spill Closure based upon the analytical results of four consecutive quarters (trend monitoring). Trend monitoring is conducted once there is sufficient quality data to develop an understanding of the effectiveness of the remedy (PRS, VEFR, and oil-absorbent socks).

FIGURES

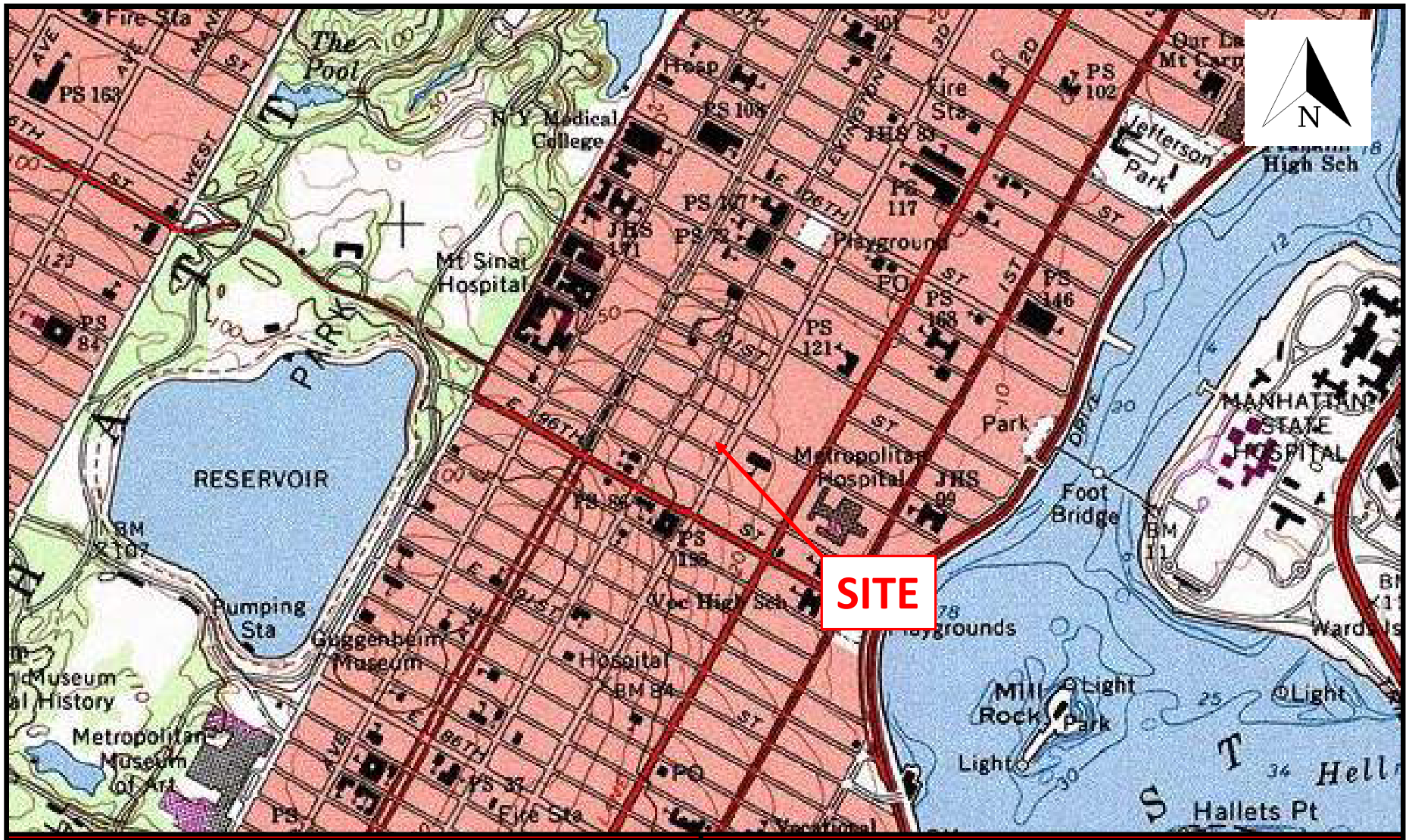

Figure 1 - Site Location and Topographic Map

Project:	**Lexington Houses**
	Bi-Annual Status Report
Client:	**New York City Housing Authority**
Site:	**1774 3rd Avenue**
	New York, NY 10029

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230 West 38th Street, 14th Floor
New York, NY 10018

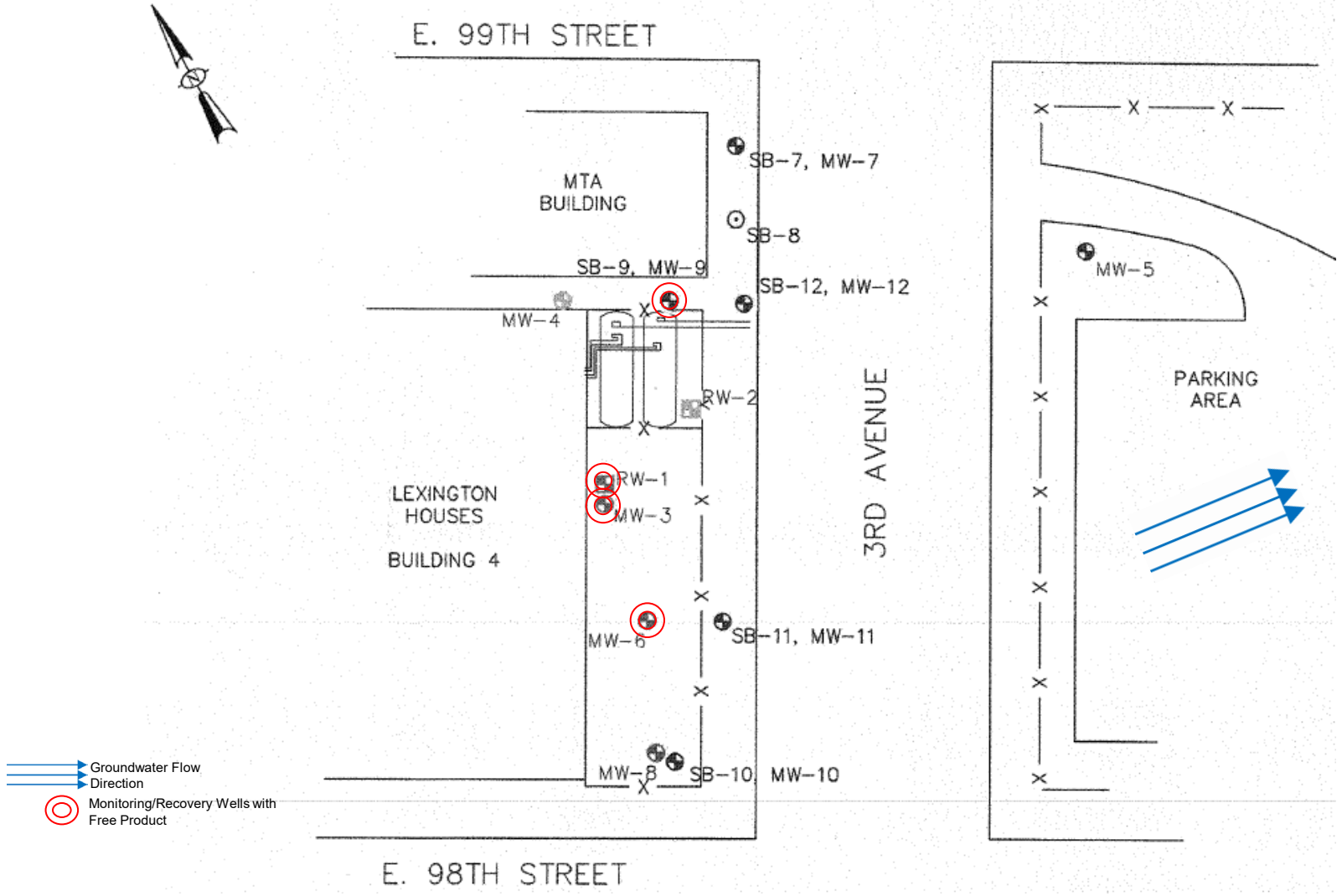

Figure 2 – Site Plan

Project: **Lexington Houses**
First Half 2025 Bi-Annual Status Report
Client: **New York City Housing Authority**
Site: **1774 3rd Avenue**
New York, NY 10029

architects + engineers
230 West 38th Street, 14th Floor
New York, NY 10018

TABLES

Table 5

Data Summary for Monitoring and Recovery Wells

Well ID	7/16/2025		8/11/2025		9/4/2025		10/17/2025		11/10/2025		12/10/2025	
	Depth to GW	Amount of Oil (ft)	Depth to GW	Amount of Oil (ft)	Depth to GW	Amount of Oil (ft)	Depth to GW	Amount of Oil (ft)	Depth to GW	Amount of Oil (ft)	Depth to GW	Amount of Oil (ft)
MW-3	11.00	--	10.60	0.33	11.00	--	10.33	0.33	11.00	--	10.42	0.42
MW-4	--	--	--	--	--	--	--	--	--	--	--	--
MW-5	15.08	--	15.60	--	15.50	--	15.42	--	15.17	--	15.33	--
MW-6	11.33	0.42	10.50	0.08	11.50	0.33	10.33	0.25	10.75	0.33	10.75	0.33
MW-7	--	--	--	--	--	--	--	--	--	--	--	--
MW-8	--	--	11.10	--	11.00	--	10.50	--	--	--	10.66	--
MW-9	--	--	--	--	--	--	--	--	--	--	--	--
MW-10	--	--	11.90	--	--	--	11.42	--	10.75	--	18.66	--
MW-11	10.58	--	11.50	--	12.00	--	10.66	--	12.33	--	11.25	--
MW-12	--	--	9.40	--	--	--	9.25	--	10.00	--	9.16	--
MW-13	--	--	10.50	--	10.25	--	10.00	--	--	--	10.16	--
RW-1	12.25	0.33	10.90	0.33	11.50	0.33	--	--	--	--	--	--
RW-2	--	--	--	--	--	--	--	--	--	--	--	--

MW = Monitoring Well
RW = Recovery Well

APPENDIX A

NYCHA Inspection Records

NEW YORK CITY HOUSING AUTHORITY
TECHNICAL SERVICES DEPARTMENT
REMEDIATION UNIT

PRODUCT RECOVERY/MONITORING SYSTEMS INSPECTION REPORT

Development: Lexington EDP #: 0374 Inspection Date: 7/16/2025

Borough: Manhattan PBS #: 601952

Boiler Room Address: 1774 3rd Ave

SYSTEM INSPECTION

- Control Panel ____ On ____ Off
- Fault Lights ____ On ____ Off
- Power Panel ____ On ____ Off
- Fault Lights ____ On ____ Off

Check Compressor Oil Level ____ Yes Change Oil ____ Yes ____ No

- Oil/Water Separator ____ On Line ____ Off Line
- External Condition of Separator ____ Satisfactory ____ Unsatisfactory
- Internal Condition of Separator ____ Satisfactory ____ Unsatisfactory

Comments:

- Oil Level in Accumulation Chamber ____ *Inches*
- Oil/Water Levels in Separator *Measured From bottom of Separator* 16" Oil 26" Water
- Cleaned Separator ____ Yes ____ No
- Cleaned/Checked Sensor Operation ____ Yes ____ No
- Checked Transfer Pump Operation ____ Yes ____ No

Comments:

- Effluent Water Sample Taken ____ Yes ____ No
- Effluent Meter Reading *(Gallons)* ____

Comments:

SUMP PIT INSPECTION

- Condition of Pit: ✓ Satisfactory _____ Unsatisfactory

Comments: _____

HOLDING TANK INSPECTION

- Condition of Tank: ✓ Satisfactory _____ Unsatisfactory
- Tank Capacity (gallons): 275 Amt. Of Oil in Tank: 1 gallon Amt. of Water in Tank: 0 gallon
- Amt. of Product Removed (gallons): Oil: 0 Water: 0

Comments: _____

RECOVERY/MONITORING WELLS INSPECTION

- Measured and Recorded Levels in Monitor and Recovery Wells: ✓ Yes _____ No
- Bailed and Recorded Volume of Product Removed From Wells: ✓ Yes _____ No
- Checked and Adjusted Pump and Sensor Levels: ✓ Yes _____ No
- Cleaned Level Sensors and Tested: _____ Yes ✓ No
- All Well Covers Secured: ✓ Yes _____ No

Comments: 75 gallons VAC-Out from Lexington

SITE SUMMARY

- Date of Last Visit: _____
- Amount of Oil Recovered Since Last Visit (gallons): _____
- Amount of Water Pumped Since Last Visit (gallons): _____

INSPECTOR'S SIGNATURE: L. Washington / L. Washington / 7/16/2025
PRINT / SIGNATURE / DATE

INSPECTOR'S SIGNATURE: _____ / _____ / _____
PRINT / SIGNATURE / DATE

Distribution: Remediation Unit Coordinator, Development Superintendent, Steve Sacaccio, NYSDEC

TECHNICAL SERVICES DEPARTMENT

OIL REMEDIATION UNIT — MONITORING WELLS

Development: Lexington Date: 7/16/2025

Monitoring Wells	Depth to oil	Depth to water	Oil thickness	After vac reading	Comments
11		10'7"			4" PVC
6	10'9"	11'4"	5"		4" PVC
3		11'0"			2" PVC
12	[illegible]	[illegible]			Cap Over W-11
5		10'0			4" PVC
		15'1"			2" PVC

INSPECTOR'S SIGNATURE: [signature] Print L. Washington DATE: 7/16/2025

INSPECTOR'S SIGNATURE: _____ Print _____ DATE:

TECHNICAL SERVICES DEPARTMENT

OIL REMEDIATION UNIT — RECOVERY WELLS

Development: Lexington Date: 7/16/2025

Recovery Wells	Depth to oil	Depth to water	Oil thickness	After vac reading	Comments
1	11'9"	12'3"	4"		4" PVC

INSPECTOR'S SIGNATURE: [signature] Print L. Washington DATE: 7/16/2025

INSPECTOR'S SIGNATURE: _____ Print _____ DATE:

NEW YORK CITY HOUSING AUTHORITY
TECHNICAL SERVICES DEPARTMENT
REMEDIATION UNIT

PRODUCT RECOVERY/MONITORING SYSTEMS INSPECTION REPORT

Development: Lexington EDP #: 217 Inspection Date: 8-11-2025

Borough: Manhatten PBS #: 601952

Boiler Room Address: 1774 3rd Ave

SYSTEM INSPECTION

- Control Panel ✓ On ___ Off
- Fault Lights ___ On ✓ Off
- Power Panel ✓ On ___ Off
- Fault Lights ___ On ✓ Off

Comments: System running

- Oil/Water Separator ✓ On Line ___ Off Line
- External Condition of Separator ✓ Satisfactory ___ Unsatisfactory
- Internal Condition of Separator ✓ Satisfactory ___ Unsatisfactory

Comments: Oil water separator running good

- Sediment Accumulation in Separator 0 *inches*
- Oil/Water Levels in Separator *Measured From Top of Separator* ½inch Oil 25½ inches Water
- Cleaned Separator ___ Yes ✓ No
- Cleaned/Checked Sensor Operation ___ Yes ✓ No
- Checked Transfer Pump Operation ___ Yes ✓ No

Comments: did not clean separator because system is running.

- Effluent Water Sample Taken ___ Yes ✓ No
- Effluent Meter Reading *(Gallons)* N/A

Comments: meter not working.

nts: _____

SUMP PIT INSPECTION

- Condition of Pit: ✓ Satisfactory _____ Unsatisfactory

Comments: _____

HOLDING TANK INSPECTION

- Condition of Tank: ✓ Satisfactory _____ Unsatisfactory
- Tank Capacity (gallons): 275 Amt. Of Oil in Tank: 19 gallons Amt. of Water in Tank: 37 gallons
- Amt. of Product Removed (gallons): Oil: 19 gallons Water: 37 gallons

Comments: 5 inches of oil and 8 inches of water.

RECOVERY/MONITORING WELLS INSPECTION

- Measured and Recorded Levels in Monitor and Recovery Wells: ✓ Yes _____ No
- Bailed and Recorded Volume of Product Removed From Wells ✓ Yes _____ No
- Checked and Adjusted Pump and Sensor Levels: ✓ Yes _____ No
- Cleaned Level Sensors and Tested: ✓ Yes _____ No
- All Well Covers Secured: ✓ Yes _____ No

Comments: _____

SITE SUMMARY

- Date of Last Visit: 8-12-2025
- Amount of Oil Recovered Since Last Visit (gallons): 15 gallons = 75 gallons
- Amount of Water Pumped Since Last Visit (gallons): 60 gallons

INSPECTOR'S SIGNATURE: D. Anderson _____ 8-11-2025
PRINT SIGNATURE DATE

INSPECTOR'S SIGNATURE: _____ _____ _____
PRINT SIGNATURE DATE

TECHNICAL SERVICES DEPARTMENT

OIL REMEDIATION UNIT — MONITORING WELLS

Development: Lexington Houses Date: 8-11-2025

Monitoring Wells	Depth to oil	Depth to water	Oil thickness	After vac reading	Comments
3	10.2	10.6	4 inches	11.2	2 inch pvc
6	10.4	10.5	1 inch	11.9	4 inch pvc
8	—	11.1	—	—	4 inch pvc
10	—	11.9	—	—	4 inch pvc
11	—	11.5	—	—	4 inch pvc
12	—	9.4	—	—	4 inch pvc
5	—	15.6	—	—	4 inch pvc
13	—	10.5	—	—	2 inch pvc
					4 inch pvc
		50 gallons			

INSPECTOR'S SIGNATURE: _____ Print D. Anderson DATE: 8-11-2025

INSPECTOR'S SIGNATURE: _____ Print _____ DATE:

TECHNICAL SERVICES DEPARTMENT

OIL REMEDIATION UNIT

RECOVERY WELLS

Development: Lexington Houses

Date: 8-11-2025

Recovery Wells	Depth to oil	Depth to water	Oil thickness	After vac reading	Comments
RW #1	10.5	10.9	4inches	11.3	4inch pvc
		25 gallons			

INSPECTOR'S SIGNATURE: _____ Print D. Anderson DATE: 8-11-2025

INSPECTOR'S SIGNATURE: _____ Print _____ DATE:

NEW YORK CITY HOUSING AUTHORITY
TECHNICAL SERVICES DEPARTMENT
REMEDIATION UNIT

PRODUCT RECOVERY/MONITORING SYSTEMS INSPECTION REPORT

Development: Lexington EDP #: 0374 Inspection Date: 9/4/2025

Borough: Manhattan PBS #: 601952

Boiler Room Address: 1774 3rd Ave

SYSTEM INSPECTION

- Control Panel ✓ On ___ Off
- Fault Lights ___ On ✓ Off
- Power Panel ✓ On ___ Off
- Fault Lights ___ On ✓ Off

Check Compressor Oil Level ✓ Yes Change Oil ___ Yes ✓ No

- Oil/Water Separator ✓ On Line ___ Off Line
- External Condition of Separator ✓ Satisfactory ___ Unsatisfactory
- Internal Condition of Separator ✓ Satisfactory ___ Unsatisfactory

Comments:

- Oil Level in Accumulation Chamber 6" *Inches*
- Oil/Water Levels in Separator *Measured From bottom of Separator* 3" Oil 14" Water
- Cleaned Separator ___ Yes ✓ No
- Cleaned/Checked Sensor Operation ✓ Yes ___ No
- Checked Transfer Pump Operation ✓ Yes ___ No

Comments:

- Effluent Water Sample Taken ✓ Yes ___ No
- Effluent Meter Reading *(Gallons)* ___

Comments:

SUMP PIT INSPECTION

- Condition of Pit: ✓ Satisfactory _____ Unsatisfactory

Comments: _____

HOLDING TANK INSPECTION

- Condition of Tank: ✓ Satisfactory _____ Unsatisfactory
- Tank Capacity (gallons): 275 Amt. Of Oil in Tank: 3" Amt. of Water in Tank: 6"
- Amt. of Product Removed (gallons): Oil: ϕ Water: ϕ

Comments: _____

RECOVERY/MONITORING WELLS INSPECTION

- Measured and Recorded Levels in Monitor and Recovery Wells: ✓ Yes _____ No
- Bailed and Recorded Volume of Product Removed From Wells: ✓ Yes _____ No
- Checked and Adjusted Pump and Sensor Levels: ✓ Yes _____ No
- Cleaned Level Sensors and Tested: _____ Yes ✓ No
- All Well Covers Secured: ✓ Yes _____ No

Comments: 100 Gallons Removed from Lexington

SITE SUMMARY

- Date of Last Visit: _____
- Amount of Oil Recovered Since Last Visit (gallons): _____
- Amount of Water Pumped Since Last Visit (gallons): _____

INSPECTOR'S SIGNATURE: Ronnell Washington R. Washington — 9/4/2025

PRINT SIGNATURE DATE

INSPECTOR'S SIGNATURE: J Perdomo — 9/4/25

PRINT SIGNATURE DATE

Distribution: Remediation Unit Coordinator, Development Superintendent, NYSDEC

TECHNICAL SERVICES DEPARTMENT

OIL REMEDIATION UNIT — MONITORING WELLS

Development: Lexington Houses Date: 9/4/2025

Monitoring Wells	Depth to oil	Depth to water	Oil thickness	After vac reading	Comments
11		12'0"			4" PVC
6	11'2"	11'6"	4"	11'8"	4" PVC
8		11'0"			4" PVC
3		11'0"			2" PVC
12					
13		10'3"			CAR Over Well
5		15'6"			4" PVC
					4" PVC

INSPECTOR'S SIGNATURE: _____ Print L Washington DATE: 9/4/2025

INSPECTOR'S SIGNATURE: _____ Print J Perdomo DATE:

TECHNICAL SERVICES DEPARTMENT

OIL REMEDIATION UNIT

RECOVERY WELLS

Development: Lexington Houses Date: 9/4/2025

Recovery Wells	Depth to oil	Depth to water	Oil thickness	After vac reading	Comments
1	11'3"	11'6"	4"	12'0 in.	4"

INSPECTOR'S SIGNATURE: [signature] Print R. Washington DATE: 9/4/2025

INSPECTOR'S SIGNATURE: [signature] Print J Perdomo DATE:

TECHNICAL SERVICES DEPARTMENT

OIL REMEDIATION UNIT — MONITORING WELLS

Development: Lexington Date: 10/17/2025

Monitoring Wells	Depth to oil	Depth to water	Oil thickness	After vac reading	Comments
3	10'0"	10'4"	4"	11'2"	2" PVC
6	10'0"	10'4"	3"	12'0"	4" PVC
8		10'6"			4" PVC
10		11'5"			4" PVC
11		10'8"			4" PVC
12		9'3"			4" PVC
15		15'5"			4" PVC
13		10'1"			4" PVC
					100 gallons
					VAC-Out

INSPECTOR'S SIGNATURE: R Washington Print R Washington DATE: 10/17/2025

INSPECTOR'S SIGNATURE: _____ Print _____ DATE:

NEW YORK CITY HOUSING AUTHORITY
TECHNICAL SERVICES DEPARTMENT
REMEDIATION UNIT

PRODUCT RECOVERY/MONITORING SYSTEMS INSPECTION REPORT

Development: Lexington EDP #: 0374 Inspection Date: 11/10/2025

Borough: Manhattan PBS #: 601952

Boiler Room Address: 1774 3rd Ave

SYSTEM INSPECTION

- Control Panel ✓ On ___ Off
- Fault Lights ___ On ✓ Off
- Power Panel ✓ On ___ Off
- Fault Lights ___ On ✓ Off

Check Compressor Oil Level ✓ Yes Change Oil ___ Yes ✓ No

- Oil/Water Separator ✓ On Line ___ Off Line
- External Condition of Separator ✓ Satisfactory ___ Unsatisfactory
- Internal Condition of Separator ✓ Satisfactory ___ Unsatisfactory

Comments:

- Oil Level in Accumulation Chamber 5" *Inches*
- Oil/Water Levels in Separator *Measured From bottom of Separator* 5" Oil 12" Water
- Cleaned Separator ___ Yes ✓ No
- Cleaned/Checked Sensor Operation ✓ Yes ___ No
- Checked Transfer Pump Operation ✓ Yes ___ No

Comments:

- Effluent Water Sample Taken ✓ Yes ___ No
- Effluent Meter Reading *(Gallons)* ___

Comments:

SUMP PIT INSPECTION

- Condition of Pit: ✓ Satisfactory _____ Unsatisfactory

Comments: _____

HOLDING TANK INSPECTION

- Condition of Tank: ✓ Satisfactory _____ Unsatisfactory
- Tank Capacity (gallons): 275 Amt. Of Oil in Tank: 0 Amt. of Water in Tank: 0
- Amt. of Product Removed (gallons): Oil: 0 Water: 0

Comments: _____

RECOVERY/MONITORING WELLS INSPECTION

- Measured and Recorded Levels in Monitor and Recovery Wells: ✓ Yes _____ No
- Bailed and Recorded Volume of Product Removed From Wells: ✓ Yes _____ No
- Checked and Adjusted Pump and Sensor Levels: ✓ Yes _____ No
- Cleaned Level Sensors and Tested: _____ Yes ✓ No
- All Well Covers Secured: ✓ Yes _____ No

Comments: 75 gallons VAC-out from Lexington

SITE SUMMARY

- Date of Last Visit: _____
- Amount of Oil Recovered Since Last Visit (gallons): _____
- Amount of Water Pumped Since Last Visit (gallons): _____

INSPECTOR'S SIGNATURE: R Washington (PRINT) R Washington (SIGNATURE) 11/10/2025 (DATE)

INSPECTOR'S SIGNATURE: Joel Perdomo (PRINT) _____ (SIGNATURE) 11/11/2025 (DATE)

Distribution: Remediation Unit Coordinator, Development Superintendent, NYSDEC

TECHNICAL SERVICES DEPARTMENT

OIL REMEDIATION UNIT — MONITORING WELLS

Development: Lexington Houses Date: 11/10/2025

Monitoring Wells	Depth to oil	Depth to water	Oil thickness	After vac reading	Comments
11		12' 4"			4" PVC
6	10'5"	18' 9"	4"	11'2"	4" PVC
3		11'0"			2" PVC
10		10'9"			4" PVC
12		10'0"			4" PVC
5		10'0"			4" PVC Dry Well
		15'2"			2" PVC
				50 gallons Vac Out	

INSPECTOR'S SIGNATURE: _____ Print K. Washington DATE: 11/10/2025

INSPECTOR'S SIGNATURE: _____ Print J Perdomo DATE: 11/10/2025

TECHNICAL SERVICES DEPARTMENT

OIL REMEDIATION UNIT

RECOVERY WELLS

Development: Lexington Houses Date: 11

Recovery Wells	Depth to oil	Depth to water	Oil thickness	After vac reading	Comments
1		10'8		in	4" PVC

INSPECTOR'S SIGNATURE: _____ Print R. Washington DATE: 11/10/2025

INSPECTOR'S SIGNATURE: _____ Print Joel Perdomo DATE: 11/10/2025

TECHNICAL SERVICES DEPARTMENT

OIL REMEDIATION UNIT

~~RECOVERY WELLS~~

Development: Lexington Houses Date: 12/10/2025

Recovery Wells	Depth to oil	Depth to water	Oil thickness	After vac reading	Comments
3	10'0	10'5"	5"		2" PVC
6	10'5"	10'9"	4"		4" PVC
8		10'8"			4" PVC
13		10'2"			4" PVC
12		9'2"			4" PVC
11		11'3"			4" PVC
10		18'8"			4" PVC
5		15'4"			4" PVC
					2" PVC

INSPECTOR'S SIGNATURE: R Washington Print R Washington DATE: 12/10/2025

INSPECTOR'S SIGNATURE: _____ Print _____ DATE:

APPENDIX B

Laboratory Reports

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

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

July 09, 2025

FOR: Attn:
New York City Housing Authority
Fuel Oil Remediation/Heating Unit
23-02 49th Ave 5th Floor
Long Island City, NY 11101

Sample Information		Custody Information		Date	Time
Matrix:	WASTE WATER	Collected by:		07/02/25	10:35
Location Code:	NYCHA	Received by:	SR1	07/03/25	18:30
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:	2440901				

Laboratory Data

SDG ID: GCT68909
Phoenix ID: CT68911

Project ID:
Client ID: WASH/LEX

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Oil and Grease by EPA 1664A	35.6	1.4	mg/L	1	07/07/25	AMM	EPA 1664A

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

Comments:

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
July 09, 2025
Reviewed and Released by: Anil Makol, Project Manager

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

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

September 11, 2025

FOR: Attn:
New York City Housing Authority
Fuel Oil Remediation/Heating Unit
23-02 49th Ave 5th Floor
Long Island City, NY 11101

Sample Information		Custody Information		Date	Time
Matrix:	WATER	Collected by:	RW	08/14/25	11:00
Location Code:	NYCHA	Received by:	SR1	09/08/25	16:33
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:	2440901				

Laboratory Data

SDG ID: GCU18823
Phoenix ID: CU18825

Project ID:
Client ID: LEXINGTON

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Oil and Grease by EPA 1664A	15.3	1.4	mg/L	1	09/10/25	TRF	EPA 1664A

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

Comments:

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Phyllis Shiller, Laboratory Director
September 11, 2025
Reviewed and Released by: Anil Makol, Project Manager

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

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

September 11, 2025

FOR: Attn:
New York City Housing Authority
Fuel Oil Remediation/Heating Unit
23-02 49th Ave 5th Floor
Long Island City, NY 11101

Sample Information		Custody Information		Date	Time
Matrix:	WATER	Collected by:	RW	09/05/25	11:35
Location Code:	NYCHA	Received by:	SR1	09/08/25	16:33
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:	2440901				

Laboratory Data

SDG ID: GCU18827
Phoenix ID: CU18829

Project ID:
Client ID: LEXINGTON

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Oil and Grease by EPA 1664A	14.5	1.4	mg/L	1	09/11/25	AMM	EPA 1664A

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

Comments:

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Phyllis Shiller, Laboratory Director
September 11, 2025
Reviewed and Released by: Anil Makol, Project Manager

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

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

November 26, 2025

FOR: Attn:
New York City Housing Authority
Fuel Oil Remediation/Heating Unit
23-02 49th Ave 5th Floor
Long Island City, NY 11101

Sample Information		Custody Information		Date	Time
Matrix:	WATER	Collected by:	RW	10/31/25	11:35
Location Code:	NYCHA	Received by:	SR1	11/18/25	17:28
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:	2440901				

Laboratory Data

SDG ID: GCU78638
Phoenix ID: CU78640

Project ID:
Client ID: LEXINGTON

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Oil and Grease by EPA 1664A	9.6	1.4	mg/L	1	11/24/25	AF	EPA 1664A

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

Comments:

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
November 26, 2025
Reviewed and Released by: Anil Makol, Project Manager

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

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

November 26, 2025

FOR: Attn:
New York City Housing Authority
Fuel Oil Remediation/Heating Unit
23-02 49th Ave 5th Floor
Long Island City, NY 11101

Sample Information		Custody Information		Date	Time
Matrix:	WATER	Collected by:	RW	11/15/25	12:30
Location Code:	NYCHA	Received by:	SR1	11/18/25	17:28
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:	2440901				

Laboratory Data

SDG ID: GCU78638
Phoenix ID: CU78644

Project ID:
Client ID: LEXINGTON

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Oil and Grease by EPA 1664A	1.4	1.4	mg/L	1	11/24/25	AF	EPA 1664A

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

Comments:

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
November 26, 2025
Reviewed and Released by: Anil Makol, Project Manager

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

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

January 05, 2026

FOR: Attn:
New York City Housing Authority
Fuel Oil Remediation/Heating Unit
23-02 49th Ave 5th Floor
Long Island City, NY 11101

Sample Information		Custody Information		Date	Time
Matrix:	WATER	Collected by:		12/22/25	10:25
Location Code:	NYCHA	Received by:	CP	12/23/25	18:15
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:	2440901				

Laboratory Data

SDG ID: GCV02269
Phoenix ID: CV02271

Project ID:
Client ID: LEXINGTON

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Oil and Grease by EPA 1664A	6.9	1.4	mg/L	1	01/02/26	RM2	EPA 1664A

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

Comments:

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
January 05, 2026
Reviewed and Released by: Rashmi Makol, Project Manager