



Consolidated Edison Company of New York, Inc.  
31-01 20<sup>th</sup> Avenue  
Long Island City, NY 11105-2048  
www.conEd.com

August 25, 2022

Mr. Daniel Lanners

New York Department of Environmental  
Conservation Division of Environmental  
Remediation  
625 Broadway  
Albany, New York 12233-1011

**Re: Consolidated Edison Company of New York, Inc.  
Farrington Street Former Gas Holder Site Periodic Review Report  
NYSDEC Site #2-41-034**

Dear Mr. Lanners:

The enclosed 2022 Periodic Review Report has been prepared under Order of Consent Site #2-41-034 for the Farrington Street Former Gas Holder Site located in Flushing, New York (Site). This report has been prepared in accordance with the Site Management Plan for the Site and provides a summary of a recent annual inspection as it relates to the engineering and institutional controls that have been established at the Site.

Please feel free to contact me at (718) 204-4288 should you have any questions or if you need any assistance during your review of this submittal.

Sincerely,

A handwritten signature in black ink that reads 'Y. Skorobogatov'.

Yelena Skorobogatov  
Project Manager  
EH&S, MGP Remediation  
Consolidated Edison Company of NY, Inc.

Attachments:  
Periodic Review Report

Cc: Anthony Perretta, NYSDOH  
Jane O'Connell, NYSDEC – Region 2  
Kenneth Kaiser, Con Edison  
Dan Martocchia, Parsons

**PERIODIC REVIEW REPORT**  
**FARRINGTON STREET FORMER GAS HOLDER SITE**  
**Flushing, Queens, New York**

**NYSDEC SITE NO. 2-41-034**

*Prepared For:*



**CONSOLIDATED EDISON CO. OF NEW YORK, INC.**  
**31-01 20<sup>th</sup> Avenue**  
**Long Island City, NY 11105**

*Prepared By:*

**PARSONS**

1011 US-22W, Suite 201  
Bridgewater, New Jersey 08807  
Phone: (732) 537-3557  
Fax: (732) 537-3502

**AUGUST 2022**

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## 1.0 INTRODUCTION

This Periodic Review Report (PRR) has been prepared as part of the remedial program at the Consolidated Edison Company of New York, Inc. (Con Edison) Farrington Street Former Gas Holder Site located in Flushing, Queens County, New York (the “Site”) under the Order of Consent Site #2-41-034, which was executed on December 4, 2001.

Remedial activities completed at the Site were conducted in accordance with the New York State Department of Environmental Conservation (NYSDEC) approved Interim Remedial Measure (IRM) Work Plan for the Farrington Street Former Gas Holder Site (Parsons, 2002). Since some contamination was left in the subsurface, a Site Management Plan (Parsons, 2010) was prepared and approved by the NYSDEC to manage the remaining contamination at the Site in perpetuity or until extinguishment of the Declaration of Covenants and Restrictions for the Site in accordance with the Consent Order.

As part of the remedial action for the Site, engineering and institutional controls were implemented for the continued protection of human health and the environment. Engineering controls included the perimeter chain-link fencing surrounding the Site (including gates, locks and signs) and the on-site groundwater monitoring well network. Institutional controls included the filing of the Declaration of Covenants and Restrictions to place restrictions on the future use of the Site and the development of a Site Management Plan (SMP) to set guidelines for future intrusive activities at the Site.

In accordance with the SMP, a comprehensive Site-wide inspection of the remedial components installed at the Site will be conducted annually to confirm that the engineering controls continue to perform as designed, that the institutional controls have not been altered, and that the conditions at the Site are protective of public health and the environment. The monitoring wells, protective casings and covers, and surrounding surface areas are inspected during each annual inspection event to determine if, and when, maintenance activities are required. In addition, the perimeter chain-link fencing surrounding the Site, including gates and signs, is inspected during the annual inspection. The inspections are performed to confirm that these items are present, functioning properly, and have not been damaged so as to compromise the effectiveness of each feature. Maintenance activities are performed, as appropriate, based on the findings of the annual inspections. Maintenance activities may include, but are not limited to: the repair/replacement of damaged fencing, gates, and locks; the repair/replacement of damaged or missing well or vault covers; and the repair of damaged concrete or asphalt surfaces immediately surrounding the wells.

The annual certification is a written statement by a New York State-licensed professional engineer that the engineering controls employed at the Site are unchanged from the previous certification or that any changes to the controls employed at the Site were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such controls to protect the public health and the environment or constitute a violation or failure to comply with the SMP.

## 2.0 INTRUSIVE SITE ACTIVITIES

No intrusive activities requiring NYSDEC notification were completed at the Site during the Annual Inspection period between July 17, 2021, and July 28, 2022.

## 2.1 Post-IRM Groundwater Sampling

Post-IRM groundwater monitoring is performed at the Site on a periodic basis to assess the performance of the remedy. During each sampling event, groundwater samples are collected from the monitoring wells and submitted to Test America of Edison, New Jersey, a New York State Department of Health Environmental Laboratory Analysis Program (ELAP) approved laboratory for analysis of volatile organic compounds (VOCs) via USEPA Method 8260 and semi-volatile organic compounds (SVOCs) via USEPA Method 8270.

The post-IRM groundwater monitoring plan presented in the 2003 *IRM Report* (Parsons, 2003) required that groundwater samples be collected semi-annually for at least two years following installation of the original monitoring wells. Since that time, sampling continued on a semi-annual basis, when possible for over ten (10) years, with periodic evaluations/recommendations based on analytical sampling results. Based upon the consistency in groundwater data through November 2014, it was recommended, and subsequently approved by NYSDEC, that the frequency of groundwater sampling events be reduced. On May 26<sup>th</sup> 2015, the NYSDEC approved the frequency reduction to annual sampling events.

A post-IRM annual groundwater sampling event was conducted on December 9 and December 10, 2021 in accordance with the post-IRM groundwater monitoring plan presented in the *IRM Report* (Parsons, 2004). Groundwater samples were collected from monitoring wells MW-3, MW-6, MW-9, MW-13, MW-15, MW-16, and MW-17 ([Figure 1](#)). Groundwater samples were analyzed as previously described. A letter report summarizing the results of these groundwater sampling events was submitted to the NYSDEC on May 20, 2022. The next post-IRM groundwater sampling event is scheduled to take place in November/December 2022.

## 3.0 ANNUAL SITE INSPECTION

A Site inspection was conducted on July 28, 2022 by Parsons. Inspection activities consisted of visually observing and documenting the condition of the monitoring wells, including protective casings and covers, and surrounding surface areas. In addition, the perimeter chain-link fencing surrounding the Site, including gates and signs, was inspected. The inspection was performed to confirm that these items are present, functioning properly, and have not been damaged so as to compromise the effectiveness of each feature.

The results of the inspection indicated no signs of breaching or holes in the perimeter chain-link fencing or gates. Photographs of these monitoring well locations are included in [Attachment 1](#).

Based on the Site inspection performed on July 28, 2022, the Site continues to be used as a Flush Truck Facility and storage yard with restricted access to authorized personnel only. A completed Institutional and Engineering Control Certification (IECC) Form is included as [Attachment 2](#).

Local permits associated with occupancy and operation of the Site's flush truck facility are renewed as required. These local permits include the Fire Department, City of New York (FDNY) and the New York City Department of Buildings (DOB). Permits were filed with the DOB by Con Edison.

As per the July 25, 2011 email correspondence ([Attachment 3A](#)) from the New York Department of Health (NYSDOH), the facility's internal air flows must meet the NYCDOB ventilation codes for underground parking garages which require a ventilation flow rate of 0.75 cfm per square foot

of floor area. The facility's internal floor area is approximately 7,200 square feet and therefore requires a minimum ventilation flow rate of 5,400 cfm.

The Flush Truck Facility's internal ventilation system consists of supplied air flow systems, SAF-01 and SAF-02 which are capable of producing a maximum internal air flow of 10,800 cubic feet per minute (cfm) based on information provided by Con Edison. [Attachment 3B](#) includes a computer screen shot of the direct digital control system (DDC) that controls the supplied air flow systems which are monitored and controlled by Con Edison operators. In addition, internal air flow measurements are collected by a third party during quarterly maintenance activities. Based on periodic measurements collected by Con Edison and/or its third party inspectors, the total internal airflow for the facility was measured to be well above 5,400 cfm.

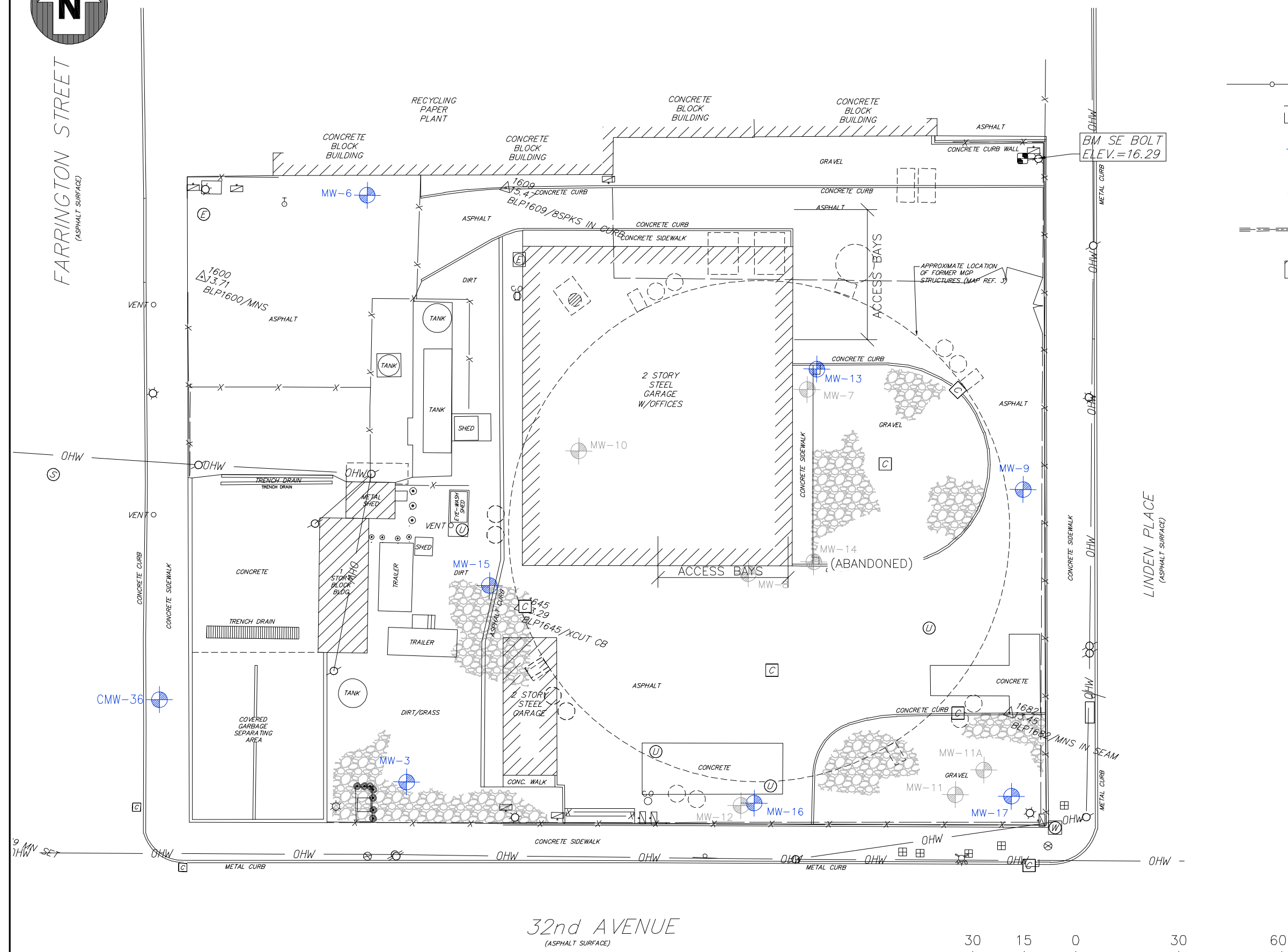
#### **4.0 DECLARATION OF COVENANTS AND RESTRICTIONS**

A Declaration of Covenants and Restrictions has been executed by Con Edison and recorded in the Queens Office of the New York City Register as City Register File No. 2011000016192. The Declaration of Covenants and Restrictions provides an enforceable legal instrument to ensure compliance with the SMP and required engineering and institutional controls for the Site.

**FIGURE 1**



FARRINGTON STREET  
(ASPHALT SURFACE)



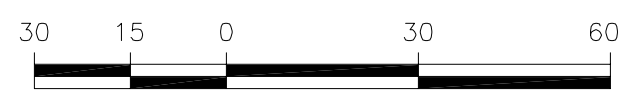
LEGEND

- CHAIN LINK FENCE
- FORMER MGP STRUCTURES
- EXISTING MONITORING WELL LOCATION
- FORMER MONITORING WELL LOCATION
- NEW PIPING
- NEW BUILDING

BM SE BOLT  
ELEV.=16.29

LINDEN PLACE  
(ASPHALT SURFACE)

32nd AVENUE  
(ASPHALT SURFACE)



SCALE: 1"=30'

**FIGURE 1**

**CONSOLIDATED EDISON COMPANY  
OF NEW YORK**

**MONITORING WELL LOCATION MAP  
FARRINGTON STREET HOLDER SITE**

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**PARSONS**  
301 PLAINFIELD ROAD • SUITE 350 • SYRACUSE, NY 13212 • 315/451-9560  
OFFICES IN PRINCIPAL CITIES

# ATTACHMENT 1

## PHOTO LOG



Photo 1: Monitoring Well MW-6 (Facing Southwest)



Photo 2: Monitoring Well MW-13 (Facing South)



Photo 3: Monitoring Well MW-9 (Facing Southeast)



Photo 4: Monitoring Well MW-17 (Facing South)



Photo 5: Monitoring Well MW-16 (Facing West)



Photo 6: Monitoring Well MW-15 (Facing West)



Photo 7: Monitoring Well MW-3 (Facing North)



Photo 8: Perimeter Chain-link Fencing (Facing South)



Photo 9: Perimeter Chain-link Fencing (Facing East)



Photo 10: Flush Truck Facility (Facing Northwest)

**ATTACHMENT 2**

**INSTITUTIONAL AND ENGINEERING CONTROL  
CERTIFICATION FORM**



**Enclosure 2**  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Periodic Review Report Notice**  
**Institutional and Engineering Controls Certification Form**



**Site Details**

**Box 1**

**Site No.**     **2-41-034**

**Site Name**   **Consolidated Edison Farrington Street Former Gas Holder Site**

Site Address: 31-47 Farrington Street     Zip Code: 11354

City/Town: Flushing

County: Queens

Site Acreage: 1.1

Reporting Period: July 17, 2021 to July 28, 2022

- |  | YES                      | NO                       |
|--|--------------------------|--------------------------|
| 1. Is the information above correct?   | X                        | <input type="checkbox"/> |
| If NO, include handwritten above or on a separate sheet.   |                          |                          |
| 2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?                              | <input type="checkbox"/> | X                        |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?   | <input type="checkbox"/> | X                        |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?                      | X                        | <input type="checkbox"/> |
| <b>If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</b> |                          |                          |
| 5. Is the site currently undergoing development?   | <input type="checkbox"/> | X                        |

**Box 2**

- |   | YES | NO                       |
|---|-----|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?<br>Industrial | X   | <input type="checkbox"/> |
| 7. Are all ICs/ECs in place and functioning as designed?                          | X   | <input type="checkbox"/> |

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

**Description of Institutional Controls**

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
	Consolidated Edison Company of New York	Declaration of Covenants and Restrictions Soil Management Plan

1. The property subject to this Declaration consists of that plot, piece, or parcel of land, together with the improvements thereon, situated on Block 4408, Lot 1 in the Borough and County of Queens, City and State of New York.
2. Except as otherwise provided herein, unless prior written approval by the Department, or if the Department no longer exists, by any New York State agency or agencies subsequently created to protect the environment of the State of New York, hereinafter referred to as "the Relevant Agency", is first obtained, there shall be no construction at or use or occupancy of the Property resulting in the disturbance or excavation of remaining contaminated soil at the site as defined by the August 31, 2010 Site Management Plan or that results in unacceptable human exposure to contaminated soils.
3. The owner of the Property shall prohibit the Property from ever being used for purposes other than for restricted industrial uses without the express written waiver of such prohibition by the Department or Relevant Agency.
4. The owner of the Property shall prohibit the use of the groundwater underlying the Property without treatment rendering it safe for drinking water or industrial purposes, as appropriate, unless the user first obtains permission to do so from the Department or the Relevant Agency.
5. The owner of the Property shall continue in full force and effect any and all institutional and engineering controls required under the Agreement and shall maintain such controls unless said owner first obtains permission to discontinue such controls from the Department or the Relevant Agency. Such institutional and engineering controls consist of: (1) compliance with the Soil Management Plan that is included in the Site Management Plan that has been reviewed and approved by the Department for work that results in the disturbance or excavation of remaining contaminated soil.
6. This Declaration is and shall be deemed a covenant that runs with the land and shall be binding upon all future owners of the Property and its successors and assigns consent to enforcement by the Department and the Relevant Agency of the prohibitions and restrictions that Paragraph X of the Agreement requires to be recorded, and hereby covenant not to contest the authority of the Department and the Relevant Agency to seek enforcement of said prohibitions and restrictions and this Declaration.
7. Any and all deeds of conveyance of the Property, or any portion thereof, shall recite, unless the Department or the Relevant Agency has consented to the termination of such covenants and restrictions, that said conveyance to this Declaration of Covenants and Restrictions.

**Description of Engineering Controls**

Parcel

Engineering Control  
Monitoring Well Network  
Fencing/Access Control

**Box 5**

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

X

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

X

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and  
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. 2-41-034

Box 6

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1,2, and 3 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 YELENA SKOROBOGATOV at CON EDISON 31-01 20<sup>TH</sup> AVE BLDG 136 L.I.C. NY 11105,  
print name print business address

I am certifying as OWNER (Owner or Remedial Party) for the Site named in the Site Details Section of this form.

*Y. Skorobogatov*

Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

8/24/22

Date

IC/EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 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 DANIEL MARTOCCIA at PARSONS 1011 US-22W BRIDGEWATER, NEW JERSEY 08807  
print name print business address

am certifying as a Qualified Environmental Professional for the OWNER  
(Owner or Remedial Party)



Signature of Qualified Environmental Professional, for  
the Owner or Remedial Party, Rendering Certification



Stamp  
(Required for PE)

8/18/22

Date

**ATTACHMENT 3A**  
**NYSDOH VENTILATION REQUIREMENTS**

## Martoccia, Daniel

---

**From:** Bridget K. Callaghan <bkc01@health.state.ny.us>  
**Sent:** Monday, July 25, 2011 4:22 PM  
**To:** Anthony Karwiel  
**Subject:** Re: Farrington Street Flush Truck Facility upgrade

Yes. As long as they meet the ventilation codes for underground parking garages (or flush truck facilities for that matter), they do not need to install a system. However, they should add a provision to the SMP stating that this will be certified on an annual basis. Very often ventilation systems are adjusted by the occupants to levels other than those required by DOB.

Bridget K. Callaghan  
Public Health Specialist II  
(518) 402-7860  
547 River Street  
Troy, New York 12180  
bkc01@health.state.ny.us

▼ "Anthony Karwiel" ---07/25/2011 03:47:38 PM---Hi Bridget, I received your call back on the Farrington Street Flush Truck Facility upgrade. Con Ed

From: "Anthony Karwiel" <alkarwie@gw.dec.state.ny.us>  
To: <bkc01@health.state.ny.us>  
Date: 07/25/2011 03:47 PM  
Subject: Farrington Street Flush Truck Facility upgrade

---

Hi Bridget,

I received your call back on the Farrington Street Flush Truck Facility upgrade. Con Ed was inquiring whether they needed to install an SVI mitigation system as long as it has a HVAC system with the ventilation rates meeting NYC DOB codes. I believe you said that they did not need to install a SVI system as long as they met the codes. I just want to verify this before I give Con Ed the ok. Yelena did mention to me that they have done this at other areas in the city where new buildings were being built on formerly contaminated areas. Please let me know if I interpreted this correctly.

Thanks  
Tony

Anthony Karwiel

NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
Phone (518) 402-9662  
Fax (518) 402-9679

My e-mail adress remains the same.

IMPORTANT NOTICE: This e-mail and any attachments may contain confidential or sensitive information which is, or may be, legally privileged or otherwise protected by law from further disclosure. It is intended only for the addressee. If you received this in error or from someone who was not authorized to send it to you, please do not distribute, copy or use it or any attachments. Please notify the sender immediately by reply e-mail and delete this from your system. Thank you for your cooperation.

**ATTACHMENT 3B**

**COMPUTER SCREEN SHOT OF DIRECT DIGITAL CONTROL  
SYSTEM**

Station - default - (saf-01.htm)

Station Edit View Action Configure Help LogOut

conEdison, inc.

# SAF-01

LOCATION: Water Treatment Area  
SERVES: Water Treatment Area

**NIT CONTROL**

Start Command

Cooling Mode Required

Heating Mode Required

Auto Mode Required

**HEATING & COOLING CONTROL**

**Heating Mode**

Outside Temp Setpoint 55.0 °F

Supply Temp Setpoint (Max) 90.0 °F

Supply Temp Setpoint 90.0 °F

Supply Temp Setpoint (Min) 55.0 °F

Space Temp Setpoint 75.0 °F

**Cooling Mode**

Space Temp Setpoint 90.0 °F

**Carbon Monoxide Mode**

Mode On Setpoint 25.0 PPM

**VENTILATION**

System Enabled

Run Required

**VARIABLE FREQUENCY DRIVE**

Minimum Speed Setpoint 15 Hz

**TEMPERATURE CONTROL**

Outside Air Above 55 °F  °F

Outside Air Below 55 °F  °F

**SUPPLY AIR FLOW**

Maximum Setpoint 60.0 CFM

Minimum Setpoint 30.0 CFM

**AS DETECTION ALARM**

Hydrogen Sulfide H<sub>2</sub>S (Caustic Tank Room)

Gas Monitor Panel Fault

Water Treatment	Water Treatment Zone 1	Water Treatment Zone 2	Water Treatment Zone 3	H2S Zone 1 Northwest Floor	H2S Zone 2 Sand Carbon Tank	H2S Zone 3 Sludge Tank
60 °F	1 PPM	1 PPM	1 PPM	0.1 PPM	0.0 PPM	0.0 PPM
TS-2 TS	CO-1 CO	CO-2 CO	CO-3 CO	H2S-1 CO	H2S-2 CO	H2S-3 CO
75.0 °F ACTIVE SETPOINT						

Station - default - (saf-02.htm)

Station Edit View Action Configure Help LogOut

conEdison, inc.

# SAF-02

LOCATION: Vector Truck Bins  
SERVES: Vector Truck Bins

**UNIT CONTROL**

Start Command

Cooling Mode Required

Heating Mode Required

CO Mode Required

**HEATING & COOLING CONTROL**

**Heating Mode**

Outside Temp Setpoint 55.0 °F

Supply Temp Setpoint (Max) 90.0 °F

Supply Temp Setpoint 90.0 °F

Supply Temp Setpoint (Min) 55.0 °F

Space Temp Setpoint 75.0 °F

**Cooling Mode**

Space Temp Setpoint 90.0 °F

**Carbon Monoxide Mode**

Mode On Setpoint 25.0 PPM

**VENTILATION**

System Enabled

Run Required

**VARIABLE FREQUENCY DRIVE**

Minimum Speed Setpoint 15 Hz

**TEMPERATURE CONTROL**

Outside Air Above 55  °F

Outside Air Below 55  °F

**SUPPLY AIR FLOW**

Maximum Setpoint 60.0 CFM

Minimum Setpoint 32.0 CFM

**GAS DETECTION ALARM**

Nitrogen Dioxide NO<sub>2</sub> (Truck Loading Bay)

Gas Monitor Panel Fault

The diagram illustrates the SAF-02 HVAC system. It features a central VFD unit (SAF-02) with a status of **SHUTDOWN ON**. The VFD is currently operating at 33 Hz, providing 2895 CFM of supply air. The supply air temperature is 58 °F, and the active setpoint is 90.0 °F. The VFD has a 32.0 CFM setpoint and is receiving a 32 Hz signal. The system includes four exhaust fans (VF-5, VF-6, VF-7, VF-8) and four supply fans (VF-1, VF-2, VF-3, VF-4). VF-5, VF-7, and VF-8 are currently **START ON**, while VF-6 is **START OFF**. The system also includes gas detection sensors for CO and NO<sub>2</sub> in various zones.

Zone	Temperature (°F)	CO (PPM)	NO <sub>2</sub> (PPM)
Truck Bins	68	0	0
Truck Bins Zone 4	-	1	0
Truck Bins Zone 5	-	1	0
Truck Bins Zone 6	-	2	0
NO <sub>2</sub> Zone 1 West Bay	-	-	0.0
NO <sub>2</sub> Zone 2 East Bay	-	-	0.0

OUTSIDE AIR TEMPERATURE 56.4 °F    OUTSIDE AIR DEWPOINT TEMPERATURE 40.9 °F    OUTSIDE AIR WETBULB TEMPERATURE 48.0 °F    OUTSIDE AIR HUMIDITY 55.4 %    OUTSIDE AIR ENTHALPY 19.4 BTU

TECSYSTEMS