

**Long Island Rail Road Cedar Manor Substation
Queens County
Cedar Manor, New York**

SITE MANAGEMENT PLAN

NYSDEC Site Number: 241221

Prepared for:

Metropolitan Transit Authority, Long Island Rail Road
Jamaica Station, Jamaica, NY 11435-4380

Prepared by:

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Revisions to Final Approved Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date

SEPTEMBER 2024

CERTIFICATION STATEMENT

I Claire Hunt certify that I am currently a NYS registered professional engineer as in defined in 6 NYCRR Part 375 and that this Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Claire Hunt P. E. No. 094202
9/25/2024 DATE



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Cedar Manor Substation
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SITE MANAGEMENT PLAN

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List of Acronyms

AS	Air Sparging
ASP	Analytical Services Protocol
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CAMP	Community Air Monitoring Plan
C/D	Construction and Demolition
CFR	Code of Federal Regulation
CLP	Contract Laboratory Program
COC	Certificate of Completion
CO2	Carbon Dioxide
CP	Commissioner Policy
DER	Division of Environmental Remediation
DUSR	Data Usability Summary Report
EC	Engineering Control
ECL	Environmental Conservation Law
ELAP	Environmental Laboratory Approval Program
ERP	Environmental Restoration Program
EWP	Excavation Work Plan
GHG	Greenhouse Gas
GWE&T	Groundwater Extraction and Treatment
HASP	Health and Safety Plan
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYCRR	New York Codes, Rules and Regulations
O&M	Operation and Maintenance
OM&M	Operation, Maintenance and Monitoring
OSHA	Occupational Safety and Health Administration
OU	Operable Unit
P.E. or PE	Professional Engineer
PFAS	Per- and Polyfluoroalkyl Substances
PID	Photoionization Detector
PRP	Potentially Responsible Party
PRR	Periodic Review Report
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
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision

RP	Remedial Party
RSO	Remedial System Optimization
SAC	State Assistance Contract
SCG	Standards, Criteria and Guidelines
SCO	Soil Cleanup Objective
SMP	Site Management Plan
SOP	Standard Operating Procedures
SOW	Statement of Work
SPDES	State Pollutant Discharge Elimination System
SSD	Sub-slab Depressurization
SVE	Soil Vapor Extraction
SVI	Soil Vapor Intrusion
TAL	Target Analyte List
TCL	Target Compound List
TCLP	Toxicity Characteristic Leachate Procedure
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VCA	Voluntary Cleanup Agreement
VCP	Voluntary Cleanup Program

ES EXECUTIVE SUMMARY

The following provides a brief summary of the controls implemented for the Site, as well as the reporting activities required by this Site Management Plan:

Site Identification: Site No. 241221 Foot of 158th Street, Cedar Manor, Queens, New York

Institutional Controls:	1. The property may be used for Industrial use;
	2. Deed Restriction
Reporting:	
1. Periodic Review Report	Annually

Further descriptions of the above requirements are provided in detail in the latter sections of this Site Management Plan.

1.0 INTRODUCTION

1.1 General

This Site Management Plan (SMP) is a required element of the remedial program for the Site located in Cedar Manor, New York (hereinafter referred to as the “Site”). See Figure 1. The Site is currently in the New York State (NYS) State Superfund Program, Site No. 241221, which is administered by New York State Department of Environmental Conservation (NYSDEC or Department).

The Long Island Rail Road entered into a Voluntary Cleanup Agreement (VCA) in November 2004, and subsequently an Order on Consent in July 2018, with the NYSDEC to remediate the Site. A figure showing the Site location and boundaries of this Site is provided in Figure 2. The boundaries of the Site are more fully described in the metes and bounds Site description that is part of the Deed Restriction provided in Appendix A.

After completion of the remedial work, some contamination was left at this Site, which is hereafter referred to as “remaining contamination”. Institutional Controls (ICs) have been incorporated into the Site remedy to control exposure to remaining contamination to ensure protection of public health and the environment. A Deed Restriction granted to the NYSDEC, and recorded with the Queens County Clerk, requires compliance with this SMP and all ICs placed on the Site.

This SMP was prepared to manage remaining contamination at the Site until the Deed Restriction is extinguished in accordance with ECL Article 71, Title 36. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Deed Restriction and the grantor’s successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

It is important to note that:

- This SMP details the site-specific implementation procedures that are required by the Deed Restriction. Failure to properly implement the SMP is a violation of the Deed Restriction, which is grounds for revocation of the Certificate of Completion (COC);

- Failure to comply with this SMP is also a violation of Environmental Conservation Law, 6 NYCRR Part 375 and the Order on Consent for the Site, and thereby subject to applicable penalties.

All reports associated with the Site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for persons involved with the Site is provided in Appendix B of this SMP.

This SMP was prepared by AECOM, on behalf of the LIRR, in accordance with the requirements of the NYSDEC's DER-10 ("Technical Guidance for Site Investigation and Remediation"), dated May 2010, and the guidelines provided by the NYSDEC. This SMP addresses the means for implementing the ICs that are required by the Deed Restriction for the Site.

1.2 Revisions

Revisions to this plan will be proposed in writing to the NYSDEC's project manager. The NYSDEC can also make changes to the SMP or request revisions from the remedial party. Revisions will be necessary upon, but not limited to, the following occurring: a change in media monitoring requirements, post-remedial removal of contaminated sediment or soil, or other significant change to the Site conditions. In accordance with the Deed Restriction for the Site, the NYSDEC project manager will provide a notice of any approved changes to the SMP, and append these notices to the SMP that is retained in its files.

1.3 Notifications

Notifications will be submitted by the property owner to the NYSDEC, as needed, in accordance with NYSDEC's DER – 10 for the following reasons:

1. 60-day advance notice of any proposed changes in Site use that are required under the terms of the Order on Consent, 6 NYCRR Part 375 and/or Environmental Conservation Law.
2. 7-day advance notice of any field activity associated with the remedial program.
3. 15-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan. If the ground-intrusive activity qualifies as a change of use as defined in 6 NYCRR Part 375, the above mentioned 60-day advance notice is also required.

Any change in the ownership of the Site or the responsibility for implementing this SMP will include the following notifications:

1. At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser/Remedial Party has been provided with a copy of the Order on Consent, and all approved work plans and reports, including this SMP.
2. Within 15 days after the transfer of all or part of the Site, the new owner's name, contact representative, and contact information will be confirmed in writing to the NYSDEC.

Table 1 on the following page includes contact information for the above notifications. The information on this table will be updated as necessary to provide accurate contact information. A full listing of Site-related contact information is provided in Appendix B.

Table 1: Notifications*

<u>Name</u>	<u>Contact Information</u>	<u>Required Notification**</u>
NYSDEC Project Manager Charlie Post	(518) 402-9793 charles.post@dec.ny.gov	All Notifications
NYSDEC Project Manager's Supervisor Gerard Burke	(518) 402-9767 gerard.burke@dec.ny.gov	All Notifications
Chief, Site Control Section	New York State Department of Environmental Conservation Division of Environmental Remediation 625 Broadway Albany, NY 12233-7020	Notifications 1 and 8
NYSDOH Project Manager Anthony Perretta	1-518-402-7860 Anthony.perretta@health.ny.gov	Notifications 4, 6, and 7

* Note: Notifications are subject to change and will be updated as necessary.

** Note: Numbers in this column reference the numbered bullets in the notification list in this section.

2.0 SUMMARY OF PREVIOUS INVESTIGATIONS AND REMEDIAL ACTIONS

2.1 Site Location and Description

The Site is located in Cedar Manor, Queens County, New York (see Figure 1). The Site is an approximately 0.25-acre area and is bounded by Brinkerhoff Avenue to the north, 158th Street to the south, railroad tracks to the east, and a residential property to the west (see Figure 2 – Site Layout Map). The boundaries of the Site are more fully described in Appendix A –Deed Restriction. The owner(s) of the Site parcel(s) at the time of issuance of this SMP is: Metropolitan Transit Authority/Long Island Rail Road. The operator(s) of the Site parcel(s) at the time of issuance of this SMP is: Long Island Rail Road.

2.2 Physical Setting

2.2.1 Land Use

The Site consists of the following: a 1,800 square foot one-story brick building and an approximately 1,600 square foot transformer yard located adjacent to the north of the substation building, enclosed by fencing. The Site is zoned commercial/industrial and is currently used for industrial/commercial purposes. Site occupants include substation workers.

The properties adjoining the Site and the neighborhood surrounding the Site primarily include commercial and residential properties. The properties immediately east of the Site include the LIRR tracks; Brinkerhoff Avenue to the north; and the properties immediately west and south of the Site include residential properties.

2.2.2 Geology

The geology of Cedar Manor, Queens consists of unconsolidated Pleistocene aged glacial outwash deposits underlain by coastal plain sediments including the Gardiner's Clay and the Magothy Formation.

2.2.3 Hydrogeology

Hydrogeology at the Site consists of an unconfined aquifer comprised of glacial outwash and moraine deposits. Depth to groundwater is estimated to be approximately 16 feet below ground surface (ft bgs) with groundwater flow projected to be toward the south.

2.3 Investigation and Remedial History

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site. Full titles for each of the reports referenced below are provided in Section 8.0 - References.

In 1999, the LIRR conducted environmental assessments at 20 of its electric substations, which were identified as having previously utilized mercury-containing rectifiers. Among the substations investigated was the Cedar Manor Substation, at which mercury was detected at concentrations in exceedance of the NYSDEC Part 375 soil cleanup objectives (SCOs) in soil at the facility. In order to further delineate and remediate impacted soil at the 20 substations, the LIRR agreed to undertake and complete what is referred to as "Delineation Phase II Site Assessments" under the NYSDEC's Voluntary Cleanup Program (VCP). As part of this Delineation Phase II Site Assessment program, an investigation was undertaken at the Cedar Manor Substation in October of 2005. Additional follow-up field work was also completed through May 2009. The results of these investigations were documented in a report prepared by [Dvirka and Baritlucci Consulting Engineers \(D&B\)](#) entitled, "Delineation

Phase II Site Assessment Investigation Report for the Cedar Manor Substation,” dated December 2009.

To further delineate and remediate impacted soil at the 20 substations, the LIRR agreed to undertake and complete Delineation Phase II Site Assessments under the NYSDEC’s VCP. In support of this VCP, the LIRR completed Delineation Phase II Site Assessment activities at the Cedar Manor Substation in May 2009.

During this investigation, a total of 42 surface soil samples, 130 subsurface soil samples and three groundwater samples were collected for chemical analysis. In addition, four below grade structures were investigated for Underground Injection Control (UIC) applicability. These structures included three dry wells with one storm water dry well located approximately 27 feet southwest of the substation building, one dry well located approximately 14 feet off the southwest corner of the substation building and one dry well located approximately 6 feet south of the substation building. In addition, the negative cable manhole located approximately 5 feet off the northeast corner of the substation building was investigated. Based on the results of a 1999 investigation, it was determined that the water meter pit, located adjacent to the southwest wall of the substation building, did not meet the definition of UIC structure.

Mercury was detected in surface and subsurface soil to the south of the substation building. The most significant mercury concentrations were identified in subsurface soil located off the southwest corner of the substation building, with a maximum mercury concentration of 969 mg/kg.

Based on sampling completed as part of the Delineation Phase II Site Assessment, groundwater has not been impacted by the presence of mercury in soil.

All samples collected from the UIC structures were initially compared to the TAGM 4046 SCOs; however, effective December 3, 2010, the NYSDEC officially replaced TAGM with the Part 375 SCOs. As such, all UIC sample data has been re-evaluated and compared to the Industrial and Residential SCOs, as appropriate.

Two subsurface soil samples were collected from the storm water dry well located approximately 27 feet southwest of the substation building for mercury analysis. One of the two dry well samples exhibited a mercury concentration of 2.4 mg/kg, in exceedance of the Residential SCO for mercury of 0.81 mg/kg.

Seven subsurface soil samples were collected from the dry well located approximately 14 feet off the southwest corner of the substation building for UIC parameter analysis. No analytes were detected in exceedance of their respective Residential SCOs.

Seven subsurface soil samples were collected from the dry well located approximately 6 feet south of the substation front entrance doors for UIC parameter analysis. Mercury was detected in one sample at a concentration of 7.6 mg/kg, which exceeds of the Industrial SCO of 5.7 mg/kg.

Two subsurface soil samples were collected from the water meter pit for mercury analysis and compared to the Industrial SCOs. One of the two collected samples exhibited a mercury concentration of 13.8 mg/kg, which exceeds the Industrial SCO for mercury of 5.7 mg/kg.

A mercury vapor evaluation was conducted in the existing substation building in December 1999. The mercury vapor evaluation consisted of a 62-point mercury vapor survey, with 21 vapor sample locations surrounding the exterior of the substation building and 41 vapor sample locations collected from within the substation building. All mercury vapor samples were analyzed with a Jerome 431X mercury vapor analyzer (MVA) and compared to the Public Employee Safety & Health (PESH) 8-hour time-weighted average (TWA) concentration of 0.050 mg/m³, for reference purposes only. Mercury vapor was not detected in any mercury vapor sample.

2.4 Remedial Action Objectives

The Remedial Action Objectives (RAOs) for the Site as listed in the RAWP dated June 23, 2011 are as follows:

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

- Prevent inhalation of, or exposure to, contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.
- Prevent impacts to biota due to ingestion/direct contact with contaminated soil that would cause toxicity or bioaccumulation through the terrestrial food chain.

2.5 Remaining Contamination

2.5.1 Soil

Mercury concentrations in soils remaining exceed the Unrestricted SCOs. However, it should be noted that no concentrations exceed the applicable Industrial SCOs of 5.7 mg/kg for mercury as these sampling locations are on LIRR property within a fenced area. Table 2 and Figure 3 summarize the results of all soil samples collected that exceed the Unrestricted Use SCOs at the Site after completion of the remedial action. No demarcation layer was placed inside the excavation prior to backfilling.

2.5.2 Sediment

No impacted sediment is present at the Site.

2.5.3 Groundwater

Based on sampling completed as part of the Delineation Phase II Site Assessment, groundwater has not been impacted by the presence of mercury in soil.

2.5.4 Surface Water

There are no surface water bodies present at or adjacent to the Site.

2.5.5 Soil Vapor

A mercury vapor evaluation was conducted at the Site in December 1999. Mercury vapor was not detected in any mercury vapor samples. Soil vapor is not an impacted media at this Site.

3.0 INSTITUTIONAL CONTROL AND ENGINEERING CONTROL PLAN

3.1 General

Since remaining contamination exists at the Site, Institutional Controls (ICs) are required to protect human health and the environment. This IC Plan describes the procedures for the implementation and management of all ICs at the Site. The IC Plan is one component of the SMP and is subject to revision by the NYSDEC project manager. No Engineering Controls are required.

This plan provides:

- A description of all ICs on the Site;
- The basic implementation and intended role of each IC;
- A description of the key components of the ICs set forth in the Deed Restriction;
- A description of the controls to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of ICs, such as the implementation of the Excavation Work Plan (EWP) (as provided in Appendix C) for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the Site; and
- Any other provisions necessary to identify or establish methods for implementing the ICs required by the Site remedy, as determined by the NYSDEC project manager.

3.2 Institutional Controls

A series of ICs is required by the RAWP to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and (3) limit the use and development of the Site to industrial/commercial uses only. Adherence to these ICs on the Site is required by the Deed Restriction and will be implemented under

this SMP. ICs identified in the Deed Restriction may not be discontinued without an amendment to or extinguishment of the Deed Restriction. The IC boundaries are shown on Figure 4. These ICs are:

- The property may be used for: industrial use;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Deed Restriction;
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on Figure 4, and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the Site are prohibited; and
- An evaluation shall be performed to determine the need for further investigation and remediation should large scale redevelopment occur, if any of the existing structures are demolished, or if the subsurface is otherwise made accessible.

3.3 Engineering Controls

No Engineering Controls are required.

4.0 MONITORING PLAN

4.1 General

This Monitoring Plan describes the measures for evaluating the overall performance and effectiveness of the remedy. This Monitoring Plan may only be revised with the approval of the NYSDEC project manager.

This Monitoring describes the methods to be used for:

- Evaluating site conditions periodically to confirm that the remedy continues to be effective in protecting public health and the environment;

To adequately address these issues, this Monitoring Plan provides information on:

- Annual inspection and periodic certification.

Reporting requirements are provided in Section 7.0 of this SMP.

4.2 Site – wide Inspection

Site-wide inspections will be performed at a minimum of once per year. These periodic inspections must be conducted when the ground surface is visible (i.e. no snow cover). Site-wide inspections will be performed by the remedial party or Site owner. Modification to the frequency or duration of the inspections will require approval from the NYSDEC project manager. During these inspections, an inspection form will be completed as provided in Appendix D – Site Management Form. The form will compile sufficient information to assess the following:

- Compliance with all ICs, including site usage;

- General site conditions at the time of the inspection;
- Whether stormwater management systems, such as basins and outfalls, are working as designed; and,
- Confirm that Site records are up to date.

A comprehensive site-wide inspection will be conducted and documented according to the SMP schedule, regardless of the frequency of the Periodic Review Report. The inspections will determine and document the following:

- Compliance with requirements of this SMP and the Deed Restriction; and,
- If Site records are complete and up to date.

Reporting requirements are outlined in Section 7.0 of this plan.

Inspections in the event of an emergency are not required because there are no ECs.

4.3 Post-Remediation Media Monitoring and Sampling

No monitoring is required because soil was remediated to levels below the Industrial SCOs and the current Site use is Industrial. No other impacted media was identified for this Site.

5.0 OPERATION AND MAINTENANCE PLAN

5.1 General

The Site remedy does not rely on any mechanical systems, such as groundwater treatment systems, sub-slab depressurization systems or air sparge/soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components is not included in this SMP.

6.0 PERIODIC ASSESSMENTS/EVALUATIONS

6.1 Climate Change Vulnerability Assessment

Climate change vulnerability assessments are not included in the SMP because there are no ECs.

6.2 Green Remediation Evaluation

NYSDEC's DER-31 Green Remediation requires that green remediation concepts and techniques be considered during all stages of the remedial program including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. However, because there are no ECs or monitoring requirements, Green Remediation is not applicable for this Site.

7.0. REPORTING REQUIREMENTS

7.1 Site Management Reports

All site management inspection events will be recorded on the appropriate site management form provided in Appendix D. These forms are subject to NYSDEC revision. All site management inspection events will be conducted by the remedial party or Site owner.

All applicable inspection records generated for the Site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of Table 3 and summarized in the Periodic Review Report.

Table 3: Schedule of Interim Monitoring/Inspection Reports

Task/Report	Reporting Frequency*
Inspection Report	Annually
Periodic Review Report	Annually

* The frequency of events will be conducted as specified until otherwise approved by the NYSDEC project manager.

All interim monitoring/inspections reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;
- Description of the activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);
- Copies of all field forms completed;

- Any observations, conclusions, or recommendations.

7.2 Periodic Review Report

A Periodic Review Report (PRR) will be submitted to the NYSDEC project manager beginning sixteen (16) months after the Final Engineering Report is issued. After submittal of the initial Periodic Review Report, the next PRR shall be submitted annually to the NYSDEC project manager. In the event that the Site is subdivided into separate parcels with different ownership, a single Periodic Review Report will be prepared that addresses the Site described in Appendix A -Deed Restriction. The report will be prepared in accordance with NYSDEC's DER-10 and submitted within 30 days of the end of each certification period. The report will include:

- Identification, assessment and certification of all ICs required by the remedy for the Site.
- Results of the required annual site inspections.
- All applicable site management forms and other records generated for the Site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.
- A site evaluation, which includes the following:
 - The compliance of the remedy with the requirements of the site-specific Remedial Action Work Plan (RAWP) and Decision Document;
 - Recommendations regarding any necessary changes to the remedy;
 - The overall performance and effectiveness of the remedy.

7.2.1 Certification of Institutional and Engineering Controls

Following the last inspection of the reporting period, a qualified environmental professional as defined in 6 NYCRR Part 375 will prepare, and include in the Periodic Review Report, the following certification as per the requirements of NYSDEC DER-10:

“For each institutional control identified for the Site, I certify that all of the following statements are true:

- The inspection of the Site to confirm the effectiveness of the institutional controls required by the remedial program was performed under my direction;*
- The institutional control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;*
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;*
- 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;*
- Use of the Site is compliant with the Deed Restriction;*
- 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*
- The information presented in this report is accurate and complete.*

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, Magdalena Rychtecka, of 146-01 Archer Avenue, MC 1428, Jamaica, NY 11435, am certifying as Owner’s/Remedial Party’s Designated Site Representative .

At the end of each certifying period, as determined by the NYSDEC project manager, the following certification will be provided to the NYSDEC project manager:

“For each institutional control identified for the Site, I certify that all of the following statements are true:

- *The institutional control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;*
- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- *Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;*
- *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;*
- *If a financial assurance mechanism is required under the oversight document for the Site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- *Use of the Site is compliant with the Deed Restriction.*
- *The information presented in this report is accurate and complete.*

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, Magdalena Rychtecka, of 146-01 Archer Avenue, MC 1428, Jamaica, NY 11435, am certifying as Owner’s Designated Site Representative.

7.3 Corrective Measures Work Plan

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control

or failure to conduct site management activities, a Corrective Measures Work Plan will be submitted to the NYSDEC project manager for approval. This plan will explain the failure and provide the details and schedule for performing work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the Corrective Measures Work Plan until it has been approved by the NYSDEC project manager.

7.4 Remedial Site Optimization Report

A Remedial Site Optimization Report is not required for this Site.

8.0 REFERENCES

D&B, 2009. Delineation Phase II Site Assessment Investigation Report for the Cedar Manor Substation. December 2009

D&B, 2011. Delineation Phase II Site Assessment Remedial Action Work Plan, Cedar Manor Substation Site No. V00388-2, June 2011

6 NYCRR Part 375, Environmental Remediation Programs. December 14, 2006.

NYSDEC DER-10 – “Technical Guidance for Site Investigation and Remediation”.

NYSDEC, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. June 1998 (April 2000 addendum).

TABLES

**Table 2
Soils Exceeding Unrestricted SCOs After the Remedial Action
LIRR Cedar Manor Substation, Queens, New York**

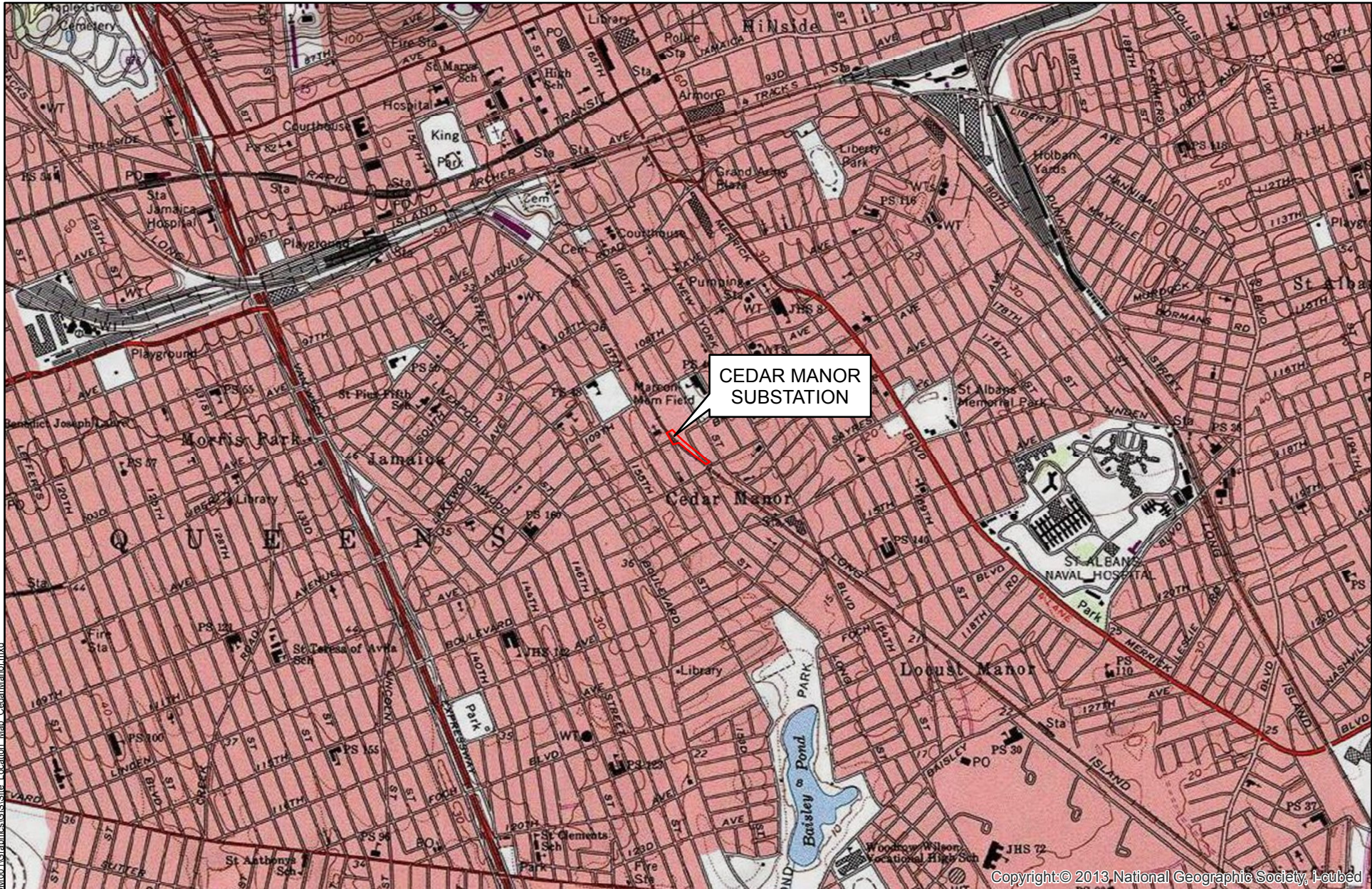
Location ID	Depth (ft)	Mercury (mg/kg)
CMCC-02	Concrete Core	0.44
CMCC-03	Concrete Core	1.2
CMCC-04	Concrete Core	4
CMCC-05	Concrete Core	2.7
CMEP-08	1	0.223
CMEP-12	4	2
CMSB-06	0-2	1.6
CMSB-06	4-6	2.3
CMSB-08	0-2	0.19
CMSB-09	0-2	1.9
CMSB-09	4-6	0.2
CMSB-10	0-2	3
CMSB-17	2-4	0.331
CMSB-18	2-4	1.7
CMSB-19	2-4	0.482
CMSB-20	2-4	0.386
CMSB-21	2-4	0.195
CMSB-22	2-4	4.1
CMSB-24	2-4	0.299
CMSB-25	2-4	0.727
CMSB-26	2-4	2
CMSB-27	2-4	0.259
CMSB-29	0-2	0.321
CMSB-30	2-4	0.673
CMSB-31	0-2	0.609
CMSB-31	2-4	0.332
CMSB-43	6-8	0.378
CMSB-44	6-8	0.944
CMSB-4A	14-16	0.536
CMSB-4A	18-20	0.183
CMSB-59A	6-8	0.257
CMSB-61	4-6	1.4
CMSB-61	6-8	0.332
CMSS-04	Surface	0.41
CMSS-10	Surface	0.407
CMSS-11	Surface	0.269
CMSS-20	Surface	0.252

mg/kg - milligrams per kilogram

2

- concentration exceeds the Unrestricted Use Soil Cleanup Objectives; however, this concentration does not exceed the applicable Industrial SCO of 5.7 mg/kg, as this sample location is on the LIRR property within a fenced area.

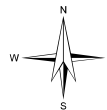
FIGURES



Copyright: © 2013 National Geographic Society, Inc.

G:\DATA\Project\AECOM - AECOM\001\Graphics\GIS\Site Location Map_CedarManor.mxd

United States Geological Survey, Jamaica NY Topographic Quadrangle, 1967, Photorevised 1981



1 inch = 2,000 feet

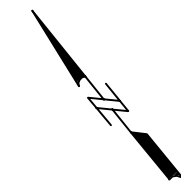
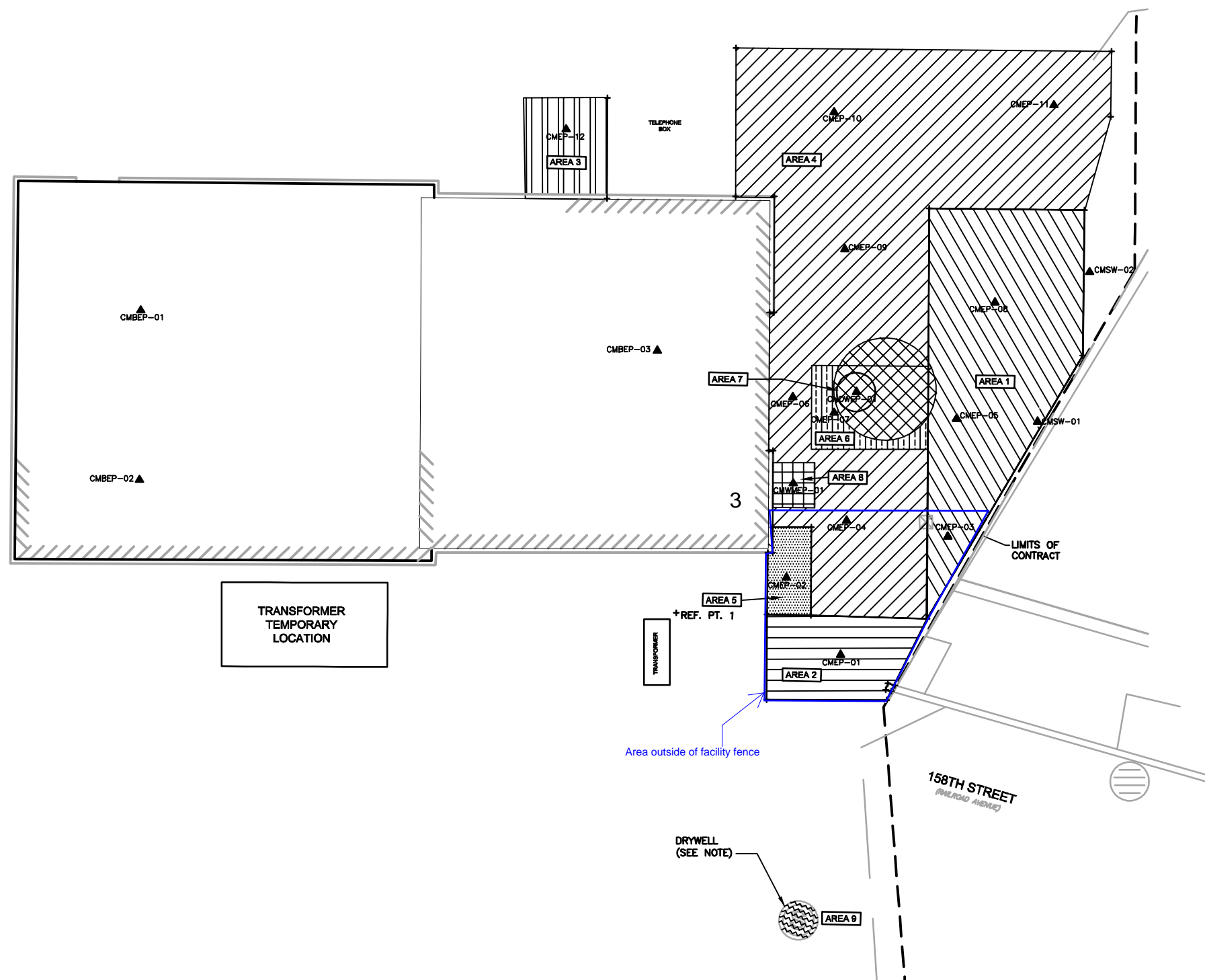


Prepared By: **FIRST ENVIRONMENT**

LIRR CEDAR MANOR SUBSTATION
QUEENS, NEW YORK

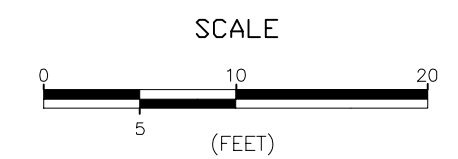
FIGURE 1
SITE LOCATION MAP

Revised	Drawn	Checked	Approved	Date
	LS	AAA	TCB	6/23/2011

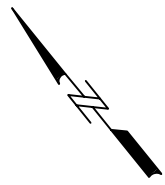


LEGEND

- CMEP-11 ▲ ENDPOINT SAMPLE LOCATION
- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7
- AREA 8
- AREA 9



LIRR CEDAR MANOR SUBSTATION SITE PLAN WITH REMEDIATION AREAS AND SAMPLE LOCATIONS			
FIGURE 2	REVISED:	DRAWN: AAA	CHECKED: CH
	DATE: 10/01/2021	SCALE: AS SHOWN	DATE: 10/01/2021

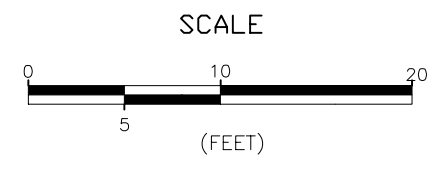
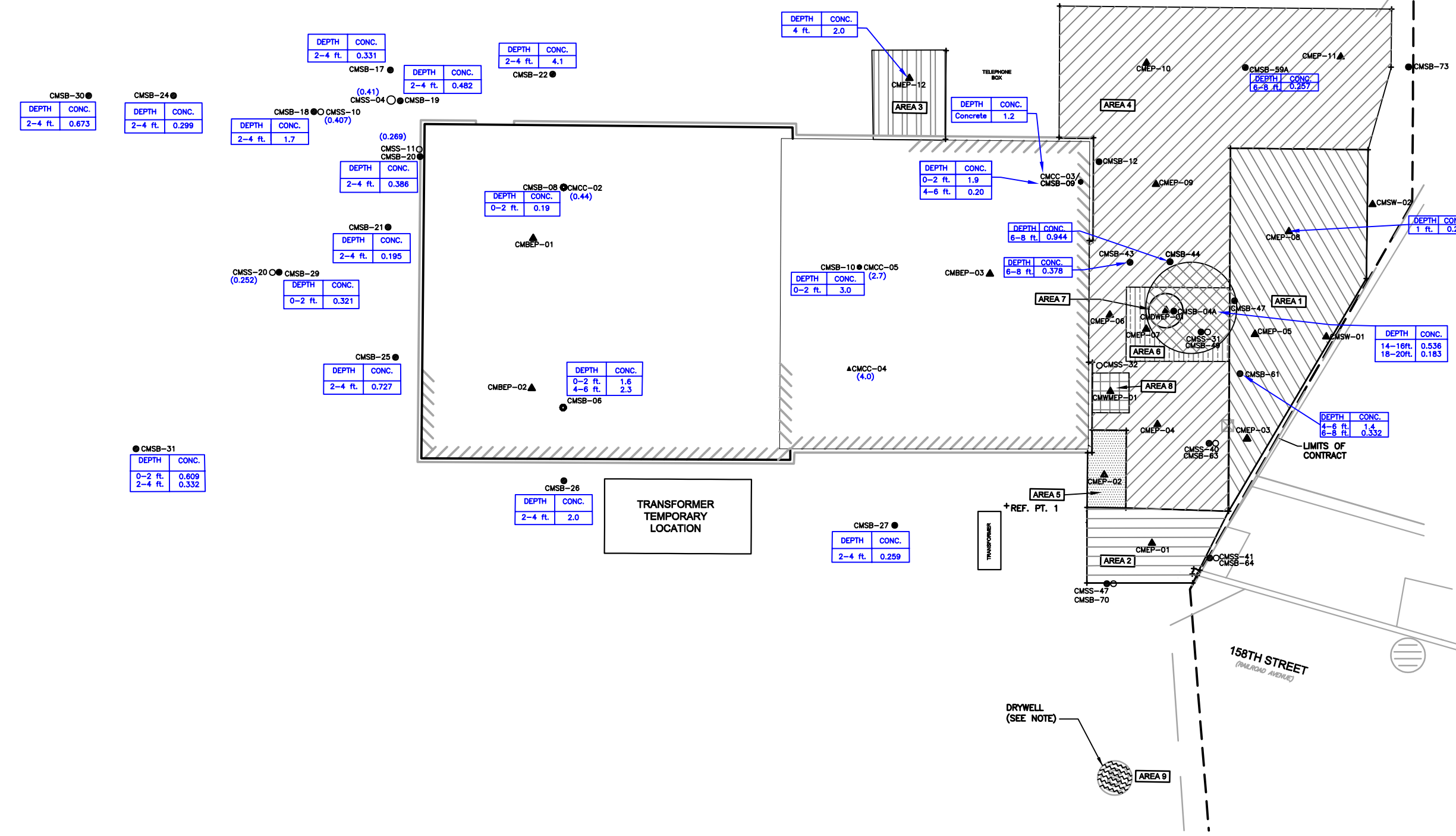


LEGEND

- CMEP-12 ▲ ENDPOINT SAMPLE LOCATION
- CMSS-01 ○ SURFACE SOIL SAMPLE COLLECTED PRIOR TO PHASE II DELINEATION
- CMSB-01 ● SOIL BORING COLLECTED PRIOR TO PHASE II DELINEATION
- CMCC-01/ CMSB-06 ● CONCRETE CORING/SOIL BORING COLLECTED PRIOR TO PHASE II DELINEATION
- CMSS-05 ○ SURFACE SOIL SAMPLE PHASE II DELINEATION
- CMSB-04A ● SOIL BORING PHASE II DELINEATION

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7
- AREA 8
- AREA 9

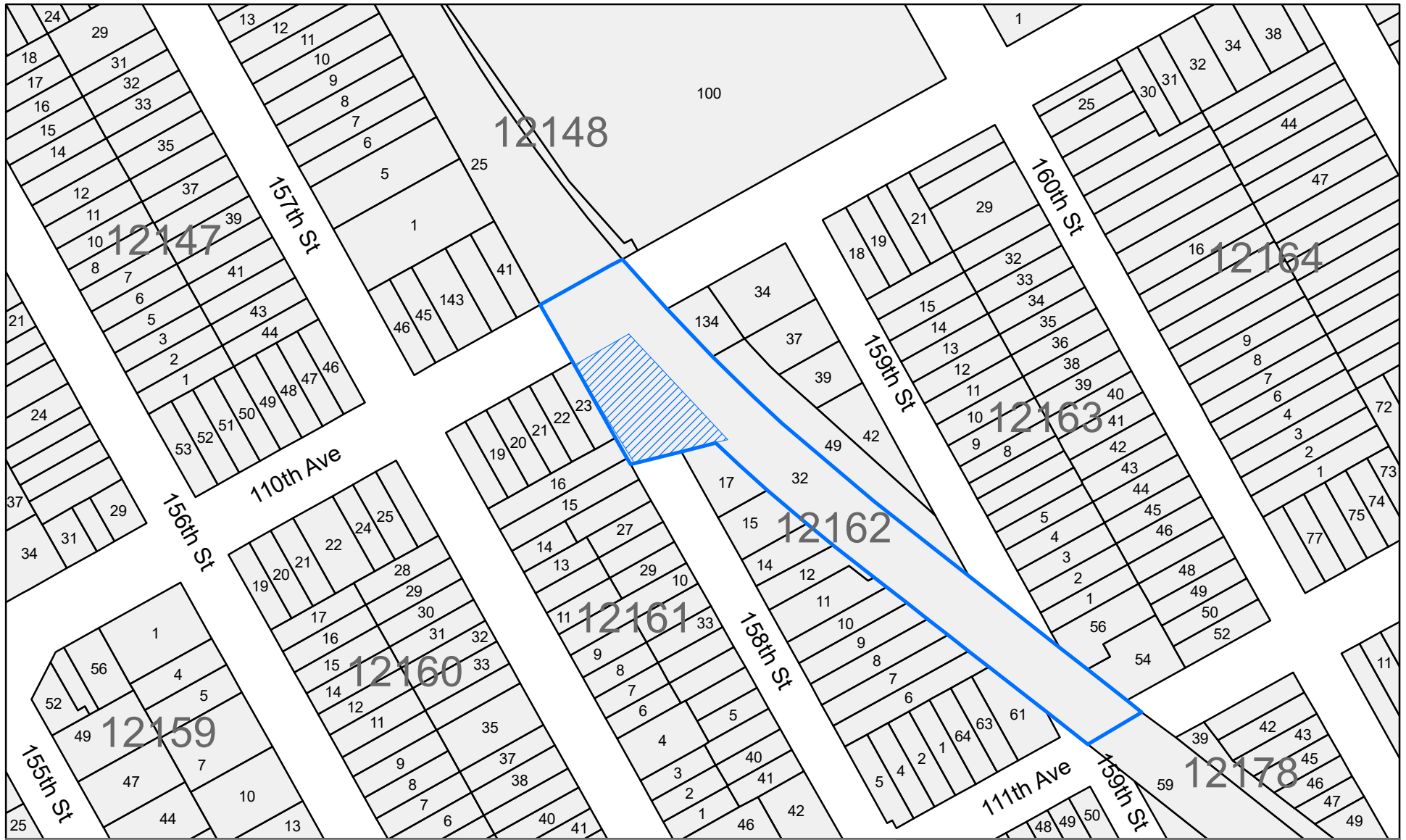
"<" QUALIFIER DENOTES NOT DETECTION AND ALL CONCENTRATIONS PRESENTED ARE FOR MERCURY IN MG/KG. ALTHOUGH THE MERCURY CONCENTRATIONS SHOWN DO EXCEED THE UNRESTRICTED SCOs, THEY DO NOT EXCEED THE APPLICABLE INDUSTRIAL SCOs FOR THE SITE.



LIRR CEDAR MANOR SUBSTATION
SOIL RESULTS REMAINING EXCEEDING UNRESTRICTED SCOs

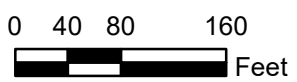
FIGURE	REVISED:	DRAWN:	AAA	CHECKED:	CH
5		SCALE:	AS SHOWN		
	DATE:	DATE:	10/01/2021	DATE:	10/01/2021

AECOM
CLIFTON NEW JERSEY



Legend

- Institutional Control Area
- Site Boundary
- Tax Lots
- 12162 Block Number



REFERENCES:

1. Based on the NYSDEC Consent Order dated July 2018, the site is located at 158th Street and Tracks, Queens, NY.
2. The institutional control area shown is the extents of Block 12162, Lot 32 from NYC Open Data accessed on 08/15/2024. Legal descriptions of the property are provided in the Deed Restriction.
3. The site boundary shown is based on the NYSDEC Decision Document for site V00388 dated August 2011.

**LIRR CEDAR MANOR SUBSTATION
INSTITUTIONAL CONTROL BOUNDARIES**

FIGURE 4	REVISED:	DRAWN: CF	CHECKED: CH
	DATE:	DATE: 08/15/2024	DATE: 08/16/2024

AECOM

CLIFTON
NEW JERSEY

APPENDIX A – DEED RESTRICTION

NYCTM

Department of Finance

May 29, 2024

MTA
2 BROADWAY
4 FLOOR
NEW YORK, NY 10004

RE: Submitted Transaction Successfully Recorded

Dear MTA:

Document Identification Number 2024040900678001 which was submitted and intaken for Recording on 4/24/2024 3:35:32 PM, was successfully recorded on 5/29/2024 at 11:17 AM.

Below summarizes the status of the document(s).

Recording & Endorsement Cover Page(s) attached

2024040900678001

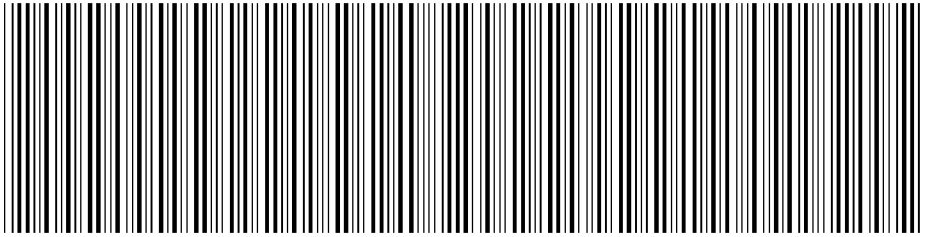
If you have questions or require further information, please send an email to acrishelp@finance.nyc.gov and someone will get back to you.

Thank you.

City Register

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2024040900678001006E2979

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2024040900678001 Document Date: 10-12-2022 Preparation Date: 04-24-2024
 Document Type: DEED WITH RESTRICTIVE COVENANT
 Document Page Count: 9

PRESENTER:

MTA
 2 BROADWAY
 4 FLOOR
 NEW YORK, NY 10004
 212-878-1039
 KCARBY@MTAHQ.ORG

RETURN TO:

MTA
 2 BROADWAY
 4 FLOOR
 NEW YORK, NY 10004
 212-878-1039
 KCARBY@MTAHQ.ORG

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	12162	32	Entire Lot	N/A BRINKERHOFF AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

NY STATE DEPARTMENT OF ENVIRONMENTAL
 CONSERVATION
 ATTN: KYLE PERO, 625 BROADWAY, 14TH FLOOR
 ALBANY, NY 12233-1500

GRANTEE/BUYER:

LONG ISLAND RAIL ROAD
 93-02 SUTPHIN BLVD
 JAMAICA, NY 11435

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
TOTAL:	\$	0.00

Filing Fee:

Filing Fee:	\$	0.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00

RECORDED OR FILED IN THE OFFICE

OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 05-29-2024 11:17
 City Register File No.(CRFN):
2024000135546



Collette McChia-Jacques

City Register Official Signature

Recording Fee: \$ EXEMPT
 Affidavit Fee: \$ 0.00

REAL PROPERTY TRANSFER TAX RETURN
 (Pursuant to Title 11, Chapter 21, NYC Administrative Code)

▲ DO NOT WRITE IN THIS SPACE ▲
 FOR OFFICE USE ONLY

GRANTOR

● Name **NY STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

● Grantor is a(n): individual partnership corporation single member LLC multiple member LLC (see instructions) other GOVERNMENT AGENCY Telephone Number

● Permanent mailing address after transfer (number and street) **ATTN: KYLE PERO 625 BROADWAY, 14TH FLOOR**

● City and State **ALBANY, NY** Zip Code **12233-1500**

● Single member's name if grantor is a single member LLC

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

1 4 6 0 1 3 2 0 0

SINGLE MEMBER EIN OR SSN

GRANTEE

● Name **LONG ISLAND RAIL ROAD**

● Grantee is a(n): individual partnership corporation single member LLC multiple member LLC (see instructions) other GOVERNMENT AGENCY Telephone Number

● Permanent mailing address after transfer (number and street) **93-02 SUTPHIN BLVD**

● City and State **JAMAICA, NY** Zip Code **11435**

● Single member's name if grantee is a single member LLC

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

1 1 6 0 0 2 5 0 2

SINGLE MEMBER EIN OR SSN

PROPERTY LOCATION

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

● Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	● Assessed Value of Property
N/A BRINKERHOFF AVENUE		QUEENS	12162	32	0	10,900	

● DATE OF TRANSFER TO GRANTEE: 10/12/2012 ● PERCENTAGE OF INTEREST TRANSFERRED: 100 %

CONDITION OF TRANSFER. See Instructions

● Check (✓) all of the conditions that apply and fill out the appropriate schedules of this return. Additionally, Schedules 1 and 2 must be completed for all transfers.

a. Arms length transfer

b. Transfer in exercise of option to purchase

c. Transfer from cooperative sponsor to cooperative corporation

d. Transfer by referee or receiver (complete Schedule A)

e. Transfer pursuant to marital settlement agreement or divorce decree (complete Schedule I)

f. Deed in lieu of foreclosure (complete Schedule C)

g. Transfer pursuant to liquidation of an entity (complete Schedule D)

h. Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E)

i. Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)

j. Gift transfer not subject to indebtedness

k. Gift transfer subject to indebtedness

l. Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F)

m. Transfer to a governmental body

n. Correction deed

o. Transfer by or to a tax exempt organization (complete Schedule G)

p. Transfer of property partly within and partly without NYC

q. Transfer of successful bid pursuant to foreclosure

r. Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security

s. Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M)

t. Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R)

u. Other transfer in connection with financing (describe): _____

v. A grant or assignment of a leasehold interest in a tax-free NY area

w. Transfer to an HDFC or an entity controlled by an HDFC. (Complete Schedule L)

x.Reserved

y.Reserved

z. Other (describe) **DECLARATION OF COVENANTS AND RESTRICTIONS**

● TYPE OF PROPERTY (✓)	● TYPE OF INTEREST (✓)																				
<ul style="list-style-type: none"> a. <input type="checkbox"/> 1-3 family house b. <input type="checkbox"/> Individual residential condominium unit c. <input type="checkbox"/> Individual cooperative apartment d. <input type="checkbox"/> Commercial condominium unit e. <input type="checkbox"/> Commercial cooperative f. <input type="checkbox"/> 4 family dwelling g. <input type="checkbox"/> Apartment building h. <input type="checkbox"/> Office building i. <input type="checkbox"/> Industrial building j. <input type="checkbox"/> Utility k. <input checked="" type="checkbox"/> OTHER (describe): NON-RESIDENTIAL VACANT LAND 	<p>Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%; text-align: left;">REC.</th> <th style="width:50%; text-align: right;">NON REC.</th> </tr> <tr> <td>a. <input type="checkbox"/> Fee.....</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>b. <input type="checkbox"/> Leasehold Grant</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>c. <input type="checkbox"/> Leasehold Assignment or Surrender</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>d. <input type="checkbox"/> Easement</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>e. <input type="checkbox"/> Subterranean Rights</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>f. <input type="checkbox"/> Development Rights</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>g. <input type="checkbox"/> Stock</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>h. <input type="checkbox"/> Partnership Interest</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>i. <input checked="" type="checkbox"/> OTHER. (describe):</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> </table> <p style="text-align: center;">DEED RESTRICTIONS</p>	REC.	NON REC.	a. <input type="checkbox"/> Fee.....	<input type="checkbox"/>	b. <input type="checkbox"/> Leasehold Grant	<input type="checkbox"/>	c. <input type="checkbox"/> Leasehold Assignment or Surrender	<input type="checkbox"/>	d. <input type="checkbox"/> Easement	<input type="checkbox"/>	e. <input type="checkbox"/> Subterranean Rights	<input type="checkbox"/>	f. <input type="checkbox"/> Development Rights	<input type="checkbox"/>	g. <input type="checkbox"/> Stock	<input type="checkbox"/>	h. <input type="checkbox"/> Partnership Interest	<input type="checkbox"/>	i. <input checked="" type="checkbox"/> OTHER. (describe):	<input type="checkbox"/>
REC.	NON REC.																				
a. <input type="checkbox"/> Fee.....	<input type="checkbox"/>																				
b. <input type="checkbox"/> Leasehold Grant	<input type="checkbox"/>																				
c. <input type="checkbox"/> Leasehold Assignment or Surrender	<input type="checkbox"/>																				
d. <input type="checkbox"/> Easement	<input type="checkbox"/>																				
e. <input type="checkbox"/> Subterranean Rights	<input type="checkbox"/>																				
f. <input type="checkbox"/> Development Rights	<input type="checkbox"/>																				
g. <input type="checkbox"/> Stock	<input type="checkbox"/>																				
h. <input type="checkbox"/> Partnership Interest	<input type="checkbox"/>																				
i. <input checked="" type="checkbox"/> OTHER. (describe):	<input type="checkbox"/>																				

SCHEDULE 1 - DETAILS OF CONSIDERATION

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 12. ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.

1. Cash.....	● 1.		0 00
2. Purchase money mortgage.....	● 2.		0 00
3. Unpaid principal of pre-existing mortgage(s).....	● 3.		0 00
4. Accrued interest on pre-existing mortgage(s).....	● 4.		0 00
5. Accrued real estate taxes.....	● 5.		0 00
6. Amounts of other liens on property.....	● 6.		0 00
7. Value of shares of stock or of partnership interest received.....	● 7.		0 00
8. Value of real or personal property received in exchange.....	● 8.		0 00
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee.....	● 9.		0 00
10. Other (describe):.....	● 10.		0 00
11. TOTAL CONSIDERATION (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions).....	● 11.	\$	0 00

See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.

SCHEDULE 2 - COMPUTATION OF TAX

A. Payment	Pay amount shown on line 15 - See Instructions		Payment Enclosed
1. Total Consideration (from line 11, above).....	● 1.		0 00
2. Excludable liens (see instructions).....	● 2.		0 00
3. Consideration (line 1 less line 2).....	● 3.		0 00
4. Tax Rate (see instructions).....	● 4.		0 %
5. HDFC Exemption (see Schedule L, line 15)	● 5.		0 00
6. Consideration less HDFC Exemption (line 3 less line 5)	● 6.		0 00
7. Percentage change in beneficial ownership (see instructions)	● 7.		100 %
8. Taxable consideration (multiply line 6 by line 7).....	● 8.		0 00
9. Tax (multiply line 8 by line 4).....	● 9.		0 00
10. Credit (see instructions).....	● 10.		0 00
11. Transfer tax previously paid (see Schedule L, line 18).....	● 11.		0 00
12. Tax due (line 9 less line 10 and 11) (if the result is negative, enter zero).....	● 12.		0 00
13. Interest (see instructions).....	● 13.		0 00
14. Penalty (see instructions).....	● 14.		0 00
15. Total Tax Due (add lines 12, 13 and 14).....	● 15.	\$	0 00

GRANTOR'S ATTORNEY ▼

Name of Attorney KYLE PERO		Telephone Number (518) 402-9495	
Address (number and street) 625 BROADWAY 14TH FLOOR		City and State ALBANY, NY	Zip Code 12233-1500
EMPLOYER IDENTIFICATION NUMBER	-	OR	SOCIAL SECURITY NUMBER

GRANTEE'S ATTORNEY ▼

Name of Attorney COLLEEN CHANNER		Telephone Number (212) 878-1035	
Address (number and street) 2 BROADWAY		City and State NEW YORK, NY	Zip Code 10004
EMPLOYER IDENTIFICATION NUMBER	-	OR	SOCIAL SECURITY NUMBER

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR

GRANTEE

Sworn to and subscribed to
before me on this _____ day
of _____, _____.

14-6013200
EMPLOYER IDENTIFICATION NUMBER OR
SOCIAL SECURITY NUMBER

NY STATE DEPARTMENT
OF ENVIRONMENTAL
CONSERVATION
Name of Grantor

Signature of Notary Signature of Grantor

Sworn to and subscribed to
before me on this _____ day
of _____, _____.

11-6002502
EMPLOYER IDENTIFICATION NUMBER OR
SOCIAL SECURITY NUMBER

LONG ISLAND RAIL
ROAD
Name of Grantee

Signature of Notary Signature of Grantee



FOR CITY USE ONLY

C1. County Code _____ C2. Date Deed Recorded _____
 Month / Day / Year

C3. Book _____ OR _____ C4. Page _____

C5. CRFN _____



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: N/A | BRINKERHOFF AVENUE | QUEENS | 00000
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name: LONG ISLAND RAIL ROAD
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR Part of a Parcel

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size: _____ X _____ OR _____ ACRES
FRONT FEET DEPTH

Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name: NY STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input checked="" type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

SALE INFORMATION

10. Sale Contract Date: 10 / 12 / 2022
Month Day Year

11. Date of Sale / Transfer: 10 / 12 / 2022
Month Day Year

12. Full Sale Price \$ _____ 0
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale: _____

14. Check one or more of these conditions as applicable to transfer:

A <input type="checkbox"/> Sale Between Relatives or Former Relatives
B <input type="checkbox"/> Sale Between Related Companies or Partners in Business
C <input type="checkbox"/> One of the Buyers is also a Seller
D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution
E <input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below)
F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below)
G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates
H <input type="checkbox"/> Sale of Business is Included in Sale Price
I <input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below)
J <input checked="" type="checkbox"/> None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class: U, 7 16. Total Assessed Value (of all parcels in transfer) _____ 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

QUEENS 12162 32

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE		DATE		LAST NAME		FIRST NAME			
93-02 SUTPHIN BLVD									
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER			
JAMAICA		NY		11435		SELLER			
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE		DATE	



Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax for the Conveyance of Real Property Located in New York City

See Form TP-584-NYC-I, Instructions for Form TP-584-NYC, before completing this form. Print or type.

Schedule A - Information relating to conveyance

Form with sections for Grantor/Transferor and Grantee/Transferee, including fields for Name, Mailing address, City, State, ZIP code, Social Security number, and EIN.

Location and description of property conveyed

Table with 5 columns: Tax map designation, SWIS code, Street address, City, town, or village, and County.

Type of property conveyed (mark an X in applicable box)

- 1 One- to three-family house
2 Residential cooperative
3 Residential condominium
4 Vacant land
5 Commercial/Industrial
6 Apartment building
7 Office building
8 Four-family dwelling
9 Other

Date of conveyance

Date selection box showing 10/12/2022

Contract executed on or before April 1, 2019 (see instructions)

Percentage of real property conveyed which is residential real property 0%

Condition of conveyance (mark all that apply)

- a. Conveyance of fee interest
b. Acquisition of a controlling interest
c. Transfer of a controlling interest
d. Conveyance to cooperative housing corporation
e. Conveyance pursuant to or in lieu of foreclosure
f. Conveyance which consists of a mere change of identity
g. Conveyance for which credit for tax previously paid will be claimed
h. Conveyance of cooperative apartment(s)
i. Syndication
j. Conveyance of air rights or development rights
k. Contract assignment
l. Option assignment or surrender
m. Leasehold assignment or surrender
n. Leasehold grant
o. Conveyance of an easement
p. Conveyance for which exemption from transfer tax claimed
q. Conveyance of property partly within and partly outside the state
r. Conveyance pursuant to divorce or separation
s. Other (describe)

Table for recording officer's use with columns: Amount received (Schedule B, Part 1, 2, 3), Date received, and Transaction number.

Schedule B – Real estate transfer tax return (Tax Law, Article 31)

Part 1 – Computation of tax due (in addition to the tax on line 4, you must compute the tax on lines 5a and 5b, if applicable)

1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark the exemption claimed box, enter consideration and proceed to Part 4) <input checked="" type="checkbox"/> Exemption claimed	1.	0 00
2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.	0 00
3 Taxable consideration (subtract line 2 from line 1)	3.	0 00
4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.	0 00
5a Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of residential real property located in New York City if the amount on line 3 is \$3 million or more (see instructions)	5a.	0 00
5b Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 1 is \$2 million or more (see instructions)	5b.	0 00
6 Total before credit(s) claimed (add lines 4, 5a, and 5b)	6.	0 00
7 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	7.	0 00
8 Total tax due* (subtract line 7 from line 6)	8.	0 00

Part 2 – Computation of additional tax due on the conveyance of residential real property for \$1 million or more (see instructions)

1 Enter amount of consideration for conveyance (from Part 1, line 1)	1.	0 00
2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) ...	2.	0 00
3 Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.	0 00

Part 3 – Computation of supplemental tax due on the conveyance of residential real property, or interest therein, located in New York City, for \$2 million or more (see instructions)

1 Enter amount of consideration for conveyance (from Part 1, line 1)	1.	
2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) ...	2.	
3 Total supplemental transfer tax due* (multiply line 2 by tax rate, see instruction for rates)	3.	00

* **The total tax (from Part 1, line 8; Part 2, line 3; and Part 3, line 3 above) is due within 15 days from the date of conveyance.**

Part 4 – Explanation of exemption claimed on Part 1, line 1 (mark any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)..... a
- b. Conveyance is to secure a debt or other obligation..... b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f
- g. Conveyance consists of deed of partition..... g
- h. Conveyance is given pursuant to the federal Bankruptcy Act..... h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor’s personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim) k

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)**Complete the following only if the interest being transferred is a fee simple interest.**I (we) certify that: *(mark an X in the appropriate box)*

1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
- a The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
- b The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
- c The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
- d The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- e Other *(attach detailed explanation)*.
3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
- a A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
- b A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)*

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature_____
Title_____
Grantee signature_____
Title_____
Grantor signature_____
Title_____
Grantee signature_____
Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? If the contract was executed prior to April 1, 2019, did you attach the necessary verification? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature

Title

Grantee signature

Title

Grantor signature

Title

Grantee signature

Title

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark the second box under Exemptions for nonresident transferor(s)/seller(s), and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, § 663(c), mark the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, § 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on Form TP-584-NYC-I, page 1.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, § 663 due to one of the following exemptions:

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date to _____ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date to _____ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

DECLARATION of COVENANTS and RESTRICTIONS

THIS COVENANT is made the 12th day of OCTOBER 2022 by MTA Long Island Rail Road (LIRR), a subsidiary public benefit corporation of the MTA and has its offices for the transaction of business at 93-02 Sutphin Boulevard, Jamaica, NY 11435.

WHEREAS, Cedar Manor Substation is the subject of a Consent Order, DEC Index No. CO 1-20180613-127, with an effective date of which is July 13, 2018 (together with exhibits, appendices-and any subsequent modifications "the July 2018 Order"). executed by the LIRR as part of the New York State Department of Environmental Conservation's (the "Department's) inactive hazardous waste disposal site remedial programs pursuant to Article 27, Title 13 of the Environmental Conservation Law ("ECL") and Part 375 of Title 6 of the Official Compilation of Codes Rules and Regulations ("6 NYCRR") Program, namely that parcel of real property located on 158th Street and Tracks in the Village of Jamaica in the Borough of Queens, County of Queens, State of New York, which is part of lands conveyed by William Wood and John Green, Executors to the Last Will and Testament of William Wallace to South Side Rail Road Company by deed dated August 2, 1886 and recorded in the Queens County for NYC Deeds Select Recording Office in Liber 352 and Page 415, and being more particularly described in Appendix "A," attached to this declaration and made a part hereof, and hereinafter referred to as "the Property"; and

WHEREAS, the Department approved a remedy to eliminate or mitigate all significant threats to the environment presented by the contamination disposed at the Property and such remedy requires that the Property be subject to restrictive covenants.

NOW, THEREFORE, MTA Long Island Rail Road, for itself and its successors and/or assigns, covenants that:

First, the Property subject to this Declaration of Covenants and Restrictions is as shown on a map attached to this declaration as Appendix "B" and made a part hereof.

Second, unless prior written approval by the Department or, if the Department shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of the State's citizens, hereinafter referred to as "the Relevant Agency," is first obtained, where contamination remains at the Property subject to the provisions of the Site Management Plan ("SMP"), there shall be no construction, use or occupancy of the Property that results in the disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results in unacceptable human exposure to contaminated soils.

Third, the owner of the Property shall not disturb, remove, or otherwise interfere with the installation, use, operation, and maintenance of engineering controls required for the Remedy, which are described in the SMP, unless in each instance the owner first obtains a written waiver of such prohibition from the Department or Relevant Agency.

Fourth, the owner of the Property shall prohibit the Property from ever being used for purposes other than for railroad and/or transportation purposes without the express written waiver of such prohibition by the Department or Relevant Agency.

Fifth, the owner of the Property shall prohibit the use of the groundwater underlying the Property without treatment to render it safe for drinking water or for industrial purposes, as appropriate, and the user must first notify and obtain written approval to do so from the Department or Relevant Agency.

Sixth, the owner of the Property shall provide a periodic certification, prepared and submitted by a professional engineer or environmental professional acceptable to the Department or Relevant Agency, which will certify that the institutional and engineering controls put in place are unchanged from the previous certification, comply with the SMP, and have not been impaired.

Seventh, the owner of the Property shall continue in full force and effect any institutional and engineering controls required for the Remedy and maintain such controls, unless the owner first obtains permission to discontinue such controls from the Department or Relevant Agency, in compliance with the approved SMP, which is incorporated and made enforceable hereto, subject to modifications as approved by the Department or Relevant Agency.

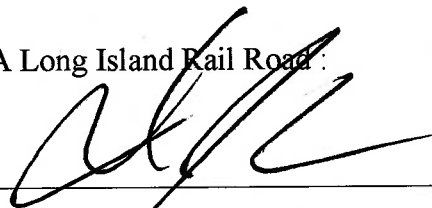
Eighth, this Declaration is and shall be deemed a covenant that shall run with the land and shall be binding upon all future owners of the Property, and shall provide that the owner and its successors and assigns consent to enforcement by the Department or Relevant Agency of the prohibitions and restrictions that the Consent Order requires to be recorded, and hereby covenant not to contest the authority of the Department or Relevant Agency to seek enforcement.

Ninth, any deed of conveyance of the Property, or any portion thereof, shall recite, unless the Department or Relevant Agency has consented to the termination of such covenants and restrictions, that said conveyance is subject to this Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day written below.

MTA Long Island Rail Road:

By:



Print Name: David Florio

Title: Chief Real Estate Transactions and Operations Officer

Date:

10/12/22

STATE OF NEW YORK)

) ss:

COUNTY OF New York)

On the 12th day of October, in the year 2022, before me, the undersigned, personally appeared David Florio, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Pam Geary
Notary Public - State of New York

PAM GEARY
Notary Public, State of New York
No. 01GE6036159
Qualified in Nassau County
Commission Expires February 28, 2026

APPENDIX "A"

This Indenture,

made the Second day
of August in the year one thousand eight hundred and Sixty Six Between
William D. Wood and John Green Executors, and Isaac Wallace
Executors of the Last Will and Testament of William Wallace, late of
the Town of Jamaica, Queens County, deceased, parties of the first part
and The South Side Rail Road Company of Long Island,
parties

of the second part, Witnesseth, That the said parties of the first part, by virtue of the power and authority to them given in and by the said last Will and Testament, and for and in consideration of the sum of one thousand four hundred & seventy five dollars lawful money of the United States of America, to them in hand paid, at or before the enrolling and delivery of these presents, by the said parties of the second part, the receipt whereof is hereby acknowledged, and the said parties of the second part, themselves ^{successors and assigns} ~~heirs, executors and administrators~~, for ever released and discharged from the same by these presents, hath granted, bargained, sold, aliened, released, conveyed, and confirmed, and by these presents doth grant, bargain, sell, alien, release, convey and confirm unto the said parties of the second part their heirs and assigns for ever, All that certain tract ~~of~~ land

or parcel of land situate lying and being in the village of Jamaica, Queens Co. and State of New York bounded as follows Beginning at a stake on South Street at the southwest corner of the property of the said Wallace distant twenty seven feet westerly at right angles from the center track line of the said South Side Rail Road and thence running along the west line of the property of the said Wallace south twenty two degrees east about two thousand six hundred and fifty two feet thence south eighty three degrees east about eighty nine feet to the front distant westerly twenty three feet at right angles from said center track line thence easterly north said center track line on the arc of a circle with a radius of one thousand one hundred and forty three feet about one hundred and twenty two feet thence on a line parallel to and with said center track line at a distance of twenty nine feet perpendicularity therefrom south forty four and one quarter degrees east about eight hundred and nine feet to the south line of the property of the said Wallace thence along said south line north twenty two and a half degrees east about seventy two feet to a point distant north easterly thirty nine feet at right angles from said center track line thence on a line parallel with said center track line north forty four and one quarter degrees east about seven hundred and eighty feet thence easterly with said center track line at a distance of thirty nine feet perpendicularity therefrom on the arc of a circle with a radius of one thousand eight hundred and seventy seven feet about seven hundred and forty four feet thence perpendicular with said center track line a distance of thirty nine feet perpendicularity therefrom north twenty two degrees east about seventy eight feet thence south eighty three degrees east about sixteen feet to a point distant twenty three feet perpendicularity from said center track line thence on a line parallel with said center track line north twenty two degrees east about one thousand feet thence north sixty three degrees east about sixteen feet to a point distant thirty nine feet north easterly at right angles from the said center track line thence along a line parallel with said center track line north twenty two degrees east about one thousand one hundred and eighty four feet to the north line of the property of the said Wallace thence along said north line south sixty three degrees west about eighty seven feet to the point of beginning. Such tract containing about three acres and seventy one hundredths of an acre.

Together with all and singular the edifices, buildings, rights, members, privileges, advantages, hereditaments and appurtenances to the same belonging or in any wise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also, all the estate, right, title, interest, claim and demand whatsoever; both in law and equity, which the said Testator had in his lifetime, and at the time of his decease, and which the said party of the first part hath, by virtue of the said last Will and Testament or otherwise, of, in and to, the same, and every part and parcel thereof, with the appurtenances. To have and to hold the said premises above mentioned and described, and hereby granted and conveyed, or intended so to be, with the appurtenances, unto the said parties of the second part, their ^{heirs} heirs and assigns, to their only proper use, benefit and behoof for ever. And the said parties of the first part, for ^{themselves} self, heirs, executors and administrators, doth covenant, grant, promise and agree to and with the said parties of the second part, their ^{successors} heirs and assigns, that the said parties of the second part, their ^{successors} heirs and assigns, shall and lawfully may from time to time, and at all times for ever hereafter, peaceably and quietly have, hold, use, occupy, possess and enjoy, all and singular the said hereditaments and premises hereby granted and conveyed, or intended so to be, with their and every of their appurtenances, and receive and take the rents, issues and profits thereof, to and for their own use and benefit without any lawful let, suit, hindrance, molestation, interruption or denial whatsoever, of, from, or by the said party of the first part, their heirs or assigns; or of, from, or by any other person or persons whomsoever lawfully claiming or who shall or may lawfully claim hereafter, by, from or under them or by, from or under right, title, interest or estate; And that the same now are free and clear and freely and clearly discharged, acquitted and exonerated, or otherwise well and sufficiently saved, defended, kept harmless and indemnified by the said party of the first part, their heirs and assigns of, from and against all and all manner of former and other gifts, grants, bargains, sales, mortgages, judgments, and all other charges and incumbrances whatsoever, had, made, committed, executed, or done by the said party of the first part, or by, through, or with acts, deeds, means, consent, procurement or privity.

In Witness whereof, the said parties to these presents have hereto interchangeably set their hands and seals the day and year first above written.

Sealed and delivered in the presence of
 W. D. Wood as to W. D. Wood

W. D. Wood
 John Green
 John
 Ann Wallace

State of New York
 County of Queens
 On this second day of August in the year one thousand eight hundred and sixty six before me came William D Wood to one known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as Executor of the last will and testament of William Wallace dec'd.

John H. Hoffman
 Justice of the Peace

State of New York
City and County
of New York

for
On this the twentieth day of
September 1866 before me came John Green and Ann Wallace
to me known to be the persons described, and who executed
the foregoing instrument and who severally acknowledged
that they executed the same, the said John Green executing the
same in Execution of the last will and testament of William Wallace
de^d

John A. Mower
Notary Public
for the City & County of New York

Recorded in Queens County Clerk's Office in Liber
352 of Books pag⁴¹⁸ 343, August 2, 1871 at 9. A. M.,
Examined by John H. Stephani

Clark

142

William D'W...

Executors

of William Wallace, dec^d
Village of Jamaica

The South Side Road
Road Company of L^d

3800 ft. = 2800 by 6 ft wide
and 1000 by 50 " "

EXECUTOR'S DEED. \$1475.-

Dated July Aug. 2, 1866

By lands of J. D. Detmold
" " " South St.

in partition S. by a. d.
Sec. 18 Map 3. S. S. N.

LI 1 A 95

Wm. Allen

56th St. 352 p. 315
Alex^r Haquer
Alex^r Cammiller
Jamaica

Spliced into book B
John Barbo & Company
1877
17.0 D. C.C.

State of New York,
City and County of New York, } ss

I, **CHARLES E. LOEW**, CLERK of the City and County of New York, and also Clerk of the Supreme Court for the said City and County, the same being a Court of Record, DO HEREBY CERTIFY, That

Sept 18 1871

whose name is subscribed to the certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such proof or acknowledgment, a Notary Public in and for the City and County of New York, dwelling in the said City, commissioned and sworn, and duly authorized to take the same. And further, that I am well acquainted with the handwriting of such Notary, and verily believe that the signature to the said certificate of proof or acknowledgment is genuine. I further Certify that said Instrument is executed and acknowledged according to the law of the State of New York.



In Testimony Whereof, I have hereunto set my hand and affixed the Seal of the said Court and County, the

day of *Aug* 1871

Chas E Loew Clerk

APPENDIX B – LIST OF SITE CONTACTS

Appendix B -- Site Contact List

1. The contact information for the current owners of the Site are as follows:

Colleen Channer, Esq. Sr. Environmental Counsel
Metropolitan Transportation Authority
2 Broadway, 4th Floor
New York, New York 10004

Rob Free, President
MTA Long Island Rail Road
Jamaica Station
Jamaica, NY 11435

Andrew Wilson
Assistant Chief Program Officer-Department of Program Management
MTA Long Island Rail Road
Hillside Support Facility
93-59 183rd Street
Hollis, NY 11423

Albert Albano, Senior Project Manager
Department of Program Management
MTA Long Island Rail Road
Hillside Support Facility
93-59 183rd Street
Hollis, NY 11423

2. Local Government Officials:

Hon. Eric L. Adams
NYC Mayor
City Hall
New York, NY 10007

Hon. Brad Lander
NYC Comptroller
1 Centre Street
New York, NY 10007

Hon. Juumane Williams
Public Advocate
1 Centre Street
New York, NY 10007

Hon. Donovan Richards, Jr.
Queens Borough President 120-
55 Queens Boulevard
Kew Gardens, NY 11424

Hon. Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017

Hon. Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017

Hon. Gregory Meeks
U.S. House of Representatives
153-01 Jamaica Avenue, 2nd Floor
Jamaica, NY 11432

Hon. Dr. Nantasha Williams
NYC Councilmember
165-90 Baisley Boulevard
Jamaica, NY 11434

Hon. Leroy George Comrie Jr.
NYS Senator
142-01 Rockaway Boulevard
South Ozone Park, NY 11436

Hon. Vivian Cook
NYS Assemblymember
142-15 Rockaway Boulevard
Jamaica, NY 11436

3. City Agencies:

Dan Garodnick
Commissioner
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Mark McIntyre
Director
NYC Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Robert Dobruskin
Office of Environmental Assessment & Review
NYC Department of Environmental Protection
96-05 Horace Harding Expressway
Flushing, NY 11373

4. State Agencies:

Charles Post
NYSDEC Project Manager
625 Broadway
Albany, NY 12233

Thomas V. Panzone
NYSDEC Public Participation Specialist
47-40 21st Street
Long Island City, NY 11101

Larry Ennist
NYSDEC
625 Broadway
Albany, NY 12233

NYSDOH Public Health Specialist
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237

5. Public Water Supplier:

Rohit T. Aggarwala
Commissioner
NYC Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

6. Community Board:

Yvonne Reddick
District Manager
Queens Community Board 12
90-28 161st Street
Jamaica, NY 11432

Rev. Carlene O. Thorbs
Chairperson
Queens Community Board 12
90-28 161st Street
Jamaica, NY 11432

Environmental Committee Chairman
Queens Community Board 12
90-28 161st Street
Jamaica, NY 11432

7. County Clerk:

Audrey Pheffer
Queens County Clerk
88-11 Sutphin Boulevard #106
Jamaica, NY 11435

8. Consolidated Edison:

Carol Conslato
Director
Consolidated Edison Corporate Affairs
59-17 Junction Boulevard
Elmhurst, NY 11373

9. NYPD:

Richard A. Porto
113th Precinct
167-02 Baisley Boulevard
Jamaica, NY 11434

10. FDNY:

Engine 275
FDNY
111-36 Merrick Boulevard
Jamaica, NY 11433

11. Local Media Outlets:

Queens Tribune
150-50 14th Road
Whitestone, NY 11357

Times-Ledger Newspapers
41-02 Bell Boulevard, 2nd Floor
Bayside, NY 11361

New York Daily News
4 New York Plaza
New York, NY 10004

New York Post
1211 Avenue of the Americas
New York, NY 10036

Spectrum NY 1 News
75 Ninth Avenue New
York, NY 10011

Queens Courier
Schneps Publications Inc, 38-15 Bell Boulevard
Bayside, NY 11361

Press of Southeast Queens
150-50 14th Road
Whitestone, NY 11357

12. School and Daycare Facilities:

Jamaica Day Nursery
10817 159th Street
Jamaica, NY 11433

Public School 48
William Worsdworth School
Attn: Principal
155-02 108th Avenue
Jamaica, NY 11433

Public School 40
Samuel Huntington School
Attn: Principal
109-20 Union Hall Street
Jamaica, NY 11433

Bethel Mission Jr. Academy
Attn: Principal
10615 154th Street
Jamaica, NY 11433

Young Women's Leadership School of Queens
Attn: Principal
150-91 87th Road
Jamaica, NY 11432

Afro-American Parents Day Care
112-06 Sutphin Boulevard
Jamaica, NY 11435

St. Joseph's School
10843 Sutphin Boulevard
Jamaica, NY 11435

13. Community, Civic, Religious and Other Environmental Organizations:

Queens Economic Development Corporation
120-55 Queens Boulevard, Suite 309
Kew Gardens, NY 11424

Greater Jamaica Development Corporation
90-04 161st Street
Jamaica, NY 11432

Queens Chamber of Commerce
75-20 Astoria Boulevard, Suite 140
Jackson Heights, NY 11370

Christ Pentecostal Temple
10945 157th Street
Jamaica, NY 11433

Bethany Baptist Church
11047 157th Street
Jamaica, NY 11433

Mt. Zion Tabernacle
15609 113th Avenue
Jamaica, NY 11433

Foch Congregation of Jehovah
11159 158th Street
Jamaica, NY 11433

St. Joseph's Roman Catholic Church
10843 Sutphin Boulevard
Jamaica, NY 11435

Harvest Church International
11105 Sutphin Boulevard
Jamaica, NY 11435

St. John's Baptist Church
11207 Guy R Brewer Boulevard
Jamaica, NY 11433

Calvary Baptist Church
11110 Guy R Brewer Boulevard
Jamaica, NY 11433

Calvary Baptist Senior Housing
Attn: Director
160-60 Claude Avenue
Jamaica, NY 11433

NYCHA – South Jamaica Houses I & II
Attn: Management Office
106-62 160th Street
Jamaica, NY 11433

NYCHA – South Jamaica Houses I & II
Attn: Resident Association
106-62 160th Street
Jamaica, NY 11433

South Jamaica Senior Center
Attn: Director
107-60 159th Street
Jamaica, NY 11433

South Jamaica Community Center
Attn: Director
109-04 160th Street
Jamaica, NY 11433

APPENDIX C – EXCAVATION WORK PLAN (EWP)

C-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination or breach or alter the Site’s cover system, the Site owner or their representative will notify the NYSDEC contacts listed in the table below. Table 1 includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix A.

Table 1: Notifications*

Name	Contact Information
Long Island Rail Road System Safety Magdalena Rychtecka, Director	mrychte@lirr.org
NYSDEC Project Manager Charlie Post	(518) 402-9793 charles.post@dec.ny.gov
NYSDEC Project Manager’s Supervisor Gerard Burke	(518) 402-9767 gerard.burke@dec.ny.gov
Chief, Site Control Section	New York State Department of Environmental Conservation Division of Environmental Remediation 625 Broadway Albany, NY 12233-7020
NYSDOH Project Manager Anthony Perretta	1-518-402-7860 Anthony.perretta@health.ny.gov

* Note: Notifications are subject to change and will be updated as necessary.

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for Site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated, any modifications of truck routes, and any work that may impact an engineering control;
- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work;
- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP and 29 CFR 1910.120;
- A copy of the contractor's health and safety plan (HASP), in electronic format, if it differs from the HASP provided in Appendix G of this SMP;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with the required request to import form and all supporting documentation including, but not limited to, chemical testing results.

C-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed during all excavations into known or potentially contaminated material (remaining contamination) or a breach of the cover system. A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will perform the screening. Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the COC.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site as soil beneath a cover or if the material can be used as cover soil.

C-3 SOIL STAGING METHODS

Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by the NYSDEC.

C-4 MATERIALS EXCAVATION AND LOAD-OUT

A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and remedial party (if applicable) and its contractors are responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and deed restrictions on the Site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or deed restrictions on the Site. A

Site utility stakeout will be completed for all utilities prior to any ground intrusive activities at the Site.

Loaded vehicles leaving the Site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements).

Locations where vehicles enter or exit the Site shall be inspected daily for evidence of off-site soil tracking.

The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the Site are clean of dirt and other materials derived from the Site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials. Material accumulated from the street cleaning and egress cleaning activities will be disposed off-site at a permitted landfill facility in accordance with all applicable local, State, and Federal regulations.

C-5 MATERIALS TRANSPORT OFF-SITE

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the Site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

Truck transport routes are as follows: head southeast on 158th St toward 111th Ave; turn right at the 1st cross street onto 111th Ave; turn left onto 155th St; turn right onto Linden Blvd (Figure C1). All trucks loaded with Site materials will exit the vicinity of the

Site using only these approved truck routes. This is the most appropriate route and takes into account: (a) limiting transport through residential areas and past sensitive Sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport;

Trucks will be prohibited from stopping and idling in the neighborhood outside the project Site.

Egress points for truck and equipment transport from the Site will be kept clean of dirt and other materials during site remediation and development.

Queuing of trucks will be performed on-site in order to minimize off-site disturbance. Off-site queuing will be prohibited.

C-6 MATERIALS DISPOSAL OFF-SITE

All material excavated and removed from the Site will be treated as contaminated and regulated material and will be transported and disposed off-site in a permitted facility in accordance with all local, State and Federal regulations. If disposal of material from this Site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC project manager. Unregulated off-site management of materials from this Site will not occur without formal NYSDEC project manager approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, (e.g. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C&D debris recovery facility) Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report.

This documentation will include, but will not be limited to waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled consistent with 6 NYCRR Parts 360, 361, 362, 363, 364 and 365. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State C&D debris recovery facility (6 NYCRR Subpart 360-15 registered or permitted facility).

C-7 MATERIALS REUSE ON-SITE

The qualified environmental professional as defined in 6 NYCRR part 375 will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material (i.e. contaminated) does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will be placed below the demarcation layer or impervious surface, and will not be reused within a cover soil layer, within landscaping berms, or as backfill for subsurface utility lines.

Proposed materials for reuse on-site must be sampled for full suite analytical parameters including per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. The sampling frequency will be in accordance with DER-10 Table 5.4(e)10 unless prior approval is obtained from the NYSDEC project manager for modification of the sampling frequency. The analytical results of soil/fill material testing must meet the Site use criteria presented in NYSDEC DER-10 Appendix 5 – Allowable Constituent Levels for Imported Fill or Soil for all constituents listed, and the NYSDEC Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances January 2021 guidance values. Approvals for modifications to the analytical parameters must be obtained from the NYSDEC project manager prior to the sampling event.

Soil/fill material for reuse on-site will be segregated and staged as described in Sections C-2 and C-3 of this EWP. The anticipated size and location of stockpiles will be provided in the 15-day notification to the NYSDEC project manager. Stockpile locations

will be based on the location of Site excavation activities and proximity to nearby Site features. Material reuse on-site will comply with requirements of NYSDEC DER-10 Section 5.4(e)4. Any modifications to the requirements of DER-10 Section 5.4(e)4 must be approved by the NYSDEC project manager.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the Site will not be reused on-site.

C-8 FLUIDS MANAGEMENT

All liquids to be removed from the Site, including but not limited to, excavation dewatering, decontamination waters and groundwater monitoring well purge and development waters, will be handled, transported and disposed off-site at a permitted facility in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the Site, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

C-9 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the Site will be approved by the qualified environmental professional, as defined in 6 NYCRR Part 375, and will be in compliance with provisions in this SMP prior to receipt at the Site. A Request to Import/Reuse Fill or Soil form, which can be found at <http://www.dec.ny.gov/regulations/67386.html>, will be

prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review. A copy of the form is presented in Appendix D.

Material from industrial sites, spill sites, other environmental remediation sites, or potentially contaminated sites will not be imported to the Site.

All imported soils will meet the backfill and cover soil quality standards established in 6 NYCRR 375-6.7(d) and DER-10 Appendix 5 for commercial/industrial use. Based on an evaluation of the land use, protection of groundwater and protection of ecological resources criteria, the resulting soil quality standards are listed in Table 4. Soils that meet 'general' fill requirements under 6 NYCRR Part 360.13, but do not meet backfill or cover soil objectives for this Site, will not be imported onto the Site without prior approval by NYSDEC project manager. Soil material will be sampled for the full suite of analytical parameters, including PFAS and 1, 4-dioxane. Solid waste will not be imported onto the Site.

Trucks entering the Site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

C-10 STORMWATER POLLUTION PREVENTION

Barriers and hay bale checks will be installed and inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by the NYSDEC. All necessary repairs shall be made immediately.

Accumulated sediments will be removed as required to keep the barrier and hay bale check functional.

All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials.

Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

Erosion and sediment control measures identified in the SMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

Silt fencing or hay bales will be installed around the entire perimeter of the construction area.

C-11 EXCAVATION CONTINGENCY PLAN

If underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition. The NYSDEC project manager will be promptly notified of the discovery.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes [TAL metals, TCL volatiles and semi-volatiles (including 1,4-dioxane), TCL pesticides and PCBs, and PFAS], unless the site history and previous sampling results provide sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC project manager for approval prior to sampling. Any tanks will be closed as per NYSDEC regulations and guidance.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone within two hours to NYSDEC's Project Manager. Reportable quantities of petroleum product will also

be reported to the NYSDEC spills hotline. These findings will be also included in the Periodic Review Report.

C-12 COMMUNITY AIR MONITORING PLAN

Real-time air monitoring, for volatile compounds and particulate levels at the perimeter of the work area, is necessary. The plan must include the following:

1. Mercury vapors must be monitored at the downwind perimeter of the work area on a continuous basis during construction. If total mercury vapor levels exceed 0.01 mg/m³ above background, work activities must be halted and techniques must be employed to reduce the downwind mercury vapor level. If any mercury vapors are identified 200 feet downwind from the work area or half the distance to the nearest residential or commercial property, whichever is less, all work activities must be halted. If efforts to abate the emission source are unsuccessful and mercury vapor is detected for more than 30 minutes within 20 feet of the perimeter of the nearest residential or commercial structure, then all emergency response contacts will be notified, the local police authorities shall immediately be contacted by the safety manager and advised of the situation, and frequent air monitoring shall be conducted at 30 minute intervals within the 20 foot zone. If two successive readings below action levels are measured, air monitoring may be halted or modified by the safety manager.
2. Volatile organic compounds must be monitored at the downwind perimeter of the work area on a continuous basis during construction. Downwind VOC limit is 5 parts per million (ppm) for a 15-minute average. If VOC concentrations ranged from 5 ppm to 25 ppm, work must be halted until VOC emission sources could be identified and corrective action taken. Work may resume provided that VOCs 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor, whichever is less (but no less than 20 feet) is below 5 ppm for a 15-minute average. Work activities must cease if VOCs at the perimeter of the work area exceed 25 ppm. All readings must be recorded and be available for LIRR's review.
3. Particulate monitoring equipment must be capable of measuring particulates less than 10 micrometers in diameter (PM-10) and integrating readings over a 15-minute

period. Equipment must have an audible alarm that sounds if the action level is exceeded. The action level for PM-10 is 100 micrograms per cubic meter (mcg/m³) greater than background. Dust suppression techniques must be employed. Work can continue during suppression provided downwind readings are below 150 mcg/m³ above the upwind readings and no visible dust is migrating from the work area. If downwind readings are 150 mcg/m³ above the upwind readings work must cease until dust suppression measures and other controls reduce PM-10 concentrations to 150 mcg/m³ or below. All readings must be recorded and be available for LIRR's review.

A figure showing the location of air sampling stations based on generally prevailing wind conditions is shown in Figure C2. These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations. A fixed monitoring station will be located at the site perimeter because of the adjacent residential areas.

Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

C-13 DUST CONTROL PLAN

Particulate monitoring must be conducted according to the Community Air Monitoring Plan (CAMP) provided in Section C-13. If particulate levels at the Site exceed the thresholds listed in the CAMP or if airborne dust is observed on the Site or leaving the Site, the dust suppression techniques listed below will be employed. The remedial party will also take measures listed below to prevent dust production on the Site.

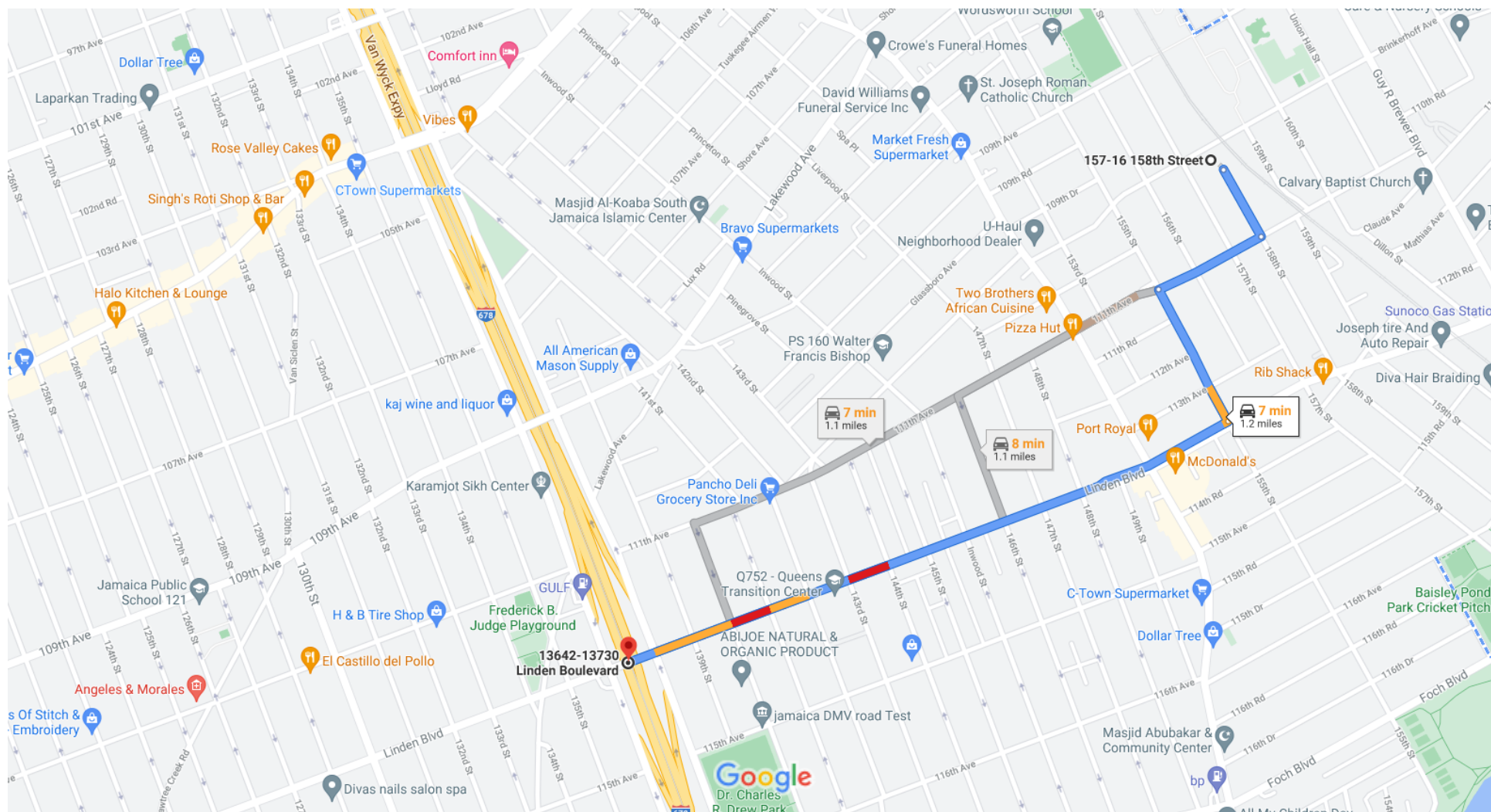
A dust suppression plan that addresses dust management during invasive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved using a dedicated hose/sprinkler from a hydrant.

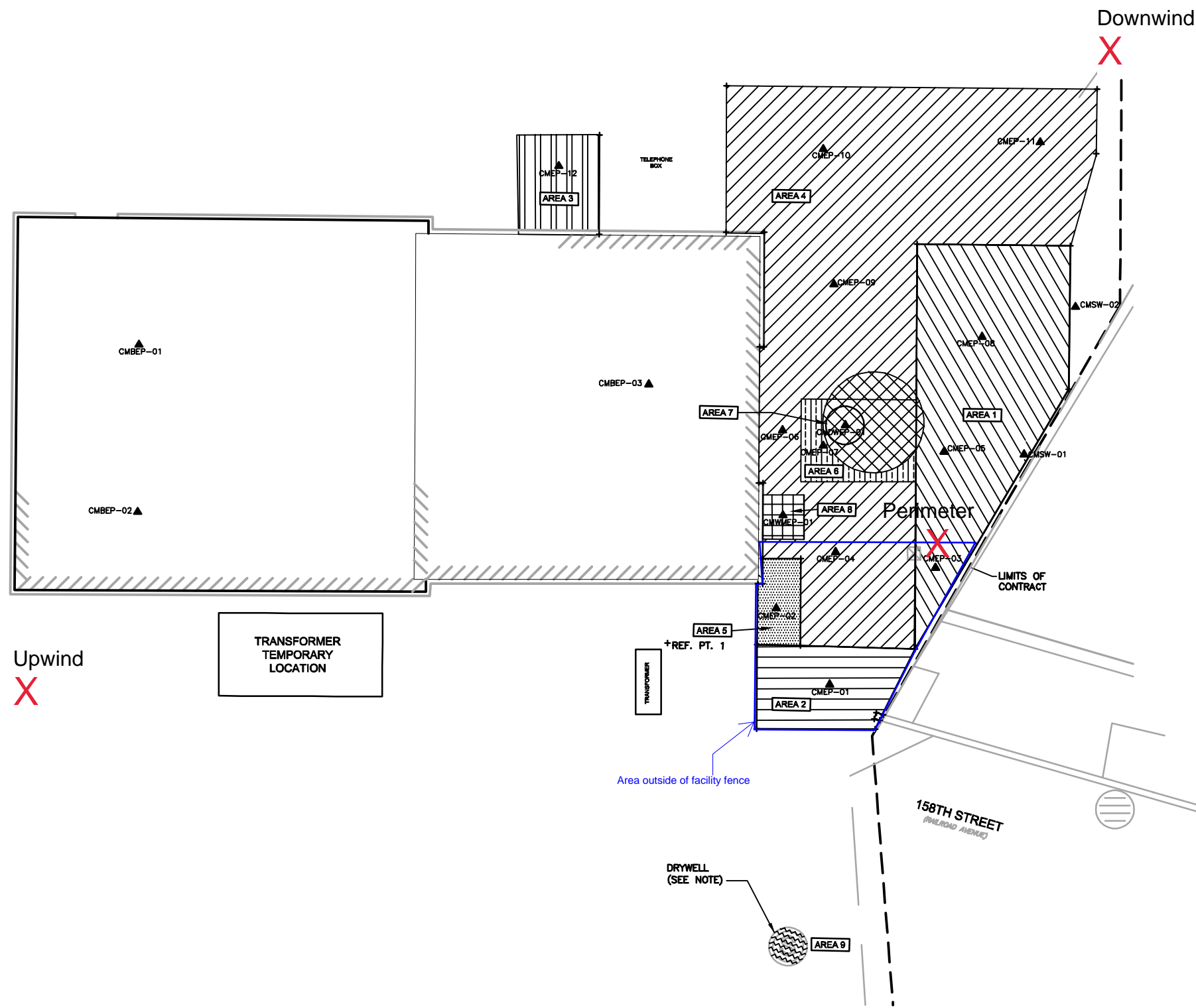
C-14 OTHER NUISANCES

Trucks will be loaded on a sheet of 6-mil thick polyethylene sheeting to prevent potential migration of impacted soil during loading. Trucks will not enter the excavation area; therefore, no truck wash will be used prior to site egress.

Google Maps Figure C1 Truck Route



1. Head southeast on 158th St toward 111th Ave
2. Turn right at the 1st cross street onto 111th Ave
3. Turn left onto 155th St
4. Turn right onto Linden Blvd



LEGEND

▲ CMEP-11 ENDPOINT SAMPLE LOCATION

AREA 1

AREA 2

AREA 3

AREA 4

AREA 5

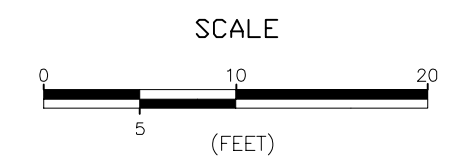
AREA 6

AREA 7

AREA 8

AREA 9

X Community Air Monitoring Station



IRR CEDAR MANOR SUBSTATION
COMMUNITY AIR MONITORING
STATIONS

FIGURE C2	REVISED:	DRAWN: AAA	CHECKED: CH
	DATE: 10/01/2021	SCALE: AS SHOWN	DATE: 10/01/2021

AECOM
CLIFTON NEW JERSEY

APPENDIX D
SITE MANAGEMENT FORM

**Long Island Rail Road Cedar Manor Substation
Cedar Manor, Queens, New York**

Inspection Form

Date of Inspection: _____

Description of Activities Performed: _____

Current Site Use: _____

Conditions at the time of Inspection: _____

Observations, Conclusions or Recommendations: _____

Where appropriate, attach color photographs or sketches showing the approximate location of any problems or incidents noted.

Name, Company and Position of Inspector: _____

Signature of Inspector: _____