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September 24, 2026
File No. 0208988

Remedial Bureau B, Section D
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway, Floor 12
Albany, New York 12233

Corrective Action Section
Land and Redevelopment Programs Branch
Land, Chemicals & Redevelopment Division
U.S. Environmental Protection Agency Region 2
290 Broadway, 25th Floor
New York, New York 10007-1866

Attention: Rafi Alam, Project Manager, NYSDEC
Anna Bachmann, Brownfields and RCRA Project Manager, USEPA

Subject: Addendum No. 3 to the Alternatives Analysis/Remedial Action Work Plan
Operable Unit 1
Site Name: Former Port Mobil Terminal
NYSDEC Site No.: 243016
USEPA ID Number: NYD000824516
NYSDEC Consent Order ID No.: 12-111-A-SBC
USEPA Consent Order ID No.: RCRA-02-2009-7306

Dear Mr. Alam and Ms. Bachmann:

On behalf of NP Staten Island Industrial, LLC, H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) is pleased to submit this Addendum No. 3 to the Alternatives Analysis/Remedial Action Work Plan (AA/RAWP) - Operable Unit 1 (OU-1) for the Former Port Mobil Terminal located at 4101 Arthur Kill Road in Staten Island, New York. This Addendum is being submitted to document the expanded treatment area associated with aboveground storage tank (AST) area 41 (AST-41). The area will be treated via in-situ solidification, which is an approved technology in the AA/RAWP, as approved on August 19, 2026.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,
H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

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Project Manager

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Enclosures

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NorthPoint Development; Attn: Eric Ricci (ericci@northpointkc.com)

Certification

I, Scott A. Underhill, certify that I am currently a New York State-registered professional engineer and that this Addendum Number 3 to the Alternatives Analysis/Remedial Action Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10) and DER Green Remediation (DER-31).

I certify that all information and statements in this certification 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.



New York Professional Engineer #075332 | *September 24, 2026*
Date

It is a violation of Article 145 of New York State Education Law for any person to alter this document in any way without the express written verification of adoption by any New York State licensed engineer in accordance with Section 7209(2), Article 145, New York State Education Law.

REMEDIAL ACTION WORK PLAN ADDENDUM
FORMER PORT MOBIL TERMINAL
STATEN ISLAND, NEW YORK

ADDENDUM NUMBER: 03
ADDENDUM TITLE: Expansion of the AST-41 Treatment Area

Reason for Revision/Change:

☒ Unforeseen or Differing Site Conditions
☒ Design Revision
☐ Other (Describe)

Description of Revision/Change:

Two additional areas of grossly contaminated material (GCM) are proposed for in situ solidification (ISS) treatment outside of the previously delineated area in aboveground storage tank (AST) area AST-41, as shown on Figure 1. The ISS treatment depth will be to an elevation of 4 feet (ft) above mean sea level (amsl). Prior to performing the ISS, the top 2 ft of soil in the area proposed to the north will be removed and placed for ex situ solidification (ESS) treatment in other areas of the site to accommodate the requirement of 4 ft of cover above light non-aqueous phase liquid (LNAPL) or ISS-treated GCM soil. The proposed treatment volume is approximately 268 cubic yards for ISS (128 cubic yards in the northern area and 140 cubic yards in the southern area) and 100 cubic yards for ESS. The ISS treatment will be performed as described in the July 2026 Alternatives Analysis/Remedial Action Work Plan (AA/RAWP), including the collection of quality control samples and coring/test pitting. A minimum of 3 ft of treated soil or certified for commercial use soil and 1 ft of clean cover will be installed over this treatment area since the ISS-treated soils contain GCM.

In addition, previously solidified ISS cells AST41-001 through AST41-012 will be remixed.

Justification for Revision/Change:

The proposed ISS treatment of AST-41 was defined in the AA/RAWP. Solidification of these areas was completed in June 2026. While solidifying soil within the AST-41 area, GCM, specifically LNAPL, was observed along the outer sidewall of ISS cells AST41-002, AST41-003, AST41-008, and AST41-010, as shown on Figure 1. On June 30, August 17, and September 9, 2026, Haley & Aldrich of New York and Entact conducted test pits and performed shake tests to delineate the extent of the GCM in these areas. If the shake test was positive for LNAPL, lateral step-out trenching was conducted until a negative shake test was achieved. The horizontal extents of the GCM delineation were considered complete when a shake test of an outer sidewall of a test pit was negative for LNAPL. The vertical bounds of the GCM were determined where the shake test collected at depth was negative for LNAPL. Test pit locations and shake test results are shown on Figure 1. This additional ISS is proposed to treat the additional GCM found outside of the previously delineated AST-41 area. The proposed ISS mix cell layout is shown on Figure 2. Table 1 shows the cell design log with reagent quantities.

Additionally, post-mixing quality control trenching revealed unmixed soil in ISS cell AST41-010 and multiple cells in the northern AST-41 ISS area. Remixing of ISS cells AST41-001 through AST41-012 is proposed as a corrective action to address the areas of unmixed soil in AST-41.

The field work to delineate the GCM and the quality control trenching was completed in coordination with the on-site New York State Department of Environmental Conservation (NYSDEC) field representative.

Attachments:

Table 1 – Wet Bucket Mixing Grout Log

Figure 1 – AST-41 GCM Delineation and Proposed Additional ISS Treatment
Figure 2 – AST-41 Proposed ISS Cell Layout

Attachments

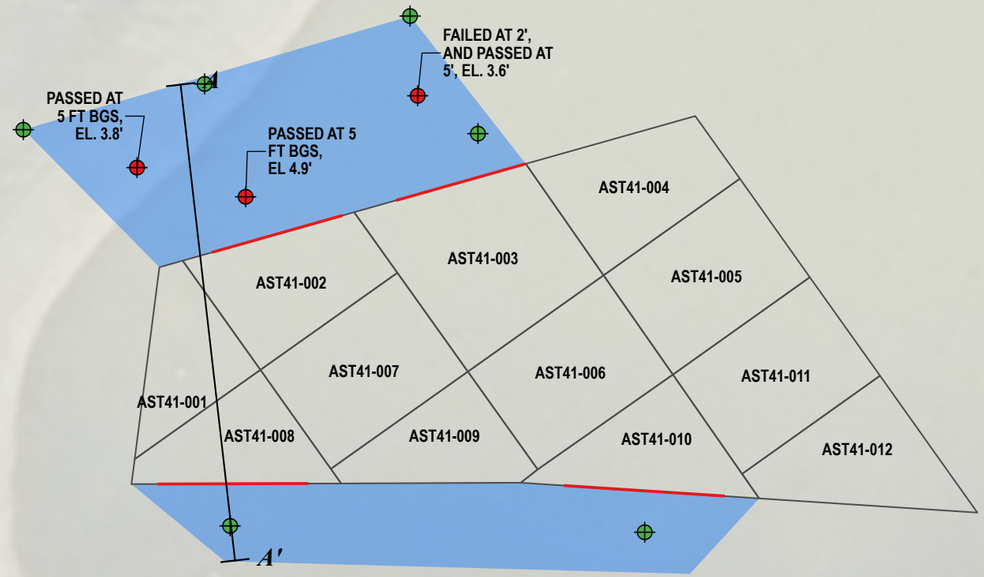
In-Situ Stabilization Wet Bucket Mixing Grout Log

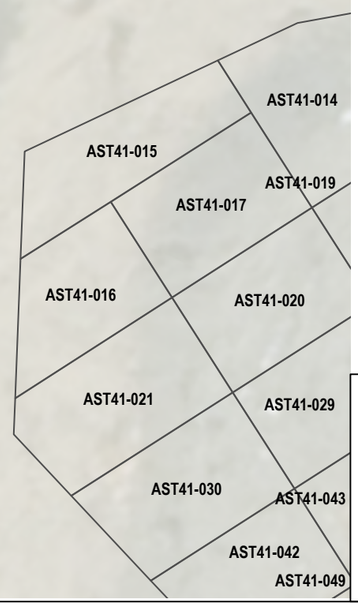
Project Name: Former Port Mobil Site - Sitewide Remedy

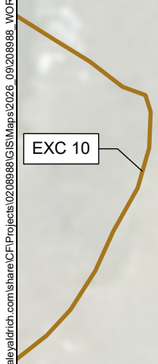
Project Date: 9/22/2026

ENTACT

DESIGN CELL AND VOLUME DESCRIPTION											REAGENT ADDITION					CELL WATER & REAGENT QUANTITIES						
Cell ID	Center Point	Center Point	Existing Grade	Cell Width	Cell Length	Cell Area	Top of ISS	Bottom of ISS	Target Mixing Depth	Cell Volume	Unit Weight	Treatment Weight	Water to Reagent Ratio	Design Cement Addition	Design Slag Addition	Water Addition	Water Addition	Cement Addition	Slag Addition	Grout Addition	Grout Addition	Grout Unit Weight
	Northing	Easting	ELEV	FT	FT	SF	ELEV	ELEV	FT	CY	PCF	LBS		%	%	LBS	GAL	LBS	LBS	GAL	CY	PCF
Start of AST-41-R																						
AST41-001-R	138049.1	916285.0	8.8	N/A	N/A	224.3	8.8	-3.7	12.5	103.8	118.5	332,185.1	1.0 : 1.0	5.0%	2.50%	24,914	2,987	16,609	8,305	3,975	19.7	93.8
AST41-002-R	138064.9	916292.5	8.6	N/A	N/A	302.1	8.6	-3.9	12.5	139.9	118.5	447,456.0	1.0 : 1.0	5.0%	2.50%	33,559	4,024	22,373	11,186	5,355	26.5	93.8
AST41-003-R	138080.0	916314.5	8.5	N/A	N/A	481.5	8.5	-4.0	12.5	222.9	118.5	713,162.6	1.0 : 1.0	5.0%	2.50%	53,487	6,413	35,658	17,829	8,534	42.2	93.8
AST41-004-R	138094.6	916327.5	8.3	N/A	N/A	308.8	8.3	-4.2	12.5	143.0	118.5	457,469.3	1.0 : 1.0	5.0%	2.50%	34,310	4,114	22,873	11,437	5,474	27.1	93.8
AST41-005-R	138084.9	916340.3	8.6	16.0	22.0	352.0	8.6	-3.9	12.5	163.0	118.5	521,400.0	1.0 : 1.0	5.0%	2.50%	39,105	4,689	26,070	13,035	6,239	30.9	93.8
AST41-006-R	138071.2	916332.3	8.8	16.0	22.0	352.0	8.8	-3.7	12.5	163.0	118.5	521,400.0	1.0 : 1.0	5.0%	2.50%	39,105	4,689	26,070	13,035	6,239	30.9	93.8
AST41-007-R	138056.0	916306.1	8.8	16.0	22.0	352.0	8.8	-3.7	12.5	163.0	118.5	521,400.0	1.0 : 1.0	5.0%	2.50%	39,105	4,689	26,070	13,035	6,239	30.9	93.8
AST41-008-R	138042.8	916297.2	9.1	N/A	N/A	242.9	9.1	-3.4	12.5	112.5	118.5	359,854.9	1.0 : 1.0	5.0%	2.50%	26,989	3,236	17,993	8,996	4,306	21.3	93.8
AST41-009-R	138054.5	916322.0	9.1	N/A	N/A	224.2	9.1	-3.4	12.5	103.8	118.5	332,140.7	1.0 : 1.0	5.0%	2.50%	24,911	2,987	16,607	8,304	3,975	19.7	93.8
AST41-010-R	138066.3	916346.8	9.0	N/A	N/A	250.1	9.0	-3.5	12.5	115.8	118.5	370,505.1	1.0 : 1.0	5.0%	2.50%	27,788	3,332	18,525	9,263	4,434	21.9	93.8
AST41-011-R	138082.5	916354.0	8.8	16.0	22.0	352.0	8.8	-3.7	12.5	163.0	118.5	521,400.0	1.0 : 1.0	5.0%	2.50%	39,105	4,689	26,070	13,035	6,239	30.9	93.8
AST41-012-R	138075.9	916373.2	9.0	N/A	N/A	283.0	9.0	-3.5	12.5	131.0	118.5	419,193.8	1.0 : 1.0	5.0%	2.50%	31,440	3,770	20,960	10,480	5,016	24.8	93.8
Start of AST-41																						
AST41-101	138071.7	916271.7	9.3	N/A	N/A	583.1	6.8	4.0	2.8	61.5	118.5	196,701.5	0.8 : 1.0	5.0%	2.50%	11,802	1,415	9,835	4,918	2,000	9.9	99.3
AST41-102	138089.2	916293.2	8.8	N/A	N/A	589.7	7.2	4.0	3.2	69.3	118.5	221,747.8	0.8 : 1.0	5.0%	2.50%	13,305	1,595	11,087	5,544	2,255	11.2	99.3
AST41-103	138034.4	916302.0	9.3	N/A	N/A	255.7	8.9	4.0	4.9	46.5	118.5	148,857.6	0.8 : 1.0	5.0%	2.50%	8,931	1,071	7,443	3,721	1,514	7.5	99.3
AST41-104	138044.1	916324.6	9.4	N/A	N/A	279.2	9.4	4.0	5.4	56.3	118.5	179,974.9	0.8 : 1.0	5.0%	2.50%	10,798	1,295	8,999	4,499	1,830	9.1	99.3
AST41-105	138054.3	916347.1	9.2	N/A	N/A	277.2	9.9	4.0	5.9	60.9	118.5	194,858.3	0.8 : 1.0	5.0%	2.50%	11,691	1,402	9,743	4,871	1,981	9.8	99.3

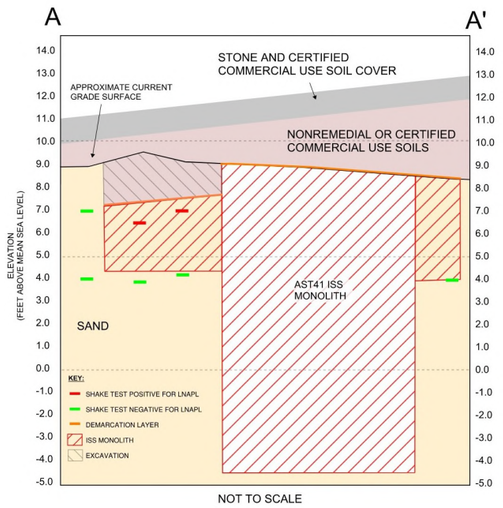






LEGEND

- SHAKE TEST - NEGATIVE (PASS) FOR LNAPL
- SHAKE TEST - POSITIVE (FAIL) FOR LNAPL
- CROSS-SECTION LINE
- LNAPL ALONG ISS CELL SIDEWALL
- PREVIOUSLY TREATED ISS CELL
- PROPOSED ISS AREA



NOT TO SCALE

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. DEFINITIONS:
   LNAPL = LIGHT NON-AQUEOUS PHASE LIQUID
   ISS = IN SITU SOLIDIFICATION
3. AERIAL IMAGERY SOURCE: ESRI



0 20 40

SCALE IN FEET

HALEY ALDRICH

FORMER PORT MOBIL TERMINAL
STATEN ISLAND, NEWYORK

AST41 GCM DELINEATION AND PROPOSED ADDITIONAL ISS TREATMENT

FIGURE 1

SEPTEMBER 2026

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LEGEND

- CONTAINMENT BERM
- STRUCTURES
- PROPOSED ISS MIX CELL
- ISS AREA TO BE REMIXED

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. DEFINITIONS:
   ISS = IN-SITU SOLIDIFICATION
   ESS = EX-SITU SOLIDIFICATION
3. AERIAL IMAGERY SOURCE: NEARMAP, APRIL 9, 2025

0 20 40
SCALE IN FEET

HALEY ALDRICH

FORMER PORT MOBIL TERMINAL
STATEN ISLAND, NEWYORK

AST-41
PROPOSED ISS CELL LAYOUT

SEPTEMBER 2026

FIGURE 2

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