VERNON C. BAIN CENTER

BROWNFIELD CLEANUP PROGRAM APPLICATION

For the Property located at

1 Halleck Street
Bronx, NY 10474
BCP# C203114

Submitted to:
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

Prepared for:
New York City Economic Development Corporation
110 William Street
New York, NY 10038

Prepared by:

GEI Consultants
1385 Broadway
Floor 20
New York, NY 10018

July 23 2018

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "*BCA*" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ **Yes** ■ **No** **If yes, provide existing site number:** _____

PART A (note: application is separated into Parts A and B for DEC review purposes) ***BCP App Rev 9***

Section I. Requestor Information - See Instructions for Further Guidance DEC USE ONLY BCP SITE #:

NAME New York City Department of Correction

ADDRESS Attn: Frank Eilam, 75-20 Astoria Boulevard, Suite 160

CITY/TOWN East Elmhurst, NY ZIP CODE 11370

PHONE 718-546-0785 | FAX | E-MAIL frank.eilam@doc.nyc.gov

Is the requestor authorized to conduct business in New York State (NYS)? ■ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS.

Do all individuals that will be certifying documents meet the requirements detailed below? ■ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP**.

Section II. Project Description

1. What stage is the project starting at? ■ Investigation ☐ Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see *DER-10 / Technical Guidance for Site Investigation and Remediation* for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

4. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents			
Other VOCs	Acetone		
SVOCs	Benzo-a-pyrene		
Metals	Arsenic, Cadmium, Copper, Cyanide, Lead, Mercury, Nickel, Vanadium, Zinc	Iron, Lead, Magnesium, Manganese, Sodium	
Pesticides			
PCBs	Aroclors		
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?* ☒ **Yes** ☐ **No**
(*answering No will result in an incomplete application)

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

☑ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other:_____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Vernon C. Bain Center

ADDRESS/LOCATION 1 Halleck Street

CITY/TOWN Bronx, NY ZIP CODE 10474

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):
New York City

COUNTY Bronx SITE SIZE (ACRES) 7.4

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
40 ° 48 ' 7.89 "	73 ° 52 ' 37.41 "

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
1 Halleck Street, Bronx, NY	2	2780	73	14.3

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☐ Yes ■ No
   If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? ■ Yes ☐ No
   (application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? ■ Yes ☐ No
   (See DEC's website for more information)
   If yes, identify census tract : 117
   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ■ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ■ No
   If yes, identify name of properties (and site numbers if available) in related BCP applications:_____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ■ No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ■ No
   If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ■ No
   If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas? If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder	Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type	Issuing Agency	Description

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of <u>each</u> narrative requested.**
Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? ☒ Yes ☐ No

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, requestor must answer questions on the supplement at the end of this form. ☒ Yes ☐ No

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☒ No

13. If you have answered *Yes* to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☒ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, <u>except</u> for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____ _____ _____ _____ _____ _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE New York City Economic Development Corporation (NYCEDC)/ Tracey Bell		
ADDRESS 110 William Street		
CITY/TOWN New York, NY		ZIP CODE 10038
PHONE 212-312-3752	FAX	E-MAIL tbell@edc.nyc
NAME OF REQUESTOR'S CONSULTANT GEI Consultants, Inc., P.C./ Kevin McCarty		
ADDRESS 1385 Broadway, Floor 20		
CITY/TOWN New York, NY		ZIP CODE 10018
PHONE 212-845-9965	FAX	E-MAIL kmccarty@geiconsultants.com
NAME OF REQUESTOR'S ATTORNEY Meredith Jones/NYCEDC		
ADDRESS 110 William Street		
CITY/TOWN New York, NY		ZIP CODE 10038
PHONE 212-312-3563	FAX	E-MAIL mjones@edc.nyc
Section VI. Current Property Owner/Operator Information – if not a Requestor		
CURRENT OWNER'S NAME		OWNERSHIP START DATE: circa 1970
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL
CURRENT OPERATOR'S NAME		
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ■ No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? ☐ Yes ■ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator ☐ Yes ■ No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ■ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ■ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ■ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? Yes (No)
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ■ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ■ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ■ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

■ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):
☐ Previous Owner ☑ Current Owner ☐ Potential /Future Purchaser ☐ Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide relevant information as an attachment. ☐ Yes ■ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ■ No
   If yes, please provide: Site #_____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ■ No
   If yes, please provide: Permit type:_____ EPA ID Number:_____
   Date permit issued:_____ Permit expiration date:_____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide: Order #_____ ☐ Yes ■ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide explanation as an attachment. ☐ Yes ■ No

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23 / Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Section X. Land Use Factors

1. What is the current zoning for the site? What uses are allowed by the current zoning?
   ☐ Residential ☑ Commercial ☑ Industrial
   If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☑ Commercial ☑ Industrial ☐ Vacant ☐ Recreational (check all that apply)
   Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☐ Residential ☑ Commercial ☑ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

   If residential, does it qualify as single family housing? ☐ Yes ☐ No

4. Do current historical and/or recent development patterns support the proposed use?	■ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. The Site location is zoned for commercial and manufacturing use. The proposed plan is to continue use of the site by NYC Department of Corrections as a parking area for NYC Department of Corrections employees, vehicles and visitors to the facility.	■ Yes ☐ No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. The proposed use is consistent with recent redevelopment patterns in the Hunts Point Food Distribution Center. The proposed plan is to continue use of the site by NYC Department of Corrections as a parking area for NYC Department of Corrections employees, vehicles and visitors to the facility.	■ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *Proposed DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 7-17-2018 Signature: _____

Print Name: Frank Eilam

(By a requestor other than an individual)

I hereby affirm that I am Assistant Commissioner for Capital Projects Planning & Development (title) of NYCDOC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *Proposed DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 7-17-2018 Signature: _____

Print Name: Frank Eilam

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
  - Chief, Site Control Section
  - New York State Department of Environmental Conservation
  - Division of Environmental Remediation
  - 625 Broadway
  - Albany, NY 12233-7020

FOR DEC USE ONLY
BCP SITE T&A CODE:_____ **LEAD OFFICE:**_____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 9

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	■ Yes ☐ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	■ Yes ☐ No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	■ Yes ☐ No
2. Is the property upside down or underutilized as defined below? Upside Down?	☐ Yes ■ No
Underutilized?	☐ Yes ■ No

From ECL 27-1405(31):

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)

375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and

(1) the proposed use is at least 75 percent for industrial uses; or

(2) at which:

(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;

(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and

(iii) one or more of the following conditions exists, as certified by the applicant:

(a) property tax payments have been in arrears for at least five years immediately prior to the application;

(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or

(c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; *the New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below**:

☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;

☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available* (*Checking this box will result in a "pending" status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);

☑ This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: Vernon C. Bain Center **Site Address:** 1 Halleck Street
City: New York **County:** Bronx **Zip:** 10474

Tax Block & Lot
Section (if applicable): 2 **Block:** 2780 **Lot:** 73

Requestor Name: **Requestor Address:**
City: **Zip:** **Email:**

Requestor's Representative (for billing purposes)
Name: New York City Economic Development Corporation (NYCEDC)/ Tracey Bell **Address:** 110 William Street
City: **Zip:** **Email:** tbell@edc.nyc

Requestor's Attorney
Name: Meredith Jones/NYCEDC **Address:** 110 William Street
City: **Zip:** **Email:** mjones@edc.nyc

Requestor's Consultant
Name: GEI Consultants, Inc., P.C./ Kevin McCarty **Address:** 1385 Broadway, Floor 20
City: New York, NY **Zip:** 10018 **Email:** kmccarty@geiconsultants.com

Percentage claimed within an En-Zone: ☐ 0% ☐ <50% ☐ 50-99% ☐ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☐ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

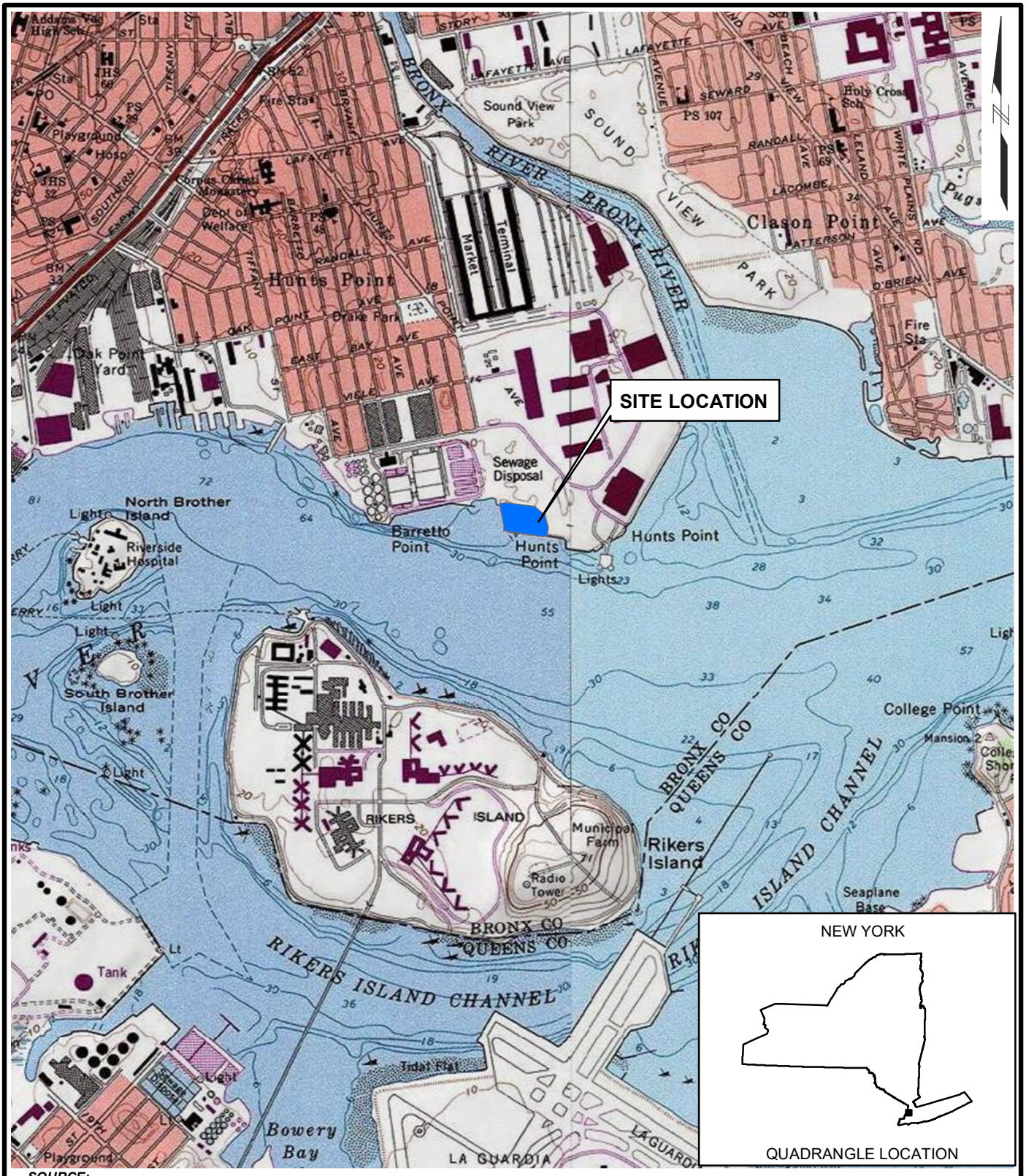
For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No
DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined
Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No
DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined
Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract
DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined
Notes:

Figures



SOURCE:

1. USGS 7.5' TOPOGRAPHIC QUADRANGELS
CENTRAL PARK, NY; FLUSHING, NY
LATITUDE, LONGITUDE (WGS 1984)
40.801 DEG LAT, -73.873 DEG LONG

0 2,000 4,000

SCALE: 1" = 2000'

Vernon C. Bain Center Hunts Point Bronx, New York	GEI Consultants	SITE LOCATION MAP
NYC Economic Development Corporation New York, New York	Project 1802398	June 2018 Fig. 1

J:\Projects\Integral\Hunts Point\VernonCBainCenter\SiteLocation.mxd

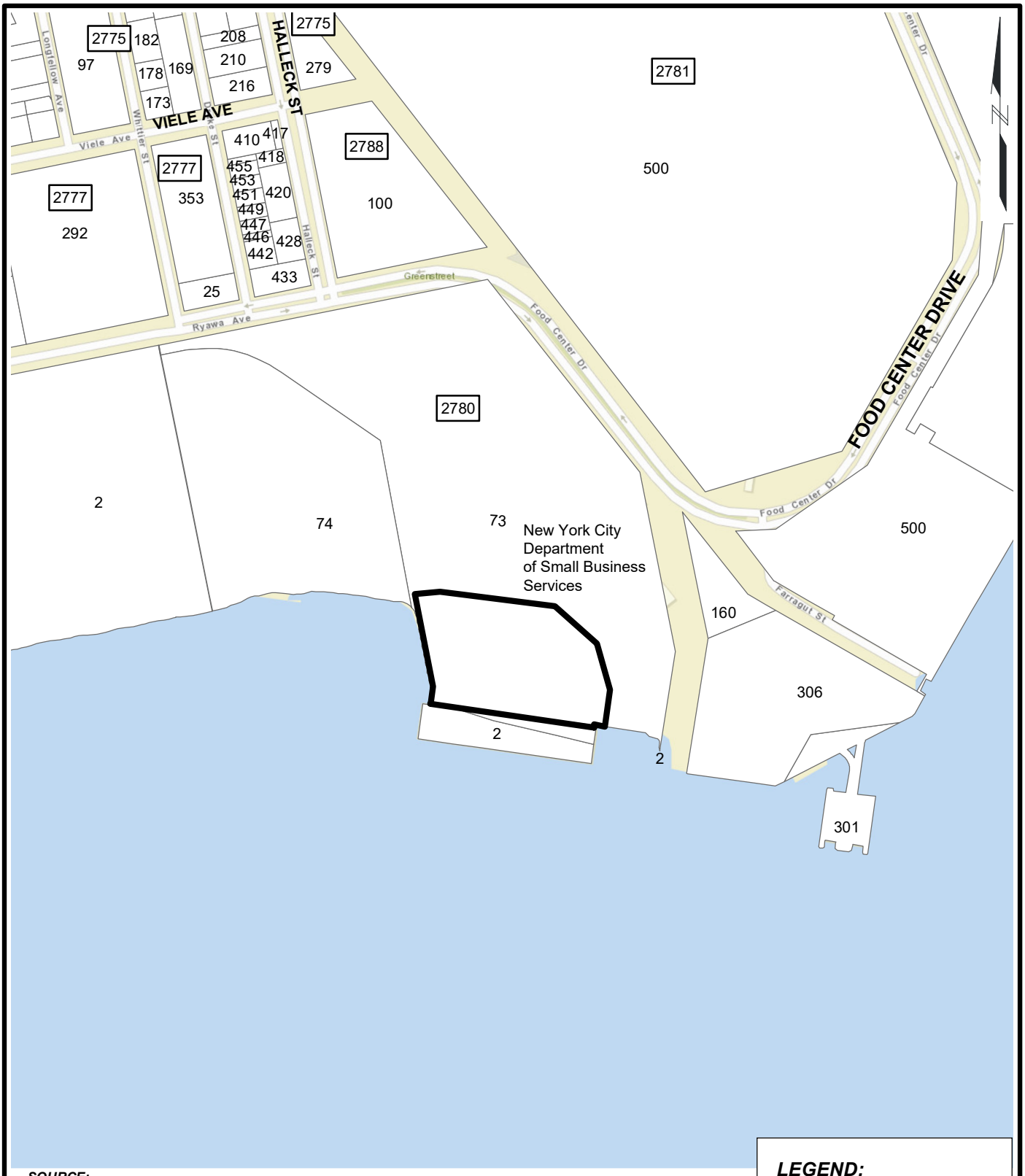
SOURCE:
1. ESRI WORLD IMAGERY

0 300 600

SCALE: 1" = 300'

Vernon C. Bain Center Bronx, New York	GEI Consultants	SITE PLAN
NYC Economic Development Corporation New York, New York	Project 1802398	June 2018 Fig. 2

J:\Projects\Integral\Hunts Point\VernonCBainCenter\SiteMap.mxd



Vernon C. Bain Center Bronx, New York	GEI Consultants	TAX MAP
NYC Economic Development Corporation New York, New York	Project 1802398	June 2018 Fig. 3

J:\Projects\Integral\Hunts Point\VernonCBainCenter\Tax Map.mxd

SOURCE:
1. ESRI WORLD IMAGERY
2. NYSDEC AND NYS DEPT. OF LABOR

0 500 1,000

SCALE: 1" = 500'

LEGEND:
- APPROX. SITE LOCATION
- ENVIRONMENTAL ZONE A

Vernon C. Bain Center
Bronx, New York

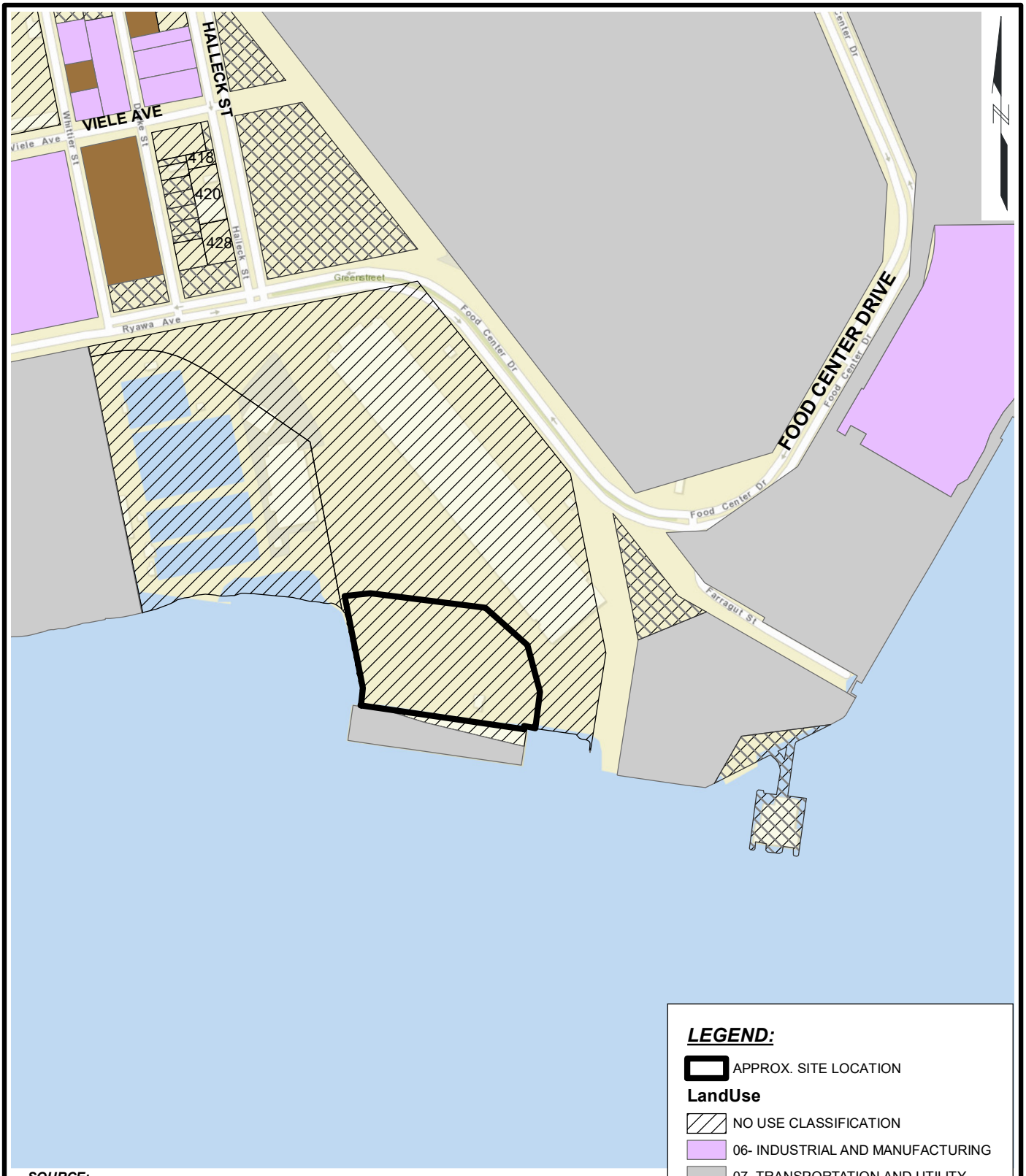
NYC Economic Development Corporation
New York, New York

GEI Consultants

ENVIRONMENTAL ZONE MAP

Project 1802398 | June 2018 | Fig. 4

J:\Projects\Integral\Hunts Point\VernonCBainCenter\EnvironmentalZone.mxd



SOURCE:
1. ESRI WORLD IMAGERY
2. NYC DEPARTMENT OF CITY PLANNING MAPPLUTO

0 500 1,000

SCALE: 1" = 500'

LEGEND:

- APPROX. SITE LOCATION

LandUse

- NO USE CLASSIFICATION
- 06- INDUSTRIAL AND MANUFACTURING
- 07- TRANSPORTATION AND UTILITY
- 10- PARKING FACILITIES
- 11-VACANT LAND

Vernon C. Bain Center
Bronx, New York

NYC Economic Development Corporation
New York, New York

GEI Consultants

SURROUNDING PROPERTIES

Project 1802398 | June 2018 | Fig. 5

J:\Projects\Integral\Hunts Point\VernonCBainCenter\Surrounding Properties.mxd

SOURCE:
1. ESRI WORLD IMAGERY
2. FEMA 2007 EFFECTIVE FIRM, PANEL 0092

0 500 1,000

SCALE: 1" = 500'

LEGEND:

- APPROX. SITE LOCATION
- 100-YEAR FLOODPLAIN (ZONE
- 100-YEAR FLOODPLAIN (ZONE
- 500- YEAR

Vernon C. Bain Center
Bronx, New York

NYC Economic Development Corporation
New York, New York

GEI Consultants

FEMA FLOOD ZONE MAP

Project 1802398 | June 2018 | Fig. 6

J:\Projects\Integral\Hunts Point\VernonCBainCenter\FEMA.mxd

Attachment to Section II – Project Description

- Description of Development Project

Attachment to Section II – Project Description

4. Please attach a short description of the overall development project, including: the date that the remedial program is to start; and the date the Certificate of Completion is anticipated.

The proposed development project consists of continued use of the property by the Department of Corrections of New York (DCNY) as a parking area for DCNY employees, DCNY vehicles and visitors to the Vernon Bain Facility.

The remedial investigation is expected to occur between October of 2018 and March of 2019. Remedial Action implementation is anticipated to begin in July of 2019 and finish by January of 2020. Redevelopment plans for the site are still in the preliminary planning stages. A Certificate of Completion is anticipated to be issued by May of 2020.

Attachment to Section III – Property's Environmental History

Site Maps

- Figure 3-1 – Investigation Location Map, Arcadis (2014)
- Figure 4-1 – Cross Section F-F[1], Arcadis (2014)
- Figure 4-2 – Soil Sample Analytical Results, Arcadis (2014)
- Figure 4-3 – Groundwater Contour Map, Arcadis (2014)
- Figure 4-4 – Groundwater Sample Analytical Results, Arcadis (2014)

Boring Logs

- SB-01, SB-02A, SB-02B/MW-01, SB-03/MW-04, SB-04/MW-02, SB-05A, SB-05B, SB-06, SB-07/MW-03, SB-08A, SB-08B, SB-09, SB-10, SB-11 and SB-12/MW-05, Arcadis (2014)

Sampling Data

- Table 4-1 Summary of Soil Analytical Results
- Table 4-2 Summary of Groundwater Analytical Results

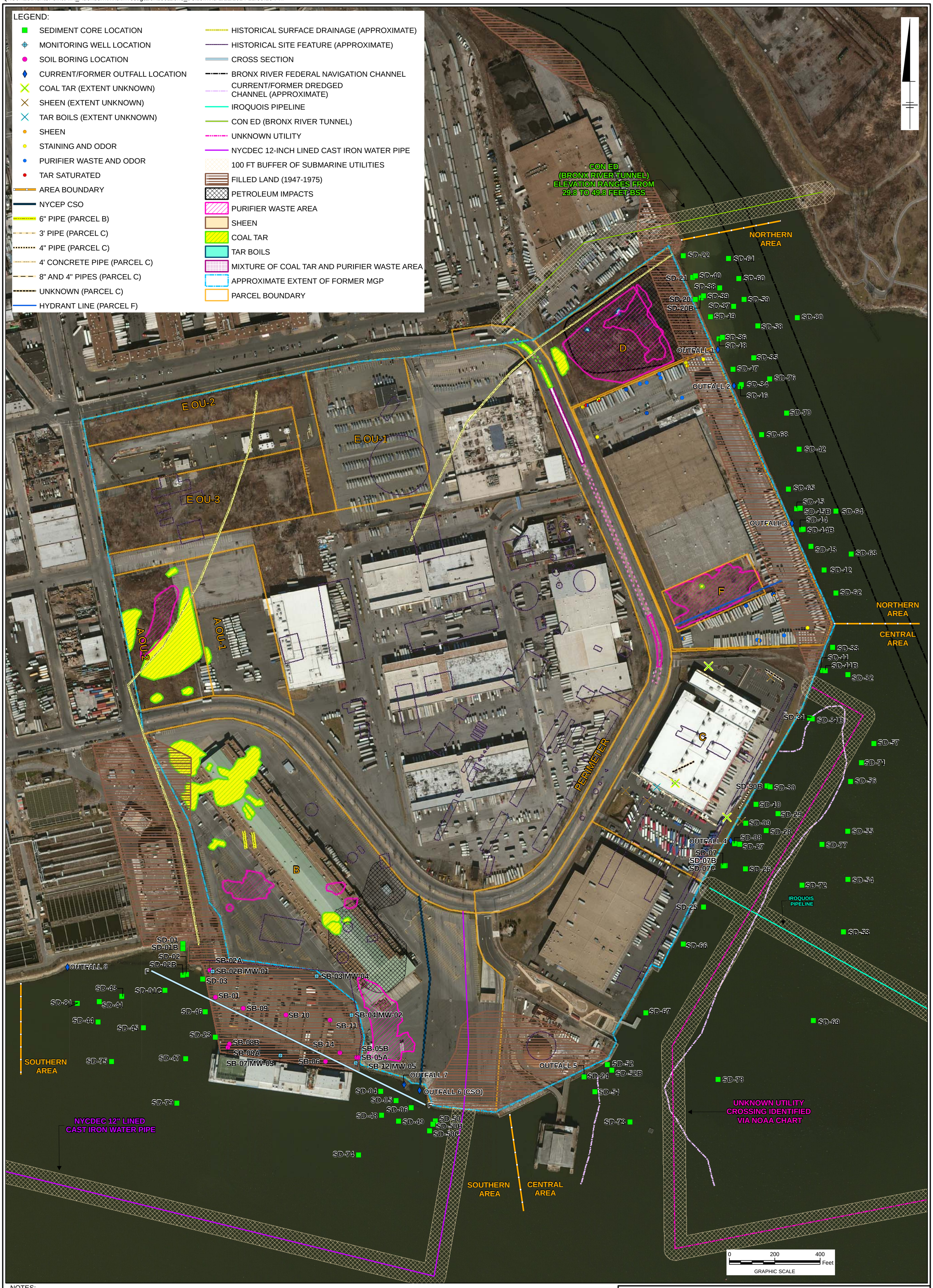
Historic Report (on CD)

- Offsite Remedial Investigation Report Addendum, Hunts Point Former Manufactured Gas Plant, Bronx, NY, Arcadis August 2014.

City: SYR Div/Group: SWG Created By: J.RAPP Last Saved By: jrapp
Hunts Point (Project #)
Q:\ConEd\HuntsPoint\RIR_Adendum\mxd\InvestigationLocations_Dsize.mxd 1/21/2014 12:59:29 PM

LEGEND:

- SEDIMENT CORE LOCATION
- MONITORING WELL LOCATION
- SOIL BORING LOCATION
- CURRENT/FORMER OUTFALL LOCATION
- COAL TAR (EXTENT UNKNOWN)
- SHEEN (EXTENT UNKNOWN)
- TAR BOILS (EXTENT UNKNOWN)
- SHEEN
- STAINING AND ODOR
- PURIFIER WASTE AND ODOR
- TAR SATURATED
- AREA BOUNDARY
- NYCEP CSO
- 6" PIPE (PARCEL B)
- 3' PIPE (PARCEL C)
- 4" PIPE (PARCEL C)
- 4' CONCRETE PIPE (PARCEL C)
- 8" AND 4" PIPES (PARCEL C)
- UNKNOWN (PARCEL C)
- HYDRANT LINE (PARCEL F)
- HISTORICAL SURFACE DRAINAGE (APPROXIMATE)
- HISTORICAL SITE FEATURE (APPROXIMATE)
- CROSS SECTION
- BRONX RIVER FEDERAL NAVIGATION CHANNEL
- CURRENT/FORMER DREDGED CHANNEL (APPROXIMATE)
- IROQUOIS PIPELINE
- CON ED (BRONX RIVER TUNNEL)
- UNKNOWN UTILITY
- NYCDEC 12-INCH LINED CAST IRON WATER PIPE
- 100 FT BUFFER OF SUBMARINE UTILITIES
- FILLED LAND (1947-1975)
- PETROLEUM IMPACTS
- PURIFIER WASTE AREA
- SHEEN
- COAL TAR
- TAR BOILS
- MIXTURE OF COAL TAR AND PURIFIER WASTE AREA
- APPROXIMATE EXTENT OF FORMER MGP
- PARCEL BOUNDARY



NOTES:

1. IMAGERY OBTAINED FROM ESRI IMAGE SERVICE.
2. ALL LOCATIONS ARE APPROXIMATE.
3. PARCEL BOUNDARIES ADOPTED FROM CADDFILE PREPARED BY LAWLER, MATUSKY, AND SKELLY ENGINEERS, LLP.
4. SITE CHARACTERIZATION DETAILS FOR PARCEL C ADOPTED FROM RESPONSE PLAN FOR THE OPERATING UNIT PORTION OF PARCEL C, LAWLER, MATUSKY, AND SKELLY ENGINEERS, LLP, REVISED OCTOBER 2001. EXTENT OF COAL TAR, TAR BOILS, AND SHEEN DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL EXTENT OBSERVED DURING INVESTIGATION ACTIVITIES WAS NOT REPORTED.
5. SITE CHARACTERIZATION DETAILS FOR PARCEL D AND ADJACENT PERIMETER PARCEL ADOPTED FROM INVESTIGATIVE REPORT FOR PARCEL D, LAWLER, MATUSKY, AND SKELLY ENGINEERS, LLP, REVISED OCTOBER 2005.
6. SITE CHARACTERIZATION DETAILS FOR PARCEL F ADOPTED FROM SITE INVESTIGATIVE REPORT FOR PARCEL F, HDR/LMS, NOVEMBER 2007.
7. COAL TAR AND PURIFIER WASTE ON PERIMETER PARCEL EXCAVATED DURING THE CONSTRUCTION OF THE IROQUOIS PIPELINE.
8. SOIL BORING OBSERVATIONS ON THE KRASDALE PROPERTY ARE SUMMARIZED IN THE SITE CHARACTERIZATION REPORT (ARCADIS 2013).
9. THE BRONX RIVER TUNNEL SUBMARINE CROSSING LOCATION IS BASED ON THE CONSOLIDATED EDISON COMPANY OF NEW YORK, INC. ELECTRICAL ENGINEERING DEPARTMENT, DRAWING NO. E0-1233-A – SUBMARINE, TUNNEL, AND OVERHEAD TRANSMISSION LINE CROSSING FOR ELECTRIC CABLES AND GAS MAINS ON THE SYSTEM, REVISION 28 (ORIGINALLY DATED 7/6/1937 AND LAST REVISED ON 8/1/2005) AS WELLAS PLATE NO. 6-P OF THE GAS MAINS AND SERVICE PLATE LAST MODIFIED ON 5/1/2012.
10. THE POTENTIAL UNIDENTIFIED UTILITY CROSSINGS AND IROQUOIS PIPELINE ARE APPROXIMATE AND BASED ON A REVIEW OF THE NAVIGATIONAL CHART FOR THE EAST RIVER FROM TALLMAN ISLAND TO QUEENSBORO BRIDGE (CHART NUMBER 12339, EDITION 46, JUNE 2008) AVAILABLE AT THE NOAA OFFICE OF COAST SURVEY ON-LINE CHART VIEWER.
11. THE NYCDEC 12-INCH LINED CAST IRON WATER PIPE UPLAND LOCATION IS BASED ON THE WATER MAPPING FIGURE PROVIDED THE NYCDEC BUREAU OF WATER, PRINTED ON APRIL 12, 2012 FOR THE KRASDALE PROPERTY UTILITY REQUEST.
12. HISTORIC SITE FEATURES ADOPTED FROM CADD FILE PREPARED BY PARSONS ENGINEERING SCIENCE.

NYCEP = NEW YORK CITY ENVIRONMENTAL PROTECTION
CSO = COMBINED SEWER OVERFLOW

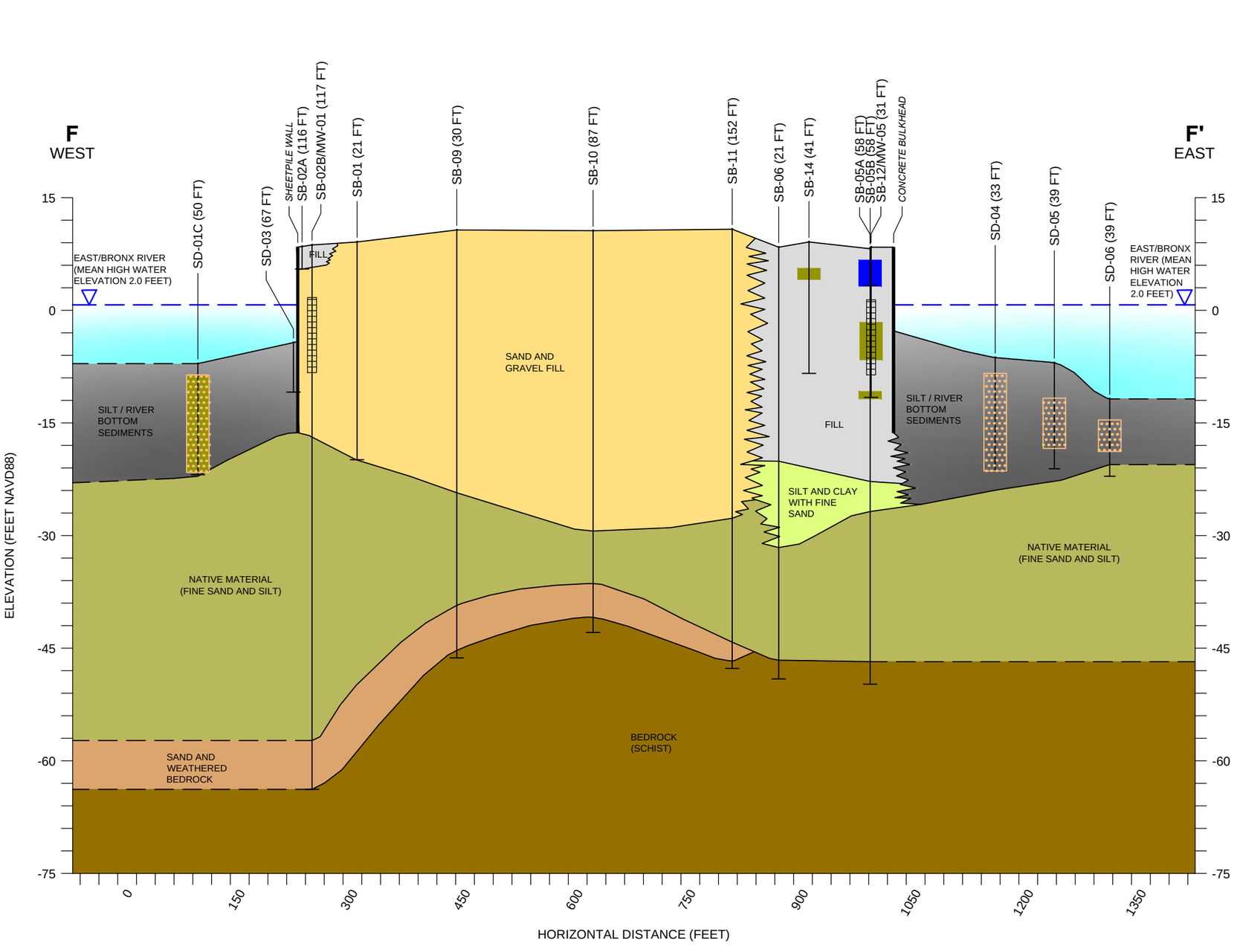
CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.
HUNTS POINT FORMER MANUFACTURED GAS PLANT

REMEDIAL INVESTIGATION REPORT ADDENDUM

INVESTIGATION LOCATION MAP

ARCADIS

FIGURE
3-1



LEGEND:

SD-04 (33)

BORING ID (AND DISTANCE PROJECTED IF OVER 20 FEET)

TOP OF SEDIMENT

TRACE TO LITTLE SHEEN

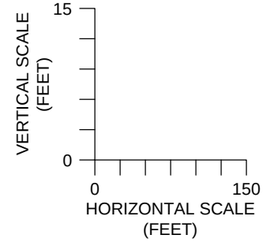
ODOR

PURIFIER WASTE / ODOR

WELL SCREEN

BORING BOTTOM

- FILL
- SAND AND GRAVEL FILL
- SILT / RIVER BOTTOM SEDIMENTS
- SILT AND CLAY WITH FINE SAND
- NATIVE MATERIAL (FINE SAND AND SILT)
- SAND AND WEATHERED BEDROCK
- BEDROCK (SCHIST)



NOTES:

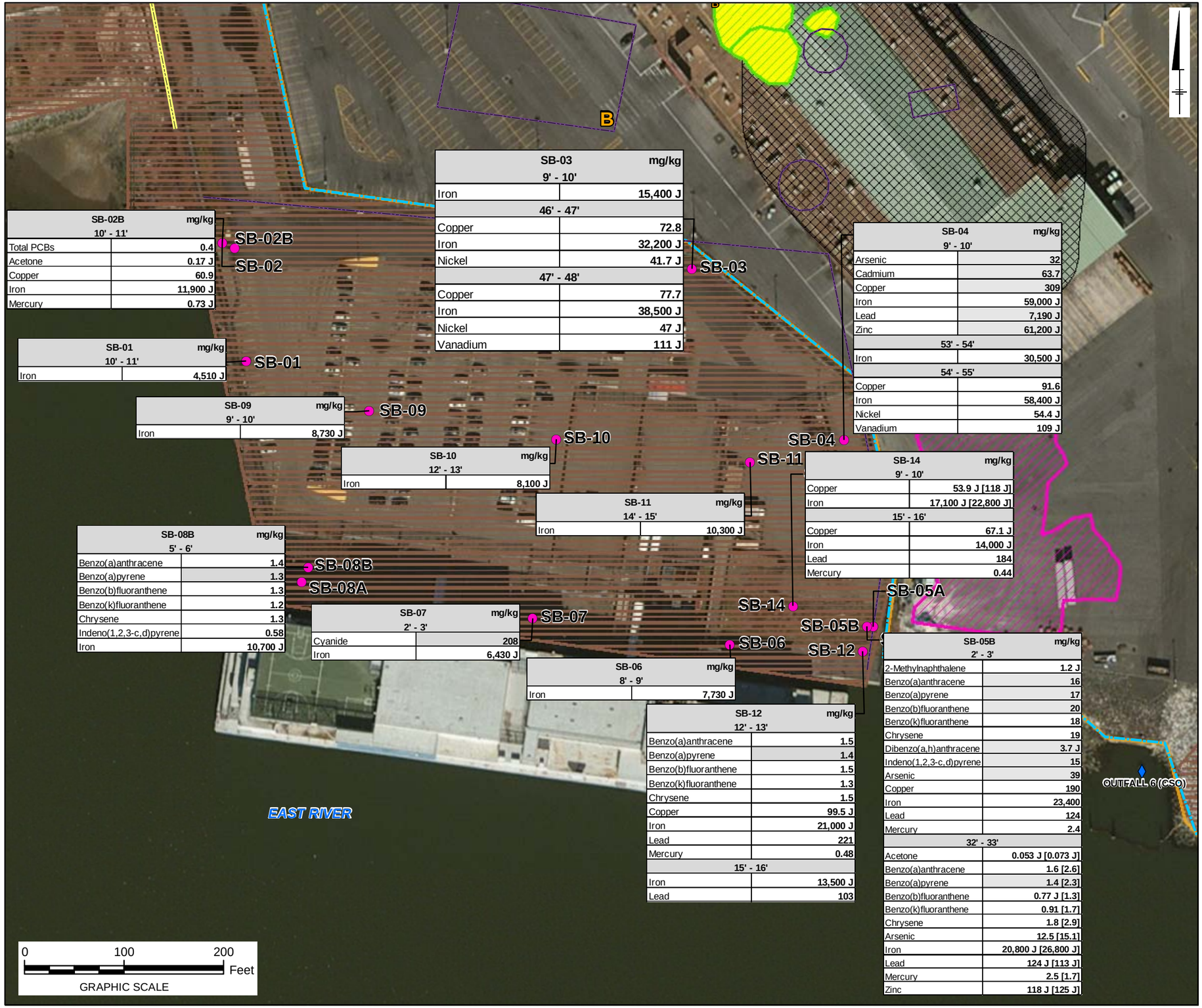
1. ELEVATIONS IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. MHW OBTAINED FROM NOAA STATION 8518639, PORT MORRIS, EAST 138TH STREET.
3. FOR IN-RIVER CORES, DEPTHS HAVE BEEN ADJUSTED BASED ON PERCENT RECOVERY OBTAINED IN EACH CORE.
4. THE DEPTHS OF THE SHEETPILE WALL AND BULKHEAD ARE UNKNOWN.

CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.
HUNTS POINT FORMER MANUFACTURED GAS PLANT
REMEDIAL INVESTIGATION REPORT ADDENDUM

CROSS SECTION F-F'

ARCADIS

FIGURE
4-1



SB-02B 10' - 11'	mg/kg
Total PCBs	0.4
Acetone	0.17 J
Copper	60.9
Iron	11,900 J
Mercury	0.73 J

SB-01 10' - 11'	mg/kg
Iron	4,510 J

SB-09 9' - 10'	mg/kg
Iron	8,730 J

SB-10 12' - 13'	mg/kg
Iron	8,100 J

SB-11 14' - 15'	mg/kg
Iron	10,300 J

SB-08B 5' - 6'	mg/kg
Benzo(a)anthracene	1.4
Benzo(a)pyrene	1.3
Benzo(b)fluoranthene	1.3
Benzo(k)fluoranthene	1.2
Chrysene	1.3
Indeno(1,2,3-c,d)pyrene	0.58
Iron	10,700 J

SB-07 2' - 3'	mg/kg
Cyanide	208
Iron	6,430 J

SB-06 8' - 9'	mg/kg
Iron	7,730 J

SB-03 9' - 10'	mg/kg
Iron	15,400 J
46' - 47'	
Copper	72.8
Iron	32,200 J
Nickel	41.7 J
47' - 48'	
Copper	77.7
Iron	38,500 J
Nickel	47 J
Vanadium	111 J

SB-04 9' - 10'	mg/kg
Arsenic	32
Cadmium	63.7
Copper	309
Iron	59,000 J
Lead	7,190 J
Zinc	61,200 J
53' - 54'	
Iron	30,500 J
54' - 55'	
Copper	91.6
Iron	58,400 J
Nickel	54.4 J
Vanadium	109 J

SB-14 9' - 10'	mg/kg
Copper	53.9 J [118 J]
Iron	17,100 J [22,800 J]
15' - 16'	
Copper	67.1 J
Iron	14,000 J
Lead	184
Mercury	0.44

SB-12 12' - 13'	mg/kg
Benzo(a)anthracene	1.5
Benzo(a)pyrene	1.4
Benzo(b)fluoranthene	1.5
Benzo(k)fluoranthene	1.3
Chrysene	1.5
Copper	99.5 J
Iron	21,000 J
Lead	221
Mercury	0.48
15' - 16'	
Iron	13,500 J
Lead	103

SB-05B 2' - 3'	mg/kg
2-Methylnaphthalene	1.2 J
Benzo(a)anthracene	16
Benzo(a)pyrene	17
Benzo(b)fluoranthene	20
Benzo(k)fluoranthene	18
Chrysene	19
Dibenzo(a,h)anthracene	3.7 J
Indeno(1,2,3-c,d)pyrene	15
Arsenic	39
Copper	190
Iron	23,400
Lead	124
Mercury	2.4
32' - 33'	
Acetone	0.053 J [0.073 J]
Benzo(a)anthracene	1.6 [2.6]
Benzo(a)pyrene	1.4 [2.3]
Benzo(b)fluoranthene	0.77 J [1.3]
Benzo(k)fluoranthene	0.91 [1.7]
Chrysene	1.8 [2.9]
Arsenic	12.5 [15.1]
Iron	20,800 J [26,800 J]
Lead	124 J [113 J]
Mercury	2.5 [1.7]
Zinc	118 J [125 J]

0 100 200 Feet

GRAPHIC SCALE

LEGEND:

- CURRENT/FORMER OUTFALL LOCATION
- SOIL BORING LOCATION
- HISTORICAL SITE FEATURE (APPROXIMATE)
- HISTORICAL SURFACE DRAINAGE (APPROXIMATE)
- APPROXIMATE EXTENT OF FORMER MGP
- PARCEL BOUNDARY
- FILLED LAND (1947-1975)
- PURIFIER WASTE AREA
- COAL TAR
- PETROLEUM IMPACTS

Soil Cleanup Objectives (SCOs)	Unrestricted Use SCO	Restricted Use SCO	CP-15 Guidance Values
Total PCBs	0.1	1	- -
Acetone	0.05	500	- -
2-Methylnaphthalene	- -	- -	0.41
Benzo(a)anthracene	1	5.6	- -
Benzo(a)pyrene	1	1	- -
Benzo(b)fluoranthene	1	5.6	- -
Benzo(k)fluoranthene	0.8	56	- -
Chrysene	1	56	- -
Dibenzo(a,h)anthracene	0.33	0.56	- -
Indeno(1,2,3-c,d)pyrene	0.5	5.6	- -
Arsenic	13	16	- -
Cadmium	2.5	9.3	- -
Copper	50	270	- -
Cyanide	27	27	- -
Iron	- -	- -	2,000
Lead	63	1,000	- -
Mercury	0.18	2.8	- -
Nickel	30	310	- -
Vanadium	- -	- -	100
Zinc	109	10,000	- -

NOTES:

1. IMAGERY OBTAINED FROM ESRI IMAGE SERVICE.
2. ALL LOCATIONS ARE APPROXIMATE.
3. PARCEL BOUNDARIES ADOPTED FROM CADD FILE PREPARED BY LAWLER, MATUSKY, AND SKELLY ENGINEERS, LLP.
4. HISTORIC SITE FEATURES ADOPTED FROM CADD FILE PREPARED BY PARSONS ENGINEERING SERVICE.
5. COMPOUNDS EXCEEDING SCOS ARE PRESENTED.
6. CONSTITUENTS DETECTED ABOVE UNRESTRICTED USE SCO OR CP-15 GUIDANCE VALUES ARE BOLDED.
7. CONSTITUENTS DETECTED ABOVE RESTRICTED USE SCO ARE SHADED AND BOLDED.
8. RESULTS FOR DUPLICATE SAMPLES ARE SHOWN IN BRACKETS.
9. TOTAL CHROMIUM CONCENTRATIONS ARE NOT INCLUDED AS NO SCOS ARE AVAILABLE. SCOS FOR HEXAVALENT CHROMIUM AND TRIVALENT CHROMIUM ARE AVAILABLE. TOTAL CHROMIUM CONCENTRATIONS ARE COMPARED HEXAVALENT CHROMIUM SCOS IN TABLE 4-1

ABBREVIATIONS:

J = RESULT IS LESS THAN THE REPORTING LIMIT BUT GREATER THAN OR EQUAL TO THE METHOD DETECTION LIMIT

MG/KG = MILLIGRAMS PER KILOGRAM

CSO = COMBINED SEWER OVERFLOW

PCB = POLYCHLORINATED BIPHENYL

SCO = SOIL CLEANUP OBJECTIVES

TOTAL PCBs = THE SUMMATION OF ALL DETECTED PCBs (AROCLORS 1016,1221,1232,1242,1248,1254,1260,1262, AND1268) NON-DETECTS WERE TAKEN AS ZERO

CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.
HUNTS POINT FORMER MANUFACTURED GAS PLANT

REMEDIAL INVESTIGATION REPORT ADDENDUM

SOIL SAMPLE ANALYTICAL RESULTS

ARCADIS

FIGURE 4-2

City:SYR Div/Group: SWG Created By:J.Rapp Last Saved By: jrapp
CON ED HUNTS POINT (43027.0.6000)
Q:\ConEd\HuntsPoint\RIR_Adendum\mxd\SoilSampleAnalyticalResults.mxd 7/31/2014 6:40:03 AM

LEGEND:

- CURRENT/FORMER OUTFALL LOCATION
- MONITORING WELL LOCATION
- GROUNDWATER CONTOUR
- GROUNDWATER FLOW DIRECTION
- APPROXIMATE EXTENT OF FORMER MGP
- PARCEL BOUNDARY

0 100 200 Feet

GRAPHIC SCALE

NOTES:

1. IMAGERY OBTAINED FROM ESRI IMAGE SERVICE.
2. PARCEL BOUNDARIES ADOPTED FROM CADD FILE PREPARED BY LAWLER, MATUSKY, AND SKELLY ENGINEERS, LLP.
3. * INDICATES WELL TIDALLY INFLUENCED; GROUNDWATER ELEVATION NOT USED FOR CONTOUR.
4. ALL ELEVATIONS ARE PROVIDED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) IN FEET.

CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.
HUNTS POINT FORMER MANUFACTURED GAS PLANT

REMEDIAL INVESTIGATION REPORT ADDENDUM

GROUNDWATER CONTOUR MAP

ARCADIS

FIGURE
4-3

City:SYR Div/Group: SWG Created By:J.Rapp Last Saved By: jrapp
CON ED HUNTS POINT (43027.0.6000)
Q:\ConEd\HuntsPointRIR_Adendum\mxd\GroundwaterContourMap.mxd 1/21/2014 11:56:30 AM

LEGEND:

- CURRENT/FORMER OUTFALL LOCATION
- MONITORING WELL LOCATION
- HISTORICAL SITE FEATURE (APPROXIMATE)
- HISTORICAL SURFACE DRAINAGE (APPROXIMATE)
- APPROXIMATE EXTENT OF FORMER MGP
- PARCEL BOUNDARY
- FILLED LAND (1947-1975)
- PURIFIER WASTE AREA
- COAL TAR
- PETROLEUM IMPACTS

0 100 200 Feet

GRAPHIC SCALE

Groundwater Quality Standards	µg/L
Iron	300
Lead	25
Magnesium	35,000
Manganese	300
Sodium	20,000

NOTES:

1. IMAGERY OBTAINED FROM ESRI IMAGE SERVICE.
2. ALL LOCATIONS ARE APPROXIMATE.
3. PARCEL BOUNDARIES ADOPTED FROM CADD FILE PREPARED BY LAWLER, MATUSKY, AND SKELLY ENGINEERS, LLP.
4. HISTORIC SITE FEATURES ADOPTED FROM CADD FILE PREPARED BY PARSONS ENGINEERING SERVICE.
5. COMPOUNDS EXCEEDING THE GROUNDWATER QUALITY STANDARDS ARE PRESENTED.
6. DUPLICATE SAMPLING RESULTS ARE PROVIDED IN BRACKETS ADJACENT TO THE PARENT SAMPLE.

ABBREVIATIONS:

µg/L = MICROGRAMS PER LITER

J = RESULT IS LESS THAN THE REPORTING LIMIT BUT GREATER THAN OR EQUAL TO THE METHOD DETECTION LIMIT.

CSO= COMBINED SEWER OVERFLOW

CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.
HUNTS POINT FORMER MANUFACTURED GAS PLANT

REMEDIAL INVESTIGATION REPORT ADDENDUM

GROUNDWATER SAMPLE ANALYTICAL RESULTS

ARCADIS

FIGURE 4-4

City:SYR Div/Group: SWG Created By:J.Rapp Last Saved By: jrapp
CON ED HUNTS POINT (43027.0.6000)
Q:\ConEd\HuntsPoint\RIR_Adendum\mxd\GroundwaterSampleAnalyticalResults.mxd 1/21/2014 11:51:37 AM

Table 4-1
Summary of Soil Sample Analytical Results

Remedial Investigation Report Addendum
Consolidated Edison Company of New York, Inc.
Hunts Point Former Manufactured Gas Plant
Bronx, New York

Location ID: Sample Depth (ft): Date Collected:	Units	Unrestricted Use SCO	Restricted Use SCO - Public Health Commercial	CP-15 Guidance Values	SB-01 10 - 11 09/13/13	SB-02B 10 - 11 09/04/13	SB-03 9 - 10 09/10/13	SB-03 46 - 47 09/11/13	SB-03 47 - 48 09/11/13	SB-04 9 - 10 09/09/13	SB-04 53 - 54 09/10/13	SB-04 54 - 55 09/10/13	SB-05B 2 - 3 08/29/13	SB-05B 32 - 33 09/16/13	SB-06 8 - 9 09/17/13	SB-07 2 - 3 08/28/13	SB-08B 5 - 6 09/18/13	SB-09 9 - 10 09/19/13	SB-10 12 - 13 09/20/13	SB-11 14 - 15 09/23/13	SB-12 12 - 13 09/24/13	SB-12 15 - 16 09/24/13	SB-14 9 - 10 09/25/13	SB-14 15 - 16 09/25/13
Volatile Organics																								
1,1,1-Trichloroethane	mg/kg	0.68	500	- -	0.00031 U	0.00044 UJ	0.00035 U	0.00024 U	0.00027 U	0.0005 U	0.00029 U	0.00029 U	0.00027 U	0.00044 U [0.00046 U]	0.0003 U	0.00022 U	0.00031 U	0.00029 U	0.00037 U	0.0003 U	0.00043 U	0.00027 U	0.00032 U [0.00033 U]	0.00048 U
1,1,2,2-Tetrachloroethane	mg/kg	- -	- -	35	0.00096 U	R	R	R	0.00084 U	R	0.00092 U	0.00091 U	0.00085 UJ	0.0014 U [0.0014 U]	0.00094 U	0.00069 U	0.00099 U	0.00092 U	0.0012 U	0.00095 U	0.0014 UJ	0.00085 U	0.001 U [0.001 U]	0.0015 UJ
1,1,2-trichloro-1,2,2-trifluoroethane	mg/kg	- -	- -	- -	0.00031 U	0.00044 UJ	0.00035 U	0.00024 U	0.00027 U	0.0005 U	0.00029 U	0.00029 U	0.00027 U	0.00044 U [0.00046 U]	0.0003 U	0.00022 U	0.00031 U	0.00029 U	0.00037 U	0.0003 U	0.00043 U	0.00027 U	0.00032 U [0.00033 U]	0.00048 U
1,1,2-Trichloroethane	mg/kg	- -	- -	- -	0.00036 U	R	0.00041 U	0.00027 U	0.00031 U	0.00058 UJ	0.00034 U	0.00034 U	0.00031 UJ	0.00051 U [0.00054 U]	0.00035 U	0.00026 U	0.00037 U	0.00034 U	0.00043 U	0.00035 U	0.0005 U	0.00032 U	0.00037 U [0.00039 U]	0.00056 U
1,1-Dichloroethane	mg/kg	0.27	240	- -	0.00034 U	0.00049 UJ	0.00038 U	0.00026 U	0.0003 U	0.00055 U	0.00032 U	0.00032 U	0.0003 U	0.00049 U [0.00051 U]	0.00033 U	0.00024 U	0.00035 U	0.00032 U	0.0004 U	0.00033 U	0.00047 U	0.0003 U	0.00035 U [0.00037 U]	0.00053 U
1,1-Dichloroethene	mg/kg	0.33	500	- -	0.00039 U	0.00056 UJ	0.00044 U	0.0003 U	0.00034 U	0.00063 U	0.00037 U	0.00037 U	0.00034 U	0.00056 U [0.00058 U]	0.00038 U	0.00028 U	0.0004 U	0.00037 U	0.00046 U	0.00038 U	0.00054 U	0.00034 U	0.0004 U [0.00042 U]	0.00061 UJ
1,2,4-Trichlorobenzene	mg/kg	- -	- -	- -	0.00032 UB	R	R	R	0.00028 U	R	0.0003 U	0.0003 U	0.00064 J	0.00046 U [0.00048 U]	0.00031 U	0.00023 U	0.00033 U	0.0003 U	0.00038 U	0.00031 U	0.00045 UJ	0.00028 U	0.00033 U [0.00034 U]	0.0005 UJ
1,2-Dibromo-3-chloropropane	mg/kg	- -	- -	- -	0.00095 U	R	R	R	0.00083 U	R	0.00091 U	0.0009 U	0.00084 UJ	0.0014 U [0.0014 U]	0.00093 U	0.00068 U	0.00098 U	0.00091 U	0.0011 U	0.00094 U	0.0013 UJ	0.00084 U	0.00099 U [0.001 U]	0.0015 UJ
1,2-Dibromoethane	mg/kg	- -	- -	- -	0.00041 U	R	0.00046 U	0.00031 U	0.00036 U	0.00066 UJ	0.00039 U	0.00039 U	0.00036 UJ	0.00059 U [0.00061 U]	0.0004 U	0.00029 U	0.00042 U	0.00039 U	0.00049 U	0.0004 U	0.00057 U	0.00036 U	0.00042 U [0.00044 U]	0.00064 UJ
1,2-Dichlorobenzene	mg/kg	1.1	500	- -	0.000099 U	R	R	R	0.000087 U	R	0.000094 U	0.000094 U	0.000087 UJ	0.00014 U [0.00015 U]	0.000097 U	0.000071 U	0.0001 U	0.000095 U	0.00012 U	0.000097 U	0.00014 UJ	0.000088 U	0.0001 U [0.00011 U]	0.00016 UJ
1,2-Dichloroethane	mg/kg	0.02	30	- -	0.00039 U	0.00056 UJ	0.00044 U	0.0003 U	0.00034 U	0.00063 U	0.00037 U	0.00037 U	0.00034 U	0.00056 U [0.00058 U]	0.00038 U	0.00028 U	0.0004 U	0.00037 U	0.00046 U	0.00038 U	0.00054 UJ	0.00034 UJ	0.0004 UJ [0.00042 UJ]	0.00061 UJ
1,2-Dichloroethene (total)	mg/kg	- -	- -	- -	0.00035 U	0.0005 UJ	0.00039 U	0.00027 U	0.0003 U	0.00057 U	0.00033 U	0.00033 U	0.0003 U	0.0005 U [0.00052 U]	0.00034 U	0.00025 U	0.00036 U	0.00033 U	0.00042 U	0.00034 U	0.00049 U	0.00031 U	0.00036 U [0.00038 U]	0.00055 U
1,2-Dichloropropane	mg/kg	- -	- -	- -	0.00033 U	0.00047 UJ	0.00037 U	0.00025 U	0.00029 U	0.00053 U	0.00031 U	0.00031 U	0.00029 U	0.00047 U [0.00049 U]	0.00032 U	0.00024 U	0.00034 U	0.00031 U	0.00039 U	0.00032 U	0.00046 U	0.00029 U	0.00034 U [0.00036 U]	0.00051 U
1,3-Dichlorobenzene	mg/kg	2.4	280	- -	0.00011 U	R	R	R	0.000096 U	R	0.0001 U	0.0001 U	0.000096 UJ	0.00016 U [0.00016 U]	0.00011 U	0.000078 U	0.00011 U	0.0001 U	0.00013 U	0.00011 U	0.00015 UJ	0.000097 U	0.00011 U [0.00012 U]	0.00017 UJ
1,4-Dichlorobenzene	mg/kg	1.8	130	- -	0.00022 U	R	R	R	0.00019 U	R	0.00021 U	0.00021 U	0.00019 UJ	0.00031 U [0.00033 U]	0.00021 U	0.00016 U	0.00022 U	0.00021 U	0.00026 U	0.00021 U	0.00031 UJ	0.00019 U	0.00023 U [0.00024 U]	0.00034 UJ
2-Butanone	mg/kg	0.12	500	- -	0.0013 U	0.0019 UJ	0.0027 J	0.00099 U	0.0011 U	0.0031 J	0.0012 U	0.0012 U	0.0068	0.016 [0.02]	0.0013 U	0.00093 U	0.0013 U	0.0012 U	0.0015 U	0.0013 U	0.0065 J	0.0011 U	0.0013 U [0.0014 U]	0.002 U
2-Hexanone	mg/kg	- -	- -	- -	0.00062 U	0.025 J	0.00071 U	0.00048 U	0.00055 U	0.001 UJ	0.0006 U	0.00059 U	0.00055 UJ	0.0009 UJ [0.038 J]	0.00061 U	0.00045 U	0.00064 U	0.0006 U	0.00075 U	0.00061 U	0.00088 U	0.00055 U	0.00065 U [0.00068 U]	0.00098 U
4-Methyl-2-pentanone	mg/kg	- -	- -	- -	0.00049 U	0.00072 UJ	0.00056 U	0.00038 U	0.00043 U	0.00081 U	0.00047 U	0.00047 U	0.00044 U	0.00071 U [0.00074 U]	0.00048 U	0.00036 U	0.00051 U	0.00048 U	0.00059 U	0.00049 U	0.0007 U	0.00044 U	0.00051 U [0.00054 U]	0.00078 U
Acetone	mg/kg	0.05	500	- -	0.0021 UBJ	**0.17 J**	0.0071	0.0037 J	0.0032 J	0.019 J	0.003 J	0.0027 J	0.034	**0.053 J [0.073 J]**	0.002 UJ	0.0023 J	0.0027 J	0.002 UJ	0.0025 UJ	0.0021 J	0.032 J	0.0077 J	0.0047 J [0.0023 UBJ]	0.02 J
Benzene	mg/kg	0.06	44	- -	0.00032 U	0.00046 UJ	0.00036 U	0.00024 U	0.00028 U	0.00052 U	0.0003 U	0.0003 U	0.0013 J	0.00062 J [0.00053 J]	0.00031 U	0.00023 U	0.0008 J	0.0003 U	0.00038 U	0.00053 J	0.0011 J	0.00034 J	0.00033 U [0.00034 U]	0.0005 UJ
Bromodichloromethane	mg/kg	- -	- -	- -	0.00036 U	0.00052 UJ	0.00041 U	0.00027 U	0.00031 U	0.00058 U	0.00034 U	0.00034 U	0.00031 U	0.00051 U [0.00054 U]	0.00035 U	0.00026 U	0.00037 U	0.00034 U	0.00043 U	0.00035 U	0.0005 U	0.00032 U	0.00037 U [0.00039 U]	0.00056 UJ
Bromoform	mg/kg	- -	- -	- -	0.00032 U	R	0.00036 U	0.00024 U	0.00028 U	0.00052 UJ	0.0003 U	0.0003 U	0.00028 UJ	0.00046 U [0.00048 U]	0.00031 U	0.00023 U	0.00033 U	0.0003 U	0.00038 U	0.00031 U	0.00045 U	0.00028 U	0.00033 U [0.00034 U]	0.0005 U
Bromomethane	mg/kg	- -	- -	- -	0.0012 UJ	0.0017 UJ	0.0014 U	0.00091 U	0.001 U	0.0019 U	0.0011 U	0.0011 U	0.001 U	0.0017 UJ [0.0018 UJ]	0.0012 UJ	0.00086 U	0.0012 UJ	0.0011 UJ	0.0014 UJ	0.0012 UJ	0.0017 UJ	0.0011 UJ	0.0012 UJ [0.0013 UJ]	0.0019 UJ
Carbon Disulfide	mg/kg	- -	- -	100	0.00027 U	0.0087 J	0.0017 J	0.004	0.0032 J	0.0021 J	0.0024 J	0.0022 J	0.0058	0.021 [0.019]	0.00026 U	0.00019 U	0.00027 UBJ	0.00026 U	0.00032 U	0.00065 J	0.0086 J	0.0034 J	0.00032 J [0.00029 U]	0.0026 J
Carbon Tetrachloride	mg/kg	0.76	22	- -	0.00029 U	0.00042 UJ	0.00033 U	0.00022 U	0.00025 U	0.00047 U	0.00027 U	0.00027 U	0.00025 U	0.00041 U [0.00043 U]	0.00028 U	0.00021 U	0.00029 U	0.00028 U	0.00034 U	0.00028 U	0.0004 UJ	0.00025 UJ	0.0003 UJ [0.00031 UJ]	0.00045 UJ
Chlorobenzene	mg/kg	1.1	500	- -	0.00016 U	R	0.00018 U	0.00012 U	0.00014 U	0.00026 UJ	0.00015 U	0.00015 U	0.00014 UJ	0.00023 U [0.00024 U]	0.00015 U	0.00011 U	0.00016 U	0.00015 U	0.00019 U	0.00016 U	0.00022 U	0.00014 U	0.00016 U [0.00017 U]	0.00025 U
Chloroethane	mg/kg	- -	- -	- -	0.00039 UJ	0.00056 UJ	0.00044 U	0.0003 UJ	0.00034 UJ	0.00063 UJ	0.00037 UJ	0.00037 UJ	0.00034 U	0.00056 UJ [0.00058 UJ]	0.00038 UJ	0.00028 U	0.0004 UJ	0.00037 UJ	0.00046 UJ	0.00038 UJ	0.00054 UJ	0.00034 UJ	0.0004 UJ [0.00042 UJ]	0.00061 UJ
Chloroform	mg/kg	0.37	350	- -	0.00035 U	0.0005 UJ	0.00039 U	0.00027 U	0.0003 U	0.00057 U	0.00033 U	0.00033 U	0.0003 U	0.0005 U [0.00052 U]	0.00034 U	0.00025 U	0.002 J	0.00033 U	0.00042 U	0.00034 U	0.00049 U	0.00031 U	0.00036 U [0.00038 U]	0.00055 U
Chloromethane	mg/kg	- -	- -	- -	0.00039 U	0.00056 UJ	0.00044 U	0.0003 U	0.00034 U	0.00063 U	0.00037 U	0.00037 U	0.00034 U	0.00056 U [0.00058 U]	0.00038 U	0.00028 U	0.0004 U	0.00037 U	0.00046 U	0.00038 U	0.00054 U	0.00034 U	0.0004 U [0.00042 U]	0.00061 U
cis-1,2-Dichloroethene	mg/kg	0.25	500	- -	0.00035 U	0.0005 UJ	0.00039 U	0.00027 U	0.0003 U	0.00057 U	0.00033 U	0.00033 U	0.0003 U	0.0005 U [0.00052 U]	0.00034 U	0.00025 U	0.00036 U	0.00033 U	0.00042 U	0.00034 U	0.00049 U	0.00031 U	0.00036 U [0.00038 U]	0.00055 UJ
cis-1,3-Dichloropropene	mg/kg	- -	- -	- -	0.00029 U	0.00042 UJ	0.00033 U	0.00022 U	0.00025 U	0.00047 U	0.00027 U	0.00027 U	0.00025 U	0.00041 U [0.00043 U]	0.00028 U	0.00021 U	0.00029 U	0.00028 U	0.00034 U	0.00028 U	0.0004 U	0.00025 U	0.0003 U [0.00031 U]	0.00045 UJ
Cyclohexane	mg/kg	- -	- -	- -	0.0003 U	0.00043 UJ	0.00034 U	0.00023 U	0.00026 U	0.00048 U	0.00028 U	0.00028 U	0.00026 U	0.00043 U [0.00045 U]	0.00029 U	0.00021 U	0.0003 U	0.00029 U	0.00036 U	0.00029 U	0.00042 U	0.00026 U	0.00031 U [0.00032 U]	0.00047 UJ
Dibromochloromethane	mg/kg	- -	- -	- -	0.00031 U	R	0.00035 U	0.00024 U	0.00027 U	0.0005 UJ	0.00029 U	0.00029 U	0.00027 UJ	0.00044 U [0.00046 U]	0.0003 U	0.00022 U	0.00031 U	0.00029 U	0.00037 U	0.0003 U	0.00043 U	0.00027 U	0.00032 U [0.00033 U]	0.00048 U
Dichlorodifluoromethane	mg/kg	- -	- -	- -	0.00035 UJ	0.0005 UJ	0.00039 U	0.00027 U	0.0003 U	0.00057 U	0.00033 U	0.00033 U	0.0003 U	0.0005 UJ [0.0074 J]	0.00034 UJ	0.00025 U	0.00036 UJ	0.00033 U	0.00042 U	0.00034 U	0.00049 U	0.00031 U	0.00036 U [0.00038 U]	0.00055 U
Ethylbenzene	mg/kg	1	390	- -	0.00014 J	0.0063 J	0.000079 U	0.000053 U	0.000061 U	0.00011 UJ	0.000066 U	0.000066 U	0.011 J	0.00025 J [0.0003 J]	0.00013 J	0.00005 U	0.00019 J	0.000067 U	0.000083 U	0.00025 J	0.000098 U	0.000062 U	0.000072 U [0.000075 U]	0.00011 U
Isopropylbenzene	mg/kg	- -	- -	100	0.00034 U	R	R	R	0.0003 U	R	0.00032 U	0.00032 U	0.00096 J	0.0055 J [0.0059 J]	0.00033 U	0.00024 U	0.00035 U	0.00032 U	0.0004 U	0.00033 U	0.00047 UJ	0.0003 U	0.00035 U [0.00037 U]	0.00053 UJ
Methyl acetate	mg/kg	- -	- -	- -	R	0.0012 UJ	0.00095 U	0.00064 U	0.00073 U	0.0014 U	0.00079 U	0.00079 U	0.00073 U	0.0019 J [R]	R	0.0006 U	0.0028 J	R	R	0.00082 U	0.0018 J	0.00074 U	0.00086 U [0.0009 U]	0.0013 U
Methylcyclohexane	mg/kg	- -	- -	- -	0.00026 U	0.00037 UJ	0.00029 U	0.0002 U	0.00023 U	0.00051 J	0.00025 U	0.00024 U	0.00023 U	0.0024 J [0.0023 J]	0.00025 U	0.00019 U	0.00026 U	0.00025 U	0.00031 U	0.00025 U	0.00036 U	0.00023 U	0.00027 U [0.00028 U]	0.00041 UJ
Methylene Chloride	mg/kg	0.05	500	- -	0.0008 J	0.00057 UJ	0.00045 U	0.00059 J	0.00062 J	0.00065 U	0.00041 J	0.00051 J	0.00035 U	0.00066 J [0.00061 J]	0.00055 J	0.00032 J	0.00057 J	0.00038 U	0.00048 U	0.00039 UB	0.00055 J	0.00035 U	0.00041 U [0.00045 J]	0.00062 UJ
Methyl-Tert-Butylether	mg/kg	0.93	500	- -	0.00041 U	0.00059 UJ	0.00046 U	0.00031 U	0.00036 U	0.00066 U	0.00039 U	0.00039 U	0.00036 U	0.00059 U [0.00061 U]	0.0004 U	0.00029 U	0.00042 U	0.00039 U	0.00049 U	0.0004 U	0.00057 U	0.00036 U	0.00042 U [0.00044 U]	0.00064 U
Styrene	mg/kg	- -	- -	- -	0.00012 U	R	0.00014 U	0.000091 U	0.0001 U	0.00019 UJ	0.00011 U	0.00011 U	0.00085 J	0.00017 U [0.00018 U]	0.00012 U	0.000086 U	0.00012 U	0.00011 U	0.00014 U	0.00012 U	0.00017 U	0.00011 U	0.00012 U [0.00013 U]	0.00019 UJ
Tetrachloroethene	mg/kg	1.3	150	- -	0.000099 U	R	0.00011 U	0.000076 U	0.000087 U	0.00016 UJ	0.000094 U	0.000094 U	0.00014 J	0.00014 U [0.00015 U]	0.000097 U	0.000071 U	0.0001 U	0.000095 U	0.00012 U	0.000097 U	0.00014 U	0.000091 J	0.00013 J [0.00013 J]	0.00036 J
Toluene	mg/kg	0.7	500	- -	0.00011 UB	R	0.00012 UB	0.000084 UB	0.000096 UB	0.00018 UBJ	0.0001 UB	0.0001 UB	0.0011 J	0.00016 UB [0.00016 UB]	0.00011 UB	0.000078 U	0.00011 UB	0.0001 U	0.00013 UB	0.00011 UB	0.00015 UB	0.000097 UB	0.00011 U [0.00012 UB]	0.00017 U
trans-1,2-Dichloroethene	mg/kg	0.19	500	- -	0.00037 U	0.00053 UJ	0.00042 U	0.00028 U	0.00032 U	0.0006 U	0.00035 U	0.00035 U	0.00032 U	0.00053 U [0.00055 U]	0.00036 U	0.00026 U	0.00038 U	0.00035 U	0.00044 U	0.00036 U	0.00052 U	0.00033 U	0.00038 U [0.0004 U]	0.00058 UJ
trans-1,3-Dichloropropene	mg/kg	- -	- -	- -	0.00029 U	R	0.00033 U	0.00022 U	0.00025 U	0.00047 UJ	0.00027 U	0.00027 U	0.00025 UJ	0.00041 U [0.00043 U]	0.00028 U	0.00021 U	0.00029 U	0.00028 U	0.00034 U	0.00028 U	0.0004 U	0.00025 U	0.0003 U [0.00031 U]	0.00045 UJ
Trichloroethene	mg/kg	0.47	200	- -	0.00036 U	0.00052 UJ	0.00041 U	0.00027 U	0.00031 U	0.00058 U	0.00034 U	0.00034 U	0.0011 J	0.00051 U [0.00054 U]	0.00035 U	0.00026 UB	0.00037 U	0.00034 U	0.00043 U	0.00035 U	0.0005 U	0.00032 U	0.00037 U [0.00039 U]	0.00056 UJ
Trichlorofluoromethane	mg/kg	- -	- -	- -	0.00027 U	0.00039 UJ	0.0003 U	0.00021 U	0.00023 U	0.00044 U	0.00026 U	0.00025 U	0.00024 U	0.00039 U [0.0004 U]	0.00026 U	0.00019 U	0.00027 U	0.00026 U	0.00032 U	0.00026 U	0.00038 U	0.00024 U	0.00028 U [0.00029 U]	0.00042 U
Vinyl Chloride	mg/kg	0.02	13	- -	0.0003 U	0.00043 UJ	0.00034 U	0.00023 U	0.00026 U	0.00048 U	0.00028 U	0.00028 U	0.00026 U	0.00043 U [0.00045 U]	0.00029 U	0.00021 U	0.0003 U	0.00029 U	0.00036 U	0.00029 U	0.00042 U	0.00026 U	0.00031 U [0.00032 U]	0.00047 U
Xylenes (total)	mg/kg	0.26	500	- -	0.00017 J	R	0.00017 J	0.000061 U	0.000088 J	0.00013 UJ	0.000076 U	0.000075 U	0.0011 J	0.00082 J [0.0011 J]	0.0003 J	0.000057 U	0.00046 J	0.000076 U	0.00012 J	0.000078 U	0.00084 J*	0.000074 J	0.000082 U [0.000086 U]	0.00012 U
Total BTEX	mg/kg	- -	- -	- -	0.00031 J	0.0063 J	0.00017 J	ND	0.000088 J	ND	ND	ND	0.0145 J	0.00169 J [0.00193 J]	0.00043 J	ND	0.00145 J	ND	0.00012 J	0.00078 J	0.00194 J	0.000414 J	ND [ND]	ND
Total VOCs	mg/kg	- -	- -	- -	0.00111 J	0.21 J	0.01167 J	0.00829 J	0.007108 J	0.02471 J	0.00581 J	0.00541 J	0.06479 J	0.10215 J [0.16814 J]	0.00098 J	0.00262 J	0.00952 J	ND	0.00012 J	0.00353 J	0.05139 J	0.011605 J	0.00515 J [0.00058 J]	0.02296 J

Table 4-1
Summary of Soil Sample Analytical Results

Remedial Investigation Report Addendum
Consolidated Edison Company of New York, Inc.
Hunts Point Former Manufactured Gas Plant
Bronx, New York

Location ID: Sample Depth (ft): Date Collected:	Units	Unrestricted Use SCO	Restricted Use SCO - Public Health Commercial	CP-15 Guidance Values	SB-01 10 - 11 09/13/13	SB-02B 10 - 11 09/04/13	SB-03 9 - 10 09/10/13	SB-03 46 - 47 09/11/13	SB-03 47 - 48 09/11/13	SB-04 9 - 10 09/09/13	SB-04 53 - 54 09/10/13	SB-04 54 - 55 09/10/13	SB-05B 2 - 3 08/29/13	SB-05B 32 - 33 09/16/13	SB-06 8 - 9 09/17/13	SB-07 2 - 3 08/28/13	SB-08B 5 - 6 09/18/13	SB-09 9 - 10 09/19/13	SB-10 12 - 13 09/20/13	SB-11 14 - 15 09/23/13	SB-12 12 - 13 09/24/13	SB-12 15 - 16 09/24/13	SB-14 9 - 10 09/25/13	SB-14 15 - 16 09/25/13
Semivolatile Organics																								
1,1'-Biphenyl	mg/kg	- -	- -	- -	0.016 U	0.019 U	0.019 U	0.017 U	0.017 U	0.042 J	0.018 U	0.015 U	1 J	0.036 U [0.047 J]	0.016 U	0.018 U	0.02 J	0.016 U	0.016 U	0.016 U	0.034 J	0.016 U	0.016 U [0.016 U]	0.017 U
1,2,4,5-Tetrachlorobenzene	mg/kg	- -	- -	- -	0.042 U	0.052 U	0.052 U	0.046 U	0.046 U	0.049 U	0.047 U	0.041 U	1 U	0.097 U [0.12 U]	0.042 U	0.049 U	0.045 U	0.043 U	0.043 U	0.043 U	0.068 U	0.044 U	0.043 U [0.043 U]	0.044 U
1,2,4-Trichlorobenzene	mg/kg	- -	- -	- -	0.037 U	0.045 U	0.045 U	0.04 U	0.04 U	0.043 U	0.041 U	0.036 U	0.88 U	0.085 U [0.11 U]	0.037 U	0.043 U	0.04 U	0.038 U	0.037 U	0.038 U	0.059 U	0.038 U	0.038 U [0.038 U]	0.039 U
1,2-Dichlorobenzene	mg/kg	1.1	500	- -	0.043 U	0.053 U	0.053 U	0.047 U	0.047 U	0.05 U	0.048 U	0.042 U	1 U	0.099 U [0.13 U]	0.043 U	0.051 U	0.047 U	0.044 U	0.044 U	0.044 U	0.069 U	0.045 U	0.044 U [0.044 U]	0.045 U
1,3-Dichlorobenzene	mg/kg	2.4	280	- -	0.034 U	0.041 U	0.041 U	0.037 U	0.037 U	0.039 U	0.038 U	0.033 U	0.81 U	0.077 U [0.099 U]	0.034 U	0.039 U	0.036 U	0.034 U	0.034 U	0.034 U	0.054 U	0.035 U	0.035 U [0.034 U]	0.035 U
1,4-Dichlorobenzene	mg/kg	1.8	130	- -	0.04 U	0.049 U	0.049 U	0.043 U	0.043 U	0.046 U	0.045 U	0.039 U	0.96 U	0.092 U [0.12 U]	0.04 U	0.047 U	0.043 U	0.041 U	0.041 U	0.041 U	0.064 U	0.042 U	0.041 U [0.041 U]	0.042 U
1-Methylnaphthalene	mg/kg	- -	- -	- -	0.014 U	0.37 J	0.017 U	0.015 U	0.015 U	0.052 J	0.015 U	0.013 U	1.4 J	0.14 J [0.24 J]	0.014 U	0.016 U	0.053 J	0.014 U	0.014 U	0.015 J	0.1 J	0.024 J	0.014 U [0.014 U]	0.025 J
2,2'-Oxybis(1-Chloropropane)	mg/kg	- -	- -	- -	0.017 U	0.021 U	0.021 U	0.018 U	0.018 U	0.02 U	0.019 U	0.016 U	0.4 U	0.039 U [0.05 U]	0.017 U	0.02 U	0.018 U	0.017 U	0.017 U	0.017 U	0.027 U	0.018 U	0.017 U [0.017 U]	0.018 U
2,3,4,6-Tetrachlorophenol	mg/kg	- -	- -	- -	0.039 U	0.048 U	0.048 U	0.042 U	0.042 U	0.045 U	0.043 U	0.038 U	0.93 U	0.09 U [0.11 U]	0.039 U	0.046 U	0.042 U	0.04 U	0.039 U	0.04 U	0.062 U	0.041 U	0.04 U [0.04 U]	0.041 U
2,4,5-Trichlorophenol	mg/kg	- -	- -	100	0.036 U	0.044 U	0.044 U	0.039 U	0.039 U	0.042 U	0.04 U	0.035 U	0.86 U	0.082 U [0.11 U]	0.036 U	0.042 U	0.039 U	0.037 U	0.036 U	0.036 U	0.057 U	0.037 U	0.037 U [0.037 U]	0.038 U
2,4,6-Trichlorophenol	mg/kg	- -	- -	- -	0.036 U	0.044 U	0.044 U	0.039 U	0.039 U	0.042 U	0.04 U	0.035 U	0.86 U	0.082 U [0.11 U]	0.036 U	0.042 U	0.039 U	0.037 U	0.036 U	0.036 U	0.057 U	0.037 U	0.037 U [0.037 U]	0.038 U
2,4-Dichlorophenol	mg/kg	- -	- -	100	0.035 U	0.043 U	0.043 U	0.038 U	0.038 U	0.04 U	0.039 U	0.034 U	0.83 U	0.08 U [0.1 U]	0.035 U	0.041 U	0.038 U	0.036 U	0.035 U	0.035 U	0.056 U	0.036 U	0.036 U [0.035 U]	0.037 U
2,4-Dimethylphenol	mg/kg	- -	- -	- -	0.055 U	0.067 U	0.067 U	0.059 U	0.059 U	0.064 U	0.061 U	0.053 U	1.3 UJ	0.13 U [0.16 U]	0.055 U	0.064 U	0.059 U	0.056 U	0.055 U	0.056 U	0.088 U	0.057 U	0.056 U [0.056 U]	R
2,4-Dinitrophenol	mg/kg	- -	- -	100	0.15 UJ	0.18 UJ	0.18 UJ	0.16 UJ	0.16 UJ	0.17 UJ	0.16 UJ	0.14 UJ	3.5 U	0.34 UJ [0.43 UJ]	0.15 U	0.17 U	0.16 UJ	0.15 U	0.15 UJ	0.15 U	0.24 UJ	0.15 UJ	0.15 UJ [0.15 U]	0.16 UJ
2,4-Dinitrotoluene	mg/kg	- -	- -	- -	0.025 U	0.031 U	0.031 U	0.027 U	0.027 U	0.029 U	0.028 U	0.025 U	0.61 U	0.058 U [0.074 U]	0.025 U	0.03 U	0.027 U	0.026 U	0.026 U	0.026 U	0.041 U	0.026 U	0.026 U [0.026 U]	0.027 U
2,6-Dichlorophenol	mg/kg	- -	- -	- -	0.04 U	0.049 U	0.049 U	0.043 U	0.043 U	0.046 U	0.045 U	0.039 U	0.96 U	0.092 U [0.12 U]	0.04 U	0.047 U	0.043 U	0.041 U	0.041 U	0.041 U	0.064 U	0.042 U	0.041 U [0.041 U]	0.042 U
2,6-Dinitrotoluene	mg/kg	- -	- -	1.03	0.032 U	0.039 U	0.039 U	0.034 U	0.034 U	0.037 U	0.035 U	0.031 U	0.76 U	0.073 U [0.093 U]	0.032 U	0.037 U	0.034 U	0.032 U	0.032 U	0.032 U	0.051 U	0.033 U	0.032 U [0.032 U]	0.033 U
2-Chloronaphthalene	mg/kg	- -	- -	- -	0.045 U	0.055 U	0.055 U	0.049 U	0.049 U	0.053 U	0.05 U	0.044 U	1.1 U	0.1 U [0.13 U]	0.046 U	0.053 U	0.049 U	0.046 U	0.046 U	0.046 U	0.073 U	0.047 U	0.047 U [0.046 U]	0.048 U
2-Chlorophenol	mg/kg	- -	- -	- -	0.036 U	0.044 U	0.044 U	0.039 U	0.039 U	0.042 U	0.04 U	0.035 U	0.86 U	0.082 U [0.11 U]	0.036 U	0.042 U	0.039 U	0.037 U	0.036 U	0.036 U	0.057 U	0.037 U	0.037 U [0.037 U]	0.038 U
2-Methyl-4,6-dinitrophenol	mg/kg	- -	- -	- -	0.1 U	0.13 U	0.13 UJ	0.11 UJ	0.11 UJ	0.12 UJ	0.11 UJ	0.099 UJ	2.4 U	0.23 U [0.3 U]	0.1 U	0.12 U	0.11 U	0.1 U	0.1 UJ	0.1 U	0.16 UJ	0.11 U	0.1 U [0.1 U]	0.11 U
2-Methylnaphthalene	mg/kg	- -	- -	0.41	0.016 U	0.09 J	0.019 U	0.017 U	0.017 U	0.12 J	0.018 U	0.015 U	**1.2 J**	0.059 J [0.11 J]	0.016 U	0.018 U	0.044 J	0.016 U	0.016 U	0.026 J	0.085 J	0.028 J	0.016 U [0.016 U]	0.027 J
2-Methylphenol	mg/kg	0.33	500	- -	0.042 U	0.052 U	0.052 U	0.046 U	0.046 U	0.049 U	0.047 U	0.041 U	*1 U*	0.097 U [0.12 U]	0.042 U	0.049 U	0.045 U	0.043 U	0.043 U	0.043 U	0.068 U	0.044 U	0.043 U [0.043 U]	0.044 UJ
2-Nitroaniline	mg/kg	- -	- -	- -	0.039 U	0.048 U	0.048 U	0.042 U	0.042 U	0.045 U	0.043 U	0.038 U	0.93 U	0.09 U [0.11 U]	0.039 U	0.046 U	0.042 U	0.04 U	0.039 U	0.04 U	0.062 U	0.041 U	0.04 U [0.04 U]	0.041 U
2-Nitrophenol	mg/kg	- -	- -	- -	0.039 U	0.048 U	0.048 U	0.042 U	0.042 U	0.045 U	0.043 U	0.038 U	0.93 U	0.09 U [0.11 U]	0.039 U	0.046 U	0.042 U	0.04 U	0.039 U	0.04 U	0.062 U	0.041 U	0.04 U [0.04 U]	0.041 U
3 & 4 Methylphenol	mg/kg	- -	- -	- -	0.078 U	0.095 U	0.095 U	0.085 U	0.085 U	0.09 U	0.087 U	0.076 U	1.9 U	0.18 U [0.23 U]	0.078 U	0.091 U	0.084 U	0.08 U	0.079 U	0.079 U	0.12 U	0.081 U	0.08 U [0.08 U]	0.082 U
3,3-Dichlorobenzidine	mg/kg	- -	- -	- -	0.05 U	0.062 UJ	0.062 U	0.055 U	0.055 U	0.059 U	0.056 U	0.049 U	1.2 U	0.12 U [0.15 U]	0.051 U	0.059 U	0.055 U	0.052 U	0.051 U	0.051 U	0.081 U	0.053 U	0.052 U [0.052 U]	0.053 UJ
3-Nitroaniline	mg/kg	- -	- -	- -	0.04 U	0.049 U	0.049 U	0.043 U	0.043 U	0.046 U	0.045 U	0.039 U	0.96 U	0.092 U [0.12 U]	0.04 U	0.047 U	0.043 U	0.041 U	0.041 U	0.041 U	0.064 U	0.042 U	0.041 U [0.041 U]	0.042 U
4-Bromophenyl Phenyl Ether	mg/kg	- -	- -	- -	0.019 U	0.023 U	0.023 U	0.021 U	0.021 U	0.022 U	0.021 U	0.018 U	0.45 U	0.044 U [0.056 U]	0.019 U	0.022 U	0.02 U	0.019 U	0.019 U	0.019 U	0.03 U	0.02 U	0.019 U [0.019 U]	0.02 U
4-Chloro-3-Methylphenol	mg/kg	- -	- -	- -	0.042 U	0.052 U	0.052 U	0.046 U	0.046 U	0.049 U	0.047 U	0.041 U	1 U	0.097 U [0.12 U]	0.042 U	0.049 U	0.045 U	0.043 U	0.043 U	0.043 U	0.068 U	0.044 U	0.043 U [0.043 U]	0.044 U
4-Chloroaniline	mg/kg	- -	- -	- -	0.034 U	0.041 U	0.041 U	0.037 U	0.037 U	0.039 U	0.038 U	0.033 U	0.81 U	0.077 U [0.099 U]	0.034 U	0.039 U	0.036 U	0.034 U	0.034 U	0.034 U	0.054 U	0.035 U	0.035 U [0.034 U]	0.035 U
4-Chlorophenyl Phenyl Ether	mg/kg	- -	- -	- -	0.016 U	0.019 U	0.019 U	0.017 U	0.017 U	0.018 U	0.018 U	0.015 U	0.38 U	0.036 U [0.046 U]	0.016 U	0.018 U	0.017 U	0.016 U	0.016 U	0.016 U	0.025 U	0.016 U	0.016 U [0.016 U]	0.017 U
4-Nitroaniline	mg/kg	- -	- -	- -	0.034 U	0.041 U	0.041 U	0.037 U	0.037 U	0.039 U	0.038 U	0.033 U	0.81 U	0.077 U [0.099 U]	0.034 U	0.039 U	0.036 U	0.034 U	0.034 U	0.034 U	0.054 U	0.035 U	0.035 U [0.034 U]	0.035 U
4-Nitrophenol	mg/kg	- -	- -	- -	0.088 U	0.11 U	0.11 U	0.096 U	0.096 U	0.1 U	0.099 U	0.086 U	2.1 U	0.2 U [0.26 U]	0.089 U	0.1 U	0.096 U	0.09 U	0.09 U	0.09 U	0.14 U	0.092 U	0.091 U [0.09 U]	0.093 U
Acenaphthene	mg/kg	20	500	- -	0.014 U	0.92	0.017 U	0.015 U	0.015 U	0.016 U	0.015 U	0.013 U	0.35 J	0.23 J [0.38 J]	0.014 U	0.016 U	0.053 J	0.014 U	0.014 U	0.014 U	0.19 J	0.054 J	0.014 U [0.014 U]	0.071 J
Acenaphthylene	mg/kg	100	500	- -	0.016 U	0.11 J	0.019 U	0.017 U	0.017 U	0.018 U	0.018 U	0.015 U	1.2 J	0.088 J [0.17 J]	0.016 U	0.018 U	0.13 J	0.016 U	0.016 U	0.042 J	0.086 J	0.04 J	0.016 U [0.016 U]	0.017 U
Acetophenone	mg/kg	- -	- -	- -	0.017 UB	0.021 UB	0.021 UB	0.018 UB	0.018 UB	0.02 UB	0.019 UB	0.016 UB	0.69 J	0.039 UB [0.05 UB]	0.017 U	0.02 UB	0.018 UB	0.017 UB	0.017 UB	0.017 UB	0.045 J	0.023 J	0.063 J [0.06 J]	0.33 J
Aniline	mg/kg	- -	- -	- -	0.036 U	0.044 U	0.044 U	0.039 U	0.039 U	0.042 U	0.04 U	0.035 U	0.86 U	0.082 U [0.11 U]	0.036 U	0.042 U	0.039 U	0.037 U	0.036 U	0.036 U	0.057 U	0.037 U	0.037 U [0.037 U]	0.038 UJ
Anthracene	mg/kg	100	500	- -	0.015 U	0.78	0.018 U	0.016 U	0.016 U	0.041 J	0.016 U	0.014 U	3.6 J	0.63 J [1]	0.015 U	0.017 U	0.43	0.015 U	0.051 J	0.12 J	0.6	0.25 J	0.015 U [0.015 U]	0.26 J
Atrazine	mg/kg	- -	- -	- -	0.017 U	0.021 UJ	0.021 U	0.018 U	0.018 U	0.02 U	0.019 U	0.016 U	0.4 U	0.039 U [0.05 U]	0.017 U	0.02 U	0.018 U	0.017 U	0.017 U	0.017 U	0.027 U	0.018 U	0.017 U [0.017 U]	0.018 U
Azobenzene	mg/kg	- -	- -	- -	0.02 U	0.024 U	0.025 U	0.022 U	0.022 U	0.023 U	0.022 U	0.019 U	0.48 U	0.046 U [0.059 U]	0.02 U	0.023 U	0.022 U	0.02 U	0.02 U	0.02 U	0.032 U	0.021 U	0.021 U [0.02 U]	0.021 U
Benzaldehyde	mg/kg	- -	- -	- -	0.017 U	0.021 UB	0.021 U	0.018 U	0.018 U	0.02 UB	0.019 U	0.016 U	0.4 U	0.039 U [0.05 U]	0.017 U	0.02 U	0.018 U	0.017 U	0.021 J	0.017 U	0.027 U	0.018 U	0.017 U [0.017 U]	0.059 J
Benzidine	mg/kg	- -	- -	- -	R	R	R	R	R	R	R	R	R	R [R]	R	R	R	R	R	R	0.16 U	0.11 U	0.1 U [0.1 U]	R
Benzo(a)anthracene	mg/kg	1	5.6	- -	0.047 J	0.73	0.017 UB	0.015 U	0.015 U	0.016 UB	0.015 U	0.013 U	**16**	**1.6 [2.6]**	0.029 J	0.016 U	**1.4**	0.03 J	0.2 J	0.28 J	**1.5**	0.52	0.035 J [0.038 J]	0.42
Benzo(a)pyrene	mg/kg	1	1	- -	0.057 J	0.7	0.015 UB	0.014 U	0.014 U	0.015 UB	0.014 U	0.012 U	**17**	**1.4 [2.3]**	0.035 J	0.015 U	**1.3**	0.025 J	0.21 J	0.25 J	**1.4**	0.46	0.04 J [0.042 J]	0.39
Benzo(b)fluoranthene	mg/kg	1	5.6	- -	0.071 J	0.55	0.1 J	0.026 UJ	0.026 UJ	0.1 J	0.027 UJ	0.024 UJ	**20**	**0.77 J [1.3]**	0.038 J	0.028 U	**1.3**	0.025 U	0.29 J	0.29 J	**1.5**	0.51	0.043 J [0.036 J]	0.37
Benzo(e)pyrene	mg/kg	- -	- -	- -	0.056 J	0.42 J	0.083 J	0.018 U	0.018 U	0.18 J	0.019 U	0.016 U	15	0.9 [1.4]	0.027 J	0.02 U	0.98	0.017 U	0.2 J	0.17 J	0.97	0.36	0.031 J [0.033 J]	0.3 J
Benzo(g,h,i)perylene	mg/kg	100	500	- -	0.039 J	0.17 J	0.092 J	0.015 U	0.015 U	0.13 J	0.015 U	0.013 U	18	0.48 J [0.65 J]	0.025 J	0.016 U	0.53	0.014 U	0.14 J	0.14 J	0.51 J	0.24 J	0.035 J [0.044 J]	0.2 J
Benzo(k)fluoranthene	mg/kg	0.8	56	- -	0.045 J	0.7	0.14 J	0.034 U	0.034 U	0.091 J	0.035 U	0.031 U	**18**	**0.91 [1.7]**	0.032 U	0.037 U	**1.2**	0.032 U	0.2 J	0.24 J	**1.3**	0.44	0.044 J [0.036 J]	0.45
Benzoic Acid	mg/kg	- -	- -	100	0.059 U	0.072 UBJ	0.072 UJ	0.064 UJ	0.064 UJ	0.13 J	0.066 UJ	0.057 UJ	1.4 U	0.14 J [0.17 U]	0.059 U	0.069 U	0.064 U	0.06 U	0.14 J	0.06 U	0.095 UJ	0.062 UJ	0.061 UJ [0.06 UJ]	0.19 J
Benzyl Alcohol	mg/kg	- -	- -	- -	0.017 U	0.021 U	0.021 U	0.018 U	0.018 U	0.02 U	0.019 U	0.016 U	0.4 U	0.039 U [0.05 U]	0.017 U	0.02 U	0.018 U	0.017 U	0.017 U	0.017 U	0.027 U	0.018 U	0.017 U [0.017 U]	0.018 U
bis(2-Chloroethoxy)methane	mg/kg	- -	- -	- -	0.016 U	0.019 U	0.019 U	0.017 U	0.017 U	0.018 U	0.018 U	0.015 U	0.38 U	0.036 U [0.046 U]	0.016 U	0.018 U	0.017 U	0.016 U	0.016 U	0.016 U	0.025 U	0.016 U	0.016 U [0.016 U]	0.017 U
bis(2-Chloroethyl)ether	mg/kg	- -	- -	- -	0.016 U	0.019 U	0.019 U	0.017 U	0.017 U	0.018 U	0.018 U	0.015 U	0.38 U	0.036 U [0.046 U]	0.016 U	0.018 U	0.017 U	0.016 U	0.016 U	0.016 U	0.025 U	0.016 U	0.016 U [0.016 U]	0.017 U
Bis(2-ethylhexyl) Phthalate	mg/kg	- -	- -	50	0.022 UB	0.99	0.027 UBJ	0.024 UBJ	0.024 UBJ	0.026 UBJ	0.025 UBJ	0.022 UBJ	0.53 U	0.051 UB [0.065 UB]	0.022 UB	0.026 U	0.024 UB	0.025 J	0.1 J	0.057 J	0.15 J	0.082 J	0.03 J [0.034 J]	0.053 J
Butyl Benzyl Phthalate	mg/kg	- -	- -	- -	0.03 J	0.026 U	0.026 U	0.023 U	0.066 J	0.024 U	0.023 U	0.021 U	0.5 U	0.048 U [0.062 U]	0.024 J	0.025 U	0.053 J	0.022 U	0.042 J	0.046 J	0.034 U	0.022 J	0.022 U [0.021 U]	0.022 U
Caprolactam	mg/kg	- -	- -	- -	0.037 U	0.045 U	0.045 U	0.04 U	0.04 U	0.043 U	0.041 U	0.036 U	0.88 U	0.085 U [0.11 U]	0.037 U	0.043 U	0.04 U	0.038 U	0.037 U	0.038 U	0.059 U	0.038 U	0.038 U [0.038 U]	0.039 U
Carbazole	mg/kg	- -	- -	- -	0.016 U	0.33 J	0.019 U	0.017 U	0.017 U	0.018 U	0.018 U	0.015 U	0.42 J	0.036 U [0.046 U]	0.016 U	0.018 U	0.057 J	0.016 U	0.016 U	0.04 J	0.17 J	0.04 J	0.016 U [0.016 U]	0.06 J
Chrysene	mg/kg	1	56	- -	0.065 J	0.82	0.023 UB	0.021 U	0.021 U	0.022 UB	0.021 U	0.018 U	**19**	**1.8 [2.9]**	0.035 J	0.022 U	**1.3**	0.03 J	0.26 J	0.25 J	**1.5**	0.52	0.042 J [0.051 J]	0.45
Dibenzo(a,h)anthracene	mg/kg	0.33	0.56	- -	0.045 J	0.052 J	0.031 J	0.013 U	0.013 U	0.013 U	0.013 U	0.011 U	**3.7 J**	0.18 J [0.29 J]	0.012 U	0.014 U	0.2 J	0.012 U	0.042 J	0.048 J	0.2 J	0.061 J	0.012 U [0.012 U]	0.072 J
Dibenzofuran	mg/kg	7	350	- -	0.017 U	0.37 J	0.021 U	0.018 U	0.018 U	0.03 J	0.019 U	0.016 U	5.1 J	0.039 U [0.05 U]	0.017 U	0.02 U	0.063 J	0.017 U	0.017 U	0.05 J	0.1 J	0.044 J	0.017 U [0.017 U]	0.067 J
Diethyl Phthalate	mg/kg	- -	- -	100	0.016 U	0.019 U	0.019 U	0.017 U	0.017 U	0.018 U	0.018 U	0.015 U	0.38 U	0.036 U [0.046 U]	0.016 U	0.018 U	0.017 U	0.016 U	0.016 U	0.016 U	0.025 U	0.016 U	0.016 U [0.016 U]	0.017 U
Dimethyl Phthalate	mg/kg	- -	- -	100	0.016 U	0.019 U	0.019 U	0.017 U	0.017 U	0.018 U	0.018 U	0.015 U	0.38 U	0.036 U [0.046 U]	0.016 U	0.018 U	0.017 U	0.016 U	0.016 U	0.016 U	0.025 U	0.016 U	0.016 U [0.016 U]	0.017 U
Di-n-butyl Phthalate	mg/kg	- -	- -	100	0.019 J	0.043 J	0.019 U	0.017 U	0.017 U	0.018 U	0.018 U	0.015 U	0.38 U	0.036 U [0.046 U]	0.016 U	0.018 U	0.026 J	0.016 U	0.021 J	0.016 U	0.025 U	0.016 U	0.016 UB [0.016 UB]	0.017 U
Di-n-octyl Phthalate	mg/kg	- -	- -	100	0.024 U	0.03 U	0.03 UJ	0.026 UJ	0.026 UJ	0.028 UJ	0.027 UJ	0.024 UJ	0.58 U	0.056 U [0.071 U]	0.024 U	0.028 U	0.026 U	0.025 U	0.025 U	0.025 U	0.039 U	0.025 U	0.025 U [0.025 U]	0.025 U
Fluoranthene	mg/kg	100	500	- -	0.076 J	2.4	0.087 J	0.014 U	0.014 U	0.13 J	0.014 U	0.012 U	32	2 [3]	0.046 J	0.015 U	2.1	0.048 J	0.33 J	0.54	3.1	0.92	0.044 J [0.038 J]	0.79
Fluorene	mg/kg	30	500	- -	0.016 U	0.86	0.019 U	0.017 U	0.017 U	0.018 U	0.018 U	0.015 U	3.3 J	0.14 J [0.26 J]	0.016 U	0.018 U	0.13 J	0.016 U	0.016 U	0.072 J	0.25 J	0.07 J	0.016 U [0.016 U]	0.094 J
Hexachlorobenzene	mg/kg	0.33	6	- -	0.048 U	0.059 U	0.059 U	0.053 U	0.053 U	0.056 U	0.054 U	0.047 U	1.2 U	0.11 U [0.14 U]	0.049 U	0.057 U	0.052 U	0.049 U	0.049 U	0.049 U	0.078 U	0.051 U	0.05 U [0.049 U]	0.051 U
Hexachlorobutadiene	mg/kg	- -	- -	- -	0.037 U	0.045 U	0.045 U	0.04 U	0.04 U	0.043 U	0.041 U	0.036 U	0.88 U	0.085 U [0.11 U]	0.037 U	0.043 U	0.04 U	0.038 U	0.037 UJ	0.038 U	0.059 UJ	0.038 U	0.038 U [0.038 U]	0.039 U

Table 4-1
Summary of Soil Sample Analytical Results

Remedial Investigation Report Addendum
Consolidated Edison Company of New York, Inc.
Hunts Point Former Manufactured Gas Plant
Bronx, New York

Location ID: / Sample Depth (ft): / Date Collected:	Units	Unrestricted Use SCO	Restricted Use SCO - Public Health Commercial	CP-15 Guidance Values	SB-01 10 - 11 09/13/13	SB-02B 10 - 11 09/04/13	SB-03 9 - 10 09/10/13	SB-03 46 - 47 09/11/13	SB-03 47 - 48 09/11/13	SB-04 9 - 10 09/09/13	SB-04 53 - 54 09/10/13	SB-04 54 - 55 09/10/13	SB-05B 2 - 3 08/29/13	SB-05B 32 - 33 09/16/13	SB-06 8 - 9 09/17/13	SB-07 2 - 3 08/28/13	SB-08B 5 - 6 09/18/13	SB-09 9 - 10 09/19/13	SB-10 12 - 13 09/20/13	SB-11 14 - 15 09/23/13	SB-12 12 - 13 09/24/13	SB-12 15 - 16 09/24/13	SB-14 9 - 10 09/25/13	SB-14 15 - 16 09/25/13
Hexachlorocyclopentadiene	mg/kg	- -	- -	- -	0.068 U	0.43 J	0.084 UJ	0.074 UJ	0.074 UJ	0.079 UJ	0.076 UJ	0.067 UJ	1.6 U	0.16 U [0.2 U]	0.069 U	0.08 U	0.074 U	0.07 U	0.069 U	0.07 U	0.11 U	0.071 UJ	0.07 UJ [0.07 U]	R
Hexachloroethane	mg/kg	- -	- -	- -	0.036 U	0.044 U	0.044 U	0.039 U	0.039 U	0.042 U	0.04 U	0.035 U	0.86 U	0.082 U [0.11 U]	0.036 U	0.042 U	0.039 U	0.037 U	0.036 U	0.036 U	0.057 U	0.037 U	0.037 U [0.037 U]	0.038 U
Indeno(1,2,3-c,d)pyrene	mg/kg	0.5	5.6	- -	0.043 J	0.17 J	0.076 J	0.016 U	0.016 U	0.08 J	0.016 U	0.014 U	**15**	0.42 J [0.55 J]	0.021 J	0.017 U	**0.58**	0.015 U	0.11 J	0.14 J	0.5 J	0.2 J	0.039 J [0.031 J]	0.19 J
Isophorone	mg/kg	- -	- -	100	0.044 U	0.054 U	0.054 U	0.048 U	0.048 U	0.051 U	0.049 U	0.043 U	1.1 U	0.1 U [0.13 U]	0.045 U	0.052 U	0.048 U	0.045 U	0.045 U	0.045 U	0.071 U	0.046 U	0.045 U [0.045 U]	0.047 U
Naphthalene	mg/kg	12	500	- -	0.016 U	0.78 J	0.019 U	0.017 U	0.017 U	0.041 J	0.018 U	0.015 U	2.3 J	0.097 J [0.17 J]	0.016 U	0.018 U	0.053 J	0.016 U	0.031 J	0.06 J	0.14 J	0.059 J	0.016 U [0.016 U]	0.048 J
Nitrobenzene	mg/kg	- -	- -	3.7	0.043 U	0.053 U	0.053 U	0.047 U	0.047 U	0.05 U	0.048 U	0.042 U	1 U	0.099 U [0.13 U]	0.043 U	0.051 U	0.047 U	0.044 U	0.044 U	0.044 U	0.069 U	0.045 U	0.044 U [0.044 U]	0.045 U
N-Nitrosodiphenylamine	mg/kg	- -	- -	- -	0.017 U	0.021 U	0.021 U	0.018 U	0.018 U	0.02 U	0.019 U	0.016 U	0.4 U	0.039 U [0.05 U]	0.017 U	0.02 U	0.018 U	0.017 U	0.017 U	0.017 U	0.027 U	0.018 U	0.017 U [0.017 U]	0.018 U
N-Nitroso-di-n-propylamine	mg/kg	- -	- -	- -	0.048 U	0.059 U	0.059 U	0.053 U	0.053 U	0.056 U	0.054 U	0.047 U	1.2 U	0.11 U [0.14 U]	0.049 U	0.057 U	0.052 U	0.049 U	0.049 U	0.049 U	0.078 U	0.051 U	0.05 U [0.049 U]	0.051 U
N-Nitrosodimethylamine	mg/kg	- -	- -	- -	0.037 U	0.045 U	0.045 U	0.04 U	0.04 U	0.043 U	0.041 U	0.036 U	0.88 U	0.085 U [0.11 U]	0.037 U	0.043 U	0.04 U	0.038 U	0.037 U	0.038 U	0.059 U	0.038 U	0.038 U [0.038 U]	0.039 U
Pentachlorophenol	mg/kg	0.8	6.7	- -	0.072 UJ	0.088 U	0.088 UJ	0.078 UJ	0.078 UJ	0.083 UJ	0.08 UJ	0.07 UJ	*1.7 U*	0.16 UJ [0.21 UJ]	0.072 U	0.084 U	0.077 UJ	0.073 U	0.072 UJ	0.073 U	0.11 UJ	0.075 UJ	0.074 UJ [0.073 U]	0.075 UJ
Perylene	mg/kg	- -	- -	- -	0.028 J	0.23 J	0.083 J	0.024 U	0.024 U	0.026 U	0.025 U	0.022 U	4.4 J	0.31 J [0.48 J]	0.022 U	0.026 U	0.38	0.023 U	0.075 J	0.07 J	0.4 J	0.12 J	0.023 U [0.023 U]	0.11 J
Phenanthrene	mg/kg	100	500	- -	0.026 J	2.7 J	0.047 J	0.014 U	0.014 U	0.18 J	0.014 U	0.012 U	30	1.2 [1.6]	0.021 J	0.015 U	1.5	0.015 J	0.18 J	0.37	2.1	0.59	0.023 J [0.017 J]	0.85
Phenol	mg/kg	0.33	500	- -	0.042 U	0.052 U	0.052 U	0.046 U	0.046 U	0.049 U	0.047 U	0.041 U	*1 U*	0.097 U [0.12 U]	0.042 U	0.049 U	0.045 U	0.043 U	0.043 U	0.043 U	0.068 U	0.044 U	0.043 U [0.043 U]	0.046 J
Pyrene	mg/kg	100	500	- -	0.078 J	2.5	0.13 J	0.016 UJ	0.016 UJ	0.32 J	0.016 UJ	0.014 UJ	39	2.7 [4]	0.064 J	0.017 U	2.5	0.044 J	0.32 J	0.66	3.3	1.4	0.071 J [0.059 J]	0.9
Pyridine	mg/kg	- -	- -	- -	0.038 U	0.046 U	0.046 U	0.041 U	0.041 U	0.044 U	0.042 U	0.037 U	0.91 U	0.087 U [0.11 U]	0.038 U	0.044 U	0.041 U	0.039 U	0.038 U	0.039 U	0.061 U	0.04 U	0.039 U [0.039 U]	0.04 U
Total PAHs	mg/kg	- -	- -	- -	0.592 J	15.032 J	1.045 J	ND	ND	1.803 J	ND	ND	239.65 J	14.704 J [22.98 J]	0.314 J	ND	14.75 J	0.192 J	2.364 J	3.528 J	18.261 J	6.362 J	0.416 J [0.392 J]	5.582 J
Total SVOCs	mg/kg	- -	- -	- -	0.862 J	18.035 J	1.323 J	0.052 J	0.249 J	2.386 J	0.058 J	0.049 J	267.66 J	16.317 J [25.275 J]	0.396 J	0.029 J	16.382 J	0.269 J	3.113 J	4.021 J	20.23 J	7.077 J	0.557 J [0.537 J]	6.822 J
PCBs																								
Aroclor-1016	mg/kg	- -	- -	- -	0.0059 U	0.014 U	0.0071 U	0.0063 U	0.0065 U	0.0071 U	0.0064 U	0.0056 U	0.0071 U	0.008 U [0.0089 U]	0.0058 U	0.0069 U	0.013 U	0.0058 U	0.006 U	0.0059 U	0.0065 U	0.0063 U	0.0059 U [0.006 U]	0.006 U
Aroclor-1221	mg/kg	- -	- -	- -	0.0045 U	0.01 U	0.0054 U	0.0049 U	0.005 U	0.0054 U	0.0049 U	0.0043 U	0.0055 U	0.0062 U [0.0068 U]	0.0045 U	0.0053 U	0.0099 U	0.0044 U	0.0046 U	0.0045 U	0.005 U	0.0049 U	0.0045 U [0.0046 U]	0.0046 U
Aroclor-1232	mg/kg	- -	- -	- -	0.0035 U	0.008 U	0.0042 U	0.0037 U	0.0038 U	0.0042 U	0.0038 U	0.0033 U	0.0042 U	0.0047 U [0.0053 U]	0.0034 U	0.0041 U	0.0076 U	0.0034 U	0.0035 U	0.0035 U	0.0039 U	0.0037 U	0.0035 U [0.0035 U]	0.0035 U
Aroclor-1242	mg/kg	- -	- -	- -	0.0071 U	0.16	0.0085 U	0.0076 U	0.0077 U	0.0085 U	0.0077 U	0.0067 U	0.0085 U	0.0096 U [0.011 U]	0.007 U	0.0082 U	0.015 U	0.0069 U	0.0072 U	0.0071 U	0.0089 J	0.0076 U	0.0071 U [0.0071 U]	0.0072 U
Aroclor-1248	mg/kg	- -	- -	- -	0.0021 U	0.0048 U	0.0025 U	0.0023 U	0.0023 U	0.0025 U	0.0023 U	0.002 U	0.0025 U	0.0029 U [0.0032 U]	0.0021 U	0.0025 U	0.0046 U	0.0021 U	0.0021 U	0.0021 U	0.0023 U	0.0023 U	0.0021 U [0.0021 U]	0.0021 U
Aroclor-1254	mg/kg	- -	- -	- -	0.003 U	0.17	0.0035 U	0.0032 U	0.0032 U	0.0035 U	0.0032 U	0.0028 U	0.0036 U	0.004 U [0.0045 U]	0.0029 U	0.0034 U	0.0064 U	0.0029 U	0.003 U	0.003 U	0.014 J	0.0072 J	0.003 U [0.003 U]	0.003 U
Aroclor-1260	mg/kg	- -	- -	- -	0.0025 U	0.075 J	0.003 U	0.0027 U	0.0028 U	0.003 U	0.0028 U	0.0024 U	0.003 U	0.0034 U [0.0038 U]	0.0025 U	0.003 U	0.0055 U	0.0025 U	0.0026 U	0.0025 U	0.0072 J	0.0041 J	0.0065 J [0.009 J]	0.0026 U
Aroclor-1262	mg/kg	- -	- -	- -	0.0016 U	0.0036 U	0.0019 U	0.0017 U	0.0017 U	0.0019 U	0.0017 U	0.0015 U	0.0019 U	0.0021 U [0.0024 U]	0.0016 U	0.0018 U	0.0034 U	0.0015 U	0.0016 U	0.0016 U	0.0018 U	0.0017 U	0.0016 U [0.0016 U]	0.0016 U
Aroclor-1268	mg/kg	- -	- -	- -	0.0015 U	0.0034 U	0.0018 U	0.0016 U	0.0016 U	0.0018 U	0.0016 U	0.0014 U	0.0018 U	0.002 U [0.0022 U]	0.0015 U	0.0017 U	0.0032 U	0.0014 U	0.0015 U	0.0015 U	0.0016 U	0.0016 U	0.0015 U [0.0015 U]	0.0015 U
Total PCBs	mg/kg	0.1	1	- -	ND	**0.405**	ND	ND	ND	ND	ND	ND	ND	ND [ND]	ND	ND	ND	ND	ND	ND	0.0301 J	0.0113 J	0.0065 J [0.009 J]	ND
Inorganics																								
Aluminum	mg/kg	- -	- -	- -	1,100 J	5,110 J	7,440	19,200	25,600	4,940 J	14,600	23,200	1,330	10,200 J [13,200 J]	2,290 J	1,390	3,100 J	3,260 J	2,910 J	3,630 J	5,650 J	4,220 J	8,110 J [11,500 J]	5,310 J
Antimony	mg/kg	- -	- -	- -	0.29 UJ	0.41 J	0.6 J	0.71 J	0.64 J	17.1	0.59 J	1.6 J	5.1	0.86 J [1.2 J]	4.3 J	0.34 U	0.43 J	0.35 UJ	0.35 J	0.41 J	1.4 J	0.92 J	0.56 J [0.57 J]	0.61 J
Arsenic	mg/kg	13	16	- -	2.3	3.9	4.4	0.86	1	**32**	1.3	1.7	**39**	**12.5 [15.1]**	1.3	2.6	3.1	1.6	1.6	1.5	6.4 J	9.7 J	3.4 J [6.4 J]	7.2 J
Barium	mg/kg	350	400	- -	7.1 J	35.3 J	28.6 J	165 J	207 J	180 J	124 J	166 J	196	65.4 J [71 J]	5.2 J	7.7 J	24.9 J	0.37 UBJ	0.29 UBJ	0.29 UBJ	110 J	52.3 J	113 J [122 J]	67.9 J
Beryllium	mg/kg	7.2	590	- -	0.14 J	0.29 J	0.33 J	0.39	0.51	0.022 UB	0.027 UB	0.77	0.067 J	0.48 [0.88]	0.16 J	0.22 J	0.2 J	0.023 UB	0.018 UB	0.018 UB	0.51	0.37 J	0.9 [1.3]	0.59
Cadmium	mg/kg	2.5	9.3	- -	0.094 J	1.1	0.17 J	0.2 J	0.21 J	**63.7**	0.14 J	0.27 J	0.056 U	0.47 [0.45 J]	0.056 U	0.054 U	0.14 J	0.062 J	0.054 J	0.072 J	0.3 J	0.17 J	0.058 U [0.087 J]	0.11 J
Calcium	mg/kg	- -	- -	- -	1,570 J	1,660 J	2,680 J	2,670 J	4,290 J	5,910 J	2,620 J	2,580 J	3,400	2,950 J [3,680 J]	254 J	898	59,600 J	387 J	790 J	2,520 J	5,770 J	36,900 J	1,050 J [1,280 J]	1,070 J
Chromium	mg/kg	1[1]	400[1]	- -	**7.8 J**	**40.2 J**	**15.1 J**	**43.7 J**	**58.2 J**	**17.7 J**	**34.5 J**	**50.9 J**	**19.5**	**27.9 J [33.6 J]**	**13.5 J**	**8.2 J**	**8.1 J**	**9.5 J**	**8.6 J**	**13 J**	**17.9 J**	**12 J**	**18.4 J [28.3 J]**	**20.9 J**
Cobalt	mg/kg	- -	- -	30	0.048 UBJ	4.4 J	5.6 J	17.4 J	19.7 J	8.7 J	11.3 J	24.4 J	3.7	7 J [8.9 J]	0.058 UBJ	1.4 J	3.1 J	3.5 J	3.3 J	3.5 J	5.4	4.8	8.2 [12.3]	3.7 J
Copper	mg/kg	50	270	- -	5.5 J	**60.9**	9.2	**72.8**	**77.7**	**309**	40.4	**91.6**	**190**	50.4 J [49.6 J]	4.5 J	2	22.8 J	5.9 J	5.8 J	12.9 J	**99.5 J**	45.2 J	**53.9 J [118 J]**	**67.1 J**
Cyanide	mg/kg	27	27	- -	0.03 UB	0.29 J	0.038 UB	0.033 UB	0.067 UB	3	0.034 UB	0.03 UB	3.8	0.042 UB [0.044 UB]	0.029 UB	**208**	1.8	0.031 UB	0.06 UB	0.03 UB	4.5 J	5 J	5.4 J [10.1 J]	3.8 J
Iron	mg/kg	- -	- -	2,000	**4,510 J**	**11,900 J**	**15,400 J**	**32,200 J**	**38,500 J**	**59,000 J**	**30,500 J**	**58,400 J**	**23,400**	**20,800 J [26,800 J]**	**7,730 J**	**6,430 J**	**10,700 J**	**8,730 J**	**8,100 J**	**10,300 J**	**21,000 J**	**13,500 J**	**17,100 J [22,800 J]**	**14,000 J**
Lead	mg/kg	63	1,000	- -	7.6 J	55.6 J	18.6 J	5.7 J	7 J	**7,190 J**	4.1 J	8.6 J	**124**	**124 J [113 J]**	4.7 J	2.8 J	50.7 J	4.1	6.1	8.9	**221**	**103**	29.7 [47.1]	**184**
Magnesium	mg/kg	- -	- -	- -	733 J	2,130 J	3,190 J	9,930 J	13,000 J	883 J	7,900 J	10,600 J	454	5,130 J [6,600 J]	984 J	602 J	32,700 J	1,400 J	1,320 J	1,790 J	4,670 J	8,850 J	3,220 J [3,720 J]	1,660 J
Manganese	mg/kg	1,600	10,000	- -	24 J	99.3 J	238 J	322 J	375 J	299 J	383 J	786 J	89.4	319 J [416 J]	42.4 J	132 J	112 J	0.32 UBJ	0.25 UBJ	0.25 UBJ	115 J	111 J	309 J [481 J]	115 J
Mercury	mg/kg	0.18	2.8	- -	0.0087 UB	**0.73 J**	0.11	0.009 U	0.0093 U	0.16	0.0092 U	0.0082 U	**2.4**	**2.5 [1.7]**	0.0087 UB	0.0097 UB	0.0094 UB	0.0094 UB	0.0083 UB	0.0097 UB	**0.48**	0.17	0.12 [0.099]	**0.44**
Nickel	mg/kg	30	310	- -	2.9	18.3 J	12.6 J	**41.7 J**	**47 J**	26.7 J	24.7 J	**54.4 J**	16.5	16.9 [21.5]	8.8	3.4	8.8	11.3 J	11.1 J	11.9 J	15.7 J	13.8 J	15.5 J [24.7 J]	10.5 J
Potassium	mg/kg	- -	- -	- -	865 J	998 J	1,630	12,000	17,400	385	8,920	14,800	659	2,740 J [3,430 J]	373 J	1,340 J	753 J	10.6 UBJ	8.4 UBJ	8.4 UBJ	2,730 J	1,700 J	4,960 J [5,510 J]	1,790 J
Selenium	mg/kg	3.9	1,500	- -	0.51 U	0.64 UJ	0.8 U	0.56 U	0.55 U	0.6 U	0.74 U	0.51 U	0.62 U	0.76 U [1.5 J]	0.62 U	0.6 U	0.52 U	0.61 U	0.49 U	0.49 U	0.67 U	0.66 U	0.65 U [0.71 J]	0.74 J
Silver	mg/kg	2	1,500	- -	0.076 U	1.6 J	0.12 U	0.084 U	0.081 U	1.9	0.11 U	0.076 U	0.093 U	0.65 J [1 J]	0.093 U	0.089 U	0.078 U	0.092 U	0.073 U	0.073 U	0.15 J	0.17 J	0.097 U [0.095 U]	0.16 J
Sodium	mg/kg	- -	- -	- -	87.2 J	670 J	311 J	293 J	516	336 J	285 J	338	549	2,590 J [3,390]	123 J	5.2 UB	254 J	228 J	4.2 UB	4.2 UB	1,620	1,080 J	337 J [510]	946
Thallium	mg/kg	- -	- -	- -	0.24 U	0.3 U	0.38 U	0.49 J	0.41 J	0.75 J	0.8 J	0.55 J	0.35 J	0.44 J [0.34 U]	0.29 U	0.28 U	0.24 U	0.29 U	0.23 U	0.23 U	0.32 U	0.31 U	0.81 J [0.7 J]	0.32 J
Vanadium	mg/kg	- -	- -	100	7.1 J	19.8	22 J	77.7 J	**111 J**	21.6 J	65.9 J	**109 J**	15.3	28.8 J [36.3 J]	10.1 J	7.3	16 J	0.092 UBJ	0.073 UBJ	0.073 UBJ	22 J	16.2 J	24.9 J [31.6 J]	21.2 J
Zinc	mg/kg	109	10,000	- -	9.5 J	73.9 J	57.9 J	71.7 J	92.4 J	**61,200 J**	58.7 J	79.1 J	68.9	**118 J [125 J]**	11.6 J	16	75.2 J	0.39 UBJ	0.31 UBJ	0.31 UBJ	104 J	61 J	44.1 J [61.4 J]	52.9 J

Table 4-1
Summary of Soil Sample Analytical Results

Remedial Investigation Report Addendum
Consolidated Edison Company of New York, Inc.
Hunts Point Former Manufactured Gas Plant
Bronx, New York

Notes:
Constituents detected above Unrestricted Use SCO or CP-15 guidance values are bolded.
Constituents detected above Restricted Use SCO are shaded and bolded.
Constituents that were not detected but the method detection limit exceeded the Restricted Use SCO/Unrestricted Use SCO/CP-15 guidance values are italicized.
Samples that were not detected are reported at the method detection limit.
Qualifiers are as follows:

J	=	Result is less than the reporting limit but greater than or equal to the method detection limit. The concentration is an approximate value.
ND	=	None detected. This applies to summations where there were no detects for all individual constituents.
R	=	The value was rejected during data validation.
U	=	The compound was analyzed for but not detected. The associated value is the method detection limit.
B	=	Compound was found in the blank and sample.
*	=	Recovery or relative percent difference exceeds control limits.

Unrestricted Use SCO from Table 375-6.8(a) of the NYSDEC (2006) Remedial Program Soil Cleanup Objectives.
Restricted Use SCO from Table 375-6.8(b) of the NYSDEC (2006) Remedial Program Soil Cleanup Objectives.
CP-15 Guidance Values from Table 1 of the NYDEC (2010) CP-15/Soil Cleanup Guidance.
Results for duplicate samples are presented in brackets.
[1] Since there is no SCO for total chromium, the SCO for hexavalent chromium was used to compare analytical values of total chromium. The SCO for hexavalent chromium was used since it is the lower of trivalent and hexavalent chromium SCOs.
- - = not applicable
BTEX = benzene, toluene, ethylbenzene, and xylenes
ft = feet
mg/kg = milligrams per kilogram
NYSDEC = New York State Department of Environmental Conservation
PAH = polycyclic aromatic hydrocarbon
PCB = polychlorinated biphenyl
SCO = soil cleanup objective
SVOC = semivolatile organic compound
VOC = volatile organic compound
Total BTEX = The summation of detected values for benzene, toluene, ethylbenzene, and xylenes. Non-detects were taken as zero.
Total PAHs = The summation of the 17 Target Analyte List PAHs. Non-detects were taken as zero.
Total PCBs = The summation of all detected PCBs. Non-detects were taken as zero.
Total VOCs = The summation of all detected VOCs. Non-detects were taken as zero.
Total SVOCs = The summation of all detected SVOCs. Non-detects were taken as zero.

Table 4-2
Summary of Groundwater Sample Analytical Results

Remedial Investigation Report Addendum
Consolidated Edison Company of New York, Inc.
Hunts Point Former Manufactured Gas Plant
Bronx, New York

Location ID: / Date Collected:	Units	Groundwater Standard	MW-01 10/03/13	MW-02 10/03/13	MW-03 10/03/13	MW-04 10/03/13	MW-05 10/03/13
Volatile Organics							
1,1,1-Trichloroethane	µg/L	5	0.16 U	0.16 U	0.16 U	0.16 U	0.16 U [0.16 U]
1,1,2,2-Tetrachloroethane	µg/L	5	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U [0.17 U]
1,1,2-trichloro-1,2,2-trifluoroethane	µg/L	5	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U [0.18 U]
1,1,2-Trichloroethane	µg/L	1	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U [0.18 U]
1,1-Dichloroethane	µg/L	5	0.16 U	0.16 U	0.16 U	0.16 U	0.16 U [0.16 U]
1,1-Dichloroethene	µg/L	5	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U [0.18 U]
1,2,4-Trichlorobenzene	µg/L	5	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U [0.18 U]
1,2-Dibromo-3-chloropropane	µg/L	0.04	*0.22 U*	*0.22 U*	*0.22 U*	*0.22 U*	*0.22 U [0.22 U]*
1,2-Dibromoethane	µg/L	5	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U [0.18 U]
1,2-Dichlorobenzene	µg/L	3	0.15 U	0.15 U	0.15 U	0.15 U	0.15 U [0.15 U]
1,2-Dichloroethane	µg/L	0.6	0.15 U	0.15 U	0.15 U	0.15 U	0.15 U [0.15 U]
1,2-Dichloroethene (total)	µg/L	5	0.16 U	0.16 U	0.16 U	0.16 U	0.16 U [0.16 U]
1,2-Dichloropropane	µg/L	1	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U [0.17 U]
1,3-Dichlorobenzene	µg/L	3	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U [0.18 U]
1,4-Dichlorobenzene	µg/L	3	0.15 U	0.15 U	0.15 U	0.15 U	0.15 U [0.15 U]
2-Butanone	µg/L	- -	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U [1.1 U]
2-Hexanone	µg/L	50	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U [1.1 U]
4-Methyl-2-pentanone	µg/L	- -	0.9 U	0.9 U	0.9 U	0.9 U	0.9 U [0.9 U]
Acetone	µg/L	50	1.2 J	0.97 J	1.7 J	3.7 J	0.92 U [0.92 U]
Benzene	µg/L	1	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U [0.17 U]
Bromodichloromethane	µg/L	50	0.16 U	0.16 U	0.16 U	0.16 U	0.16 U [0.16 U]
Bromoform	µg/L	50	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U [0.17 U]
Bromomethane	µg/L	5	0.43 UJ	0.43 UJ	0.53 J	0.43 J	0.43 UJ [0.43 UJ]
Carbon Disulfide	µg/L	60	0.15 U	0.15 U	0.15 U	0.3 J	0.15 U [0.15 U]
Carbon Tetrachloride	µg/L	5	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U [0.17 U]
Chlorobenzene	µg/L	5	0.19 U	0.19 U	0.19 U	0.19 U	0.19 U [0.19 U]
Chloroethane	µg/L	5	0.12 UJ	0.12 UJ	0.12 UJ	0.12 UJ	0.12 UJ [0.12 UJ]
Chloroform	µg/L	7	0.16 U	0.16 U	0.4 J	0.16 U	0.16 U [0.16 U]
Chloromethane	µg/L	- -	0.12 UB	0.12 U	0.12 UB	0.12 UB	0.12 U [0.12 U]
cis-1,2-Dichloroethene	µg/L	5	0.16 U	0.16 U	0.16 U	0.16 U	0.16 U [0.16 U]
cis-1,3-Dichloropropene	µg/L	0.4	0.16 U	0.16 U	0.16 U	0.16 U	0.16 U [0.16 U]
Cyclohexane	µg/L	- -	0.23 U	0.23 U	0.23 U	0.23 U	0.23 U [0.23 U]
Dibromochloromethane	µg/L	50	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U [0.17 U]
Dichlorodifluoromethane	µg/L	5	0.09 U	0.09 U	0.09 UJ	0.09 UJ	0.09 U [0.09 UJ]
Ethylbenzene	µg/L	5	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U [0.18 U]
Isopropylbenzene	µg/L	5	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U [0.17 U]
Methyl acetate	µg/L	- -	R	R	R	R	R [R]
Methylcyclohexane	µg/L	- -	0.25 U	0.25 U	0.25 U	0.25 U	0.25 U [0.25 U]
Methylene Chloride	µg/L	5	0.21 U	0.21 U	0.21 U	0.21 UB	0.21 U [0.21 U]
Methyl-Tert-Butylether	µg/L	10	0.17 U	0.32 J	0.17 UJ	0.17 UJ	0.17 UJ [0.17 UJ]
Styrene	µg/L	5	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U [0.17 U]
Tetrachloroethene	µg/L	5	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U [0.18 U]
Toluene	µg/L	5	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U [0.17 U]
trans-1,2-Dichloroethene	µg/L	5	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U [0.17 U]
trans-1,3-Dichloropropene	µg/L	5	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U [0.18 U]
Trichloroethene	µg/L	5	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U [0.14 U]
Trichlorofluoromethane	µg/L	5	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U [0.092 U]
Vinyl Chloride	µg/L	2	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U [0.09 U]
Xylenes (total)	µg/L	5	0.17 U	0.17 U	0.57 J	0.17 U	0.17 U [0.17 U]
Total BTEX	µg/L	- -	ND	ND	0.57 J	ND	ND [ND]
Total VOCs	µg/L	- -	1.2 J	1.29 J	3.2 J	4.43 J	ND [ND]

Table 4-2
Summary of Groundwater Sample Analytical Results

Remedial Investigation Report Addendum
Consolidated Edison Company of New York, Inc.
Hunts Point Former Manufactured Gas Plant
Bronx, New York

Location ID: / Date Collected:	Units	Groundwater Standard	MW-01 10/03/13	MW-02 10/03/13	MW-03 10/03/13	MW-04 10/03/13	MW-05 10/03/13
Semivolatile Organics							
1,1'-Biphenyl	µg/L	- -	0.49 U	0.49 U	0.49 U	0.49 U	0.49 U [0.49 U]
1,2,4,5-Tetrachlorobenzene	µg/L	- -	0.64 U	0.64 U	0.64 U	0.64 U	0.64 U [0.64 U]
1,2,4-Trichlorobenzene	µg/L	5	0.54 U	0.54 U	0.54 U	0.54 U	0.54 U [0.54 U]
1,2-Dichlorobenzene	µg/L	3	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U [0.72 U]
1,3-Dichlorobenzene	µg/L	3	0.55 U	0.55 U	0.55 U	0.55 U	0.55 U [0.55 U]
1,4-Dichlorobenzene	µg/L	3	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U [0.52 U]
1-Methylnaphthalene	µg/L	- -	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U [0.69 U]
2,2'-Oxybis(1-Chloropropane)	µg/L	- -	0.81 U	0.81 U	0.81 U	0.81 U	0.81 U [0.81 U]
2,3,4,6-Tetrachlorophenol	µg/L	- -	0.55 U	0.55 U	0.55 U	0.55 U	0.55 U [0.55 U]
2,4,5-Trichlorophenol	µg/L	- -	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U [0.4 U]
2,4,6-Trichlorophenol	µg/L	- -	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U [0.61 U]
2,4-Dichlorophenol	µg/L	- -	0.88 U	0.88 U	0.88 U	0.88 U	0.88 U [0.88 U]
2,4-Dimethylphenol	µg/L	1	0.71 U	0.71 U	0.71 U	0.71 U	0.71 U [0.71 U]
2,4-Dinitrophenol	µg/L	10	1.5 U	1.5 U	1.5 U	1.5 U	1.5 U [1.5 U]
2,4-Dinitrotoluene	µg/L	5	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U [0.65 U]
2,6-Dichlorophenol	µg/L	- -	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U [0.67 U]
2,6-Dinitrotoluene	µg/L	5	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U [0.51 U]
2-Chloronaphthalene	µg/L	10	0.66 U	0.66 U	0.66 U	0.66 U	0.66 U [0.66 U]
2-Chlorophenol	µg/L	- -	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U [0.75 U]
2-Methyl-4,6-dinitrophenol	µg/L	- -	1.6 U	1.6 U	1.6 U	1.6 U	1.6 U [1.6 U]
2-Methylnaphthalene	µg/L	- -	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U [0.65 U]
2-Methylphenol	µg/L	- -	0.48 U	0.48 U	0.48 U	0.48 U	0.48 U [0.48 U]
2-Nitroaniline	µg/L	5	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U [1.2 U]
2-Nitrophenol	µg/L	- -	0.85 U	0.85 U	0.85 U	0.85 U	0.85 U [0.85 U]
3 & 4 Methylphenol	µg/L	- -	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U [1.1 U]
3,3-Dichlorobenzidine	µg/L	5	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U [1.1 U]
3-Nitroaniline	µg/L	5	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U [1.2 U]
4-Bromophenyl Phenyl Ether	µg/L	- -	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U [0.82 U]
4-Chloro-3-Methylphenol	µg/L	- -	0.95 U	0.95 U	0.95 U	0.95 U	0.95 U [0.95 U]
4-Chloroaniline	µg/L	5	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U [0.47 U]
4-Chlorophenyl Phenyl Ether	µg/L	- -	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U [0.63 U]
4-Nitroaniline	µg/L	5	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U [1.7 U]
4-Nitrophenol	µg/L	- -	1 U	1 U	1 U	1 U	1 U [1 U]
Acenaphthene	µg/L	20	0.63 U	0.63 U	6.2 J	0.63 U	0.63 U [0.63 U]
Acenaphthylene	µg/L	- -	0.38 U	0.38 U	0.38 U	0.38 U	0.38 U [0.38 U]
Acetophenone	µg/L	- -	0.84 U	0.84 U	0.84 U	0.84 U	0.84 U [0.84 U]
Aniline	µg/L	- -	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U [0.58 U]
Anthracene	µg/L	50	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U [0.33 U]
Atrazine	µg/L	- -	0.7 U	0.7 U	0.7 U	0.7 U	0.7 U [0.7 U]
Azobenzene	µg/L	- -	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U [0.51 U]
Benzaldehyde	µg/L	- -	0.74 U	0.74 U	0.74 U	0.74 U	0.74 U [0.74 U]
Benzidine	µg/L	- -	6.4 U	6.4 U	6.4 U	6.4 U	6.4 U [6.4 U]
Benzo(a)anthracene	µg/L	- -	0.46 U	0.46 U	0.46 U	0.46 U	0.46 U [0.46 U]
Benzo(a)pyrene	µg/L	- -	0.45 U	0.45 U	0.45 U	0.45 U	0.45 U [0.45 U]
Benzo(b)fluoranthene	µg/L	0.002	*0.78 U*	*0.78 U*	*0.78 U*	*0.78 U*	*0.78 U [0.78 U]*
Benzo(e)pyrene	µg/L	- -	1 U	1 U	1 U	1 U	1 U [1 U]
Benzo(g,h,i)perylene	µg/L	- -	0.37 U	0.37 U	0.37 U	0.37 U	0.37 U [0.37 U]
Benzo(k)fluoranthene	µg/L	0.002	*0.82 U*	*0.82 U*	*0.82 U*	*0.82 U*	*0.82 U [0.82 U]*
Benzoic Acid	µg/L	- -	5.1 U	5.1 U	5.1 U	5.1 U	5.1 U [5.1 U]
Benzyl Alcohol	µg/L	- -	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U [0.69 U]
bis(2-Chloroethoxy)methane	µg/L	5	1.3 U	1.3 U	1.3 U	1.3 U	1.3 U [1.3 U]
bis(2-Chloroethyl)ether	µg/L	1	0.81 U	0.81 U	0.81 U	0.81 U	0.81 U [0.81 U]
Bis(2-ethylhexyl) Phthalate	µg/L	5	1 U	1.3 J	1 U	1 U	1 U [1 U]
Butyl Benzyl Phthalate	µg/L	50	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U [1.2 U]
Caprolactam	µg/L	- -	0.34 UJ	0.34 U	0.34 U	0.34 U	0.34 U [0.34 U]

Table 4-2
Summary of Groundwater Sample Analytical Results

Remedial Investigation Report Addendum
Consolidated Edison Company of New York, Inc.
Hunts Point Former Manufactured Gas Plant
Bronx, New York

Location ID: / Date Collected:	Units	Groundwater Standard	MW-01 10/03/13	MW-02 10/03/13	MW-03 10/03/13	MW-04 10/03/13	MW-05 10/03/13
Carbazole	µg/L	- -	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U [0.65 U]
Chrysene	µg/L	0.002	*0.55 U*	*0.55 U*	*0.55 U*	*0.55 U*	*0.55 U [0.55 U]*
Dibenzo(a,h)anthracene	µg/L	- -	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U [0.51 U]
Dibenzofuran	µg/L	- -	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U [0.47 U]
Diethyl Phthalate	µg/L	50	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U [0.69 U]
Dimethyl Phthalate	µg/L	50	0.62 U	0.62 U	0.62 U	0.62 U	0.62 U [0.62 U]
Di-n-butyl Phthalate	µg/L	- -	0.64 U	0.64 U	0.64 U	0.64 U	0.64 U [0.64 U]
Di-n-octyl Phthalate	µg/L	- -	0.94 U	0.94 U	0.94 U	0.94 U	0.94 U [0.94 U]
Fluoranthene	µg/L	50	0.43 U	0.43 U	0.96 J	0.43 U	0.43 U [0.43 U]
Fluorene	µg/L	50	0.64 U	0.64 U	0.64 U	0.64 U	0.64 U [0.64 U]
Hexachlorobenzene	µg/L	0.04	*0.47 U*	*0.47 U*	*0.47 U*	*0.47 U*	*0.47 U [0.47 U]*
Hexachlorobutadiene	µg/L	0.5	*0.74 U*	*0.74 U*	*0.74 U*	*0.74 U*	*0.74 U [0.74 U]*
Hexachlorocyclopentadiene	µg/L	5	1.2 U	1.2 U	1.2 U	1.2 U^	1.2 U [1.2 U]
Hexachloroethane	µg/L	5	0.74 U	0.74 U	0.74 U	0.74 U	0.74 U [0.74 U]
Indeno(1,2,3-c,d)pyrene	µg/L	0.002	*0.38 U*	*0.38 U*	*0.38 U*	*0.38 U*	*0.38 U [0.38 U]*
Isophorone	µg/L	50	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U [0.63 U]
Naphthalene	µg/L	10	0.51 U	0.51 U	0.68 J	0.51 U	0.51 U [0.51 U]
Nitrobenzene	µg/L	0.4	*0.74 U*	*0.74 U*	*0.74 U*	*0.74 U*	*0.74 U [0.74 U]*
N-Nitroso-di-n-propylamine	µg/L	- -	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U [0.69 U]
N-Nitrosodimethylamine	µg/L	- -	0.62 U	0.62 U	0.62 U	0.62 U	0.62 U [0.62 U]
N-Nitrosodiphenylamine	µg/L	50	0.6 U	0.6 U	0.6 U	0.6 U	0.6 U [0.6 U]
Pentachlorophenol	µg/L	- -	2.1 U	2.1 U	2.1 U	2.1 U	2.1 U [2.1 U]
Perylene	µg/L	- -	0.66 U	0.66 U	0.66 U	0.66 U	0.66 U [0.66 U]
Phenanthrene	µg/L	50	0.45 U	0.45 U	0.6 J	0.45 U	0.45 U [0.45 U]
Phenol	µg/L	1	0.42 U	0.42 U	0.42 U	0.57 J	0.42 U [0.42 U]
Pyrene	µg/L	50	0.53 U	0.53 U	0.71 J	0.53 U	0.53 U [0.53 U]
Pyridine	µg/L	- -	0.62 U	0.62 U	0.62 U	0.62 U	0.62 U [0.62 U]
Total PAHs	µg/L	- -	ND	ND	9.15 J	ND	ND [ND]
Total SVOCs	µg/L	- -	ND	1.3 J	9.15 J	0.57 J	ND [ND]
Inorganics							
Aluminum	µg/L	- -	278	2,980	744	3,420	107 U [107 U]
Antimony	µg/L	3	*5.3 U*	*5.3 U*	*5.3 U*	*5.3 U*	*5.3 U [5.3 U]*
Arsenic	µg/L	25	4.3 U	13.1	6.8 J	6.5 J	5.1 J [4.6 J]
Barium	µg/L	1,000	141 J	75.9 J	4.8 U	76.1 J	69.3 J [51.1 J]
Beryllium	µg/L	3	0.24 U	0.3 J	0.24 U	0.31 J	0.24 U [0.24 U]
Cadmium	µg/L	5	0.88 U	0.88 U	0.88 U	0.88 U	0.88 U [0.88 U]
Calcium	µg/L	- -	241,000	96,100	28,500	122,000	252,000 [203,000]
Chromium	µg/L	50	1.2 J	5.6 J	0.84 U	7.6 J	0.84 U [0.84 U]
Cobalt	µg/L	- -	0.67 U	0.67 U	0.67 U	0.74 J	0.67 U [0.67 U]
Copper	µg/L	200	6.9 J	23.7 J	5.1 J	13 J	4.3 U [4.3 U]
Cyanide	µg/L	200	1.6 J	9.1 J	1.6 U	4 J	5.5 J [11.1]
Iron	µg/L	300	**2,610 J**	**48,100 J**	**1,480 J**	**9,180 J**	**6,120 J [4,960 J]**
Lead	µg/L	25	9.8 U	**98.7**	4.9 U	8.9 J	7.1 J [4.9 U]
Magnesium	µg/L	35,000	**741,000**	**45,900**	4,040 J	**57,800**	**548,000 [435,000]**
Manganese	µg/L	300	206	**8,370**	86.5	**1,000**	**727 [596]**
Mercury	µg/L	0.7	0.038 U	0.16 J	0.038 U	0.038 U	0.038 U [0.038 U]
Nickel	µg/L	100	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U [2.5 U]
Potassium	µg/L	- -	250,000	31,400	4,140 J	46,100	197,000 [163,000]
Selenium	µg/L	10	7.9 U	7.9 U	7.9 U	7.9 U	7.9 U [7.9 U]
Silver	µg/L	50	1.3 U	1.3 U	1.3 U	1.3 U	1.3 U [1.3 U]
Sodium	µg/L	20,000	**6,750,000**	**128,000**	**56,000**	**729,000**	**4,850,000 [4,020,000]**
Thallium	µg/L	0.5	*6.8 U*	*6.8 U*	*6.8 U*	*6.8 U*	*6.8 U [6.8 U]*
Vanadium	µg/L	- -	1.3 U	1.3 U	1.3 U	2.1 J	1.3 U [1.3 U]
Zinc	µg/L	2,000	11.4 J	121	17.3 J	101	36.9 [19.7 J]

Table 4-2
Summary of Groundwater Sample Analytical Results

Remedial Investigation Report Addendum
Consolidated Edison Company of New York, Inc.
Hunts Point Former Manufactured Gas Plant
Bronx, New York

Notes:
Constituents detected above the Groundwater Quality Standard are bolde
Constituents that were not detected but the method detection limit exceeded the Groundwater Quality Standard values are italici
Samples that were not detected are reported at the method detection lin
Qualifiers are as follows

J	=	Result is less than the reporting limit but greater than or equal to the method detection limit. The concentration is approximate value.
ND	=	None detected. This applies to summations where there were no detects for all individual constituer
R	=	The value was rejected during data validatio
U	=	The compound was analyzed for but not detected. The associated value is the method detection li
B	=	Compound was found in the blank and sample.

Groundwater Quality Standards from Technical and Operational Guidance Series, New York State Ambient Water Quality Standards and Guidance Values (June 1998), Part 703.5, Table 1.
Results for duplicate samples are presented in bracket
- - = not applicable
PAH = polycyclic aromatic hydrocarbo
SVOC = semivolatile organic compoun
Total PAHs = The summation of the 17 Target Analyte List PAHs. Non-detects were taken as ze
Total VOCs = The summation of all detected VOCs. Non-detects were taken as zer
Total BTEX = The summation of detected values for benzene, toluene, ethylbenzene and xylenes. Non-detects were taken as z
VOC = volatile organic compoun
µg/L = micrograms per liter

Attachment to Section IV – Property Information

- Property Description and Environmental Assessment

Attachment to Section IV – Property Information

1. *A metes and bounds description of the property is required if the proposed site boundaries do not correspond to tax map metes and bounds.*
   The site boundary occupies a portion of the southern tip of the Hunts Point Peninsula. A metes and bounds description of the property will be provided to the DEC upon entry into the BCP and completion of a survey. A site plan showing the Site property boundaries is included as Figure 2.

2. *Is the required property map attached to the application?*

   A county Tax Map (with adjacent property owners) is included as Figure 3.

10. Property Description and Environmental Assessment

Location

The site is located in a commercial and industrial area of the Hunts Point section of the Bronx. The Site is an approximate 7.4-acre lot contained within one tax lot identified on New York City tax maps as Block 2780, Lot 73. The site is bounded by the Fulton Fish Market (north and east) and the East River (west and south). A USGS Topographic Map is included as Figure 1.

Site Features

The site is level and paved with asphalt. Attached and anchored off the shoreline of the site is an 800 bed jail barge used by the NYDC as a holding and temporary processing center.

Current Zoning and Land Use

The site is currently an active New York City Department of Corrections parking lot for the Vernon C. Bain Correctional Facility and is zoned M3-1 (Manufacturing).

Past Use of the Site

Historically, the Site was part of the Consolidated Edison Company of New York (Con Ed) Manufactured Gas Plant (MGP) that operated from 1926 until the early 1960s. Gas operations included a coke/oven gas plant, a carbureted water gas plant, a light oil plants, and a liquid petroleum production area. In total, approximately 46 buildings or structures existed on the former Con Ed MGP facility that were actively involved in gas production. The facility stopped production in the early 1960s and was demolished in early 1968.

Site Hydrogeological Conditions

Information from prior investigations in the area, available in historic NYSDEC files, suggests the Site is comprised almost entirely from filled land. The Site stratigraphy consists of a 10 to 15-foot thick layer of fill material. The fill material in this area consists of silt and sand and contains typical historic fill materials like coal, slag, demolition debris, wood as well as MGP residual waste due to the proximity of the site location to the former facility. The fill material closer to the coastline may consist of dredge sands as seen on other parcels and could be up to 30 ft. thick in some areas. The fill material is underlain by a confining, native clay layer which is believed to be the surface of the former tidal wetland and shallow embayment. Much of Hunts Point is similarly filled with this same clay layer immediately beneath it.

Based on data collected during the various investigations completed at the former MGP, the water table generally occurs in the shallow subsurface at depths ranging from approximately 2 to 15 feet below ground surface (bgs) across the former MGP property and approximately 2 to 8 feet bgs on the NYC DOC property. A groundwater counter map is presented as Figure 4-3 (Arcadis 2014) in Section III. In general, groundwater flow is directed from the upland to the Bronx and East Rivers. However, groundwater flow may be influenced by tidal conditions within the adjacent rivers, and the numerous subsurface utilities in the area may act as preferential pathways for groundwater flow.

Environmental Assessment

In August through October of 2013, Arcadis conducted a subsurface investigation of soil and groundwater. The results are provided in the *Off-Site Remedial Investigation Report Addendum Hunts Point Former Manufactured Gas Plant, Bronx, NY, Arcadis, August 2014* and are summarized in figurers 3-1 through 4-4 and Tables 4-1 and 4-2 in Section III. Contaminant exceedances noted in the soil include VOCs (acetone), SVOCs (Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a, h)anthracene, indeno(1,2,3-c,d)pyrene) and Metals (arsenic, cadmium, copper, cyanide, iron, lead, mercury, nickel, vanadium, zinc). Metals are the contaminants of concern in groundwater and include iron, magnesium, manganese and sodium.

In addition to soil and groundwater exceedances in accordance with NYSDEC Part 375 and NYS AWQS, MGP residual waste from historic operations were identified in the following borings: SB-03, SB-04, SB-05, SB-06, SB-11 and SB-12. MGP residuals consisted of MGP and petroleum like odors, purifier waste, blue, black and grey staining, coal fragments ash and cinders. Figure 3-1 (Arcadis 2014) identifies a large mass of purifier waste along the eastern boundary of the site on Parcel B. Parcel B has been remediated, but the waste extent may extend further into the site than just the site boundary. Additional delineation borings should be installed to determine the lateral and vertical extent of purifier waste and other residual impacts. Arcadis

analyzed few samples from the shallow media where notable visual, olfactory and PID readings were observed. The samples that were analyzed from the shallow media with similar notable impacts, exhibited the highest levels of contamination for SVOCs and metals. Step out borings should be installed in the gaps between borings installed along the shared site boundary with Parcel B as well as between those borings and borings installed through the center of the site. The additional borings will provide valuable insight for remedial options.

Attachment to Section VI – Current Property Owner/Operator Information

- Current Owner
- List of Previous Owners and Operators and their relationship to the Requestor

Attachment to Section VI – Current Property Owner/Operator Information

Block 2780

	Owner	Operator
Lot 73	New York City Department of Correction, Frank Eilam, Assistant Commissioner for Capital Projects Planning & Development 75-20 Astoria Blvd. Suite 160 East Elmhurst, NY 11370 Ph: (718) 546-0785 Email: frank.eilam@doc.nyc.gov	Same as owner

Attachment to Section VI– Previous Owners and Operators

List of previous owners and operators with names. Description of relationship to requestor.

The requestor is the current owner and has no relationship to any previous owner or operator of the Site.

Block 2780, Lot 73

Period	Owners	Address	Relationship to Requestor	Operators	Relationship to Requestor	Address
1924-1970	Consolidated Edison/ Parcel Underwater	Unknown	None	Consolidated Edison	None	Unknown
1970-Present	New York City Department Correction	75-20 Astoria Blvd. Suite 160 East Elmhurst, NY 11370	Same Entity	Same as owner	Not Applicable	Same as owner

Attachment to Section VII – Requestor Eligibility Information

- Volunteer Statement

Attachment to Section VII – Project Description

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer.

The Requestor took ownership of the Site subsequent to MGP operations. Any disposal or discharge of MGP Waste occurred prior to the Requestor's involvement.

Attachment to Section IX – Contact List Information

- Contact List
- Letters from the Project Repositories
  - New York Public Library - Woodstock Branch
  - Bronx Community Board 2

Vernon C. Bain Center Contact List Information

		Contact Person		Local Address		
Constituency	**Title**	**First**	**Last**	**Street**	**City, State**	**Zip**
Bronx Community Board 2	Chairperson	Dr. Ian	Amritt	1029 E 163rd Street, Room 202	Bronx, NY	10459
Bronx Community Board 2	District Manager	Ralph	Acevedo	1029 E 163rd Street, Room 202	Bronx, NY	10459
Bronx Community Board 2	Repository			1029 E 163rd Street, Room 202	Bronx, NY	10459
New York Public Library - Woodstock Branch	Repository	Corey	Rodriguez	761 E 160th Street	Bronx, NY	10456
84th Assembly District	NYS Assemblymember	Carmen E.	Arroyo	384 E. 149th Street, Suite 301	Bronx, NY	10455
34th Senate District	NYS Senator	Jeffrey D.	Klein	1250 Waters Place, Suite 1202	Bronx, NY	10461
Borough of the Bronx	Borough President	Ruben	Diaz, Jr.	851 Grand Concourse	Bronx, NY	10451
16th Congressional District	U.S. House of Representatives	José	Serrano	1231 Lafayette Avenue, 4th Floor	Bronx, NY	10474
7th Congressional District	The Honorable	Joseph	Crowley	2800 Bruckner Boulevard	Bronx, NY	10465
	U.S. Senator	Charles	Shumer	780 Third Avenue, Suite 2301	NY, NY	10017
	U.S. Senator	Kristin	Gillibrand	780 Third Avenue, Suite 2601	NY, NY	10017
NYSDEC		Larry	Ennist	625 Broadway	Albany, NY	12233
NYSDEC Region 2 Citizen Participation Specialist		Thomas	Panzone	47-40 21st Street	Long Island City, NY	11101
NYSDEC Project Manager		Ronnie	Lee	625 Broadway	Albany, NY	12233
NYSDOH Public Health Specialist		Stephanie	Selmer	Empire State Plaza, Corning Tower Room 1787	Albany, NY	12237
NYC Mayor	Mayor	Hon. Bill	de Blasio	City Hall	New York, NY	10007
NYC Comptroller	Comptroller	Hon. Scott	Stringer	1 Centre Street	New York, NY	10007
NYC Public Advocate	Public Advocate	Hon. Letitia	James	1 Centre Street, 15th, Floor	New York, NY	10007
NYC Department of Environmental Protection	Acting Commissioner	Vincent	Sapienza	59-17 Junction Boulevard	Flushing, NY	11373
Bronx County Clerk's Office		Luis M.	Diaz	851 Grand Concourse Rm. 118	Bronx, NY	10451
NYC Dept. of City Planning	Commissioner	Marisa	Lago	One Fordham Plaza, 5th Floor	Bronx, NY	10458
NYC Office of Environmental Remediation	Director	Dan	Walsh	100 Gold Street - 2nd Floor	New York, NY	10007
NYC Dept. Environmental Protection	Office of Environmental Planning & Assessment	Julie	Stein	96-05 Horace Harding Expressway	Flushing, NY	11373
Bronx 41st Precinct Council	President	Raphael	Salamanca	1035 Long Wood Avenue	Bronx, NY	10459
Con Edison Bronx Public Affairs		Eric	Soto	511 Theodore Fremd Avenue	Rye, NY	10580
FDNY Engine 84 Ladder 48 Battalion 3 Fire Station				1226 Seneca Avenue	Bronx, NY	10474
Bronx County Clerk's Office	County Clerk	Luis M.	Diaz	851 Grand Concourse, Room 118	Bronx, NY	10451
Hunts Point Awareness Committee				726 Coster Avenue	Bronx, NY	10474
New York Daily News				4 New York Plaza	New York, NY	10004
New York Post				1211 Avenue of the Americas	New York, NY	10036
Hoy Nueva York				1 MetroTech Center, 18th Floor	Bronx, NY	11201
El Diario La Prensa				1 MetroTech Center, 18th Floor	Bronx, NY	11201
Hunts Point Express				http://www.huntspointexpress.com/		
Bronx Times Reporter				900 East 132nd Street	Bronx, NY	10454
NY 1 News				75 Ninth Avenue	New York, NY	10011
Food Bank for NYC	Attn: Executive Director			355 Food Center Drive	Bronx, NY	10474
Hunts Point Produce Market	Executive Administrative Director	Myra	Gordon	101 Food Center Drive, Rm 2A	Bronx, NY	10474
Hunts Point Terminal Market	Attn: Director			772 Edgewater Road	Bronx, NY	10474
Bronx Chamber of Commerce	Hutchinson Metro Center	Nunzio	Del Greco	1200 Waters Place, Suite 106	Bronx, NY	10461
Hunts Point Awareness Committee	Attn: Director			726 Coster Avenue	Bronx, NY	10474
Hunts Point Multi-Service Center				754 E. 151st Street	Bronx, NY	10455
		Chris	Pappas	200-240 Food Center Drive	Bronx, NY	10474
Baldor Specialty Foods		Michael	Muzyk	155 Food Center Drive	Bronx, NY	10474
Hunts Point Cooperative Market		Bruce	Reingold	355 Food Center Drive	Bronx, NY	10474
		Ed	Fitzmaurice	510 Food Center Drive	Bronx, NY	10474
		Steve	Bettencourt	800 Food Center Drive	Bronx, NY	10474
Resident or Business Owner				361 Food Center Drive	Bronx, NY	10474
Resident or Business Owner				550 Food Center Drive	Bronx, NY	10474
Resident or Business Owner				1320 Oak Point Avenue	Bronx, NY	10474
Resident or Business Owner				1326 Oak Point Avenuue	Bronx, NY	10474
Resident or Business Owner				1330 Oak Point Avenue	Bronx, NY	10474
Resident or Business Owner				1335 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				418 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				432 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				421 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				405 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				1361 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1349 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1337 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				410 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				1360 Drake Park South	Bronx, NY	10474
Resident or Business Owner				439 Halleck Street	Bronx, NY	10474
Resident or Business Owner				490 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				420 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				402 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				494 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				338 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				1330 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				327 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				1321 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				318 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				324 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				330 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				1340 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1360 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1368 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1367 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				1361 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				304 Whittier Street	Bronx, NY	10474
Resident or Business Owner				310 Whittier Street	Bronx, NY	10474
Resident or Business Owner				1380 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				341 Halleck Street	Bronx, NY	10474
Resident or Business Owner				1340 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				1370 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				1390 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				287 Halleck Street	Bronx, NY	10474
Resident or Business Owner				275 Halleck Street	Bronx, NY	10474
Resident or Business Owner				2 Farragut Street	Bronx, NY	10474
Resident or Business Owner				Bronx River Avenue	Bronx, NY	10473
Resident or Business Owner				Randall Avenue	Bronx, NY	10473

New York Public Library

July 23, 2018

Dear Mr. McCarty,

The Woodstock Branch of the New York Public Library, located at 761 East 160th Street, Bronx, has agreed to serve as the document repository for the projects referenced below within the Hunts Point Food Distribution Center.

- Parcel A-2
- Parcel D
- Parcel E-2
- Railroad Right-of-Way
- Viele Avenue
- 155 Food Center Drive
- 355 Food Center Drive
- 400 Food Center Drive
- 600 Food Center Drive
- Marine Transfer Station Parcel
- Vernon C. Bain Center

Kindest Regards,

Corey Rodriguez

Library Manager

T 718-665-6255

Coreyrodriguez@nypl.org

Bronx Community Board #2

Borough President Ruben Diaz, Jr.
1029 East 163rd St.
Bronx, NY 10459
718-328-9125 • 718-991-4974 Fax
E-mail: brxcb2@optonline.net

Roberto Crespo
Chairperson

Ralph Acevedo
District Manager

June 30th 2017

Tracey Bell
Vice President
New York City Economic Development Corporation
110 William Street, 3rd Floor
New York, NY 10038

Subject: **Bronx Community Board #2 Repository for Hunts Point Brownfield Cleanup Program Documentation**

Dear Ms. Bell,

This letter will serve as the approval for Bronx Community Board This letter will serve as the approval for the Bronx Community Board (CB) #2 to act as the document repository for Hunts Point Brownfield Cleanup Program Sites. We understand that documents will be sent to the CB by either NYCEDC or directly by your consultant. The CB will hold the documents and allow the public to review them for information and also during public comment periods to allow comments to be provided. Documents can be provided in paper copy, as a CD or both depending on our space for storage. The CB are under no legal obligation to hold these documents and are performing this as a voluntary public service. NYCEDC will notify the CB when each individual site receives a Certificate of Completion (COC) and at that time the CB may discard all documents for that specific Site.

Should you have any questions or need further information, please feel free to contact District Manager Ralph Acevedo at (718) 328 9125 or at ralacevedo@cb.nyc.gov

Sincerely,

Roberto Crespo
Chairman

Rafael Acevedo
District Manager

Attachment to Section X – Land Use Factors

- Summary of Current Business Operations or Uses
- Summary of Proposed Use
- New York City Planning Commission Zoning Map 6c
- New York City Planning Commission Zoning Map 6d

Attachment to Section X – Land Use Factors

2. *Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.*

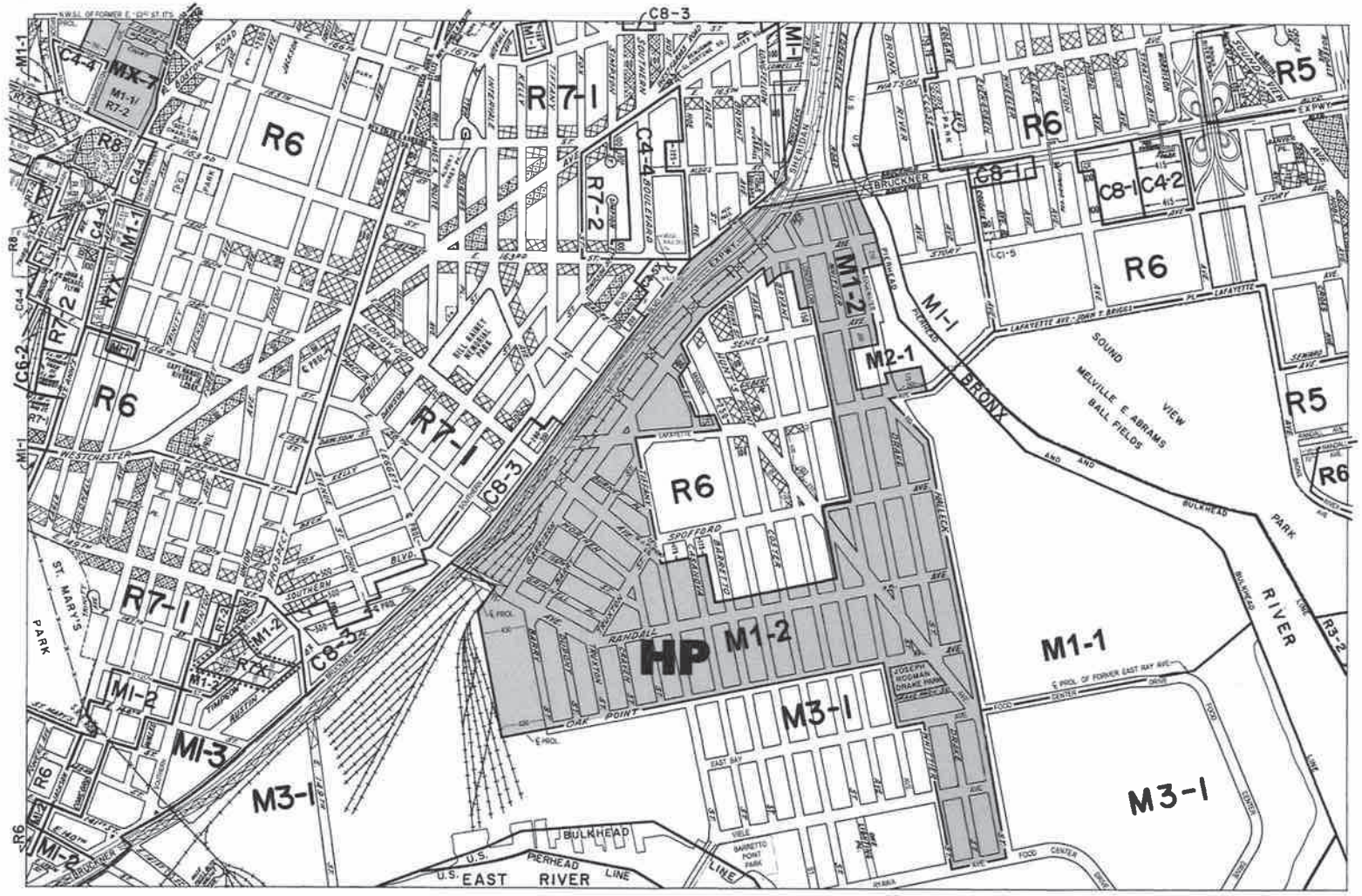
The Site was historically part of the Consolidated Edison Company of New York (Con Ed) manufactured gas plant (MGP) that operated from 1926 until the early 1960s. Previous investigations at adjacent parcels indicate subsurface impacts from former MGP operations.

The site is currently an active DCNY parking lot for DCNY employees, DCNY vehicles and visitors to the Vernon Bain Correctional Facility.

3. Attach a statement detailing the specific proposed use.

The DCNY will continue operations and use of the property as a parking area for the facility.

Click blue outline on map to view diagram of proposed zoning change



600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

10-27-2016 C 160251 ZMX

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

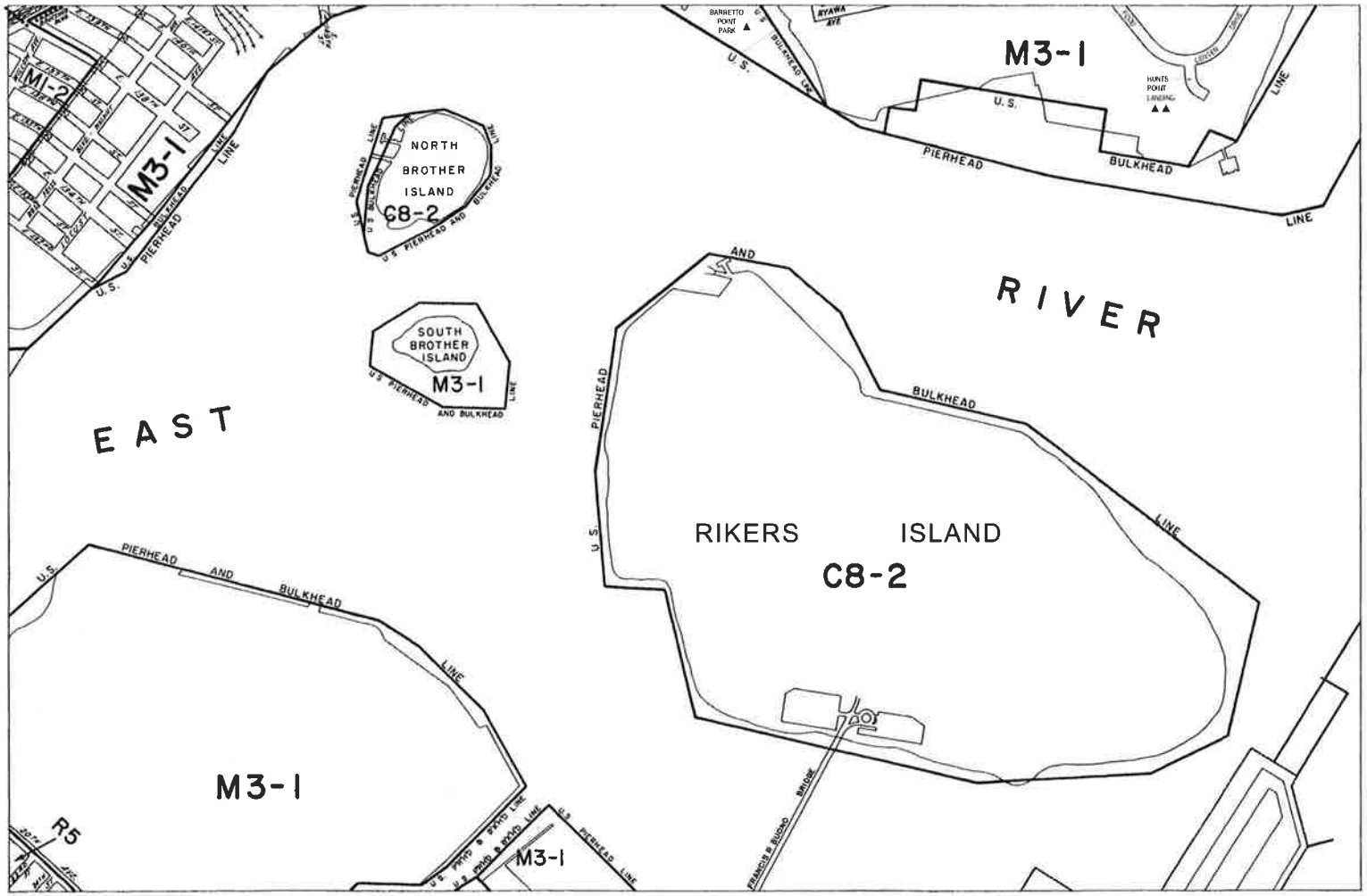
N

MAP KEY

3b	3d	4b
6a	**6c**	7a
6b	6d	7b

ZONING MAP 6C

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follow an R, C or M District designation indicate use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT (the letter(s) after the shaded area designates the special purpose district as described in the text of the Zoning Resolution)

AREA(S) REZONED

Effective Date(s) of Rezoning:

05 26 1964 CP-18356

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas in this map, see APPENDIX F.

CITY MAP CHANGE(S):

▲▲ 06 26 2009 C 090443 MMX

▲ 09 03 2011 C 090008 MMX

MAP KEY

6a	6c	7a
6b	**6d**	7b
9a	9c	10a

ZONING MAP **6d**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.