

Brownfield Cleanup Application
Applicant: CS Melrose Site B2 Owner LLC
Site Name: Melrose Cornerstone B2
BCP #: C203175
Date: September 23, 2024

REVISED APPLICATION & RESPONSE TO NYSDEC COMMENTS FOLLOWING INCOMPLETE APPLICATION DETERMINATION

Section I: Property Information

Comment #1: The multiple tax parcels within the proposed site do not fit in the table provided on page 1 of the application form. Therefore, please provide an attachment listing each tax parcel along with its associated street address and acreage.

Response #1: Following initial BCP application submission, applicant received tentative approval from NYC Division of Finance to apportion the tax parcels that make up the subject property. As such, BCP application has been revised to show Lot 56 as the sole tax parcel included within the site boundary. Applicant was advised in an email from Len Zinoman at DEC on 8/30/2024 to include the tentatively approved lot merger documents within the revised application and to update the application to reflect the tentatively approved merged Lot 56 on the application form and throughout the application. The application has been revised to this extent, and documentation showing the proposed new site boundary and tentatively approved merged lot has been provided within Section I attachments. Please note that the tax map included within Section I attachments is unchanged from initial submission given the apportionment has not yet been finalized.

Comment #2: Question 1. The answer provided to Question 1, “Do the proposed site boundaries correspond to tax map metes and bounds?” should be changed to “No”, since the application indicates only a portion of Lot 58 comprises the proposed site.

Response #2: Please see Response #1 above. A survey, including a metes and bounds description, demonstrating the proposed new site boundary and tentatively approved merged Lot 56 has been included in Section I attachments of the revised application.

Comment #3: Provide a USGS 7.5-minute quad map on which the property appears and clearly indicate the proposed site’s location.

Response #3: A USGS 7.5-minute quad map clearly indicating the proposed site’s location has been included in Section 1.2 attachments of the revised application.

Comment #4 (from Project Manager): In Section 1.14, under Site Geology and Hydrogeology, Appendix D is mentioned. Please attach Appendix D to application.

Response #4: Appendix D has been included in Section I.14 of the revised application.

Section IV: Property's Environmental History

Comment #1 (from Project Manager): In the Environmental Assessment and Environmental History, please report soil concentrations in ppm, with the exception of PFAS compounds, which should be reported in ppb. Please report groundwater concentrations in ppb, with the exception of PFAS compounds, which should be reported in ppt.

Response #1: A revised Environmental Assessment and Environmental History section incorporating the above-requested changes has been included in the revised application.

Comment #2 (from Project Manager): Concentrations in Figure 7, "Exceedances of Ambient Water Quality Standards" do not match values in Table 3, "Groundwater Analytical Results." Please keep groundwater concentrations in units of ppb.

Response #2: The application has been revised to correct the error noted above.

Section VI: Requestor Eligibility

Comment #1: Provide proof of site access that indicates the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Response #1: Applicant has received confirmation that the original site access letter included within the application does not need to be updated.

Section IX: Current Property Owner and Operator Information

Comment #1: Provide a list of previous owners and a list of previous operators for each tax parcel within the proposed site, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators.

Response #1: A list of historical owners has been added to Section 9.1 attachments.

Original Submission: August 12, 2024
Revised Submission: September 23, 2024

NYS BROWNFIELD CLEAN-UP PROGRAM APPLICATION

Submitted by: CS Melrose Site B2 Owner LLC

456 E. 173rd Street

Bronx, NY 10457

(718) 299-7000

pprocida@procidacompanies.com

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Department of
Environmental
Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. Compress all files (PDFs) into one zipped/compressed folder.
3. Submit the application to the Site Control Section either via email or ground mail, as described below.
Please select only ONE submittal method – do NOT submit both email and ground mail.

a. VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service.
(<http://fts.dec.state.ny.us/fts>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: "BCP Application NEW - *Proposed Site Name**"
- Email your submission to DERSiteControl@dec.ny.gov – **do NOT copy Site Control staff.**

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

PROPOSED SITE NAME: Melrose Cornerstone B2

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C203175

☒

Yes

☐

No



Department of
Environmental
Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME **Melrose Cornerstone B2**

ADDRESS/LOCATION **3116-3124 Third Avenue**

CITY/TOWN **Bronx**

ZIP CODE **10451**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **Bronx**

COUNTY **Bronx**

SITE SIZE (ACRES) **0.32**

LATITUDE

LONGITUDE

40

49

18.95

73

54

41.05

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
3116-3124 Third Avenue, Bronx, NY		2364	56	0.32

1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	<input checked="" type="radio"/> Y	<input type="radio"/> N
2. Is the required property map included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/> Y	<input type="radio"/> N
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input type="radio"/>	<input type="radio"/> Y	<input checked="" type="radio"/> N
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/> Y	<input type="radio"/> N
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/> Y	<input checked="" type="radio"/> N
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	<input type="radio"/> Y	<input checked="" type="radio"/> N

SECTION I: Property Information (CONTINUED)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>
8. 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? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <u>Easement/Right-of-Way Holder</u> <u>Description</u> </div>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <u>Type</u> <u>Issuing Agency</u> <u>Description</u> </div>		<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		<input checked="" type="radio"/>	<input type="radio"/>
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input checked="" type="radio"/>
17. If you have answered YES to Question 16 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?		<input type="radio"/>	<input checked="" type="radio"/>
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 15%; border-bottom: 1px solid black;"></div> <div style="width: 15%; border-bottom: 1px solid black;"></div> <div style="width: 15%; border-bottom: 1px solid black;"></div> <div style="width: 15%; border-bottom: 1px solid black;"></div> <div style="width: 15%; border-bottom: 1px solid black;"></div> <div style="width: 15%; border-bottom: 1px solid black;"></div> </div>			

SECTION II: Project Description

1. The project will be starting at: ☒ Investigation ☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see *DER-10, Technical Guidance for Site Investigation and Remediation* for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

☐ Yes ☐ No ☒ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☐ RIWP ☐ RAWP ☐ IRM ☒ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? R8 w/C1-4

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☒ Commercial ☒ Industrial ☐

3. Current use (select all that apply):

Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☒

4. Please provide 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 by which the site became vacant.
Is this summary included with the application?

Y	N
<input checked="" type="radio"/>	<input type="radio"/>

5. Reasonably anticipated post-remediation use (check all that apply):

Residential ☒ Commercial ☒ Industrial ☐

If residential, does it qualify as single-family housing?

N/A ☐ ☒

6. Please provide a statement detailing the specific proposed post-remediation use.
Is this summary attached?

<input checked="" type="radio"/>	<input type="radio"/>
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7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

<input type="radio"/>	<input checked="" type="radio"/>
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8. Do current and/or recent development patterns support the proposed use?

<input checked="" type="radio"/>	<input type="radio"/>
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9. Is the proposed use consistent with applicable zoning laws/maps?
Please provide a brief explanation. Include additional documentation if necessary.

<input checked="" type="radio"/>	<input type="radio"/>
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10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?
Please provide a brief explanation. Include additional documentation if necessary.

<input checked="" type="radio"/>	<input type="radio"/>
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SECTION IV: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following:

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). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:

- Sample location
- Date of sampling event
- Key contaminants and concentration detected
- For soil, highlight exceedances of reasonably anticipated use
- For groundwater, highlight exceedances of 6 NYCRR part 703.5
- For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application?

☒ YES

☐ NO

4. Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input checked="" type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other:

SECTION V: Requestor Information

NAME CS Melrose Site B2 Owner LLC

ADDRESS 456 E 173rd Street

CITY/TOWN Bronx

STATE NY

ZIP CODE 10457

PHONE (203) 561-5217

EMAIL pprocida@procidacompanies.com

1. Is the requestor authorized to conduct business in New York State (NYS)?

Y	N
<input checked="" type="radio"/>	<input type="radio"/>

2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS 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 with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?

<input checked="" type="radio"/>	<input type="radio"/>
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3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ☐

<input checked="" type="radio"/>	<input type="radio"/>
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4. Individuals that will be certifying BCP documents, as well as their employers, must 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. Do all individuals that will be certifying documents meet these requirements?

<input checked="" type="radio"/>	<input type="radio"/>
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Documents that are not properly certified will not be approved under the BCP.**SECTION VI: Requestor Eligibility**

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site?

Y	N
<input type="radio"/>	<input checked="" type="radio"/>

2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?

<input type="radio"/>	<input checked="" type="radio"/>
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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.

<input type="radio"/>	<input checked="" type="radio"/>
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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 or regulation of the State or Federal government?

<input type="radio"/>	<input checked="" type="radio"/>
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5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.

<input type="radio"/>	<input checked="" type="radio"/>
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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?

<input type="radio"/>	<input checked="" type="radio"/>
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SECTION VI: Requestor Eligibility (CONTINUED)

7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved 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?	Y <input type="radio"/>	N <input checked="" type="radio"/>
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 a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>
12. 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 <input type="checkbox"/> <p>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.</p>	VOLUNTEER <input checked="" type="checkbox"/> <p>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.</p> <p>NOTE: By selecting this option, 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; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.</p> <p>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.</p>	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		
Yes <input checked="" type="radio"/> No <input type="radio"/> N/A <input type="radio"/>		

SECTION VI: Requestor Eligibility (CONTINUED)

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☐ Current Owner ☒ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** 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 environmental easement on the site.

Is this proof attached?

☒ Yes

☐ No

☐ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION VII: Requestor Contact Information

REQUESTOR'S REPRESENTATIVE **Peter Procida**

ADDRESS **456 E 173rd Street**

CITY **Bronx**

STATE **NY**

ZIP CODE **10457**

PHONE **(203) 561-5217**

EMAIL **pprocida@procidacompanies.com**

REQUESTOR'S CONSULTANT (CONTACT NAME) **Richard Kampf, PG, LEP**

COMPANY **LaBella Associates**

ADDRESS **45 Main Street, Suite 1018**

CITY **Brooklyn**

STATE **NY**

ZIP CODE **11201**

PHONE **(917) 280-6364**

EMAIL **rkampf@labellapc.com**

REQUESTOR'S ATTORNEY (CONTACT NAME) **Matthew Hall**

COMPANY **Goldstein Hall PLLC**

ADDRESS **80 Broad Street, Suite 303**

CITY **New York**

STATE **NY**

ZIP CODE **10004**

PHONE **(917) 991-0413**

EMAIL **mhall@goldsteinhall.com**

SECTION VIII: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application?	N/A <input checked="" type="radio"/>	<input type="radio"/>

SECTION IX: Current Property Owner and Operator Information

CURRENT OWNER City of New York

CONTACT NAME Adam Beckerman

ADDRESS 100 Gold Street

CITY New York

STATE NY

ZIP CODE 10038

PHONE (212) 863-8317

EMAIL beckerma@hpd.nyc.gov

OWNERSHIP START DATE 8/8/1978

CURRENT OPERATOR City of New York

CONTACT NAME Adam Beckerman

ADDRESS 100 Gold Street

CITY New York

STATE NY

ZIP CODE 10038

PHONE (212) 863-8317

EMAIL beckerma@hpd.nyc.gov

OPERATION START DATE 8/8/1978

SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Property Eligibility Information (continued)

	Y	N
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A <input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XI: Site Contact List

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 mailing addresses of the following:

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

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby 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 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 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: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Managing Member (title) of CS Melrose Site B2 Owner LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby 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 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 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: 08/12/2024 Signature: Mario Procida Digitally signed by Mario Procida
Date: 2024.08.12 12:34:13 -04'00'

Print Name: Mario Procida

**PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR
DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.**

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 15

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input type="radio"/>	<input checked="" type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input checked="" type="radio"/>
Underutilized	<input type="radio"/>	<input checked="" type="radio"/>

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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. 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*
*Selecting this option 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’ household’s 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 homeowners 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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a "pending" status. The appropriate documentation 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.

☒ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

☐ Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance 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.

☒ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

BROWNFIELD CLEANUP PROGRAM (BCP) INSTRUCTIONS FOR COMPLETING AND SUBMITTING A BCP APPLICATION

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional Office](#) to schedule a meeting. To add a party to an existing BCP Agreement, use the [BCP Agreement Amendment Application](#).

For further information regarding the determination of a complete application, please refer to the guidance following these instructions, as well as the [NYSDEC BCP website](#).

SUBMITTAL INSTRUCTIONS

- Compile the application package in the following manner:
 - one file in non-fillable portable document format (PDF) of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
 - one individual file (PDF) of each previous environmental report; and,
 - one file (PDF) of each work plan being submitted with the application, if applicable.
- Compress all files (PDFs) into one zipped/compressed folder
- Submit the application to the Site Control Section either via email or ground mail, as described below.

Please select only ONE submittal method - do NOT submit both via email and via ground mail.

VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service (<https://fts.dec.state.ny.us/fts/>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: *"BCP Application NEW - *Proposed Site Name*"*
- Email your submission to DESiteControl@dec.ny.gov - do NOT copy Site Control staff.

VIA GROUND MAIL:

- Save the application file and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:

Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

SECTION I: Property Information	
PLEASE NOTE	If any changes to SECTION I are required prior to application approval, a new page 2, initialed by each requestor, must be submitted with the revisions.
Proposed Site Name	Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e., ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.
Site Address	Provide a street address, city/town, zip code, and each municipality and county in which the site is located.
Site Size	Provide the approximate acreage of the site.
GIS Information	Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.
Tax Parcel Information	Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5-minute quad map on which the property appears and clearly indicate the proposed site's location.
Tax Map Boundaries	State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.
Site Map	Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: (i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and (ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.
En-zone	If any part of the site is located within an En-zone, please provide a map showing the location of the site with the En-zone overlay. For information on En-zones, please see DEC's website . Note that new En-zone boundaries are effective January 1, 2023.
Disadvantaged Communities	If the site is located within a Disadvantaged Community, please provide a map showing the location of the site with the Disadvantaged Community overlay. For additional information on disadvantaged communities, please refer to the Climate Leadership and Community Protection Act website .

SECTION I: Property Information (continued)

Brownfield Opportunity Area (BOA)	If the site is located within a NYS Department of State designated Brownfield Opportunity Area, please provide a map showing the location of the site with the BOA overlay. For more information on designated BOAs, please refer to the NYS DOS website . Additional information on BOA conformance determinations can be found at the Office of Planning and Development website . A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
Multiple Applications	Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where (1) the development project spans more than 25 acres; (2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and (3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).
Previous BCP Applications	If all or part of the proposed site has been the subject of a previous BCP application (whether accepted, denied or withdrawn), please provide the assigned DEC site number from the previous application as well as any relevant information regarding why the property is not currently in the program.
Registry Listing and P-site Status	If all or part of the proposed site is now or ever was listed on the Registry of Inactive Hazardous Waste Disposal Sites or is currently the subject of investigation as a Potential Site, please provide the assigned DEC site number.

SECTION I: Property Information (continued)

Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location:

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large, abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified)

Example: "The site is currently inactive and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility rights-of-way. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

SECTION I: Property Information (continued)

Environmental Assessment	<p>The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semi-volatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths. The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SCGs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.</p> <p>A typical Environmental Assessment would look like the following:</p> <p>Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).</p> <p><i>Soil</i> - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).</p> <p><i>Groundwater</i> - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.</p> <p><i>Soil Vapor & Indoor Air</i> - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.</p>
Questions 15-17: New York City Sites	<p>These questions pertain ONLY to sites located within the five counties comprising New York City. If the requestor is seeking a determination that the site is eligible for tangible property tax credits, this section and the <i>Supplemental Questions for Sites Seeking Tangible Property Credits in New York City</i> must be completed.</p>

SECTION II: Project Description

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the issuance of the Certificate of Completion is anticipated.

SECTION III: Land Use Factors

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

This information consists of responses to the “land use” factors to be considered relative to the “Land Use” section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a “brownfield site” pursuant to ECL 27-1405(2).

This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

Zoning and Current Use	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
Anticipated Use	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.
Renewable Energy Facility Site	Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A “renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system. Section 66-p of the Public Service Law: "Renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.
Compliance with Zoning Laws, Recent Development, and Community Master Plans	Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.

SECTION IV: Property's Environmental History

For all sites, an investigation report is required that is sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data include site drawings and data summary tables requested in Section IV, #3 of the BCP application form. Specific instructions regarding the data summary tables are attached at the end of these instructions.

SECTION V: Requestor Information

Requestor Name	<p>Provide the name of the person(s)/entity requesting participation in the BCP (if more than one, attach additional sheets with requested information). The requestor is the person or entity seeking DEC review and approval of the remedial program.</p> <p>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 in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.</p>
Address, etc.	Provide the requestor's mailing address, telephone number and e-mail.
LLC Information	If the requestor(s) is/are an LLC, the names of the members/owners must be provided on a separate attachment.
Document Certification	<p>All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of DER-10. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:</p> <ul style="list-style-type: none">• New York State licensed professional engineers (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. is employed must also be authorized to practice engineering in New York State;• qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;• remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or• site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION VI: Requestor Eligibility

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

Volunteer Statement	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.
Proof of Site Access	If a requestor is not the current owner of the entirety of the site, a site access agreement must be provided that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved.

SECTION VII: Requestor Contact Information

Requestor's Representative	Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.
Requestor's Consultant and Requestor's Attorney	Provide all requested information.

SECTION VIII: Program Fee

If the requestor is applying for a fee waiver, sufficient documentation must be provided to demonstrate financial hardship. To demonstrate financial hardship, the applicant must show that with the payment of the program fee, remediation of the brownfield site would not be economically viable. This documentation may be in the form of federal tax returns with applicable schedules, financial statements and balance sheets, proof that the applicant has waived its right to tax credits, or any other documentation deemed acceptable by the Department.

If the requestor is applying for a fee waiver based on the requestor's status as a not-for-profit entity, please provide documentation of non-profit designation.

SECTION IX: Current Property Owner and Operator Information

Owner Information	Provide requested information of the current owner of the property. List <u>all</u> parties holding an interest in the property and, if the requestor is not the current owner, describe the requestor's relationship to the current owner. If the property consists of multiple parcels, be sure to include the ownership start date of each.
Operator Information	Provide requested information of the current operator(s). If multiple operators, attach the requested information for each operator, including the date each operator began utilizing the property.
Historical Owners and Operators	Provide a list of previous owners and a list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators.

SECTION X: Property Eligibility Information

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

CERCLA / NPL Listing	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
Registry Listing	Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) website for a database of sites with classifications.
RCRA Listing	Does the property have a Resource Conservation and Recovery Act (RCRA) TSD/ Permit in accordance with the ECL 27-0900 et seq? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.
Registry/RCRA Sites Owned by Volunteers	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.

SECTION X: Property Eligibility Information (CONTINUED)

Existing Order	Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.
Pending Enforcement Actions	Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information as an attachment.

SECTION XI: Site Contact List

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project. For sites located in a city with a population of one million or more, the appropriate community board must be included as an additional document repository, and acknowledgement of their agreement to act as such must also be provided.

SECTION XII: Statement of Certification and Signatures

The requestor must sign the application or designate a representative who is authorized to sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each requestor must sign a signature page. 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 entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

Analytes > SCOs ^a	Detections > SCOs ^b	Max. Detection (ppm) ^c	SCO (ppm) ^d	Depth (ft bgs)
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Groundwater Table:

Analytes > AWQS ^e	Detections > AWQS ^f	Max. Detection (ppb) ^c	AWQS (ppb) ^g
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Soil Gas Table:

Analytes ^h	Total Detections	Max. Detection (ug/m3) ^c	Type ⁱ
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^a Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e., "RRSCOs" for Restricted Residential SCOs)

^b Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.

^c Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m3) for soil gas.

^d List the respective SCO. Specify which SCOs are being compared to in column header.

^e Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).

^f Number of detections over AWQS.

^g List the respective AWQS.

^h Include all chlorinated volatile organic compound (VOCs) detections.

ⁱ Specify type: soil vapor, sub-slab or indoor air.

Example Data Summary Tables

Soil Table:

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	3	11	1	5 – 7
Benzo(a)pyrene	4	15	1	5 – 7
Benzo(b)fluoranthene	5	15	1	5 – 7
Benzo(k)fluoranthene	1	5.3	3.9	5 – 7
Indeno(1,2,3-cd)pyrene	7	8.4	0.5	5 – 7
barium	2	967	400	0.5 – 2.5
cadmium	2	94.1	4.3	6 – 8
lead	3	1,790	400	0.5 – 2.5

Groundwater Table:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Benz(a)anthracene	2	0.2	0.002
Benzo(a)pyrene	2	0.221	ND
Benzo(b)fluoranthene	2	0.179	0.002
Benzo(k)fluoranthene	2	0.189	0.002
Indeno(1,2,3-cd)pyrene	2	0.158	0.002
Tetrachloroethene (PCE)	1	12	5

Soil Gas Table:

Analytes	Total Detections	Max. Detection (µg/m³)	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (Please note: the application as a whole requires more than the information outlined below to be determined complete). The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section IV, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties and their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). If this 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, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

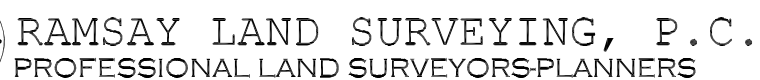
DETERMINATION OF A COMPLETE APPLICATION (CONTINUED)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the timeframes established by the LOC, the public comment period on the application will be extended to ensure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

SECTION I

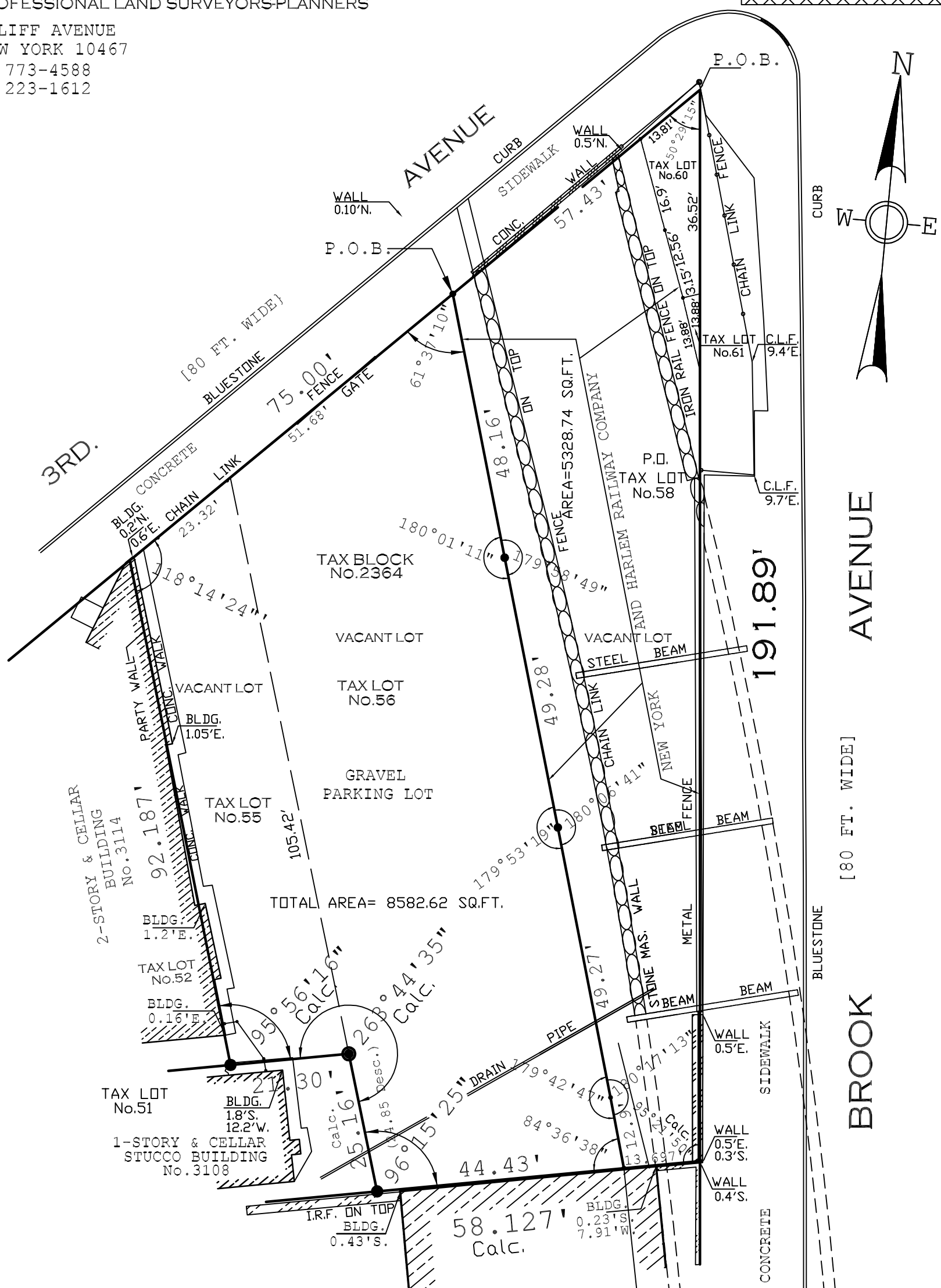
1.0

Tax Parcel Information



Ph. (646) 773-4588
FAX (845) 223-1612

JOB No. F24-064 BX 06



SCALE 1" = 20'

SURVEY
OF
3116-3120 3RD. AVENUE
ALSO
VACANT LOT 60,61 AND
PORTION OF LOT No.58
SITUATE IN
THE BOROUGH OF
THE BRONX
CITY AND STATE
OF NEW YORK.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND/OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209.
SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

REFER TO AS LOT No's. 55 AND 56 IN BLOCK 2364 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF THE BRONX, CITY AND STATE OF NEW YORK.

CERTIFIED TO :-

- 1.
- 2.
- 3.
- 4.



NEVILLE V. RAMSAY LIC. No.050294-1

LEGAL DESCRIPTION

BLOCK No. 2364, LOT No.55, 56, 60, 61 & P.O.58

All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of the Bronx, City and State of New York, bounded and described as follows:

BEGINNING at a point formed by the intersection of the westerly side of Brook Avenue 60 feet wide and the southerly side of Third Avenue 80 feet wide as shown on the Borough of the Bronx Topographic Bureau Final Section Map No.06;

RUNNING THENCE: southerly along the westerly side of Brook Avenue, 191.885 feet;

THENCE: westerly forming an interior angle of $95^{\circ}21'50''$ (calc.) with the westerly side of Brook Avenue, 58.127 feet;

THENCE: northerly forming an interior angle of $96^{\circ}15'25''$ (calc.) with the last mentioned course, 25.16 feet (calc.) 24.85 feet (desc.);

THENCE: westerly forming an interior angle of $268^{\circ}44'35''$ with last mentioned course, 21.30 feet;

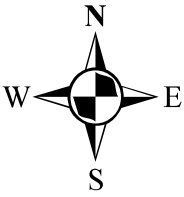
THENCE: northerly forming an interior angle of $95^{\circ}56'16''$ with the last mentioned

THENCE: easterly along the southerly side of Third Avenue, 132.429 feet to the point and place of BEGINNING.



NYC Digital Tax Map

Effective Date : 02-21-2017 13:18:21
End Date : Current
Bronx Block: 2364



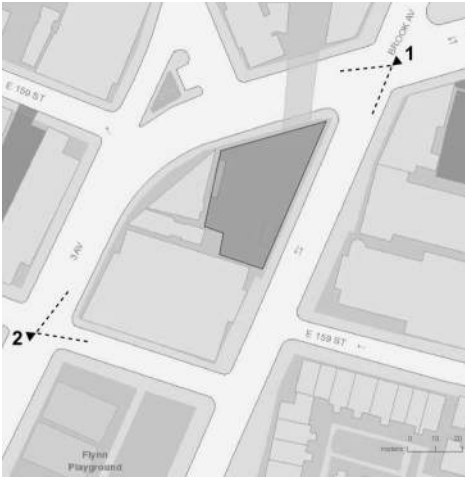
Legend

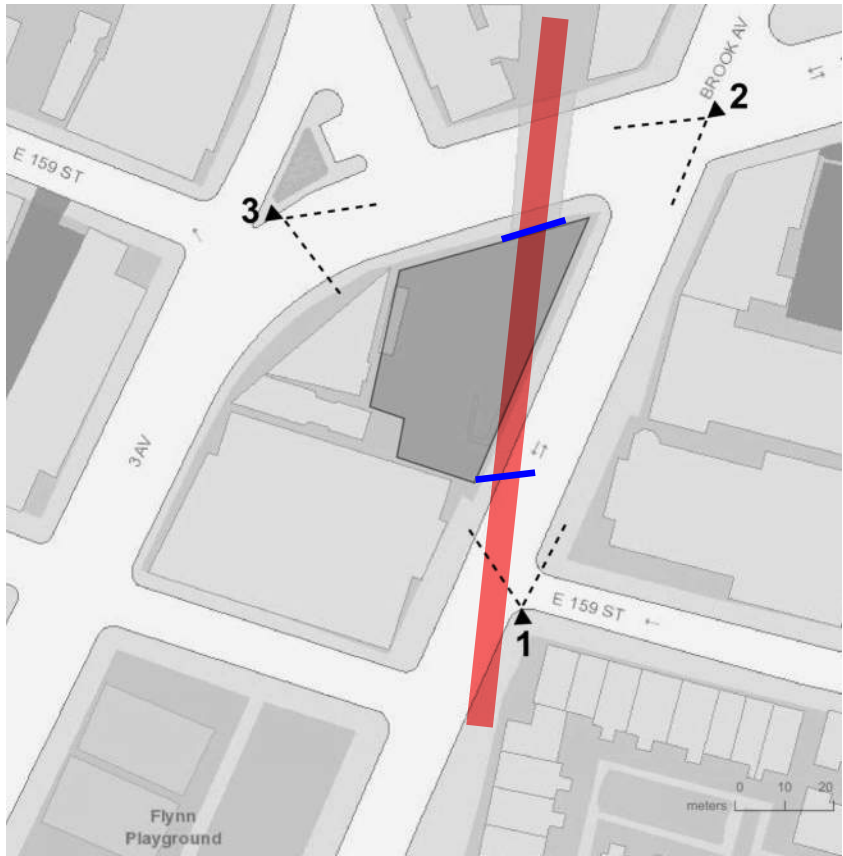
- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



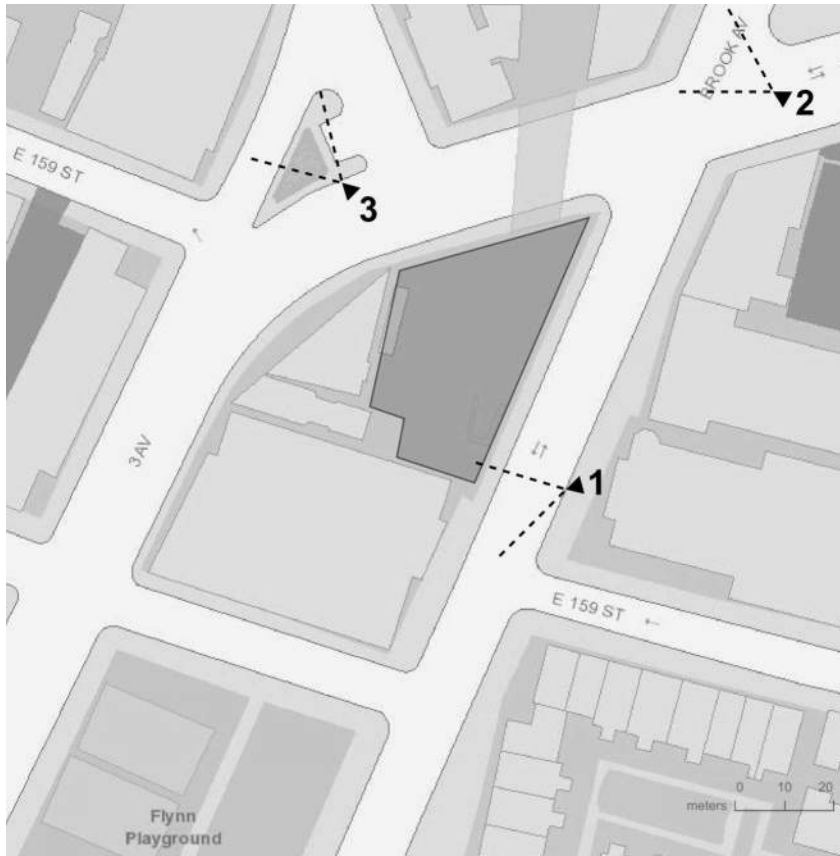


1. AERIAL VIEW LOOKING SOUTHEAST TOWARD PROJECT SITE.
 2. AERIAL VIEW LOOKING NORTHWEST TOWARD PROJECT SITE.





- 1. LOOKING NORTH ALONG BROOK AVENUE.
- 2. LOOKING SOUTHWEST AT THE CORNER OF BROOK AVENUE AND 3RD AVENUE.
- 3. LOOKING SOUTHEAST AT THE CORNER OF 159TH STREET AND 3RD AVENUE.



- 1. CORNER OF BROOK AVENUE AND EAST 159TH STREET LOOKING SOUTHWEST.
- 2. CORNER OF BROOK AVENUE AND 3RD AVENUE LOOKING NORTHWEST.
- 3. CORNER OF 3RD AVENUE AND EAST 159TH STREET LOOKING NORTHWEST.

Printable page

3116 3 AVENUE

Borough: BRONX
Block: 2364 Lot: 55

Property Owner(s)

HOUSING PRESERVATION & DEVELOPMENT

Property Data

Tax Year	2024/25
Lot Grouping	
Property Address	3116 3 AVENUE, 10451
Tax Class	4
Building Class	G6 - LICENSED PARKING LOT
Condo Development	
Condo Suffix	

Printable page

3118 3 AVENUE

Borough: BRONX
Block: 2364 Lot: 56

Property Owner(s)

HOUSING PRESERVATION & DEVELOPMENT

Property Data

Tax Year	2024/25
Lot Grouping	
Property Address	3118 3 AVENUE, 10451
Tax Class	4
Building Class	G6 - LICENSED PARKING LOT
Condo Development	
Condo Suffix	

Printable page

3 AVENUE

Borough: BRONX
Block: 2364 Lot: 58

Property Owner(s)

NYC HPD

Property Data

Tax Year	2024/25
Lot Grouping	
Property Address	3 AVENUE
Tax Class	3
Building Class	U6 - RAILROAD - PRIVATE OWNERSHIP
Condo Development	
Condo Suffix	

Printable page

3124 3 AVENUE

Borough: BRONX
Block: 2364 Lot: 60

Property Owner(s)

HOUSING PRESERVATION & DEVELOPMENT

Property Data

Tax Year	2024/25
Lot Grouping	
Property Address	3124 3 AVENUE, 10451
Tax Class	4
Building Class	V1 - ZONED COMMERCIAL
Condo Development	
Condo Suffix	

Printable page

BROOK AVENUE

Borough: BRONX
Block: 2364 Lot: 61

Property Owner(s)

HOUSING PRESERVATION & DEVELOPMENT

Property Data

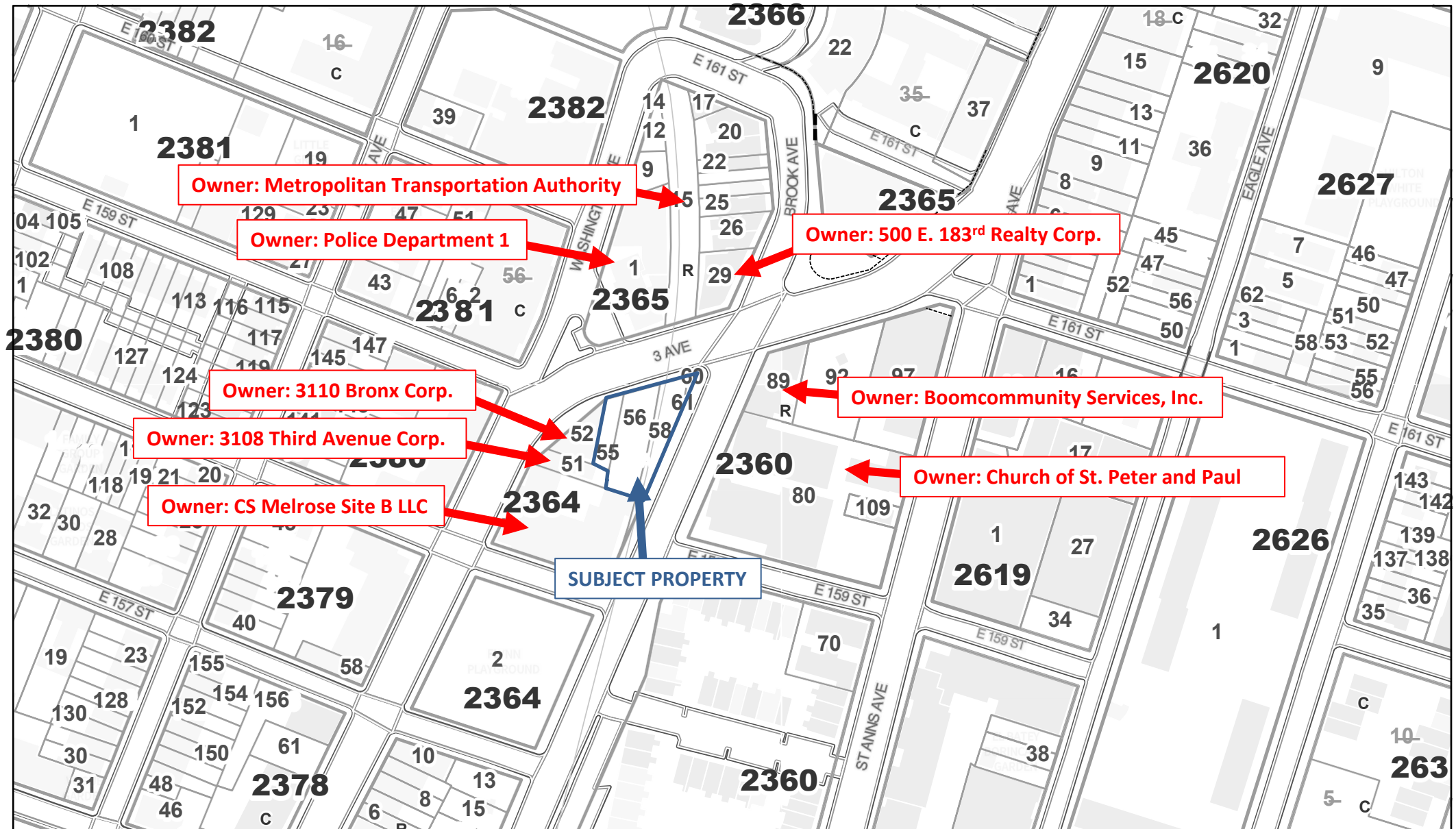
Tax Year	2024/25
Lot Grouping	
Property Address	BROOK AVENUE
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Building Class	V1 - ZONED COMMERCIAL
Condo Development	
Condo Suffix	

SECTION I

1.2

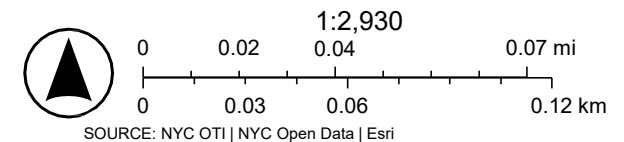
Site Map

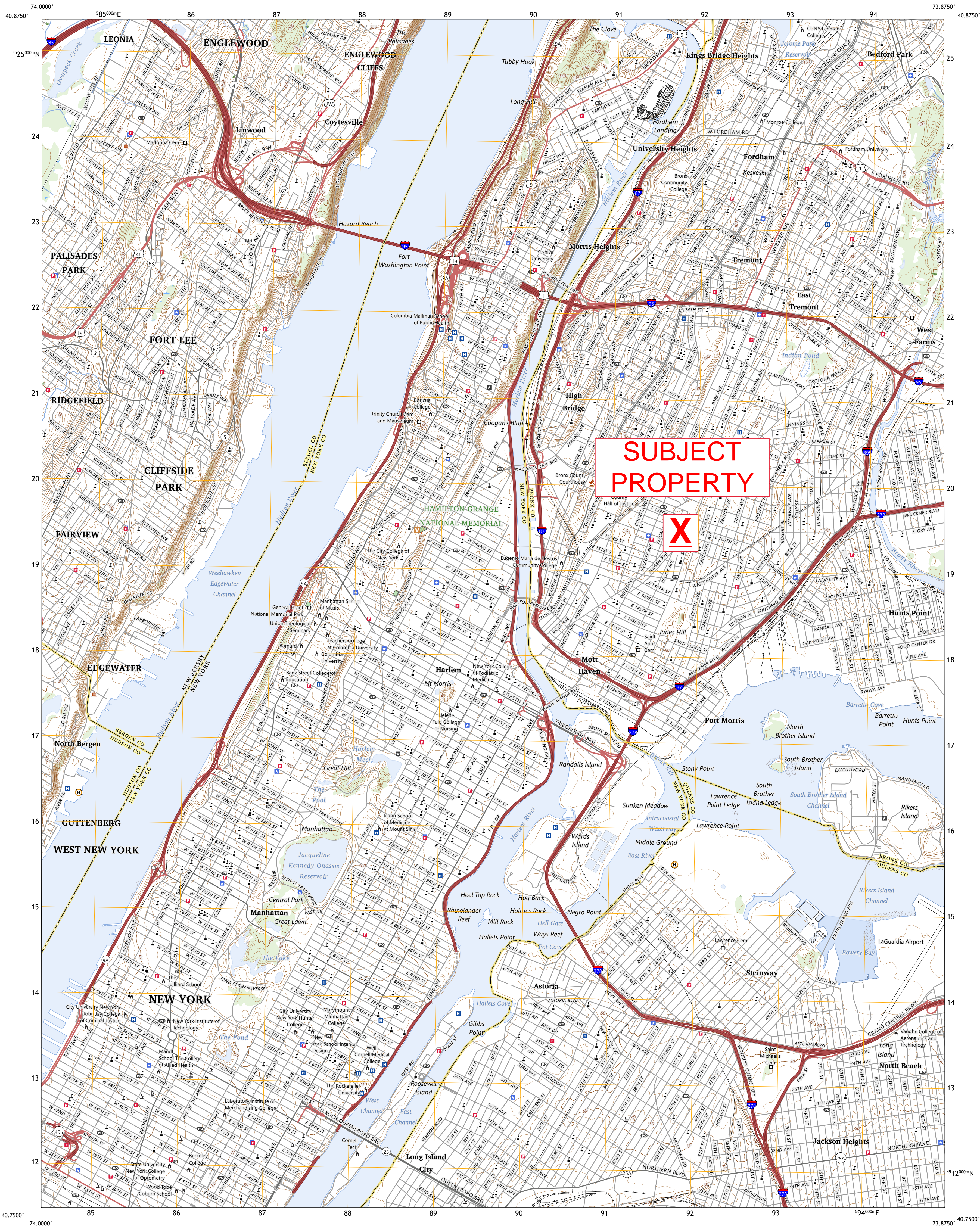
Map Tool



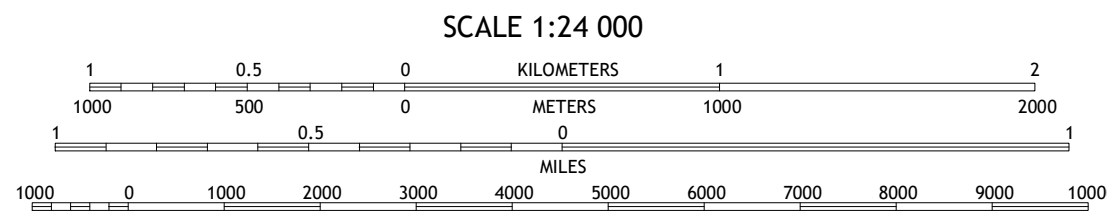
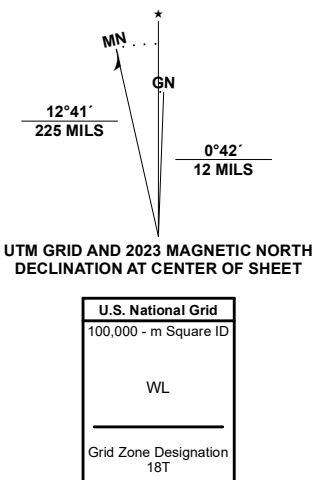
7/2/2024, 3:13:54 PM

Subject Property: 3116-3124 Third Avenue
Block 2364, Lots 55, 56, 60, 61 and p/o 58



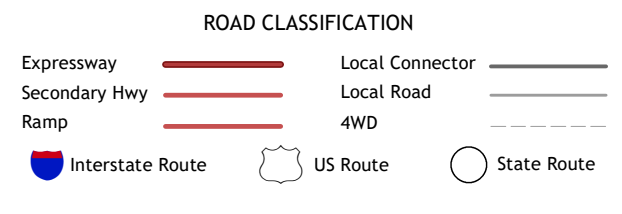


Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NAIP, July 2017 - December 2017
Roads.....U.S. Census Bureau, 2016 - 2016
Names.....GNH, 1979 - 2023
Hydrography.....National Hydrography Dataset, 2002 - 2022
Contours.....National Elevation Dataset, 2015
Boundaries.....Multiple sources; see metadata file 2020 - 2022
Wetlands.....FWS National Wetlands Inventory 2008 - 2011



1	2	3
4	5	6
7	8	9

1 Hackensack
2 Yonkers
3 Mount Vernon
4 Weehawken
5 Flushing
6 Jersey City
7 Brooklyn
8 Jamaica



SECTION I

1.4

Disadvantaged Communities Map

Disadvantaged Communities

New York State is undertaking the most ambitious effort in the U.S. to meet the challenge of climate change. New York's Climate Act recognizes that climate change doesn't affect all communities equally. The Climate Act charged the Climate Justice Working Group (CJWG) with the development of criteria to identify disadvantaged communities to ensure that frontline and otherwise underserved communities benefit from the state's historic transition to cleaner, greener sources of energy, reduced pollution and cleaner air, and economic opportunities.

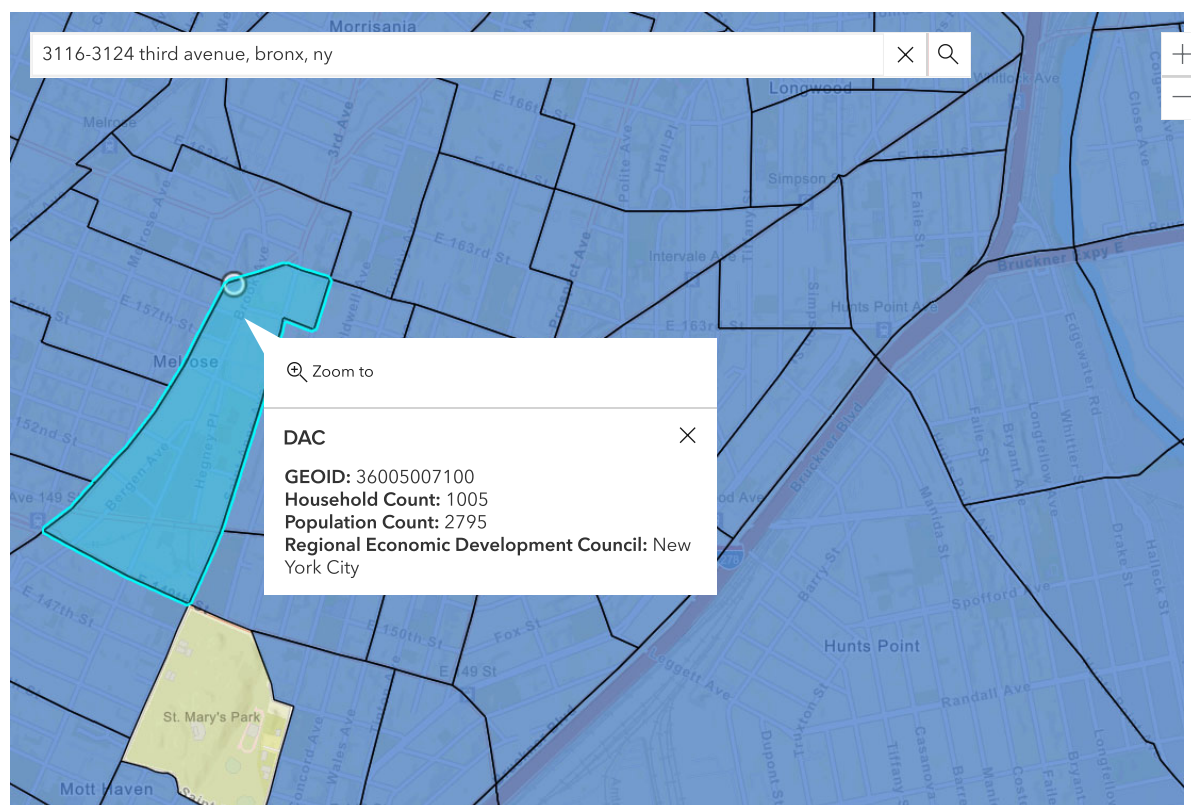
The CJWG finalized the disadvantaged communities criteria on March 27, 2023. Communities meeting the criteria can be identified with the map below and a list of census tracts that meet the disadvantaged community criteria can be found [here](#) [PDF](#). Additional detail on the disadvantaged communities criteria can be found on the [Climate Act Website](#) under the "Disadvantaged Communities Criteria Documents" section.

The interactive map below identifies areas throughout the State that meet the disadvantaged community Criteria as defined by the Climate Justice Working Group. Use the map to determine if an address is located in a disadvantaged community. You can either:

1. Enter an address in the search address box
2. Zoom in/out to identify portions of counties, cities, town and neighborhoods

3116 3rd Ave, Bronx, New York, 10451

This address meets the criteria identified for a disadvantaged community.



For more information on the criteria, please visit the [Climate Act website](#).

SECTION I

1.14

Property Description & Environmental Assessment

Section 1 - Property Description Narrative

Location

The Site is located at 3116-3124 Third Avenue in the Melrose section in the Bronx, New York and is identified as Block 2364 and Lots 55, 56, 60, and 61 on the New York City Tax Map. Additionally, a portion of Block 2364 and Lot 58 is included. The Site is approximately 13,800 square feet (sq ft) and is bounded by Third Avenue to the north, a mixed-use structure to the south, Brook Avenue to the east, and commercial structures to the west.

Site Features

Currently, the Site is used for parking for the adjacent New York Police Department (NYPD) 42nd Precinct and consists of unpaved parking areas, vegetation, and the abandoned New York Central Railroad Port Morris Branch which is present at approximately 20 feet below ground surface (ft bgs) on the eastern portion of the site.

Current Zoning and Land Use: (Ensure the current zoning is identified.)

The site is currently vacant and used for parking for the adjacent NYPD 42nd Precinct and has the zoning designation R8 with C1-4 (Melrose Commons Urban Renewal Area) for residential and commercial usage. The surrounding parcel land uses are a combination of residential, commercial, and institutional uses.

Past Use of the Site

Past uses of the Site include commercial, manufacturing, and transportation uses. In approximately 1832, the presently abandoned below-grade railroad tracks were constructed. It is likely that bedrock was blasted at the Site to facilitate construction. In at least 1891, the Site was not developed with any structures, and contained the railroad tracks in the eastern portion of the Site. Between at least 1927 and 1980, the Site was occupied by various commercial tenants including retail stores, a printing facility, commercial offices, a veterinary business, and a footwear manufacturing facility. The Site was utilized as a printing facility between at least 1949 and 1956, as a manufacturing facility between at least 1943 and 1956, and railroad tracks were located on the eastern portion of the Subject Property between least 1891 and 2007. Railroad ties are commonly treated with chemicals, such as creosote, to prevent the wood from decaying. Railroad ballast often contain elevated concentrations of heavy metals. Between 1981 and the present day, the Site no longer contained any structures.

In April 2023 a release of an unknown quantity of an unknown hazardous substance was reported in connection with the discovery of an underground storage tank (UST). The spill was reported to NYSDEC and assigned Spill No. 2300547 and was closed in July, 2023. A Phase I ESA was performed in April 2023 and a Remedial Investigation Report was submitted in June 2024.

Site Geology and Hydrogeology

A surface layer of contaminated historic fill material underlies the entire Site to depths ranging from approximately 13 to approximately 23 ft bgs. The fill consisted of sand, silt, gravel, and various manmade materials including brick, plastic, and glass. The fill layer is underlain by residual soil/ decomposed rock, ranging in depths from approximately 18 to 46 ft bgs. According to the geophysical survey included in **Appendix D**, Bedrock geology is interbedded Schist and Inwood Marble. Groundwater depths are expected to vary with the bedrock depth throughout the Site due to the impervious nature of the bedrock. Groundwater was encountered from approximately 24 to 26 ft bgs across the Site. Regional groundwater flow direction is likely to the south.

Environmental Assessment

A Remedial Investigation performed in April 2024 identified the following Areas of Concern:

AOC-1: Contaminated Historic Fill Material – The site is overlain by a layer of CHFM. Observations during the RI indicate that fill extends to at least 13 ft bgs. Fill material was noted in all borings except SB-01 and SB-02, which were located in the railbed area which is approximately 20 ft lower in elevation from the rest of the Site. The geotechnical investigation observed that fill extended to a maximum of 23 ft bgs.

AOC-2: Historic Uses: Former Manufacturing & Printing – The Phase I ESA indicated that historic uses for the Site included manufacturing and printing operations. Based on historic site usage, there is potential for site-wide subsurface contamination of soil and groundwater.

AOC-3: Abandoned Railroad Tracks – From at least 1891 to present, railroad tracks spanning approximately 170 ft are located in the eastern portion of the Site in Lot 58. The railbed is located approximately 20 feet lower in elevation from the rest of the site. Railroad ties are commonly treated with chemicals, such as creosote, to prevent wood from decaying. Railroad ballast often contain elevated concentrations of heavy metals. As such, there is potential for soil and groundwater contamination in the subsurface of the Site. The Phase I ESA indicated that a previous owner of the property may have utilized Agent Orange as an herbicide in the area of the rail line, but the source of this information could not be verified, which is indicated as a Significant Data Gap in the 2023 Phase I ESA.

AOC-4: UST Spill in Lot 56 – The Site was listed as NY Spill No. 2300547 reported on April 18, 2023, involving an unknown quantity of unknown hazardous material in the southern end of Lot 56. This spill is associated with the discovery of an underground storage tank (UST) during a geotechnical investigation.

AOC-5: Suspected USTs – The geophysical investigation conducted during the RI identified five (5) underground anomalies on-Site. Four anomalies were identified in the southern portion of the Site in Lot 56, and one anomaly was identified in the western portion of Lot 55. Three anomalies were identified outside the site boundary, along the southwest site boundary.

Based on the investigations performed to date, the primary contaminants of concern are SVOCs and metals in soil, VOCs, metals, and PFOA/PFOA in groundwater, and VOCs in soil vapor.

Soil

Soil samples were compared to Part 375 RRSCOs, CUSCOs, and PGSCOs. Exceedances were noted at all boring locations. Major contaminants of concern include various polycyclic-aromatic hydrocarbons (PAHs), lead, and other metals. The vertical extent of contamination is generally consistent from 0 to 13 ft bgs. At SB-13, exceedances were detected at 16 to 18 ft bgs which indicates that the vertical extent of contamination may extend beyond what was sampled. Exceedances detected in site soils is suspected to be associated with a layer of CHFM (AOC-1) across the entire Site to a maximum observed depth of 18 ft bgs, as well as prior manufacturing and printing site uses (AOC-2).

One VOC, acetone (max. 0.19 ppm in SB-05 at 2 - 4 ft bgs) was detected in exceedance of its UUSCO. Acetone is a common laboratory contaminant.

SVOCs including benzo(a)anthracene (max. 22 ppm in SB-14 at 0 - 2 ft bgs), benzo(a)pyrene (max. 21 ppm in SB-10 at 11 - 13 ft bgs), benzo(b)fluoranthene (max. 29 ppm in SB-10 at 11 - 13 ft bgs), chrysene (max. 21 ppm in SB-14 at 0 - 2 ft bgs), dibenzo(a,h)anthracene (max. 1.8 ppm in SB-14 at 0 - 2 ft bgs), and indeno(1,2,3-cd)pyrene (max. 14 ppm in SB-14 at 0 - 2 ft bgs) were detected in exceedance of RRSCOs. Of these, Benzo(a)anthracene, benzo(b)fluoranthene, and dibenzo(a,h)anthracene were also detected in exceedance of Restricted Commercial SCOs.

Metals including barium (max. 581 ppm in SB-03 at 2 - 4 ft bgs), copper (max. 500 ppm in SB-12 at 0 - 2 ft bgs), lead (max. 1,400 ppm in SB-06 at 11 - 13 ft bgs), manganese (max. 3,440 ppm in SB-03 at 11 - 13 ft bgs), and mercury (max. 3.64 ppm in SB-14 at 0 - 2 ft bgs) were detected in exceedance of RRSCOs. Of these, Lead and Mercury also exceeded their respective Restricted Use Commercial SCOs.

Groundwater

Sampling locations TMW-1 and TMW-2 are located hydraulically upgradient and sampling location TMW-3 is located hydraulically downgradient of the site. Groundwater samples were compared to New York State Ambient Water Quality Standards (AWQS). AWQS exceedances were noted at all groundwater sampling locations, and major contaminants of concern include various SVOCs, PFAS, dissolved metals, and total metals. The downgradient well (TMW-3) exhibited the highest amount of AWQS exceedances for total metals, indicating the potential for metal contamination that has originated from the previous site uses and CHFM.

VOCs were detected (max. of 2.6 ppb) in all groundwater samples; however, no exceedances of AWQS were detected.

SVOCs including Benzo(a)pyrene (max. 0.02 ppb in MW-1), Benzo(k)fluoranthene (max. 0.01 ppb in MW-1), Indeno(1,2,3-cd)pyrene (0.01 ppb in MW-1), Chrysene (max. of 0.02 ppb in MW-1), Benzo(b)fluoranthene (max. of 0.03 ppb in MW-1) were detected at concentrations exceeding their respective AWQS.

Dissolved metals including magnesium (max. of 75,900 ppb in MW-3), manganese (max. of 1,806 ppb in MW-1), and sodium (max. of 322,000 ppb in MW-2) were detected at concentrations exceeding their respective AWQS.

Total metals including arsenic (max. of 40.99 ppb in MW-3), barium (max. of 1,282 ppb in MW-3), beryllium (max. of 7.26 ppb in MW-3), cadmium (max. of 7.81 ppb in MW-3), copper (max. of 1,026 ppb in MW-3), lead (max. of 116.1 ppb in MW-3), magnesium (max. of 157,00 ppb in MW-3), nickel (max. of 509.5 ppb. in MW-3), selenium (max. of 57.5 ppb in MW-3), thallium (max. of 6 ppb in MW-2), and zinc (max. of 2,427 ppb in MW-3) were detected at concentrations exceeding their respective AWQS.

Soil Vapor

Soil vapor samples were compared to NYSDOH Background Indoor and Outdoor Air Standards. VOCs were detected in exceedance of NYSDOH Background standards at all soil vapor sampling locations. Soil vapor exceedances are generally consistent throughout all locations on the Site. PCE and TCE were detected at SV-03 in the northwest portion, at levels in exceedance of NYSDOH Background Standards, however not at significant levels to indicate an on-site source.

1,2,4-Trimethylbenzene (max. $3.2 \mu\text{g}/\text{m}^3$ at SV-03), 2-Butanone (max. $7.20 \mu\text{g}/\text{m}^3$ at SV-07), Acetone (max. $43.0 \mu\text{g}/\text{m}^3$ at SV-04), Dichlorodifluoromethane (max. $2.60 \mu\text{g}/\text{m}^3$ at SV-01), n-Hexane (max. $2.10 \mu\text{g}/\text{m}^3$ at SV-03), and o-Xylene (max. $3.90 \mu\text{g}/\text{m}^3$ at SV-03) were detected at all soil vapor sampling locations in exceedance of the 25th Percentile NYSDOH Background Standards for Indoor Air. Carbon tetrachloride (max. $0.37 \mu\text{g}/\text{m}^3$ at SV-03), Chloroform (max. $0.92 \mu\text{g}/\text{m}^3$ at SV-05), Dichlorodifluoromethane (max. $2.6 \mu\text{g}/\text{m}^3$ at SV-01), Ethylbenzene (max. $2.2 \mu\text{g}/\text{m}^3$ at SV-03), n-Heptane (max. $1.7 \mu\text{g}/\text{m}^3$ at SV-03), styrene (max. $0.83 \mu\text{g}/\text{m}^3$ at SV-03), Tetrachloroethylene (max. $40.00 \mu\text{g}/\text{m}^3$ at SV-03) and Toluene (max. $7 \mu\text{g}/\text{m}^3$ at SV-03) were detected at one or more soil vapor sampling locations in exceedance of NYSDOH Background Standards 25th Percentile for Indoor Air.

Tetrachloroethylene (PCE) and trichloroethylene (TCE) were also detected at SV-03 in the northwest corner of the Site in exceedance of the Upper Fence NYSDOH Background Standards for Indoor Air.

Toluene was detected at a maximum concentration of $3.3 \mu\text{g}/\text{m}^3$ at SV-02 in exceedance of the 25th Percentile NYSDOH Background Standards for Outdoor Air. N-Heptane was detected at a maximum concentration of $0.96 \mu\text{g}/\text{m}^3$ at SV-06 in exceedance of the 25th Percentile NYSDOH Background Standards for Outdoor Air.



APPENDIX D

Geophysical Survey



EPhase 2, LLC

53 WEST HILLS RD, Suite 3 • HUNTINGTON STATION, NY • 11746

PHONE: (800) 486-1589 • FAX: (615) 468-5108

e-mail: byanuck@ephase2.com

April 17, 2024

LaBella Associates

45 Main Street, Suite 1018

Brooklyn, New York 11201

Attention: Richard Kampf

Re: Geophysical Investigation Report for 3116-3124 Third Avenue, Bronx, New York 10451

Dear Mr. Kampf,

EPhase2, LLC. (“**EP2**”) is pleased to submit this report documenting the visual and geophysical investigation of the property located at 3116-3124 Third Avenue, Bronx, New York (the “Site”) performed on April 10, 2024. The Site is comprised of four (4) contiguous vacant lots with a former railroad spur present along the eastern side of the Site. The purpose of the investigation was to clear proposed soil boring locations, and to determine if any underground storage tanks (“USTs”) or other geophysical anomalies of environmental concern were present. A photographic log of the work performed is included as Attachment 1.

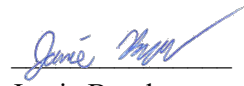
Visual Assessment

Upon arrival at the Site, **EP2** performed a visual inspection to identify any evidence of historical use at the Site. Visual inspection of the Site identified one (1) permanent groundwater monitoring well located on the southern end of the Site, and miscellaneous demolition debris including bricks, concrete blocks, and piping scattered throughout the Site. The location of the groundwater monitoring well is shown on the attached Site Sketch with Geophysical Anomalies, Figure 1.0.

Geophysical Investigation


The geophysical investigation was conducted by an **EP2** technician and included use of Ground Penetrating Radar (“GPR”) equipment with dual frequency 300 MHz and 800 MHz antennas, a magnetometer, and utility line locating equipment. The geophysical equipment was utilized throughout accessible areas of the Site in a grid-like pattern. The geophysical investigation identified eight (8) geophysical anomalies, with seven (7) anomalies located in the southern part of the Site and one (1) anomaly located in the central western part of the Site. Six (6) of the anomalies were located approximately 3 feet below ground surface (“bgs”), and the remaining two (2) anomalies, both located in the southwestern corner of the Site, were located approximately 2 feet bgs. All anomalies have approximate dimensions of 5 feet by 4 feet. No conclusions could be made regarding the potential nature of the geophysical anomalies. The locations of the geophysical anomalies are shown on the attached Site Sketch with Geophysical Anomalies, Figure 1.0.

Please let us know if you have any questions or require further assistance.

A handwritten signature in blue ink, appearing to read "Jamie Burgher", is positioned above a horizontal line.

Jamie Burgher

Project Manager, Geologist III

A handwritten signature in blue ink, appearing to read "Barbara Yanuck", is positioned above a horizontal line.

Barbara Yanuck

CEO

EPhase 2, LLC

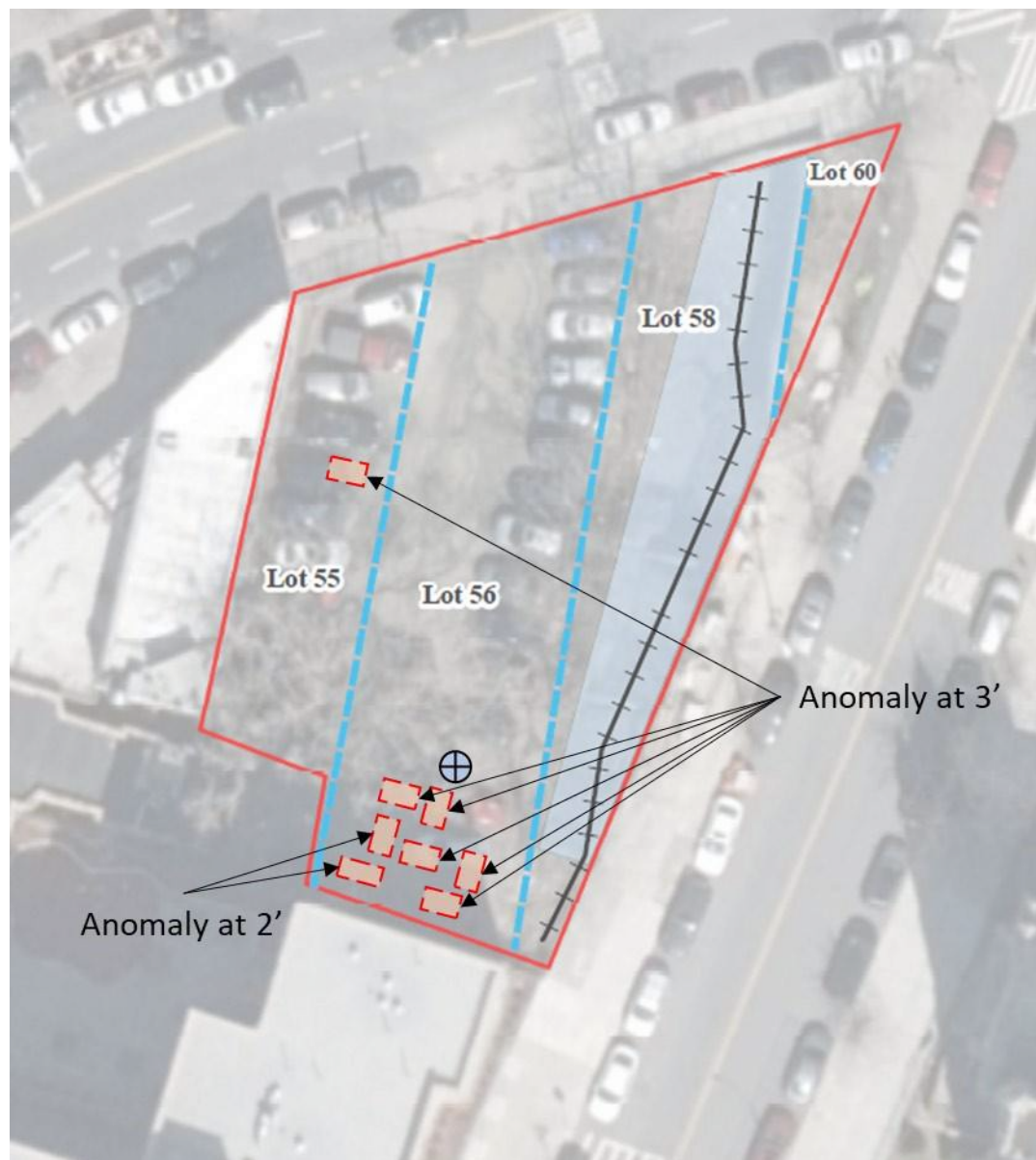
Attachments:

Figure 1.0 – Site Sketch

Attachment 1 – Photo Log

ATTACHMENT 1.0

Figure 1.0 – Site Sketch



53 West Hills Road
Huntington Station, NY 11746

PHONE: 631-673-0612
FAX: 631-427-5323

WWW.EPHASE2.COM

FIGURE 1.0
SITE SKETCH WITH
GEOPHYSICAL ANOMALIES

3116-3124 THIRD AVE, THE
BRONX, NY 10451

PROJECT: 24-122
DRAWING DATE: 4/17/24
DRAWN BY: EB
CHECKED BY: JB
REVISIONS:

KEY

- Site Boundary
- Lot Boundary
- Geophysical Anomaly

- +++ Railroad Track
- ⊕ Groundwater Monitoring Well



ATTACHMENT 2.0

Photo Log



Photo 1: View of the Site facing south.

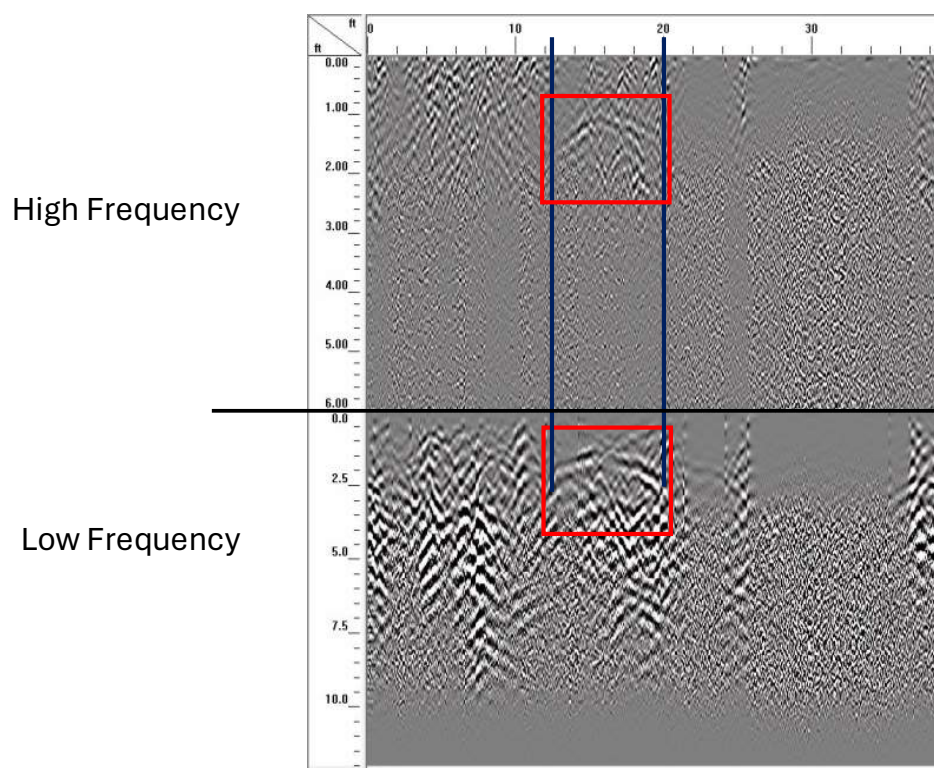


Photo 2: View of a radargram showing a typical geophysical anomaly observed at the Site.

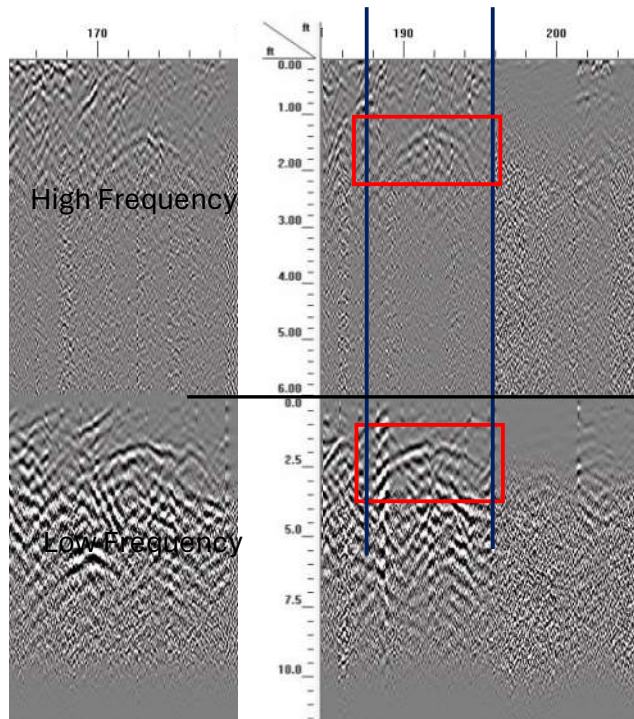


Photo 3: Additional view of a radargram showing a geophysical anomaly observed at the Site.

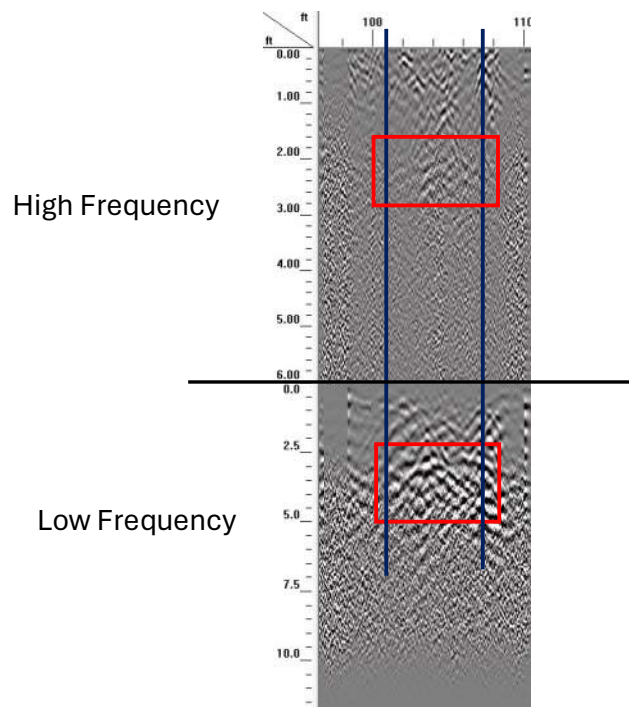


Photo 4: Additional view of radargram showing a geophysical anomaly observed at the Site.



Photo 5: View of geophysical anomalies identified on southern portion of the Site.



Photo 6: View of geophysical anomaly located on western portion of the Site.



Photo 7: Additional view of southern geophysical anomalies.



Photo 8: View of monitoring well (circled) observed at the Site located near southern geophysical anomalies.

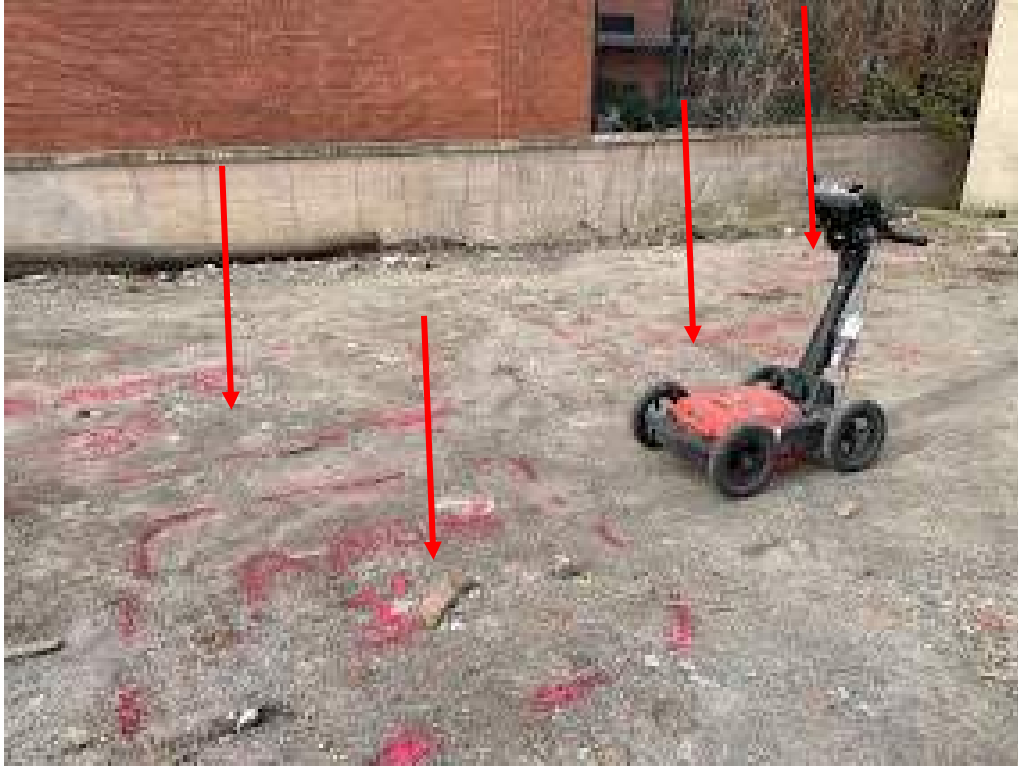


Photo 9: Additional view of southern geophysical anomalies (arrows at each anomaly).

SECTION II

2.4

Project Description

Melrose Cornerstone B2
CS Melrose Site B2 Owner LLC
3116-3124 Third Avenue
Bronx, NY 10451

Brownfield Cleanup Program Application

Section 2.4 – Description of Overall Project Development

Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Cornerstone B2 represents the culmination of over 20 years of planning. This proposed project includes the new construction of a 13-story mixed-use building at 3116-3124 Third Avenue, Bronx, NY 10451. The site is located at the southeast corner of Third Avenue and Brook Avenue within the Bronx's Melrose Commons Urban Renewal Area.

The proposed development includes approximately 4,051 square feet of commercial space and approximately 152 dwelling units. The building's commercial space will be marketed toward neighborhood retail for the benefit of both residents of the building and the broader community.

The city-owned site is currently vacant and sits above an abandoned rail line which was recently filled in by NYC DOT. It is currently used for parking by the NYPD. The site has been intended to be developed in conjunction with NYC Housing Preservation & Development (HPD) since 2005. However, due to the abandoned rail line, the costs associated with the development and coordination with DOT has rendered the project infeasible. With the rail line filled in, the development team was able to begin the ULURP process in conjunction with HPD and anticipates ULURP certification prior to 12/31/24.

In addition to this Brownfield Cleanup Program request, the development team will apply to NYS HCR for a 4% LIHTC allocation and Solar tax credits. Closing on construction financing is anticipated in the Winter of 2025 with the remedial program to commence immediately thereafter.

Schedule- Commencement through COC

A Remedial Investigation Work Plan (RIWP) is expected to be submitted to NYSDEC within 30 days after the execution of the Brownfield Cleanup Agreement (BCA), which is expected by December 2024. After the 30-day RIWP public notice and approval, the Remedial Investigation (RI) will be performed and completed by March 2025. The Remedial Action Work Plan (RAWP) will be submitted by June 2025. After the 45-day RAWP public notice and approval, a Decision Document is anticipated to be issued by NYSDEC by September 2025. Remedial activities are anticipated to begin immediately after closing which is scheduled to take place on October 31, 2025. The Certificate of Completion is anticipated to be issued by NYSDEC on or before December 2027.

SECTION III

3.4

Summary of Business Operations

Melrose Cornerstone B2
CS Melrose Site B2 Owner LLC
3116-3124 Third Avenue
Bronx, NY 10451

Brownfield Cleanup Program Application

Section 3.4 – Summary of Business Operations

Please provide 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 by which the site became vacant.

The site is currently vacant. It is currently used for parking by the NYPD. Based upon a review of the Phase I, past uses include commercial, manufacturing, and transportation. In approximately 1832, the presently abandoned below-grade railroad tracks were constructed. It is likely that bedrock was blasted at the site to facilitate construction. In at least 1891, the site was not developed with any structures, and contained the railroad tracks in the eastern portion of the site. Between at least 1927 and 1980, the site was occupied by various commercial tenants including retail stores, a printing facility, commercial offices, a veterinary business, and a footwear manufacturing facility. Between at least 1949 and 1956, the site was utilized as a printing facility, and between at least 1943 and 1956 the site was utilized as a manufacturing facility. Between 1981 and the present day, the site again does not contain any structures, with the presently abandoned railroad tracks in the eastern portion of the site.

Railroad ties are commonly treated with chemicals, such as creosote, to prevent wood from decaying. Additionally, railroad ballast often contains elevated concentrations of heavy metals. As such, it was determined that there is the potential for soil and groundwater contamination in the subsurface of the site.

LaBella performed a site inspection on April 10, 2024. The inspection identified 5 Areas of Concern, all of which resulting from historic uses/activities on-site. The AOCs include site-wide Contaminated Historic Fill Material; the potential for site-wide subsurface contamination of soil and groundwater as a result of Former Manufacturing and Printing; chemical and heavy metal concentrations from abandoned railroad tracks; a UST Spill in Lot 56 reported in 2023 associated with the discovery of a UST during a geotechnical investigation; and, the presence of five suspected USTs on-site.

SECTION III

3.6

Post-Remediation Use Statement

Melrose Cornerstone B2
CS Melrose Site B2 Owner LLC
3116-3124 Third Avenue
Bronx, NY 10451

Brownfield Cleanup Program Application

Section 3.6 – Post-Remediation Use Statement

Please provide a statement detailing the specific proposed post-remediation use.

The proposed future use of the site will consist of a multifamily residential structure with a street-level commercial space. The current zoning designation is R8 with C1-4 (Melrose Commons Urban Renewal Area). The proposed use is consistent with existing zoning for the property.

The proposed redevelopment plan consists of one 17-story mixed-use structure, with a full basement. The proposed structure will have 132.5 feet of frontage along Third Avenue and 191 feet of frontage along Brook Avenue. The ground floor will contain a commercial space, lobby area, community room, space for bicycle parking, a compactor room, laundry room, office space, management office, and building Superintendent unit. The first floor will also contain several smaller rooms for restrooms, mail/packages, storage, and recyclables. The 2nd through 17 floors are to contain approximately 190 residential units of varying sizes. The roof will have over 3,000 square feet of landscaped terrace, over 3,000 square feet available for a solar array, a mechanical room, and an emergency generator. Exterior areas are proposed to include a courtyard which will be over 2,000 square feet.

SECTION III

3.9

Use Consistent with Applicable
Zoning Laws/Maps

Melrose Cornerstone B2
CS Melrose Site B2 Owner LLC
3116-3124 Third Avenue
Bronx, NY 10451

Brownfield Cleanup Program Application

Section 3.9 – Use Consistent with Zoning Laws

Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.

The proposed future use of the site will consist of a multifamily residential structure with a street-level commercial space. The current zoning designation is R8 with C1-4 (Melrose Commons Urban Renewal Area). The proposed use is consistent with existing zoning for the property.

SECTION III

3.10

Use Consistent with Applicable
Local Land Use Plan

Melrose Cornerstone B2
CS Melrose Site B2 Owner LLC
3116-3124 Third Avenue
Bronx, NY 10451

Brownfield Cleanup Program Application

Section 3.10 – Use Consistent with Zoning Laws

Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.

The proposed future use of the site will consist of a multifamily residential structure with a street-level commercial space. The current zoning designation is R8 with C1-4 (Melrose Commons Urban Renewal Area). The proposed use is consistent with existing zoning for the property and the broader Melrose Commons Urban Renewal Area.

SECTION IV

4.1

See Separate PDF for:

Phase I ESA

Remedial Investigation Report

SECTION IV

4.2

Property Sampling Data

PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

A. April 2023 LaBella Phase I ESA prepared for Requestor

B. June 2024 LaBella Remedial Investigation Report prepared for Requestor

2. Sampling Data

Soil

Analytes	Detection > RRSCOs	Maximum Detection (ppm)	RSCO RRSCO (ppm)	Depth (ft-bgs)
SVOCs				
Benzo(a)anthracene	20	22	1 1	0 - 2
Benzo(a)pyrene	22	21	1 1	11 - 13
Benzo(b)fluoranthene	23	29	1 1	11 - 13
Benzo(k)fluoranthene	2	7.3	1 3.9	11 - 13
Chrysene	9	21	1 3.9	0 - 2
Dibenzo(a,h)anthracene	17	3.1	0.33 0.33	11 - 13
Indeno(1,2,3-cd)pyrene	24	14	0.5 0.5	0 - 2
Metals				
Barium, Total	4	581	400 400	2 - 4
Cadmium, Total	2	9.12	4.4 4.3	11 - 13
Lead, Total	6	1400	400 400	11 - 13
Manganese, Total	3	3440	2000 2000	11 - 13
Mercury, Total	3	1.19	0.81 0.81	16 - 18

Groundwater

Analytes	Detection > AWQS	Maximum Detection (ppb)	NYSDEC AWQS (ppb)
Dissolved Metals			
Magnesium, Dissolved	2	75900	35000
Manganese, Dissolved	3	1806	300
Sodium, Dissolved	3	322000	20000
SVOCs			
Benzo(a)anthracene	2	0.03	0.002
Benzo(a)pyrene	1	0.02	0
Benzo(b)fluoranthene	3	0.03	0.002
Benzo(k)fluoranthene	1	0.01	0.002
Chrysene	2	0.02	0.002
Indeno(1,2,3-cd)pyrene	1	0.01	0.002
Metals			
Arsenic, Total	1	40.99	25
Barium, Total	1	1282	1000
Beryllium, Total	1	7.26	3
Cadmium, Total	1	7.81	5
Chromium, Total	2	516.4	50
Copper, Total	1	1026	200
Iron, Total	3	290000	300
Lead, Total	1	116.1	25
Magnesium, Total	2	157000	35000
Manganese, Total	3	17410	300
Nickel, Total	1	509.5	100
Selenium, Total	1	57.5	10
Sodium, Total	3	325000	20000
Thallium, Total	2	3.66	0.5
Zinc, Total	1	2427	2000

Soil Vapor:

Analytes	Total Detections	Maximum Detection (ug/m ³)	Type
VOCs			
1,2,4-Trimethylbenzene	6	3.2	Soil Vapor
2-Butanone	6	3.7	Soil Vapor
4-Methyl-2-pentanone	1	23	Soil Vapor
Acetone	6	43	Soil Vapor
Benzene	2	0.68	Soil Vapor
Carbon tetrachloride	3	0.37	Soil Vapor
Chloroform	3	110	Soil Vapor
Chloromethane	1	0.66	Soil Vapor
Dichlorodifluoromethane	6	2.6	Soil Vapor
Ethyl Benzene	5	2.2	Soil Vapor
Isopropanol	6	9.6	Soil Vapor
n-Heptane	3	1.7	Soil Vapor
n-Hexane	6	2.1	Soil Vapor
o-Xylene	6	3.9	Soil Vapor
p- & m- Xylenes	6	10	Soil Vapor
p-Ethyltoluene	6	3.3	Soil Vapor
Propylene	2	1	Soil Vapor
Styrene	1	0.83	Soil Vapor
Tetrachloroethylene	4	40	Soil Vapor
Tetrahydrofuran	5	1.9	Soil Vapor
Toluene	6	7	Soil Vapor
Trichloroethylene	1	2.7	Soil Vapor
Trichlorofluoromethane (Freon 11)	6	4.7	Soil Vapor

3. Site Drawing

See attached Figures.

SECTION IV

4.3

Sampling Site Maps



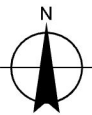
FIGURES



B2 Redevelopment Project




Remedial Investigation Report

3116-3124 Third Avenue
Bronx, New York



0 60 120 ft

1 inch equals 88 feet

-  Site Boundary
-  Historic Railroad
-  Tax Lots

Site Map

FIGURE 1

LaBella Project No: 2241918
Date: May 2024

NOTES:
1. Aerial imagery was obtained from ESRI ArcGIS online and may not represent current conditions.
2. Property boundaries are approximate.

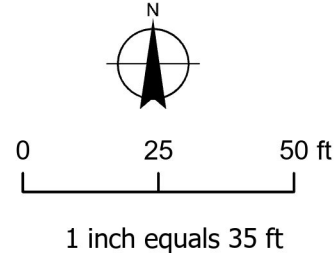


Creator: IV Reviewer: MC & DC
Path: \\cash.lab\Projects\Proclia Dev. Corp\2241918 - B2 LLC Third Ave Bronx B2 Redevelop\06 Drawings\DIG APRA\Site Boundary\Site Boundary.aprx

**B2 Redevelopment
Project**

**Remedial Investigation
Report**

3116-3124 Third Avenue
Bronx, New York



- Site Boundary
- Tax Lots
- Historic Railroad

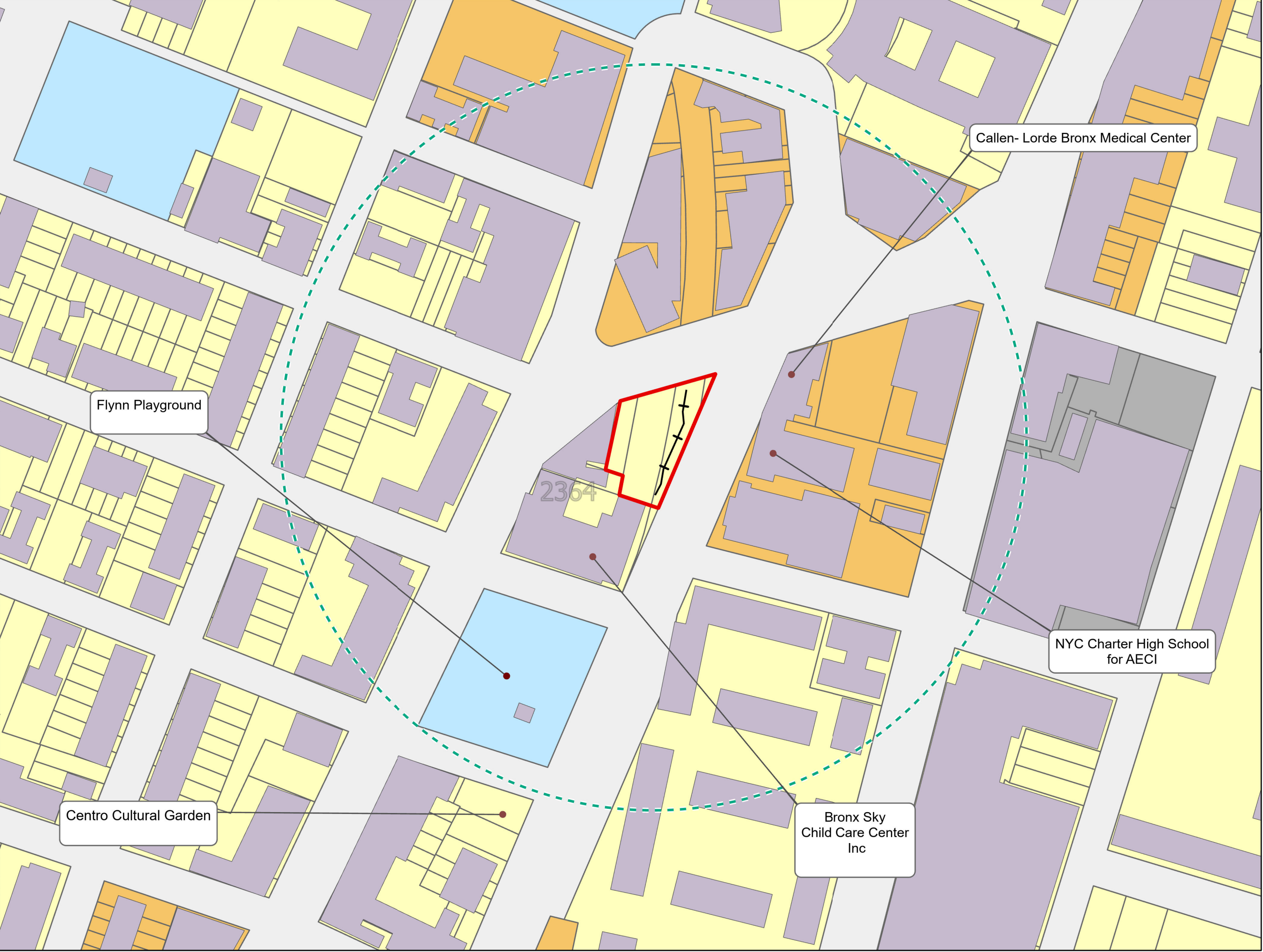
Site Boundary

FIGURE 2

LaBella Project No: 2241918
Date: May 2024

NOTES:
1. Aerial imagery was obtained from ESRI ArcGIS online and may not represent current conditions.
2. Property boundaries are approximate.

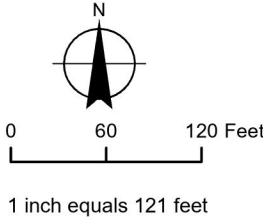
Path: \\casslab\ul\Projects\Procidia Dev. Corp\2241918 - B2 LLC Third Ave Bronx B2 Redevelop\06 Drawings\DIG\APRX\Surrounding Land Use.aprx
Creator: IV Reviewer: WC



B2 Redevelopment Project

Remedial Investigation Report

3116-3124 Third Avenue
Bronx, New York



- Site Boundary
- General Commercial
- Industrial
- Residential
- Community Services
- Structures
- 500 ft Radius
- Sensitive Receptor
- Historic Railroad

Land Use & Sensitive Receptors

FIGURE 3

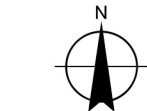
LaBella Project No: 2241918
Date: May 2024



NOTES:
1. Aerial imagery was obtained from ESRI ArcGIS online and may not represent current conditions.
2. Property boundaries are approximate.


B2 Redevelopment Project


3116-3124 Third Avenue
Bronx, New York






0 10 20 ft

1 inch = 20 ft

 AOC-1: Contaminated
Historic Fill Material (Site
Wide)

 AOC-2: Historic Uses:
Former Manufacturing &
Printing (Site Wide)

 AOC-3: Abandoned
Railroad Tracks

 AOC-4: UST Spill
 AOC-5: Suspected USTs

 Tax Lots

Areas of Concern

FIGURE 4

LaBella Project No: 2231270
Date: May 2024

Path: B:\GLOBAL\Projects\Procidia Dev. Corp\2241918 - B2 LLC Third Ave Bronx B2 Redevelop\06 Drawings\DIG\APRX\Location of Soil Borings, Wells and Soil Vapor Samples\Figure 4 Soil Borings.aprx
Creator: IV Reviewer: WC



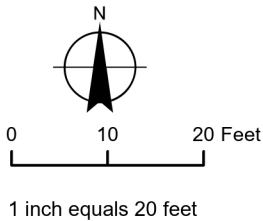
NOTES:-
1. Property boundaries are considered approximate.
2. Aerial Image obtained from ESRI ArcGIS Online and may not represent current conditions.
3. Soil boring locations and soil vapor locations are co-located on site.
4. All sample locations are approximate.



**B2 Redevelopment
Project**

**Remedial Investigation
Report**

**3116-3124 Third Avenue
Bronx, New York**



- Temporary Monitoring Well Location
- Soil Vapor Sample Location
- Soil Boring Location
- Site Boundary
- Historic Railroad
- Tax Lots

**Remedial Investigation
Sample Location Map**

FIGURE 5

LaBella Project No: 2241918
Date: May 2024

New York State, Maxar, Microsoft

SB-09 (0-2 ft bgs; 32.2-30.2 ft)	
Benzo(a)anthracene	3.2
Benzo(a)pyrene	3.8
Benzo(b)fluoranthene	4.3
Benzo(k)fluoranthene	1.8
Chrysene	2.7
Dibenzo(a,h)anthracene	0.5
Indeno(1,2,3-cd)pyrene	1.5
Phenol	0.99
SB-09 (2-4 ft bgs; 30.2-28.2 ft)	
Acetone	0.071
Benzo(a)anthracene	2.4
Benzo(a)pyrene	2.5
Benzo(b)fluoranthene	3
Chrysene	2.1
Dibenzo(a,h)anthracene	0.72
Indeno(1,2,3-cd)pyrene	2.9

SB-12 (0-2 ft bgs; 32.8-30.8 ft)	
Copper, Total	500
SB-12 (2-4 ft bgs; 30.8-28.8 ft)	
Benzo(a)anthracene	9.4
Benzo(a)pyrene	11
Benzo(b)fluoranthene	13
Benzo(k)fluoranthene	5
Chrysene	8.2
Dibenzo(a,h)anthracene	1.7
Indeno(1,2,3-cd)pyrene	5
SB-12 (11-13 ft bgs; 21.8-19.8 ft)	
Benzo(a)anthracene	7.3
Benzo(a)pyrene	7.8
Benzo(b)fluoranthene	9.4
Benzo(k)fluoranthene	2.6
Chrysene	7.2
Dibenzo(a,h)anthracene	1.4
Indeno(1,2,3-cd)pyrene	4

SB-13 (0-2 ft bgs; 32.3-30.3 ft)	
Benzo(a)anthracene	3.2
Benzo(a)pyrene	3.7
Benzo(b)fluoranthene	4.6
Chrysene	3.1
Dibenzo(a,h)anthracene	0.67
Indeno(1,2,3-cd)pyrene	2.1
SB-13 (2-4 ft bgs; 30.3-28.3 ft)	
Benzo(a)anthracene	4.2
Benzo(a)pyrene	4.7
Benzo(b)fluoranthene	5.9
Benzo(k)fluoranthene	1.8
Chrysene	4.2
Dibenzo(a,h)anthracene	0.72
Indeno(1,2,3-cd)pyrene	2.3
SB-13 (16-18 ft bgs; (21.3 -19.3 ft)	
Benzo(a)anthracene	5.1
Benzo(a)pyrene	5.8
Benzo(b)fluoranthene	7.1
Benzo(k)fluoranthene	1.8
Chrysene	5
Dibenzo(a,h)anthracene	1.1
Indeno(1,2,3-cd)pyrene	3.5
Mercury, Total	1.19

SB-04 (2-4 ft bgs; 29.7-27.7 ft)	
Benzo(a)anthracene	1.4
Benzo(a)pyrene	1.8
Benzo(b)fluoranthene	2
Chrysene	1.4
Indeno(1,2,3-cd)pyrene	1.1
SB-04 11-13 ft bgs; 20.7-18.7 ft)	
Benzo(a)anthracene	3.7
Benzo(a)pyrene	4.6
Benzo(b)fluoranthene	5.3
Benzo(k)fluoranthene	1.7
Chrysene	3.6
Dibenzo(a,h)anthracene	0.59
Indeno(1,2,3-cd)pyrene	2.8
Barium, Total	449
Copper, Total	289
Lead, Total	840
Mercury, Total	2.63

SB-03 (0-2 ft bgs; 31.6-29.6 ft)	
Phenol	0.39
SB-03 (2-4 ft bgs; 29.6-27.6 ft)	
Benzo(a)anthracene	1.6
Benzo(a)pyrene	1.7
Benzo(b)fluoranthene	2.2
Chrysene	1.6
Indeno(1,2,3-cd)pyrene	1
Barium, Total	581
Lead, Total	478
SB-03 (11-13 ft bgs; 20.6-18.6 ft)	
Indeno(1,2,3-cd)pyrene	0.52
Lead, Total	428
Manganese, Total	3440

SB-05 (2-4 ft bgs; 29.82-26.82 ft)	
Acetone	0.19
Benzo(a)pyrene	1
Benzo(b)fluoranthene	1.3
Indeno(1,2,3-cd)pyrene	0.56

SB-06 (4-5 ft bgs; 25.46-24.46 ft)	
Acetone	0.079
Benzo(a)anthracene	2.2
Benzo(a)pyrene	2.1
Benzo(b)fluoranthene	2.8
Chrysene	2.1
Dibenzo(a,h)anthracene	0.37
Indeno(1,2,3-cd)pyrene	1.5
SB-06 (11-13 ft bgs; 18.46-6.46 ft)	
Lead, Total	1400

SB-02 (0-2 ft bgs; 11.65-9.65 ft)	
Benzo(a)pyrene	1.1
Benzo(b)fluoranthene	1.8
Indeno(1,2,3-cd)pyrene	0.75
Cadmium, Total	8.47

SB-08 (0-2 ft bgs; 32.6-30.6 ft)	
Benzo(a)anthracene	5.8
Benzo(a)pyrene	6.4
Benzo(b)fluoranthene	7.8
Benzo(k)fluoranthene	2.2
Chrysene	5.5
Dibenzo(a,h)anthracene	0.79
Indeno(1,2,3-cd)pyrene	3.3
Lead, Total	879

SB-08 (2-4 ft bgs; 30.6-28.6 ft)	
Benzo(a)anthracene	3.2
Benzo(a)pyrene	3.4
Benzo(b)fluoranthene	4.1
Chrysene	3.2
Dibenzo(a,h)anthracene	0.42
Indeno(1,2,3-cd)pyrene	1.8

SB-07 (11-13 ft bgs; 21.7-18.7 ft)	
Acetone	0.075
Benzo(a)anthracene	3.4
Benzo(a)pyrene	4.1
Benzo(b)fluoranthene	5.2
Chrysene	3.5
Dibenzo(a,h)anthracene	0.64
Indeno(1,2,3-cd)pyrene	2.8

SB-10 (2-4 ft bgs; 30.6-28.6 ft)	
Benzo(a)anthracene	2.8
Benzo(a)pyrene	3.5
Benzo(b)fluoranthene	4.4
Chrysene	2.8
Dibenzo(a,h)anthracene	0.59
Indeno(1,2,3-cd)pyrene	2.6
Barium, Total	570

SB-10 (11-13 ft bgs; 20.6-18.6 ft)	
Benzo(a)anthracene	19
Benzo(a)pyrene	21
Benzo(b)fluoranthene	29
Benzo(k)fluoranthene	7.3
Chrysene	18
Dibenzo(a,h)anthracene	3.1
Indeno(1,2,3-cd)pyrene	11
Barium, Total	426
Mercury, Total	0.916

SB-14 (0-2 ft bgs; 30.4-28.4 ft)	
Benzo(a)anthracene	22
Benzo(a)pyrene	20
Benzo(b)fluoranthene	24
Chrysene	21
Dibenzo(a,h)anthracene	1.8
Indeno(1,2,3-cd)pyrene	14
Lead, Total	411
Mercury, Total	3.64
SB-14 (2-4 ft bgs; 28.4-26.4 ft)	
Benzo(a)anthracene	7.6
Benzo(a)pyrene	7.1
Benzo(b)fluoranthene	9.1
Chrysene	6.8
Dibenzo(a,h)anthracene	1.2
Indeno(1,2,3-cd)pyrene	5.4
Mercury, Total	1.11

SB-11 (2-4 ft bgs; 31.3-29.3 ft)	
Benzo(a)anthracene	3
Benzo(a)pyrene	3.4
Benzo(b)fluoranthene	4
Chrysene	2.9
Dibenzo(a,h)anthracene	0.44
Indeno(1,2,3-cd)pyrene	1.4
SB-11 (11-13 ft bgs; 22.3-20.3 ft)	
Benzo(a)anthracene	2.8
Benzo(a)pyrene	2.4
Benzo(b)fluoranthene	3.1
Chrysene	2.8
Indeno(1,2,3-cd)pyrene	1.3
Cadmium, Total	9.12

SB-01 (0-2 ft bgs; 11.65-9.65 ft)	
Benzo(b)fluoranthene	1

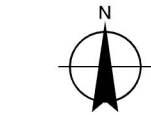
NOTES:-
1. Property boundaries are considered approximate.
2. Aerial Image obtained from ESRI ArcGIS Online and may not represent current conditions.



B2 Redevelopment Project

Remedial Investigation Report

3116-3124 Third Avenue
Bronx, New York



0 10 20 feet

1 inch equals 20 feet

- Soil Boring Locations
- Site Boundary
- Historic Railroad
- Tax Lots

Part 375 Restricted Residential Use SCOs (mg/kg)
Part 375 Commerical Use SCOs (mg/kg)
Part 375 Protection of Groundwater SCOs (mg/kg)

Exceedances of Soil Cleanup Objectives

FIGURE 6

LaBella Project No: 2241918
Date: August 2024

Path: B:\GLOBAL\Projects\Proctida Dev. Corp\2241918 - B2 LLC Third Ave Bronx B2 Redevelop\06 Drawings\DIG\APRX\Ground Water Sample Results\Ground Water Sample Results.aprx
Creator: IV Reviewer: WC

TMW-1	
Benzo(a)anthracene	0.03
Benzo(a)pyrene	0.02
Benzo(b)fluoranthene	0.03
Benzo(k)fluoranthene	0.01
Chrysene	0.02
Indeno(1,2,3-cd)pyrene	0.01
Manganese, Dissolved	1806
Sodium, Dissolved	69100
Iron, Total	3620
Manganese, Total	1840
Sodium, Total	68600
Perfluorooctanesulfonic Acid (PFOS)	0.0818
Perfluorooctanoic Acid (PFOA)	0.0424

TMW-3	
Benzo(a)anthracene	0.02
Benzo(b)fluoranthene	0.02
Chrysene	0.01
Magnesium, Dissolved	75900
Manganese, Dissolved	1637
Sodium, Dissolved	64100
Arsenic, Total	40.99
Barium, Total	1282
Beryllium, Total	7.26
Cadmium, Total	7.81
Chromium, Total	516.4
Copper, Total	1026
Iron, Total	290000
Lead, Total	116.1
Magnesium, Total	157000
Manganese, Total	17410
Nickel, Total	509.5
Selenium, Total	57.5
Sodium, Total	68200
Thallium, Total	3.66
Zinc, Total	2427
Perfluorooctanesulfonic Acid (PFOS)	0.0252
Perfluorooctanoic Acid (PFOA)	0.029



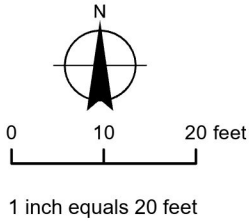
NOTES:-
1. Property boundaries are considered approximate.
2. Aerial Image obtained from ESRI ArcGIS Online and may not represent current conditions.
3. All concentrations are in (µg/L).



B2 Redevelopment Project

Remedial Investigation Report

3116-3124 Third Avenue
Bronx, New York



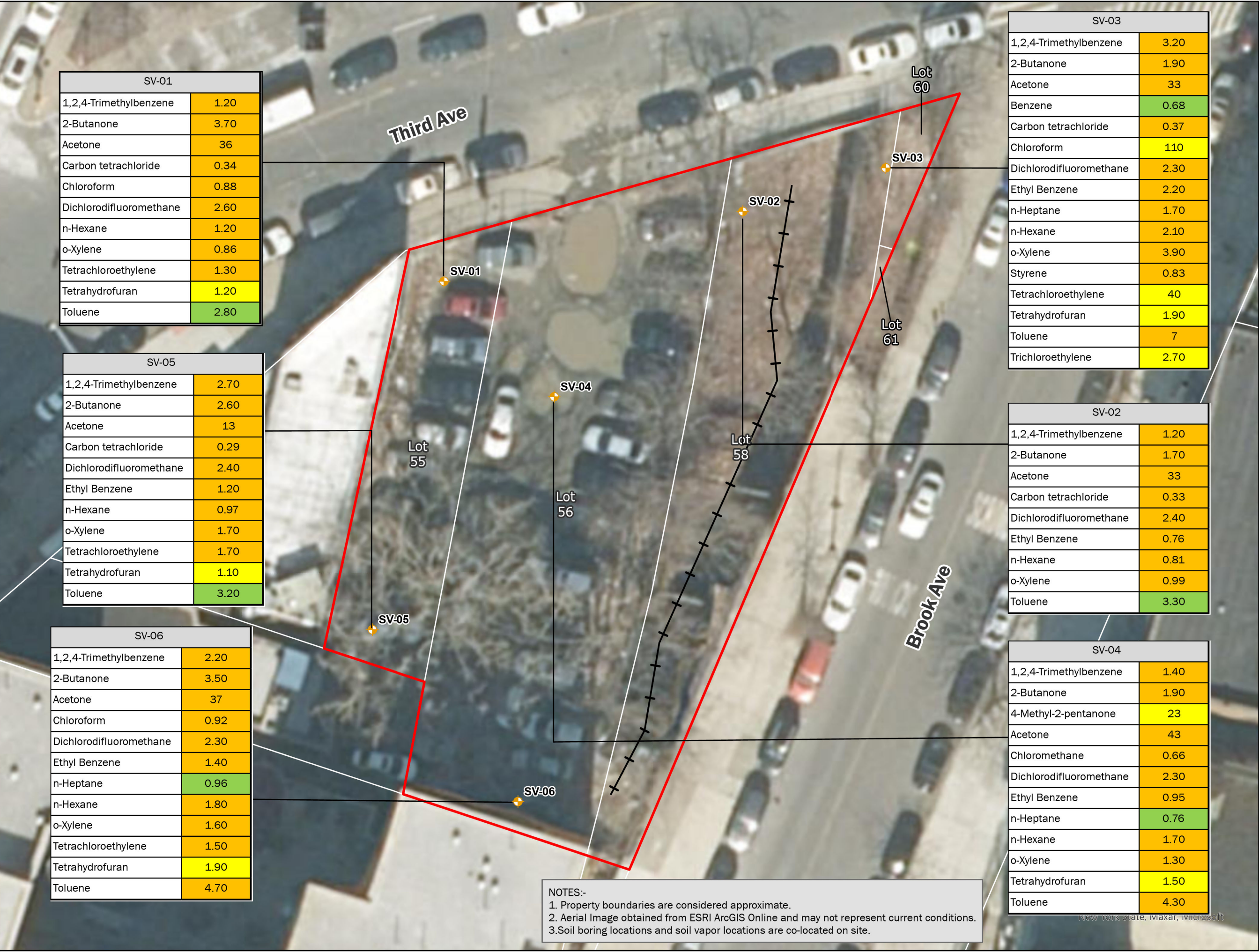
- Temporary Monitoring Well Locations
- Site Boundary
- Tax Lots
- Historic Railroad


Exceedances of Ambient Water Quality Standards

FIGURE 7

LaBella Project No: 2241918
Date: August 2024

Path: \\leash.lab\A\Projects\Procidia Dev Corp\2241918 - B2 LLC Third Ave Bronx B2 Redevelop\06 Drawings\DIG\APRX\Soil Vapor Results\Soil Vapor Results.aprx Creator: IV Reviewer: WC

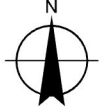




B2 Redevelopment Project


Remedial Investigation Report


**3116-3124 Third Avenue
Bronx, New York**





0 10 20 Feet

1 inch equals 21 feet




 Soil Vapor Sampling Locations

 Site Boundary

 Historic Railroad

 Tax Lots

Exceedance Color Coding:

 <p>NYSDOH Background Standards - Indoor Air - 25th Pctl</p>	 <p>NYSDOH Background Standards - Indoor Air - Upper Fence</p>	 <p>NYSDOH Background Standards - Outdoor Air - 25th Pctl</p>
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Soil Vapor Sampling Results

FIGURE 8

LaBella Project No: 2241918
Date: May 2024



TABLES

Table 1
Monitoring Well Data
3116-3124 Bronx Ave
Bronx, New York
OER Site No. 24TMP0030X, 24ENS009X

Well ID	Date	Total Depth (ft)	Diameter (in)	Construction Materials	Screen Length (ft)	DTW (ft)
TMW-1	4/11/2024	30	1	PVC	15	24.64
TMW-2	4/11/2024	30	1	PVC	15	25.94
TMW-3	4/11/2024	31.73	1	PVC	15	26.28

Table 2A
Soil Analytical Data - VOCs
B2 Redevelopment Project
3116-3124 Third Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24EN0S009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-01 (2-4')		SB-02 (0-2')		SB-02 (2-4')		SB-03 (0-2')		SB-03 (2-4')		SB-03 (11-13')		SB-04 (0-2')		SB-04 (2-4')		SB-04 (11-13')		SB-05 (0-2')		SB-05 (0-2')		SB-05 (2-4')		SB-05 (2-4')		
LAB ID:				L2419594-02	L2419594-03	L2419594-04	L2419594-05 R1	L2419594-06	L2419594-07	L2420021-01	L2420020-02	L2420020-03	L2419594-12	L2419594-12 R1	L2419594-13	L2419594-13 R1														
COLLECTION DATE:				4/10/2024	4/10/2024	4/10/2024	4/10/2024	4/10/2024	4/10/2024	4/11/2024	4/11/2024	4/11/2024	4/11/2024	4/11/2024	4/11/2024	4/11/2024														
SAMPLE MATRIX:				Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil														
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	
VOLATILE ORGANICS BY EPA 5035																														
2-Butanone	500	0.12	100	ND		ND		ND		ND		ND		ND		0.0032	J	ND		ND		ND		ND		ND		ND		
Acetone	500	0.05	100	0.006	J	0.013		ND		0.013		0.0084	J	ND		0.019		ND		ND		ND		0.024		0.017		0.19		
Benzene	44	0.06	4.8	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		
Carbon disulfide				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		
Chloroform	350	0.37	49	ND		ND		ND		ND		ND		ND		ND		ND		ND		0.00094	J	0.00033	J	ND		ND		
Ethylbenzene	390	1	41	ND		ND		ND		ND		ND		0.00026	J	ND		ND		ND		ND		ND		ND		ND		
Naphthalene	500	12	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		
o-Xylene				ND		ND		ND		ND		ND		ND		ND		0.00068	J	0.00	J	ND		ND		ND		ND		
p-Isopropyltoluene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		
p/m-Xylene				ND		ND		ND		ND		ND		ND		ND		0.00076	J	0.00	J	ND		ND		ND		ND		
Styrene				ND		ND		ND		ND		ND		ND		ND		0.00075	J	ND		ND		ND		ND		ND		
Tetrachloroethene	150	1.3	19	ND		ND		ND		ND		ND		ND		ND		0.00034	J	0.00		ND		ND		ND		ND		
Toluene	500	0.7	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		0.00092	J	ND		ND		ND		
Vinyl chloride	13	0.02	0.9	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		
Xylenes, Total	500	1.6	100	ND		ND		ND		ND		ND		ND		ND		0.0014	J	0.00	J	ND		ND		ND		ND		
Total VOCs				0.006	-	0.013	-	-	-	0.013	-	0.0084	-	0.00026	-	0.0222	-	0.00253	-	0.00	-	0.00186	-	0.02433	-	0.017	-	0.19	-	

Notes

*. = Sample not analyzed for this parameter

Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)

Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)

Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers

ND - Not detected at the reported detection limit for the sample.

J = The concentration given is an approximate value.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 2A
Soil Analytical Data - VOCs
B2 Redevelopment Project
3116-3124 Third Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-05 (11-13')		SB-06 (0-2')		SB-06 (2-4')		SB-06 (4.5')		SB-06 (11-13')		SB-07 (0-2')		SB-07 (2-4')		SB-07 (11-13')		SB-07 (15-17')		SB-08 (0-2')		SB-08 (2-4')		SB-08 (2-4')		SB-08 (11-13')		SB-09 (0-2')		SB-09 (2-4')		SB-09 (11-13')	
LAB ID:				L2419594-14		L2419594-15		L2419594-16		L2419594-21		L2419594-17		L2419594-18		L2419594-19		L2420020-01		L2420021-02		L2419594-09		L2419594-10		L2419594-10 R1		L2419594-11		L2420020-04 R1		L2420020-05		L2420020-06	
COLLECTION DATE:				4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/11/2024		4/11/2024		4/10/2024		4/10/2024		4/10/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024	
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
VOLATILE ORGANICS BY EPA 5035																																			
2-Butanone	500	0.12	100	ND		ND		ND		0.0037	J	0.003	J	ND		ND		0.0039	J	ND		ND		ND		ND		ND		ND		ND		ND	
Acetone	500	0.05	100	ND		0.013		0.007	J	0.079		0.012		0.0091	J	0.0065	J	0.075		ND		ND		ND		0.0062	J	ND		ND		0.071		ND	
Benzene	44	0.06	4.8	ND		ND		ND		ND		ND		0.0002	J	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Carbon disulfide				ND		ND		ND		0.015		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Chloroform	350	0.37	49	ND		ND		ND		ND		0.00025	J	ND		ND		0.00018	J	ND		ND		ND		ND		ND		ND		ND		ND	
Ethylbenzene	390	1	41	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Naphthalene	500	12	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		0.0022	J	ND	
o-Xylene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		0.00077	J	0.00066	J
p-Isopropyltoluene				ND		ND		0.00021	J	ND		ND		ND		ND		0.00036	J	ND		ND		ND		ND		ND		ND		0.00065	J	ND	
p/m-Xylene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		0.00086	J	0.00087	J	0.00079	J
Styrene				ND		ND		ND		ND		ND		0.0006	J	ND		ND		ND		ND		ND		ND		ND		ND		0.00083	J	ND	
Tetrachloroethene	150	1.3	19	ND		0.00034	J	0.00037	J	ND		0.0022		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Toluene	500	0.7	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Vinyl chloride	13	0.02	0.9	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Xylenes, Total	500	1.6	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		0.00066	J	0.0016	J	0.0015	J
Total VOCs				-	-	0.01334	-	0.00758	-	0.0977	-	0.01745	-	0.0099	-	0.0065	-	0.07944	-	-	-	-	-	-	-	0.0062	-	-	-	0.00066	-	0.07632	-	0.00145	-

Notes

. = Sample not analyzed for this parameter

Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)

Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)

Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers

ND - Not detected at the reported detection limit for the sample.

J = The concentration given is an approximate value.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 2A
Soil Analytical Data - VOCs
B2 Redevelopment Project
3116-3124 Third Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-10 (0-2')		SB-10 (2-4')		SB-10 (11-13')		SB-11 (0-2')		SB-11 (2-4')		SB-11 (11-13')		SB-12 (0-2')		SB-12 (2-4')		SB-12 (11-13')		SB-13 (0-2')		SB-13 (2-4')		SB-13 (11-13')		SB-13 (16-18')		SB-14 (0-2')		SB-14 (2-4')		SB-DUP-1		SB-DUP-2		DUP-3				
LAB ID:				L2420020-07		L2420020-08		L2420020-09		L2420020-10		L2420020-11		L2420020-12		L2420020-13		L2420020-14		L2420020-15		L2420020-16		L2420020-17		L2420020-18 R1		L2420021-03		L2429105-01 R1		L2429105-02 R1		L2419594-20		L2420020-19		L2420021-04				
COLLECTION DATE:				4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		5/24/2024		5/24/2024		4/10/2024		4/11/2024		4/11/2024				
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q			
VOLATILE ORGANICS BY EPA 5035																																										
2-Butanone	500	0.12	100	ND		ND		ND		ND		ND		ND		0.0036	J	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		0.0056	J	
Acetone	500	0.05	100	ND		0.0086	J	ND		0.0072	J	0.0069	J	ND		0.022		ND		0.013	J	0.0065	J	0.0056	J	0.033		ND		ND		ND		0.0097	J	0.012	J	0.041				
Benzene	44	0.06	4.8	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND				
Carbon disulfide				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND				
Chloroform	350	0.37	49	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND				
Ethylbenzene	390	1	41	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND				
Naphthalene	500	12	100	ND		ND		ND		ND		0.0054		ND		ND		ND		0.001	J	ND		0.0095		ND		0.0011	J	0.0049		0.0024	J	ND		ND		ND				
o-Xylene				ND		0.00072	J	0.001	J	ND		0.00061	J	0.00059	J	0.0007	J	ND		0.00082	J	0.00066	J	ND		ND		ND		ND		ND		ND		ND		ND				
p-Isopropyltoluene				ND		ND		0.00087	J	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		0.00098	J	0.00026	J	ND		ND		ND				
p/m-Xylene				ND		0.00081	J	0.0011	J	ND		0.00067	J	0.00062	J	0.00074	J	ND		0.0008	J	0.0007	J	ND		ND		ND		ND		ND		ND		ND		ND				
Styrene				ND		ND		ND		ND		ND		0.00062	J	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND				
Tetrachloroethene	150	1.3	19	ND		ND		ND		ND		ND		ND		0.00049	J	ND		ND		0.00038	J	ND		ND		ND		ND		ND		ND		ND		ND				
Toluene	500	0.7	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND				
Vinyl chloride	13	0.02	0.9	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND				
Xylenes, Total	500	1.6	100	ND		0.0015	J	0.0021	J	ND		0.0013	J	0.0012	J	0.0014	J	ND		0.0016	J	0.0014	J	ND		ND		ND		ND		ND		ND		ND		ND				
Total VOCs				-	-	0.01013	-	0.00297	-	0.0072	-	0.01358	-	0.00183	-	0.02753	-			0.01562	-	0.00824	-	0.0151	-	0.033	-	0.0011	-	0.00588	-	0.00266	-	0.0097	-	0.012	-	0.0466	-			

Notes

"-" = Sample not analyzed for this parameter

Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)

Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)

Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers

ND - Not detected at the reported detection limit for the sample.

J = The concentration given is an approximate value.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 2B
Soil Analytical Data - SVOCs
B2 Redevelopment Project
3116-3124 Thrd Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-01 (0-2')		SB-01 (2-4')		SB-02 (0-2')		SB-02 (2-4')		SB-03 (0-2')		SB-03 (2-4')		SB-03 (11-13')		SB-04 (0-2')		SB-04 (2-4')		SB-04 (11-13')		SB-05 (0-2')	
LAB ID:				L2419594-01		L2419594-02		L2419594-03		L2419594-04		L2419594-05 R1		L2419594-06		L2419594-07		L2420021-01		L2420020-02		L2420020-03		L2419594-12	
COLLECTION DATE:				4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/11/2024		4/11/2024		4/11/2024		4/10/2024	
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
SEMIVOLATILE ORGANICS BY GC/MS																									
1,2,4,5-Tetrachlorobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2,4-Trichlorobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2-Dichlorobenzene	500	1.1	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,3-Dichlorobenzene	280	2.4	49	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,4-Dichlorobenzene	130	1.8	13	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,4-Dioxane	130	0.1	13	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4,5-Trichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4,6-Trichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dimethylphenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dinitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dinitrotoluene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,6-Dinitrotoluene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Chloronaphthalene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Chlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Methylnaphthalene				0.034	J	ND		0.054	J	ND		ND		0.05	J	ND		ND		ND		0.24	J	ND	
2-Methylphenol	500	0.33	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Nitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
3,3'-Dichlorobenzidine				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
3-Methylphenol/4-Methylphenol	500	0.33	100	ND		ND		ND		ND		0.038	J	ND		ND		ND		ND		ND		ND	
3-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4,6-Dinitro-o-cresol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Bromophenyl phenyl ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Chloroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Chlorophenyl phenyl ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Nitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Acenaphthene	500	98	100	0.02	J	ND		0.032	J	ND		ND		0.094	J	ND		ND		ND		0.5	J	ND	
Acenaphthylene	500	107	100	0.13	J	ND		0.28		ND		0.089	J	0.35		0.2	J	0.37	J	0.7	J	0.16	J	ND	
Acetophenone				ND		ND		ND		ND		0.035	J	ND		ND		ND		ND		ND		ND	
Anthracene	500	1000	100	0.12		ND		0.21		ND		0.078	J	0.43		0.14	J	ND		0.63	J	1.1		ND	

Table 2B
Soil Analytical Data - SVOCs
B2 Redevelopment Project
3116-3124 Thlrd Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-01 (0-2')		SB-01 (2-4')		SB-02 (0-2')		SB-02 (2-4')		SB-03 (0-2')		SB-03 (2-4')		SB-03 (11-13')		SB-04 (0-2')		SB-04 (2-4')		SB-04 (11-13')		SB-05 (0-2')	
LAB ID:				L2419594-01		L2419594-02		L2419594-03		L2419594-04		L2419594-05 R1		L2419594-06		L2419594-07		L2420021-01		L2420020-02		L2420020-03		L2419594-12	
COLLECTION DATE:				4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/11/2024		4/11/2024		4/11/2024		4/10/2024	
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
Benzo(a)anthracene	5.6	1	1	0.54		0.11		0.98		0.064	J	0.2		1.6		0.53		0.11	J	1.4		3.7		ND	
Benzo(a)pyrene	1	22	1	0.68		0.12	J	1.1		0.077	J	0.29		1.7		0.68		ND		1.8		4.6		ND	
Benzo(b)fluoranthene	5.6	1.7	1	1		0.18		1.8		0.11		0.36		2.2		0.96		0.18	J	2		5.3		ND	
Benzo(ghi)perylene	500	1000	100	0.44		0.092	J	0.75		0.052	J	0.29		1.1		0.62		0.14	J	1.4		2.9		ND	
Benzo(k)fluoranthene	56	1.7	3.9	0.3		0.054	J	0.52		0.042	J	0.1		0.69		0.32	J	ND		0.7	J	1.7		ND	
Benzoic Acid				ND		ND		ND		ND		0.21	J	ND		ND		ND		ND		ND		ND	
Benzyl Alcohol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Biphenyl				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-chloroethoxy)methane				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-chloroethyl)ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-chloroisopropyl)ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-ethylhexyl)phthalate				0.43		ND		0.16	J	ND		19		6.2		ND		ND		ND		ND		ND	
Butyl benzyl phthalate				ND		ND		ND		ND		0.88		0.26		2.3		ND		ND		ND		ND	
Carbazole				0.045	J	ND		0.074	J	ND		0.026	J	0.19		0.088	J	0.092	J	ND		0.43	J	ND	
Chrysene	56	1	3.9	0.52		0.11		0.94		0.064	J	0.23		1.6		0.61		0.15	J	1.4		3.6		ND	
Di-n-butylphthalate				ND		ND		ND		ND		ND		0.042	J	ND		ND		ND		ND		ND	
Di-n-octylphthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Dibenzo(a,h)anthracene	0.56	1000	0.33	0.11		0.024	J	0.18		ND		0.054	J	0.25		0.14	J	ND		0.31	J	0.59		ND	
Dibenzofuran	350	210	59	0.031	J	ND		0.058	J	ND		ND		0.064	J	ND		ND		ND		0.39	J	ND	
Diethyl phthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Dimethyl phthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Fluoranthene	500	1000	100	0.87		0.2		1.6		0.1	J	0.36		3		1		0.14	J	1.8		7.4		ND	
Fluorene	500	386	100	0.025	J	ND		0.034	J	ND		ND		0.1	J	ND		ND		ND		0.38	J	ND	
Hexachlorobenzene	6	3.2	1.2	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachlorobutadiene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachlorocyclopentadiene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachloroethane				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Indeno(1,2,3-cd)pyrene	5.6	8.2	0.5	0.44		0.083	J	0.75		0.054	J	0.22		1		0.52		ND		1.1	J	2.8		ND	
Isophorone				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
n-Nitrosodi-n-propylamine				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Naphthalene	500	12	100	0.058	J	ND		0.12	J	ND		ND		0.12	J	ND		ND		ND		0.82	J	ND	
NDPA/DPA				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Nitrobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
p-Chloro-m-cresol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Pentachlorophenol	6.7	0.8	6.7	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Phenanthrene	500	1000	100	0.29		0.076	J	0.34		0.039	J	0.11		1.6		0.43		ND		0.42	J	4.9		ND	
Phenol	500	0.33	100	ND		ND		ND		ND		0.39		ND		0.24	J	ND		ND		ND		ND	
Pyrene	500	1000	100	0.85		0.18		1.5		0.095	J	0.34		2.7		0.9		0.2	J	2		6.4		ND	
Total SVOCs				6.933	-	1.229	-	11.482	-	0.697	-	19	-	25.34	-	9.678	-	1.382	-	15.66	-	47.91	-	-	-

Notes

"-" = Sample not analyzed for this parameter

Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)
Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)
Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers

ND - Not detected at the reported detection limit for the sample.

J = The concentration given is an approximate value.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 2B
Soil Analytical Data - SVOCs
B2 Redevelopment Project
3116-3124 Thlrd Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-05 (2-4')		SB-05 (11-13')		SB-06 (0-2')		SB-06 (2-4')		SB-06 (4.5')		SB-06 (11-13')		SB-07 (0-2')		SB-07 (2-4')		SB-07 (11-13')		SB-07 (15-17')		SB-08 (0-2')		SB-08 (2-4')		SB-08 (11-13')	
LAB ID:				L2419594-13		L2419594-14		L2419594-15		L2419594-16		L2419594-21		L2419594-17		L2419594-18		L2419594-19		L2420020-01		L2420021-02		L2419594-09		L2419594-10 R1		L2419594-11	
COLLECTION DATE:				4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/11/2024		4/11/2024		4/10/2024		4/10/2024		4/10/2024	
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
SEMIVOLATILE ORGANICS BY GC/MS																													
1,2,4,5-Tetrachlorobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2,4-Trichlorobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2-Dichlorobenzene	500	1.1	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,3-Dichlorobenzene	280	2.4	49	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,4-Dichlorobenzene	130	1.8	13	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,4-Dioxane	130	0.1	13	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4,5-Trichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4,6-Trichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dimethylphenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dinitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dinitrotoluene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,6-Dinitrotoluene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Chloronaphthalene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Chlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Methylnaphthalene				ND		ND		ND		ND		0.055	J	ND		ND		ND		0.085	J	ND		0.12	J	0.16	J	ND	
2-Methylphenol	500	0.33	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Nitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
3,3'-Dichlorobenzidine				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
3-Methylphenol/4-Methylphenol	500	0.33	100	ND		ND		ND		ND		0.046	J	ND		ND		ND		0.088	J	ND		ND		ND		ND	
3-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4,6-Dinitro-o-cresol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Bromophenyl phenyl ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Chloroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Chlorophenyl phenyl ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Nitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Acenaphthene	500	98	100	ND		ND		ND		ND		0.05	J	ND		ND		ND		0.13	J	0.036	J	0.49	J	0.65		0.041	J
Acenaphthylene	500	107	100	0.2	J	ND		0.2		0.098	J	1.3		ND		ND		ND		1.5		0.03	J	0.25	J	ND		ND	
Acetophenone				ND		ND		ND		ND		0.03	J	ND		ND		ND		0.058	J	ND		ND		ND		ND	
Anthracene	500	1000	100	0.23	J	ND		0.14		0.081	J	0.87		ND		ND		ND		0.95		0.084	J	0.87		0.47		ND	

Table 2B
Soil Analytical Data - SVOCs
B2 Redevelopment Project
3116-3124 Thrd Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-05 (2-4')		SB-05 (11-13')		SB-06 (0-2')		SB-06 (2-4')		SB-06 (4.5')		SB-06 (11-13')		SB-07 (0-2')		SB-07 (2-4')		SB-07 (11-13')		SB-07 (15-17')		SB-08 (0-2')		SB-08 (2-4')		SB-08 (11-13')	
LAB ID:				L2419594-13		L2419594-14		L2419594-15		L2419594-16		L2419594-21		L2419594-17		L2419594-18		L2419594-19		L2420020-01		L2420021-02		L2419594-09		L2419594-10 R1		L2419594-11	
COLLECTION DATE:				4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/11/2024		4/11/2024		4/10/2024		4/10/2024		4/10/2024	
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
Benzo(a)anthracene	5.6	1	1	0.85		0.076	J	0.46		0.29		2.2		0.076	J	ND		ND		3.4		0.27		5.8		3.2		0.19	
Benzo(a)pyrene	1	22	1	1		0.1	J	0.56		0.36		2.1		0.076	J	ND		ND		4.1		0.28		6.4		3.4		0.2	
Benzo(b)fluoranthene	5.6	1.7	1	1.3		0.14		0.71		0.44		2.8		0.099	J	ND		ND		5.2		0.34		7.8		4.1		0.23	
Benzo(ghi)perylene	500	1000	100	0.7	J	0.1	J	0.41		0.26		1.4		0.051	J	ND		ND		3.1		0.15		3.7		1.9		0.11	J
Benzo(k)fluoranthene	56	1.7	3.9	0.34	J	0.049	J	0.24		0.13		0.87		ND		ND		ND		1.4		0.12		2.2		1.2		0.091	J
Benzoic Acid				ND		ND		ND		ND		ND		ND		ND		ND		0.33	J	ND		ND		ND		ND	
Benzyl Alcohol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Biphenyl				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		0.067	J	ND	
Bis(2-chloroethoxy)methane				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-chloroethyl)ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-chloroisopropyl)ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-ethylhexyl)phthalate				ND		ND		0.48		0.69		0.6		ND		0.46	J	4.9		0.18		ND		0.35	J	ND		ND	
Butyl benzyl phthalate				ND		ND		0.059	J	0.049	J	0.11	J	ND		0.29	J	2		ND		ND		ND		ND		ND	
Carbazole				ND		ND		0.11	J	0.038	J	0.4		ND		ND		ND		0.47		0.065	J	0.34	J	0.32		0.025	J
Chrysene	56	1	3.9	0.73		0.1	J	0.48		0.28		2.1		0.067	J	ND		0.1	J	3.5		0.28		5.5		3.2		0.2	
Di-n-butylphthalate				ND		ND		0.1	J	0.12	J	0.36		ND		ND		ND		ND		ND		ND		ND		ND	
Di-n-octylphthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Dibenzo(a,h)anthracene	0.56	1000	0.33	0.13	J	ND		0.078	J	0.047	J	0.37		ND		ND		ND		0.64		0.045	J	0.79		0.42		0.025	J
Dibenzofuran	350	210	59	ND		ND		0.026	J	ND		0.17	J	ND		ND		ND		0.093	J	0.035	J	0.25	J	0.35		0.019	J
Diethyl phthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Dimethyl phthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Fluoranthene	500	1000	100	1.2		0.16		0.96		0.51		4.5		0.15		ND		0.1	J	5.8		0.66		11		12		0.43	
Fluorene	500	386	100	ND		ND		0.028	J	ND		0.17	J	ND		ND		ND		0.15	J	0.032	J	0.28	J	0.34		0.022	J
Hexachlorobenzene	6	3.2	1.2	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachlorobutadiene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachlorocyclopentadiene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachloroethane				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Indeno(1,2,3-cd)pyrene	5.6	8.2	0.5	0.56	J	0.084	J	0.36		0.21		1.5		0.042	J	ND		ND		2.8		0.14		3.3		1.8		0.11	J
Isophorone				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
n-Nitrosodi-n-propylamine				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Naphthalene	500	12	100	ND		0.037	J	0.056	J	0.024	J	0.13	J	ND		ND		ND		0.58		0.046	J	0.29	J	0.41		ND	
NDPA/DPA				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Nitrobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
p-Chloro-m-cresol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Pentachlorophenol	6.7	0.8	6.7	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Phenanthrene	500	1000	100	0.51	J	0.17		0.49		0.22		2.8		0.12		ND		ND		2.9		0.52		4.8		4.9		0.3	
Phenol	500	0.33	100	ND		ND		ND		ND		ND		ND		ND		ND		0.047	J	ND		ND		ND		ND	
Pyrene	500	1000	100	1.2		0.12		0.75		0.43		3.4		0.13		0.092	J	0.11	J	5.4		0.56		9.4		6.3		0.36	
Total SVOCs				8.95	-	1.136	-	6.697	-	4.277	-	28.331	-	0.811	-	0.842	-	7.21	-	42.901	-	3.693	-	63.93	-	12	-	2.353	-

Notes

"-" = Sample not analyzed for this parameter

Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)

Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)

Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers

ND - Not detected at the reported detection limit for the sample.

J = The concentration given is an approximate value.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 2B
Soil Analytical Data - SVOCs
B2 Redevelopment Project
3116-3124 Thrd Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-09 (0-2')		SB-09 (2-4')		SB-09 (11-13')		SB-10 (0-2')		SB-10 (2-4')		SB-10 (11-13')		SB-11 (0-2')		SB-11 (2-4')		SB-11 (11-13')		SB-12 (0-2')		SB-12 (0-2')		SB-12 (2-4')	
LAB ID:				L2420020-04 R1		L2420020-05		L2420020-06		L2420020-07		L2420020-08		L2420020-09		L2420020-10		L2420020-11		L2420020-12		L2420020-13		L2420020-13 R2		L2420020-14	
COLLECTION DATE:				4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024	
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
SEMIVOLATILE ORGANICS BY GC/MS																											
1,2,4,5-Tetrachlorobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2,4-Trichlorobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2-Dichlorobenzene	500	1.1	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,3-Dichlorobenzene	280	2.4	49	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,4-Dichlorobenzene	130	1.8	13	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,4-Dioxane	130	0.1	13	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4,5-Trichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4,6-Trichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dimethylphenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dinitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dinitrotoluene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,6-Dinitrotoluene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Chloronaphthalene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Chlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Methylnaphthalene				ND		ND		ND		ND		ND		ND		ND		ND		0.041	J	ND		ND		0.18	J
2-Methylphenol	500	0.33	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Nitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
3,3'-Dichlorobenzidine				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
3-Methylphenol/4-Methylphenol	500	0.33	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		0.14	J
3-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4,6-Dinitro-o-cresol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Bromophenyl phenyl ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Chloroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Chlorophenyl phenyl ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Nitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Acenaphthene	500	98	100	ND		0.2	J	ND		ND		ND		0.53	J	ND		0.16	J	0.071	J	ND		ND		0.68	J
Acenaphthylene	500	107	100	0.75	J	2.5		ND		0.18	J	1.3	J	8.7		0.8	J	0.45	J	0.32		ND		ND		2.9	
Acetophenone				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Anthracene	500	1000	100	1.1	J	1.2		ND		ND		1	J	6		ND		1.1		0.58		ND		ND		3.2	

Table 2B
Soll Analytical Data - SVOCs
B2 Redevelopment Project
3116-3124 Thlrd Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-09 (0-2')		SB-09 (2-4')		SB-09 (11-13')		SB-10 (0-2')		SB-10 (2-4')		SB-10 (11-13')		SB-11 (0-2')		SB-11 (2-4')		SB-11 (11-13')		SB-12 (0-2')		SB-12 (0-2')		SB-12 (2-4')	
LAB ID:				L2420020-04 R1		L2420020-05		L2420020-06		L2420020-07		L2420020-08		L2420020-09		L2420020-10		L2420020-11		L2420020-12		L2420020-13		L2420020-13 R2		L2420020-14	
COLLECTION DATE:				4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024	
SAMPLE MATRIX:				Soll		Soll		Soll		Soll		Soll		Soll		Soll		Soll		Soll		Soll		Soll		Soll	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
Benzo(a)anthracene	5.6	1	1	3.2		2.4		0.056	J	0.24	J	2.8		19		ND		3		2.8		0.24	J	0.24	J	9.4	
Benzo(a)pyrene	1	22	1	3.8		2.5		0.058	J	0.28	J	3.5		21		ND		3.4		2.4		ND		ND		11	
Benzo(b)fluoranthene	5.6	1.7	1	4.3		3		0.071	J	0.32	J	4.4		29		ND		4		3.1		0.34	J	0.34	J	13	
Benzo(ghi)perylene	500	1000	100	1.7	J	6.2		0.04	J	0.25	J	2.8		13		ND		1.8		1.3		0.29	J	0.29	J	6	
Benzo(k)fluoranthene	56	1.7	3.9	1.8	J	0.77		ND		ND		1.3		7.3		ND		1.2		1.1		ND		ND		5	
Benzoic Acid				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Benzyl Alcohol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Biphenyl				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-chloroethoxy)methane				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-chloroethyl)ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-chloroisopropyl)ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-ethylhexyl)phthalate				190		0.41	J	ND		ND		0.81	J	ND		ND		ND		1.7		ND		ND		ND	
Butyl benzyl phthalate				74		ND		ND		3.5		1.1	J	ND		ND		ND		ND		ND		ND		ND	
Carbazole				ND		0.56	J	ND		ND		0.5	J	4.9		ND		0.13	J	0.12	J	ND		ND		1.6	
Chrysene	56	1	3.9	2.7		2.1		0.057	J	0.24	J	2.8		18		ND		2.9		2.8		0.23	J	0.23	J	8.2	
Di-n-butylphthalate				ND		ND		ND		ND		ND		ND		ND		ND		0.099	J	ND		ND		ND	
Di-n-octylphthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Dibenzo(a,h)anthracene	0.56	1000	0.33	0.5	J	0.72		ND		ND		0.59	J	3.1		ND		0.44	J	0.31		ND		ND		1.7	
Dibenzofuran	350	210	59	ND		0.1	J	ND		ND		ND		0.82	J	ND		ND		0.039	J	ND		ND		0.38	J
Diethyl phthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Dimethyl phthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Fluoranthene	500	1000	100	4.6		3.9		0.11	J	0.35	J	5.8		44		ND		4.8		4.9		0.33	J	0.33	J	19	
Fluorene	500	386	100	ND		0.23	J	ND		ND		0.22	J	1.1	J	ND		0.26	J	0.11	J	ND		ND		0.62	J
Hexachlorobenzene	6	3.2	1.2	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachlorobutadiene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachlorocyclopentadiene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachloroethane				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Indeno(1,2,3-cd)pyrene	5.6	8.2	0.5	1.5	J	2.9		0.031	J	0.18	J	2.6		11		ND		1.4		1.3		ND		ND		5	
Isophorone				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
n-Nitrosodi-n-propylamine				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Naphthalene	500	12	100	ND		0.12	J	ND		0.15	J	0.58	J	0.62	J	ND		0.16	J	0.1	J	ND		ND		0.64	J
NDPA/DPA				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Nitrobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
p-Chloro-m-cresol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Pentachlorophenol	6.7	0.8	6.7	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Phenanthrene	500	1000	100	1.7	J	2.2		0.066	J	0.23	J	3.3		24		ND		2.2		1		ND		ND		9.2	
Phenol	500	0.33	100	0.99	J	ND		ND		0.29	J	ND		ND		ND		ND		ND		ND		ND		ND	
Pyrene	500	1000	100	4.4		3.7		0.099	J	0.37	J	5.1		33		ND		4.9		4.8		0.36	J	0.36	J	16	
Total SVOCs				190	-	35.71	-	0.588	-	6.58	-	40.5	-	245.07	-	0.8	-	32.3	-	28.99	-	1.79	-	1.79	-	113.84	-

Notes

"," = Sample not analyzed for this parameter

Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)

Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)

Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers

ND - Not detected at the reported detection limit for the sample.

J = The concentration given is an approximate value.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 2B
Soil Analytical Data - SVOCs
B2 Redevelopment Project
3116-3124 Thlrd Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-12 (11-13')		SB-13 (0-2')		SB-13 (2-4')		SB-13 (11-13')		SB-13 (11-13')		SB-13 (16-18')		SB-14 (0-2')		SB-14 (2-4')		SB-DUP-1		SB-DUP-2		DUP-3	
LAB ID:				L2420020-15		L2420020-16		L2420020-17		L2420020-18 R1		L2420020-18 R1		L2420021-03		L2429105-01 R1		L2429105-02 R1		L2419594-20		L2420020-19		L2420021-04	
COLLECTION DATE:				4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		5/24/2024		5/24/2024		4/10/2024		4/11/2024		4/11/2024	
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
SEMIVOLATILE ORGANICS BY GC/MS																									
1,2,4,5-Tetrachlorobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2,4-Trichlorobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,2-Dichlorobenzene	500	1.1	100	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,3-Dichlorobenzene	280	2.4	49	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,4-Dichlorobenzene	130	1.8	13	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
1,4-Dioxane	130	0.1	13	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4,5-Trichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4,6-Trichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dichlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dimethylphenol				ND		ND		ND		ND		ND		ND		0.058	J	ND		ND		ND		ND	
2,4-Dinitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,4-Dinitrotoluene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2,6-Dinitrotoluene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Chloronaphthalene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Chlorophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Methylnaphthalene				0.31	J	ND		0.18	J	ND		ND		1.4		2		0.35		ND		ND		ND	
2-Methylphenol	500	0.33	100	ND		ND		ND		ND		ND		0.046	J	0.037	J	ND		ND		ND		ND	
2-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
2-Nitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
3,3'-Dichlorobenzidine				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
3-Methylphenol/4-Methylphenol	500	0.33	100	ND		ND		ND		ND		ND		0.1	J	0.1	J	ND		ND		ND		ND	
3-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4,6-Dinitro-o-cresol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Bromophenyl phenyl ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Chloroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Chlorophenyl phenyl ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Nitroaniline				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
4-Nitrophenol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Acenaphthene	500	98	100	0.54	J	0.11	J	0.41	J	ND		ND		1.7		5.5		1.5		ND		ND		ND	
Acenaphthylene	500	107	100	1.2		1.3		1.6		ND		ND		0.074	J	0.15		0.056	J	0.032	J	0.61	J	ND	
Acetophenone				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Anthracene	500	1000	100	2.4		0.94		1.8		ND		ND		1.3		5.1		1.8		0.041	J	0.5	J	ND	

Table 2B
Soil Analytical Data - SVOCs
B2 Redevelopment Project
3116-3124 Thlrd Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-12 (11-13') L2420020-15 4/11/2024		SB-13 (0-2') L2420020-16 4/11/2024		SB-13 (2-4') L2420020-17 4/11/2024		SB-13 (11-13') L2420020-18 R1 4/11/2024		SB-13 (11-13') L2420020-18 R1 4/11/2024		SB-13 (16-18') L2420021-03 4/11/2024		SB-14 (0-2') L2429105-01 R1 5/24/2024		SB-14 (2-4') L2429105-02 R1 5/24/2024		SB-DUP-1 L2419594-20 4/10/2024		SB-DUP-2 L2420020-19 4/11/2024		DUP-3 L2420021-04 4/11/2024	
LAB ID:				Soll		Soll		Soll		Soll		Soll		Soll		Soll		Soll		Soll		Soll		Soll	
COLLECTION DATE:				Results		Results		Results		Results		Results		Results		Results		Results		Results		Results		Results	
SAMPLE MATRIX:				(mg/kg)	Q	(mg/kg)	Q	(mg/kg)	Q	(mg/kg)	Q	(mg/kg)	Q	(mg/kg)	Q	(mg/kg)	Q	(mg/kg)	Q	(mg/kg)	Q	(mg/kg)	Q	(mg/kg)	Q
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
Benzo(a)anthracene	5.6	1	1	7.3		3.2		4.2		ND		ND		5.1		22		7.6		0.12		1.4		0.19	J
Benzo(a)pyrene	1	22	1	7.8		3.7		4.7		ND		ND		5.8		20		7.1		0.14		1.5		0.25	J
Benzo(b)fluoranthene	5.6	1.7	1	9.4		4.6		5.9		ND		ND		7.1		24		9.1		0.18		1.8		0.31	J
Benzo(ghi)perylene	500	1000	100	5.3		2.7		2.7		ND		ND		4.3		14		5.8		0.071	J	1.4		0.19	J
Benzo(k)fluoranthene	56	1.7	3.9	2.6		1.5		1.8		ND		ND		1.8		3.1		2.5		0.053	J	0.71		ND	
Benzoic Acid				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Benzyl Alcohol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Biphenyl				ND		ND		ND		ND		ND		0.42	J	0.73		0.13	J	ND		ND		ND	
Bis(2-chloroethoxy)methane				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-chloroethyl)ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-chloroisopropyl)ether				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Bis(2-ethylhexyl)phthalate				ND		0.92	J	0.99		ND		ND		ND		0.47		0.22		ND		2.3		ND	
Butyl benzyl phthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		1.9		ND	
Carbazole				1.2		0.35	J	0.68	J	ND		ND		0.95		3		0.77		ND		0.24	J	ND	
Chrysene	56	1	3.9	7.2		3.1		4.2		ND		ND		5		21		6.8		0.1	J	1.3		0.21	J
Di-n-butylphthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Di-n-octylphthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Dibenzo(a,h)anthracene	0.56	1000	0.33	1.4		0.67		0.72		ND		ND		1.1		1.8		1.2		ND		0.3	J	ND	
Dibenzofuran	350	210	59	0.24	J	0.12	J	0.38	J	ND		ND		1.4		3.5		0.75		ND		0.098	J	ND	
Diethyl phthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Dimethyl phthalate				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Fluoranthene	500	1000	100	14		6.8		9.8		ND		ND		11		51		12	E	0.21		3.1		0.33	J
Fluorene	500	386	100	0.58	J	0.17	J	0.52	J	ND		ND		1		3.3		0.8		ND		0.12	J	ND	
Hexachlorobenzene	6	3.2	1.2	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachlorobutadiene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachlorocyclopentadiene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Hexachloroethane				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Indeno(1,2,3-cd)pyrene	5.6	8.2	0.5	4		2.1		2.3		ND		ND		3.5		14		5.4		0.062	J	1		ND	
Isophorone				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
n-Nitrosodi-n-propylamine				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Naphthalene	500	12	100	0.63	J	0.2	J	0.39	J	ND		ND		8.5		5.4		0.96		ND		0.14	J	ND	
NDPA/DPA				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Nitrobenzene				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
p-Chloro-m-cresol				ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Pentachlorophenol	6.7	0.8	6.7	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	
Phenanthrene	500	1000	100	8		2.8		7		ND		ND		8.5		40		10		0.078	J	1.8		0.18	J
Phenol	500	0.33	100	ND		ND		ND		ND		ND		0.057	J	-		-	-	ND		ND		ND	
Pyrene	500	1000	100	14		6.1		8.3		0.018	J	0.018	J	9.4		45		15		0.2		2.6		0.36	J
Total SVOCs				88.1	-	41.38	-	58.57	-	0.018	-	0.018	-	37.4	-	251	-	65.8	-	1.287	-	22.818	-	2.02	-

Notes

"," = Sample not analyzed for this parameter

- Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)
- Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)
- Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers

ND - Not detected at the reported detection limit for the sample.

J = The concentration given is an approximate value.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 2C
Soil Analytical Data - Metals
B2 Redevelopment Project
3116-3124 Thlrd Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-01 (0-2')		SB-01 (2-4')		SB-02 (0-2')		SB-02 (2-4')		SB-03 (0-2')		SB-03 (2-4')		SB-03 (11-13')		SB-04 (0-2')		SB-04 (2-4')		SB-04 (11-13')	
LAB ID:				L2419594-01		L2419594-02		L2419594-03		L2419594-04		L2419594-05 R1		L2419594-06		L2419594-07		L2420021-01		L2420020-02		L2420020-03	
COLLECTION DATE:				4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/11/2024		4/11/2024		4/11/2024	
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
TOTAL METALS																							
Aluminum, Total				9260		8800		8300		9640		3480		6140		5730		3050		1340		6850.00	
Antimony, Total				ND		ND		ND		ND		ND		0.478	J	2.18	J	ND		ND		2.69	J
Arsenic, Total	16	16	16	3.86		2.2		6.5		2.71		1.51	J	5.4		3.54		1.69		2.75	J	8.91	
Barium, Total	400	820	400	57.8		40.6		57.2		40.7		36.9		581		114		11.3		11.4		449.00	
Beryllium, Total	590	47	72	0.38	J	0.392	J	0.325	J	0.44		ND		0.222	J	0.63	J	ND		ND		0.33	J
Cadmium, Total	9.3	7.5	4.3	0.152	J	ND		8.47		ND		ND		1.07		1.49	J	ND		ND		1.37	
Calcium, Total				6540		3940		6000		4600		95600		54900		75800		28500		120000		32300.00	
Chromium, Total				22.8		25.7		24.9		23.9		7.32		17		7.89		3.31		3.81	J	20.10	
Cobalt, Total				7		6.52		6.84		6.97		4.14	J	4.77		3.08	J	4.08		4.15	J	5.98	
Copper, Total	270	1720	270	29.4		18.6		40.2		20.1		31.4		53.6		15.2		47.9		18.1		289.00	
Iron, Total				18400		14600		19300		15800		8920		11100		11100		9930		6060		33700	
Lead, Total	1000	450	400	113		29.3		138		28.5		24.6		478		428		5.4		26.9		840.00	
Magnesium, Total				6780		5460		6230		6490		49700		7530		14700		16100		76100		8870.00	
Manganese, Total	10000	2000	2000	319		292		297		271		190		227		3440		105		153		299.00	
Mercury, Total	2.8	0.73	0.81	0.064	J	ND		0.133		ND		ND		0.329		0.456		ND		ND		2.63	
Nickel, Total	310	130	310	17.2		16.5		17		17.1		5.27	J	14.1		6.06		4.03		3.34	J	14.00	
Potassium, Total				1610		1700		1710		1800		374	J	1100		708		461		300	J	1440.00	
Selenium, Total	1500	4	180	ND		ND		ND		ND		2.1	J	ND		1.6	J	0.638	J	ND		1.10	J
Silver, Total	1500	8.3	180	ND		ND		ND		ND		ND		ND		ND		0.273	J	ND		0.73	
Sodium, Total				78.8	J	65.5	J	85.2	J	69.7	J	213	J	408		212	J	358		191	J	304.00	
Thallium, Total				0.449	J	ND		ND		0.278	J	1.52	J	ND		1.45	J	1.94		ND		1.62	J
Vanadium, Total				29.4		25		29.1		26.7		23.5		23.9		15.4		38.4		18.1		24.20	
Zinc, Total	10000	2480	10000	62.1		38.8		82.8		44.4		58.3		475		1270		22.8		24		481.00	

Notes

"-" = Sample not analyzed for this parameter

Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)

Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)

Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers

ND - Not detected at the reported detection limit for the sample.

J = The concentration given is an approximate value.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 2C
Soil Analytical Data - Metals
B2 Redevelopment Project
3116-3124 Thlrd Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-05 (0-2')		SB-05 (2-4')		SB-05 (11-13')		SB-06 (0-2')		SB-06 (2-4')		SB-06 (4.5')		SB-06 (11-13')		SB-07 (0-2')		SB-07 (2-4')		SB-07 (11-13')		SB-07 (15-17')		SB-08 (0-2')		SB-08 (2-4')		
LAB ID:				L2419594-12		L2419594-13		L2419594-14		L2419594-15		L2419594-16		L2419594-21		L2419594-17		L2419594-18		L2419594-19		L2420020-01		L2420021-02		L2419594-09		L2419594-10		
COLLECTION DATE:				4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/11/2024		4/11/2024		4/10/2024		4/10/2024		
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	
TOTAL METALS																														
Aluminum, Total				1890		1770		7490		8900		10400		11000		9080		5770		5940		4830		8980		4870		7350		
Antimony, Total				ND		ND		ND		ND		ND		ND		36.6		ND		ND		ND		ND		1.19	J	ND		
Arsenic, Total	16	16	16	2.31		1.34		5.51		ND		2.59		1.44		5.5		2.17		2.27		3.26		1.87		4.84		2.08		
Barium, Total	400	820	400	18.4		55.7		320		106		118		111		224		24.3		25.5		339		47.9		216		51.1		
Beryllium, Total	590	47	72	0.121	J	0.082	J	0.421	J	0.581	J	0.312	J	0.827		0.292	J	0.071	J	0.122	J	0.196	J	0.362	J	0.25	J	0.343	J	
Cadmium, Total	9.3	7.5	4.3	ND		ND		0.776	J	ND		0.222	J	ND		0.465	J	ND		ND		0.519	J	ND		1.78		ND		
Calcium, Total				61800		37300		86900		102000		15400		53200		9280		26800		51600		34300		4660		33400		26600		
Chromium, Total				4.7		3.77		18.8		10.3		17		6.83		22.8		4.03		6.56		11.8		18.1		30.6		14.8		
Cobalt, Total				2.39		1	J	4.96		3.97	J	6.08		7.54		6.8		7.75		5.08		3.02		5.77		5.08		5.98		
Copper, Total	270	1720	270	11.1		5.27		48.3		10.9		47.4		12.6		191		95.2		49.4		16		16.7		60.3		22.9		
Iron, Total				5380		3810		16000		6680		16800		7960		42000		18000		11700		9240		13300		14700		13300		
Lead, Total	1000	450	400	8.7		16.6		86.4		18.1	J	170		5.75		1400		16		11		235		40.5		879		51.8		
Magnesium, Total				35200		9070		3980		4980		5830		3650		6580		12400		16000		5370		5930		7740		18200		
Manganese, Total	10000	2000	2000	114		77.9		197		539		231		511		323		189		147		146		248		213		309		
Mercury, Total	2.8	0.73	0.81	ND		ND		0.207		ND		0.091		ND		0.42		ND		ND		0.113		0.378		0.364		0.156		
Nickel, Total	310	130	310	5.53		2.84		17.8		13.3		8.66		9.26		15		6.55		6.54		6.35		10.8		24.6		12.1		
Potassium, Total				484		279		1730		2380		4320		2200		2020		667		698		767		1450		866		1810		
Selenium, Total	1500	4	180	ND		ND		0.444	J	1.81	J	0.216	J	0.859	J	ND		ND		ND		0.748	J	0.481	J	0.501	J	ND		
Silver, Total	1500	8.3	180	ND		ND		ND		ND		ND		ND		0.386	J	ND		ND		ND		ND		0.667		ND		
Sodium, Total				137	J	163	J	629		183	J	135	J	192		103	J	754		642		432		139	J	146	J	73.5	J	
Thallium, Total				ND		ND		ND		2.11	J	0.479	J	ND		ND		0.364	J	0.374	J	1.27	J	1.27	J	ND		0.288	J	
Vanadium, Total				32.6		7.92		16.5		14.1		25.7		10.6		28.4		54.6		39		18		20.8		31.8		20.4		
Zinc, Total	10000	2480	10000	19.1		34.7		346		25.4		162		19.2		286		43		40.4		244		43.6		488		41.2		

Notes
". " = Sample not analyzed for this parameter
Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)
Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)
Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers
ND - Not detected at the reported detection limit for the sample.
J = The concentration given is an approximate value.
E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 2C
Soil Analytical Data - Metals
B2 Redevelopment Project
3116-3124 Thlr Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-08 (11-13')		SB-09 (0-2')		SB-09 (2-4')		SB-09 (11-13')		SB-10 (0-2')		SB-10 (2-4')		SB-10 (11-13')		SB-11 (0-2')		SB-11 (2-4')		SB-11 (11-13')		SB-12 (0-2')		SB-12 (2-4')	
LAB ID:				L2419594-11		L2420020-04 R1		L2420020-05		L2420020-06		L2420020-07		L2420020-08		L2420020-09		L2420020-10		L2420020-11		L2420020-12		L2420020-13		L2420020-14	
COLLECTION DATE:				4/10/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024	
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
TOTAL METALS																											
Aluminum, Total				6210		3990		5560		8240		3800		3400		3460		3180		2240		4900		4730		5130	
Antimony, Total				ND		ND		0.537	J	0.357	J	ND		ND		ND		ND		0.422	J	ND		0.365	J		
Arsenic, Total	16	16	16	1.56		1.69		4.18		1.93		1.94		3.46		3.57		1.52		1.59		3.19		1.49		5.25	
Barium, Total	400	820	400	37.8		29.8		390		46.1		30.1		570		426		20.2		13.6		285		40.3		358	
Beryllium, Total	590	47	72	0.256	J	0.095	J	0.223	J	0.324	J	0.083	J	0.138	J	0.153	J	0.034	J	0.06	J	0.178	J	0.099	J	0.216	J
Cadmium, Total	9.3	7.5	4.3	ND		0.29	J	0.651	J	0.403	J	0.26	J	0.56	J	1.02		0.284	J	0.287	J	9.12		0.285	J	0.993	
Calcium, Total				30600		93000		16200		4640		67600		66900		43700		75400		75600		39500		63700		68700	
Chromium, Total				13.2		5.88		12.9		17.8		4.89		8.4		9.82		4.56		4.57		22		7.02		11.6	
Cobalt, Total				4.29		3.85		4.01		6.62		3.7		2.55		2.41		4.06		3.19		4.76		4.83		3.29	
Copper, Total	270	1720	270	21.8		42.3		36.8		30.7		27.3		10.2		8.5		58.1		41.3		49.2		500		20	
Iron, Total				13400		8280		9800		12800		6820		7250		6580		9990		7680		17300		9880		12300	
Lead, Total	1000	450	400	19.2		17.5		232		53.4		10.9		190		298		5.95		19.3		154		27.1		328	
Magnesium, Total				21400		25800		4010		6240		25200		16800		2440		23000		31200		15300		12600		11300	
Manganese, Total	10000	2000	2000	202		114		170		382		118		125		144		114		104		223		148		164	
Mercury, Total	2.8	0.73	0.81	0.079		ND		0.352		0.552		ND		0.093		0.916		ND		ND		0.235		ND		0.111	
Nickel, Total	310	130	310	10.6		6.16		11		14.1		4.44		5.66		6.41		4.94		5.18		13.1		6.89		9.07	
Potassium, Total				1820		631		763		1490		516		582		751		523		450		1050		805		634	
Selenium, Total	1500	4	180	ND		0.689	J	0.661	J	0.596	J	0.738	J	0.866	J	0.614	J	0.883	J	0.67	J	0.815	J	0.619	J	0.573	J
Silver, Total	1500	8.3	180	ND		ND		ND		0.35	J	ND		ND		0.278	J	ND		ND		ND		0.4	J	ND	
Sodium, Total				72.5	J	239		131	J	82.8	J	194		249		331		196		138	J	159	J	512		469	
Thallium, Total				ND		1.4	J	1.16	J	1.59	J	1.17	J	1.34	J	1.07	J	1.45	J	1.12	J	1.48	J	1.51	J	1.25	J
Vanadium, Total				18.3		32.4		18.4		25.5		16		14.5		15.3		37.8		25.9		30.2		33.9		24.5	
Zinc, Total	10000	2480	10000	28.5		35.1		260		64.4		43.2		377		352		25.2		30.6		278		49.5		410	

Notes

"," = Sample not analyzed for this parameter

Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)

Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)

Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers

ND - Not detected at the reported detection limit for the sample.

J = The concentration given is an approximate value.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 2C
Soil Analytical Data - Metals
B2 Redevelopment Project
3116-3124 Thlrd Avenue
Bronx, New York
OER Site No. 24TMP0030X, 24ENOS009X

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRSCOs	SB-12 (11-13')		SB-13 (0-2')		SB-13 (2-4')		SB-13 (11-13')		SB-13 (16-18')		SB-14 (0-2')		SB-14 (2-4')		SB-DUP-1		SB-DUP-2		DUP-3	
LAB ID:				L2420020-15		L2420020-16		L2420020-17		L2420020-18 R1		L2420021-03		L2429105-01		L2429105-02		L2419594-20		L2420020-19		L2420021-04	
COLLECTION DATE:				4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024		5/24/2024		5/24/2024		4/10/2024		4/11/2024		4/11/2024	
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
TOTAL METALS																							
Aluminum, Total				4630		6530		5490		5640		9010		11000		8770		9180		6280		2930	
Antimony, Total				ND		ND		0.462	J	ND		ND		1.28	J	1.02	J	ND		0.408	J	ND	
Arsenic, Total	16	16	16	3.17		3.06		3.3		1.68		3.87		2.66		2		2.8		2.94		2.07	
Barium, Total	400	820	400	224		230		206		45.4		138		129		99.5		45.6		184		13.2	
Beryllium, Total	590	47	72	0.11	J	0.279	J	0.262	J	0.458		0.385	J	0.306	J	0.289	J	0.404	J	0.329	J	0.045	J
Cadmium, Total	9.3	7.5	4.3	0.498	J	0.536	J	0.565	J	ND		0.245	J	0.296	J	0.2	J	0.084	J	0.46	J	0.081	J
Calcium, Total				30600		25800		26000		34600		11600		11000		7650		5040		31000		25100	
Chromium, Total				9.87		14.5		13.3		5.36		20.2		26.5		21		30.8		15.6		5.46	
Cobalt, Total				3.76		4.98		4.89		0.799	J	6.16		12.1		9.26		6.68		5.16		4.57	
Copper, Total	270	1720	270	29.6		30		31.2		1.55		64.2		52.3		50.1		23.5		32.5		39.8	
Iron, Total				10400		11300		11900		3540		24200		21500		17900		15900		11100		10600	
Lead, Total	1000	450	400	101		157		258		1.71	J	344		411		131		118		171		6.08	
Magnesium, Total				5080		7650		9360		5180		6570		10300		7140		5990		9890		14200	
Manganese, Total	10000	2000	2000	141		226		214		145		328		304		228		272		236		104	
Mercury, Total	2.8	0.73	0.81	0.054	J	0.252		0.506		ND		1.19		3.64		1.11		ND		0.23		ND	
Nickel, Total	310	130	310	6.81		12.9		13.6		2.52		14.5		22.2		19.4		19.6		14.6		4.63	
Potassium, Total				716		1380		1270		646		1570		5260		4180		1810		1290		547	
Selenium, Total	1500	4	180	0.466	J	0.623	J	0.619	J	0.468	J	1.13	J	ND		ND		ND		0.645	J	0.529	J
Silver, Total	1500	8.3	180	ND		ND		ND		ND		0.376	J	ND		ND		ND		ND		ND	
Sodium, Total				542		242		203		452		184	J	140	J	116	J	85.5	J	280		333	
Thallium, Total				1.08	J	1.47	J	1.31	J	0.889	J	1.67	J	ND		0.603	J	0.434	J	1.28	J	1.35	J
Vanadium, Total				30.1		42.4		45.4		8.54		25		36.2		27.3		27.6		46.6		40.9	
Zinc, Total	10000	2480	10000	606		187		183		4.99		154		133		94.1		54.6		158		24.2	

Notes

"-" = Sample not analyzed for this parameter

Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)

Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)

Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers

ND - Not detected at the reported detection limit for the sample.

J = The concentration given is an approximate value.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 2D
Soil Analytical Data - PFAS, Pesticides, Herbicides, PCBs
B2 Redevelopment Project
3116-3124 3rd Avenue
Bronx, New York, 10451

SAMPLE ID: LAB ID: COLLECTION DATE: SAMPLE MATRIX:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRUSCOs	SB-01 (0-2')		SB-01 (2-4')		SB-02 (0-2')		SB-02 (2-4')		SB-03 (11-13')		SB-14 (0-2')		SB-14 (2-4')	
				L2419594-01		L2419594-02		L2419594-03		L2419594-04		L2419594-07		L2429105-01 R1		L2429105-02 R1	
				4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		5/24/2024		5/24/2024	
				Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
PERFLUORINATED ALKYL ACIDS BY ISOTOPE DILUTION																	
1H,1H,2H,2H-Perfluorodecanesulfonic Acid (8:2FTS)				-		-		-		-		ND					
1H,1H,2H,2H-Perfluorohexanesulfonic Acid (4:2FTS)				-		-		-		-		ND					
1H,1H,2H,2H-Perfluorooctanesulfonic Acid (6:2FTS)				-		-		-		-		ND					
N-Ethyl Perfluorooctanesulfonamidoacetic Acid (NEtFOSAA)				-		-		-		-		ND					
N-Methyl Perfluorooctanesulfonamidoacetic Acid (NMeFOSAA)				-		-		-		-		ND					
Perfluorobutanesulfonic Acid (PFBS)				-		-		-		-		ND					
Perfluorobutanoic Acid (PFBA)				-		-		-		-		ND					
Perfluorodecanesulfonic Acid (PFDS)				-		-		-		-		ND					
Perfluorodecanoic Acid (PFDA)				-		-		-		-		ND					
Perfluorododecanoic Acid (PFDoA)				-		-		-		-		ND					
Perfluoroheptanesulfonic Acid (PFHpS)				-		-		-		-		ND					
Perfluoroheptanoic Acid (PFHpA)				-		-		-		-		ND					
Perfluorohexanesulfonic Acid (PFHxS)				-		-		-		-		ND					
Perfluorohexanoic Acid (PFHxA)				-		-		-		-		ND					
Perfluorononanesulfonic Acid (PFNS)				-		-		-		-		ND					
Perfluorononanoic Acid (PFNA)				-		-		-		-		ND					
Perfluorooctanesulfonamide (FOSA)				-		-		-		-		ND					
Perfluorooctanesulfonic Acid (PFOS)				-		-		-		-		0.000828					

Table 2D
Soil Analytical Data - PFAS, Pesticides, Herbicides, PCBs
B2 Redevelopment Project
3116-3124 3rd Avenue
Bronx, New York, 10451

SAMPLE ID: LAB ID: COLLECTION DATE: SAMPLE MATRIX:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRUSCOs	SB-01 (0-2') L2419594-01 4/10/2024 Soil		SB-01 (2-4') L2419594-02 4/10/2024 Soil		SB-02 (0-2') L2419594-03 4/10/2024 Soil		SB-02 (2-4') L2419594-04 4/10/2024 Soil		SB-03 (1.1-13') L2419594-07 4/10/2024 Soil		SB-14 (0-2') L2429105-01 R1 5/24/2024 Soil		SB-14 (2-4') L2429105-02 R1 5/24/2024 Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
Perfluorooctanoic Acid (PFOA)				-		-		-		-		ND					
Perfluoropentanesulfonic Acid (PFPeS)				-		-		-		-		ND					
Perfluoropentanoic Acid (PFPeA)				-		-		-		-		ND					
Perfluorotetradecanoic Acid (PFTA)				-		-		-		-		ND					
Perfluorotridecanoic Acid (PFTrDA)				-		-		-		-		ND					
Perfluoroundecanoic Acid (PFUnA)				-		-		-		-		ND					
ORGANOCHLORINE PESTICIDES BY GC																	
4,4'-DDD	92	14	13	ND		-		-		ND		-	-	ND		ND	
4,4'-DDE	62	17	8.9	0.000006	J	-		-		ND		-	-	0.00125	J	0.00128	J
4,4'-DDT	47	136	7.9	0.000026		-		-		ND		-	-	0.00789		0.00444	
Aldrin	0.68	0.19	0.097	ND		-		-		ND		-	-	ND		ND	
Alpha-BHC	3.4	0.02	0.48	ND		-		-		ND		-	-	ND		ND	
Beta-BHC	3	0.09	0.36	ND		-		-		ND		-	-	ND		ND	
Chlordane				ND		-		-		ND		-	-	ND		ND	
cis-Chlordane	24	2.9	4.2	ND		-		-		ND		-	-	ND		ND	
Delta-BHC	500	0.25	100	ND		-		-		ND		-	-	ND		ND	
Dieldrin	1.4	0.1	0.2	ND		-		-		ND		-	-	ND		ND	
Endosulfan I	200	102	24	ND		-		-		ND		-	-	ND		ND	
Endosulfan II	200	102	24	ND		-		-		ND		-	-	ND		ND	
Endosulfan sulfate	200	1000	24	ND		-		-		ND		-	-	ND		ND	
Endrin	89	0.06	11	ND		-		-		ND		-	-	ND		ND	
Endrin aldehyde				ND		-		-		ND		-	-	ND		ND	

Table 2D
Soil Analytical Data - PFAS, Pesticides, Herbicides, PCBs
B2 Redevelopment Project
3116-3124 3rd Avenue
Bronx, New York, 10451

SAMPLE ID: LAB ID: COLLECTION DATE: SAMPLE MATRIX:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRUSCOs	SB-01 (0-2') L2419594-01 4/10/2024 Soil		SB-01 (2-4') L2419594-02 4/10/2024 Soil		SB-02 (0-2') L2419594-03 4/10/2024 Soil		SB-02 (2-4') L2419594-04 4/10/2024 Soil		SB-03 (11-13') L2419594-07 4/10/2024 Soil		SB-14 (0-2') L2429105-01 R1 5/24/2024 Soil		SB-14 (2-4') L2429105-02 R1 5/24/2024 Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
Endrin ketone				ND		-		-		ND		-	-	ND		ND	
Heptachlor	15	0.38	2.1	ND		-		-		ND		-	-	ND		ND	
Heptachlor epoxide				ND		-		-		ND		-	-	ND		ND	
Lindane	9.2	0.1	1.3	ND		-		-		ND		-	-	ND		ND	
Methoxychlor				ND		-		-		ND		-	-	ND		ND	
Toxaphene				ND		-		-		ND		-	-	ND		ND	
trans-Chlordane				ND		-		-		ND		-	-	ND		ND	
POLYCHLORINATED BIPHENYLS BY GC																	
Aroclor 1016	1	3.2	1	ND		-		-		ND		-	-	ND		ND	
Aroclor 1221	1	3.2	1	ND		-		-		ND		-	-	ND		ND	
Aroclor 1232	1	3.2	1	ND		-		-		ND		-	-	ND		ND	
Aroclor 1242	1	3.2	1	ND		-		-		ND		-	-	ND		ND	
Aroclor 1248	1	3.2	1	ND		-		-		ND		-	-	ND		ND	
Aroclor 1254	1	3.2	1	ND		-		-		ND		-	-	ND		ND	
Aroclor 1260	1	3.2	1	ND		-		-		ND		-	-	ND		ND	
Aroclor 1262	1	3.2	1	ND		-		-		ND		-	-	ND		ND	
Aroclor 1268	1	3.2	1	ND		-		-		ND		-	-	ND		ND	
PCBs, Total	1	3.2	1	ND		-		-		ND		-	-	ND		ND	
CHLORINATED HERBICIDES BY GC																	
2,4-D				ND		ND		ND		ND		-	-	-	-	-	-
2,4,5-TP (Silvex)	500	3.8	100	ND		ND		ND		ND		-	-	-	-	-	-
2,4-D				ND		ND		ND		ND		-	-	-	-	-	-

Table 2D
Soil Analytical Data - PFAS, Pesticides, Herbicides, PCBs
B2 Redevelopment Project
3116-3124 3rd Avenue
Bronx, New York, 10451

SAMPLE ID:	Part 375 CUSCOs	Part 375 PGSCOs	Part 375 RRUSCOs	SB-01 (0-2')		SB-01 (2-4')		SB-02 (0-2')		SB-02 (2-4')		SB-03 (11-13')		SB-14 (0-2')		SB-14 (2-4')	
LAB ID:				L2419594-01		L2419594-02		L2419594-03		L2419594-04		L2419594-07		L2429105-01 R1		L2429105-02 R1	
COLLECTION DATE:				4/10/2024		4/10/2024		4/10/2024		4/10/2024		4/10/2024		5/24/2024		5/24/2024	
SAMPLE MATRIX:				Soil		Soil		Soil		Soil		Soil		Soil		Soil	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q

Notes

"-" = Sample not analyzed for this parameter

Exceeds 6 NYCRR Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs)

Exceeds 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs)

Exceeds 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRSCOs)

Qualifiers

ND - Not detected at the reported detection limit for the sample.

J = The concentration given is an approximate value.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Table 3
Groundwater Analytical Results
B2 Redevelopment Project
3116-3124 3rd Avenue
Bronx, New York, 10451

SAMPLE ID:		TMW-1		TMW-2		TMW-3		TMW-DUP		FIELD BLANK	
LAB ID:	NY-AWQS	L2420019-01		L2420019-02		L2420019-03		L2420019-04		L2420019-05	
COLLECTION DATE:		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024	
SAMPLE MATRIX:		Water		Water		Water		Water		Water	
ANALYTE	(ug/L)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
VOLATILE ORGANICS BY GC/MS											
1,1,1,2-Tetrachloroethane	5	ND		ND		ND		ND		-	-
1,1,1-Trichloroethane	5	ND		ND		ND		ND		-	-
1,1,2,2-Tetrachloroethane	5	ND		ND		ND		ND		-	-
1,1,2-Trichloroethane	1	ND		ND		ND		ND		-	-
1,1-Dichloroethane	5	ND		ND		ND		ND		-	-
1,1-Dichloroethene	5	ND		ND		ND		ND		-	-
1,1-Dichloropropene	5	ND		ND		ND		ND		-	-
1,2,3-Trichlorobenzene	5	ND		ND		ND		ND		-	-
1,2,3-Trichloropropane	0.04	ND		ND		ND		ND		-	-
1,2,4,5-Tetramethylbenzene	5	ND		ND		ND		ND		-	-
1,2,4-Trichlorobenzene	5	ND		ND		ND		ND		-	-
1,2,4-Trimethylbenzene	5	ND		ND		ND		ND		-	-
1,2-Dibromo-3-chloropropane	0.04	ND		ND		ND		ND		-	-
1,2-Dibromoethane	0.0006	ND		ND		ND		ND		-	-
1,2-Dichlorobenzene	3	ND		ND		ND		ND		-	-
1,2-Dichloroethane	0.6	ND		ND		ND		ND		-	-
1,2-Dichloroethene, Total		ND		ND		ND		ND		-	-
1,2-Dichloropropane	1	ND		ND		ND		ND		-	-
1,3,5-Trimethylbenzene	5	ND		ND		ND		ND		-	-
1,3-Dichlorobenzene	3	ND		ND		ND		ND		-	-
1,3-Dichloropropane	5	ND		ND		ND		ND		-	-
1,3-Dichloropropene, Total		ND		ND		ND		ND		-	-
1,4-Dichlorobenzene	3	ND		ND		ND		ND		-	-
1,4-Dioxane		ND		ND		ND		ND		-	-
2,2-Dichloropropane	5	ND		ND		ND		ND		-	-
2-Butanone	50	ND		ND		ND		ND		-	-
2-Hexanone	50	ND		ND		ND		ND		-	-
4-Methyl-2-pentanone		ND		ND		ND		ND		-	-
Acetone	50	ND		2	J	2.4	J	2.6	J	-	-
Acrylonitrile	5	ND		ND		ND		ND		-	-
Benzene	1	ND		ND		ND		ND		-	-
Bromobenzene	5	ND		ND		ND		ND		-	-
Bromochloromethane	5	ND		ND		ND		ND		-	-
Bromodichloromethane	50	ND		ND		ND		ND		-	-
Bromoform	50	ND		ND		ND		ND		-	-
Bromomethane	5	ND		ND		ND		ND		-	-
Carbon disulfide	60	ND		ND		1	J	1.1	J	-	-
Carbon tetrachloride	5	ND		ND		ND		ND		-	-
Chlorobenzene	5	ND		ND		ND		ND		-	-
Chloroethane	5	ND		ND		ND		ND		-	-
Chloroform	7	1.6	J	ND		ND		ND		-	-
Chloromethane		ND		ND		ND		ND		-	-
cis-1,2-Dichloroethene	5	ND		ND		ND		ND		-	-
cis-1,3-Dichloropropene	0.4	ND		ND		ND		ND		-	-
Dibromochloromethane	50	ND		ND		ND		ND		-	-
Dibromomethane	5	ND		ND		ND		ND		-	-
Dichlorodifluoromethane	5	ND		ND		ND		ND		-	-
Ethyl ether		ND		ND		ND		ND		-	-
Ethylbenzene	5	ND		ND		ND		ND		-	-
Hexachlorobutadiene	0.5	ND		ND		ND		ND		-	-
Isopropylbenzene	5	ND		ND		ND		ND		-	-
Methyl tert butyl ether	10	ND		ND		ND		ND		-	-
Methylene chloride	5	ND		ND		ND		ND		-	-
n-Butylbenzene	5	ND		ND		ND		ND		-	-
n-Propylbenzene	5	ND		ND		ND		ND		-	-
Naphthalene	10	ND		ND		ND		ND		-	-
o-Chlorotoluene	5	ND		ND		ND		ND		-	-
o-Xylene	5	ND		ND		ND		ND		-	-
p-Chlorotoluene	5	ND		ND		ND		ND		-	-
p-Diethylbenzene		ND		ND		ND		ND		-	-
p-Ethyltoluene		ND		ND		ND		ND		-	-
p-Isopropyltoluene	5	ND		ND		ND		ND		-	-
p/m-Xylene	5	ND		ND		ND		ND		-	-
sec-Butylbenzene	5	ND		ND		ND		0.7	J	-	-
Styrene	5	ND		ND		ND		ND		-	-
tert-Butylbenzene	5	ND		ND		2.6		3		-	-
Tetrachloroethene	5	0.19	J	ND		ND		ND		-	-
Toluene	5	ND		ND		ND		ND		-	-
trans-1,2-Dichloroethene	5	ND		ND		ND		ND		-	-
trans-1,3-Dichloropropene	0.4	ND		ND		ND		ND		-	-
trans-1,4-Dichloro-2-butene	5	ND		ND		ND		ND		-	-
Trichloroethene	5	ND		ND		ND		ND		-	-
Trichlorofluoromethane	5	ND		ND		ND		ND		-	-
Vinyl acetate		ND		ND		ND		ND		-	-
Vinyl chloride	2	ND		ND		ND		ND		-	-
Xylenes, Total		ND		ND		ND		ND		-	-
Total VOCs		1.79	-	2	-	6	-	7.4	-	-	-

Table 3
Groundwater Analytical Results
B2 Redevelopment Project
3116-3124 3rd Avenue
Bronx, New York, 10451

SAMPLE ID:	NY-AWQS	TMW-1		TMW-2		TMW-3		TMW-DUP		FIELD BLANK	
LAB ID:		L2420019-01		L2420019-02		L2420019-03		L2420019-04		L2420019-05	
COLLECTION DATE:		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024	
SAMPLE MATRIX:		Water		Water		Water		Water		Water	
ANALYTE	(µg/L)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
1,4 DIOXANE BY 8270E-SIM											
1,4-Dioxane	0.35	ND		ND		ND		ND		ND	
PERFLUORINATED ALKYL ACIDS BY ISOTOPE DILUTION											
1H,1H,2H,2H-Perfluorodecanesulfonic Acid (8:2FTS)		ND		ND		ND		ND		ND	
1H,1H,2H,2H-Perfluorooctanesulfonic Acid (6:2FTS)		ND		ND		ND		ND		ND	
N-Ethyl Perfluorooctanesulfonamidoacetic Acid (NEtFOSAA)		ND		ND		ND		ND		ND	
N-Methyl Perfluorooctanesulfonamidoacetic Acid (NMeFOSAA)		ND		ND		ND		ND		ND	
Perfluorobutanesulfonic Acid (PFBS)		0.00394		0.00362		0.0228		0.0232		ND	
Perfluorobutanoic Acid (PFBA)		0.00718		0.00564		0.012		0.0112		ND	
Perfluorodecanesulfonic Acid (PFDS)		ND		ND		ND		ND		ND	
Perfluorodecanoic Acid (PFDA)		0.00161	J	0.00136	J	0.000356	JF	0.000345	J	ND	
Perfluorododecanoic Acid (PFDoA)		ND		ND		ND		ND		ND	
Perfluoroheptanesulfonic Acid (PFHpS)		0.00289		ND		0.000909	J	0.000702	JF	ND	
Perfluoroheptanoic Acid (PFHpA)		0.0121		0.00367		0.0134		0.0125		ND	
Perfluorohexanesulfonic Acid (PFHxS)		0.00836		0.00166	J	0.0122		0.0105		ND	
Perfluorohexanoic Acid (PFHxA)		0.0193		0.0144		0.0126		0.0119		ND	
Perfluorononanoic Acid (PFNA)		0.00575		0.0257		0.00212		0.00215		ND	
Perfluorooctanesulfonamide (FOSA)		ND		ND		ND		ND		ND	
Perfluorooctanesulfonic Acid (PFOS)	0.0027	0.0818		0.027		0.0252		0.0249		ND	
Perfluorooctanoic Acid (PFOA)	0.0067	0.0424		0.0116		0.029		0.028		ND	
Perfluoropentanoic Acid (PFPeA)		0.021		0.0155		0.00983		0.0102		ND	
Perfluorotetradecanoic Acid (PFTA)		ND		ND		ND		ND		ND	
Perfluorotridecanoic Acid (PFTyDA)		ND		ND		ND		ND		ND	
Perfluoroundecanoic Acid (PFUnA)		0.000333	JF	ND		ND		ND		ND	
PFOA/PFOS, Total		0.124		0.0386		0.0542		0.0529		ND	
SEMIVOLATILE ORGANICS BY GC/MS											
1,2,4,5-Tetrachlorobenzene	5	ND		ND		ND		ND		-	-
1,2,4-Trichlorobenzene	5	ND		ND		ND		ND		-	-
1,2-Dichlorobenzene	3	ND		ND		ND		ND		-	-
1,3-Dichlorobenzene	3	ND		ND		ND		ND		-	-
1,4-Dichlorobenzene	3	ND		ND		ND		ND		-	-
2,4,5-Trichlorophenol		ND		ND		ND		ND		-	-
2,4,6-Trichlorophenol		ND		ND		ND		ND		-	-
2,4-Dichlorophenol	1	ND		ND		ND		ND		-	-
2,4-Dimethylphenol	50	ND		ND		ND		ND		-	-
2,4-Dinitrophenol	10	ND		ND		ND		ND		-	-
2,4-Dinitrotoluene	5	ND		ND		ND		ND		-	-
2,6-Dinitrotoluene	5	ND		ND		ND		ND		-	-
2-Chlorophenol		ND		ND		ND		ND		-	-
2-Methylphenol		ND		ND		ND		ND		-	-
2-Nitroaniline	5	ND		ND		ND		ND		-	-
2-Nitrophenol		ND		ND		ND		ND		-	-
3,3'-Dichlorobenzidine	5	ND		ND		ND		ND		-	-
3-Methylphenol/ 4-Methylphenol		ND		ND		ND		ND		-	-
3-Nitroaniline	5	ND		ND		ND		ND		-	-
4,6-Dinitro- o- cresol		ND		ND		ND		ND		-	-
4-Bromophenyl phenyl ether		ND		ND		ND		ND		-	-
4-Chloroaniline	5	ND		ND		ND		ND		-	-
4-Chlorophenyl phenyl ether		ND		ND		ND		ND		-	-
4-Nitroaniline	5	ND		ND		ND		ND		-	-
4-Nitrophenol		ND		ND		ND		ND		-	-
Acetophenone		ND		ND		ND		ND		-	-
Benzoic Acid		ND		ND		6.5	J	6.4	J	-	-
Benzyl Alcohol		ND		ND		ND		ND		-	-
Biphenyl		ND		ND		ND		ND		-	-
Bis(2-chloroethoxy)methane	5	ND		ND		ND		ND		-	-
Bis(2-chloroethyl)ether	1	ND		ND		ND		ND		-	-
Bis(2-chloroisopropyl)ether	5	ND		ND		ND		ND		-	-
Bis(2-ethylhexyl)phthalate	5	ND		ND		ND		ND		-	-
Butyl benzyl phthalate	50	ND		ND		ND		ND		-	-
Carbazole		ND		ND		ND		ND		-	-
Di-n-butylphthalate	50	1.4	J	ND		ND		ND		-	-
Di-n-octylphthalate	50	ND		ND		ND		ND		-	-
Dibenzofuran		ND		ND		ND		ND		-	-
Diethyl phthalate	50	ND		ND		ND		ND		-	-
Dimethyl phthalate	50	ND		ND		ND		ND		-	-
Hexachlorocyclopentadiene	5	ND		ND		ND		ND		-	-
Isophorone	50	ND		ND		ND		ND		-	-
n-Nitrosodi-n-propylamine		ND		ND		ND		ND		-	-
NDPA/ DPA	50	ND		ND		ND		ND		-	-
Nitrobenzene	0.4	ND		ND		ND		ND		-	-
p-Chloro-m-cresol		ND		ND		ND		ND		-	-
Phenol	1	ND		ND		ND		ND		-	-
Total SVOCs		1.4	-	-	-	6.5	-	6.4	-	-	-

Table 3
Groundwater Analytical Results
B2 Redevelopment Project
3116-3124 3rd Avenue
Bronx, New York, 10451

SAMPLE ID:		TMW-1		TMW-2		TMW-3		TMW-DUP		FIELD BLANK	
LAB ID:	NY-AWQS	L2420019-01		L2420019-02		L2420019-03		L2420019-04		L2420019-05	
COLLECTION DATE:		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024	
SAMPLE MATRIX:		Water		Water		Water		Water		Water	
ANALYTE	(ug/L)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
SEMIVOLATILE ORGANICS BY GC/MS-SIM											
2-Chloronaphthalene	10	ND		ND		ND		ND		-	-
2-Methylnaphthalene		ND		ND		ND		0.07	J	-	-
Acenaphthene	20	ND		ND		ND		0.03	J	-	-
Acenaphthylene		ND		ND		ND		0.02	J	-	-
Anthracene	50	ND		ND		0.02	J	0.03	J	-	-
Benzo(a)anthracene	0.002	0.03	J	ND		0.02	J	ND		-	-
Benzo(a)pyrene	0	0.02	J	ND		ND		ND		-	-
Benzo(b)fluoranthene	0.002	0.03	J	0.01	J	0.02	J	ND		-	-
Benzo(g,h,i)perylene		0.02	J	ND		ND		ND		-	-
Benzo(k)fluoranthene	0.002	0.01	J	ND		ND		ND		-	-
Chrysene	0.002	0.02	J	ND		0.01	J	ND		-	-
Dibenzo(a,h)anthracene		ND		ND		ND		ND		-	-
Fluoranthene	50	0.08	J	0.03	J	0.04	J	0.04	J	-	-
Fluorene	50	ND		ND		ND		0.03	J	-	-
Hexachlorobenzene	0.04	ND		ND		ND		ND		-	-
Hexachlorobutadiene	0.5	ND		ND		ND		ND		-	-
Hexachloroethane	5	ND		ND		ND		ND		-	-
Indeno(1,2,3-cd)pyrene	0.002	0.01	J	ND		ND		ND		-	-
Naphthalene	10	ND		ND		0.09	J	0.12		-	-
Pentachlorophenol	1	ND		ND		0.1	J	ND		-	-
Phenanthrene	50	0.08	J	0.03	J	0.04	J	0.05	J	-	-
Pyrene	50	0.07	J	0.03	J	0.03	J	0.03	J	-	-
Total SVOCs		0.37	-	0.1	-	0.37	-	0.42	-	-	-
ORGANOCHLORINE PESTICIDES BY GC											
4,4'-DDD	0.3	ND		ND		ND		ND		-	-
4,4'-DDE	0.2	ND		ND		ND		ND		-	-
4,4'-DDT	0.2	ND		ND		ND		ND		-	-
Aldrin	0	ND		ND		ND		ND		-	-
Alpha-BHC	0.01	ND		ND		ND		ND		-	-
Beta-BHC	0.04	ND		ND		ND		ND		-	-
Chlordane	0.05	ND		ND		ND		ND		-	-
cis-Chlordane		ND		ND		ND		ND		-	-
Delta-BHC	0.04	ND		ND		ND		ND		-	-
Dieldrin	0.004	ND		ND		ND		ND		-	-
Endosulfan I		ND		ND		ND		ND		-	-
Endosulfan II		ND		ND		ND		ND		-	-
Endosulfan sulfate		ND		ND		ND		ND		-	-
Endrin	0	ND		ND		ND		ND		-	-
Endrin aldehyde	5	ND		ND		ND		ND		-	-
Endrin ketone	5	ND		ND		ND		ND		-	-
Heptachlor	0.04	ND		ND		ND		ND		-	-
Heptachlor epoxide	0.03	ND		ND		ND		ND		-	-
Lindane	0.05	ND		ND		ND		ND		-	-
Methoxychlor	35	ND		ND		ND		ND		-	-
Toxaphene	0.06	ND		ND		ND		ND		-	-
trans-Chlordane		ND		ND		ND		ND		-	-

Table 3
Groundwater Analytical Results
B2 Redevelopment Project
3116-3124 3rd Avenue
Bronx, New York, 10451

SAMPLE ID:	NY-AWQS	TMW-1		TMW-2		TMW-3		TMW-DUP		FIELD BLANK	
LAB ID:		L2420019-01		L2420019-02		L2420019-03		L2420019-04		L2420019-05	
COLLECTION DATE:		4/11/2024		4/11/2024		4/11/2024		4/11/2024		4/11/2024	
SAMPLE MATRIX:		Water		Water		Water		Water		Water	
ANALYTE	(µg/L)	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
POLYCHLORINATED BIPHENYLS BY GC											
Aroclor 1016	0.09	ND		ND		ND		ND		-	-
Aroclor 1221	0.09	ND		ND		ND		ND		-	-
Aroclor 1232	0.09	ND		ND		ND		ND		-	-
Aroclor 1242	0.09	ND		ND		ND		ND		-	-
Aroclor 1248	0.09	ND		ND		ND		ND		-	-
Aroclor 1254	0.09	ND		ND		ND		ND		-	-
Aroclor 1260	0.09	ND		ND		ND		ND		-	-
Aroclor 1262	0.09	ND		ND		ND		ND		-	-
Aroclor 1268	0.09	ND		ND		ND		ND		-	-
PCBs, Total		ND		ND		ND		ND		-	-
DISSOLVED METALS											
Aluminum, Dissolved		73.3		4.92	J	9.82	J	743		-	-
Antimony, Dissolved	3	0.85	J	ND		ND		ND		-	-
Arsenic, Dissolved	25	ND		ND		0.53		0.41	J	-	-
Barium, Dissolved	1000	74.85		91.87		79.9		68.56		-	-
Beryllium, Dissolved	3	ND		ND		ND		ND		-	-
Cadmium, Dissolved	5	0.26		0.23		ND		ND		-	-
Calcium, Dissolved		83000		124000		169000		155000		-	-
Chromium, Dissolved	50	0.45	J	0.32	J	ND		3.51		-	-
Cobalt, Dissolved		5.39		2.59		1.7		2.81		-	-
Copper, Dissolved	200	8.33		2.46		ND		5.12		-	-
Iron, Dissolved	300	219		19.7	J	ND		1850		-	-
Lead, Dissolved	25	0.6	J	ND		ND		1.15		-	-
Magnesium, Dissolved	35000	31900		39200		75900		67800		-	-
Manganese, Dissolved	300	1806		565.9		1637		1546		-	-
Mercury, Dissolved	0.7	0.11	J	0.09	J	0.09	J	ND		-	-
Nickel, Dissolved	100	11.4		6.94		5.53		7.88		-	-
Potassium, Dissolved		4810		5110		5340		4620		-	-
Selenium, Dissolved	10	2.52	J	ND		ND		ND		-	-
Silver, Dissolved	50	ND		ND		ND		ND		-	-
Sodium, Dissolved	20000	69100		322000		64100		56700		-	-
Thallium, Dissolved	0.5	0.43	J	ND		ND		ND		-	-
Vanadium, Dissolved		ND		ND		2.42	J	4.25	J	-	-
Zinc, Dissolved	2000	5.65	J	ND		ND		14.32		-	-
TOTAL METALS											
Aluminum, Total		1210		21000		108000		74700		-	-
Antimony, Total	3	ND		ND		ND		ND		-	-
Arsenic, Total	25	0.8		5.34		40.99		19.93		-	-
Barium, Total	1000	105.8		366.3		1282		899.7		-	-
Beryllium, Total	3	ND		0.79		7.26		5.03		-	-
Cadmium, Total	5	0.3		1.19		7.81		3.45		-	-
Calcium, Total		83700		127000		222000		225000		-	-
Chromium, Total	50	5.93		80.16		516.4		388.3		-	-
Cobalt, Total		7.6		36.9		146.3		97.14		-	-
Copper, Total	200	18.88		148.3		1026		504.6		-	-
Iron, Total	300	3620		57200		290000		188000		-	-
Lead, Total	25	7.87		21.38		116.1		75.93		-	-
Magnesium, Total	35000	31100		56100		157000		138000		-	-
Manganese, Total	300	1840		3263		17410		7063		-	-
Mercury, Total	0.7	ND		ND		0.66		0.46		-	-
Nickel, Total	100	16.55		99.36		509.5		297		-	-
Potassium, Total		5160		8890		22300		17400		-	-
Selenium, Total	10	2.49	J	7.74		57.5		30.4	J	-	-
Silver, Total	50	ND		0.26	J	ND		ND		-	-
Sodium, Total	20000	68600		325000		68200		66900		-	-
Thallium, Total	0.5	0.25	J	0.6	J	3.66	J	2.01	J	-	-
Vanadium, Total		4.28	J	80.41		452.8		282		-	-
Zinc, Total	2000	18.48		371.6		2427		1512		-	-

Notes:

NY-AWQS: New York TOGS 1.1.1 Ambient Water Quality Standards criteria reflects all addendum to criteria through June 2004.

Highlighted cells exceed NY AWQS.

J - Estimated concentration.

U - Not detected at the reported detection limit for the sample.

Table 4
Soil Vapor Analytical Results
B2 Redevelopment Project
3116-3124 Thlr Avenue
Bronx, New York, 10451

SAMPLE ID:	NYSDOH	NYSDOH	NYSDOH	SV-01		SV-02		SV-03		SV-04		SV-05		SV-06		SV-DUP	
LAB ID:	Background	Background	Background	24D0886-01		24D0886-02		24D0886-03		24D0886-04		24D0886-05		24D0886-06		24D0886-07	
COLLECTION DATE:	Standards -	Standards -	Standards -	4/12/2024 11:41:00 AM		4/12/2024 10:32:00 AM		4/12/2024 11:10:00 AM		4/12/2024 11:25:00 AM		4/12/2024 11:30:00 AM		4/12/2024 10:54:00 AM		4/12/2024 12:30:00 PM	
SAMPLE MATRIX:	Indoor Air -	Indoor Air -	Outdoor Air -	Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor	
ANALYTE	25th Pct	Upper Fence	25th Pct	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
VOA, TO15 Isocotane (2,2,4-TMP) Add On	ug/m3	ug/m3	ug/m3														
Dilution Factor				1.80		1.76		1.95		1.69		1.57		1.84		1.86	
2,2,4-Trimethylpentane	~	~	~	0.42	U	0.41	U	1.00	D	0.40	U	0.37	U	0.43	U	0.44	D
Volatle Organics, EPA TO15 Full List	ug/m3	ug/m3	ug/m3														
Dilution Factor				1.80		1.76		1.95		1.69		1.57		1.84		1.86	
1,1,1,2-Tetrachloroethane	~	~	~	1.20	U	1.20	U	1.30	U	1.20	U	1.10	U	1.30	U	1.30	U
1,1,1-Trichloroethane	0.25	2.5	0.25	0.98	U	0.96	U	1.10	U	0.92	U	0.85	U	1.00	U	1.00	U
1,1,2,2-Tetrachloroethane	0.25	0.4	0.25	1.20	U	1.20	U	1.30	U	1.20	U	1.10	U	1.30	U	1.30	U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	0.25	2.5	0.25	1.40	U	1.30	U	1.50	U	1.30	U	1.20	U	1.40	U	1.40	U
1,1,2-Trichloroethane	0.25	0.4	0.25	0.98	U	0.96	U	1.10	U	0.92	U	0.85	U	1.00	U	1.00	U
1,1-Dichloroethane	0.25	0.4	0.25	0.73	U	0.71	U	0.79	U	0.68	U	0.63	U	0.75	U	0.75	U
1,1-Dichloroethylene	0.25	0.4	0.25	0.18	U	0.17	U	0.19	U	0.17	U	0.16	U	0.18	U	0.18	U
1,2,4-Trichlorobenzene	0.25	0.5	0.25	1.30	U	1.30	U	1.40	U	1.30	U	1.20	U	1.40	U	1.40	U
1,2,4-Trimethylbenzene	0.7	9.8	0.25	1.20	D	1.20	D	3.20	D	1.40	D	2.20	D	2.70	D	2.70	D
1,2-Dibromoethane	0.25	0.4	0.25	1.40	U	1.40	U	1.50	U	1.30	U	1.20	U	1.40	U	1.40	U
1,2-Dichlorobenzene	0.25	0.5	0.25	1.10	U	1.10	U	1.20	U	1.00	U	0.94	U	1.10	U	1.10	U
1,2-Dichloroethane	0.25	0.4	0.25	0.73	U	0.71	U	0.79	U	0.68	U	0.63	U	0.75	U	0.75	U
1,2-Dichloropropane	0.25	0.4	0.25	0.83	U	0.81	U	0.90	U	0.78	U	0.72	U	0.85	U	0.86	U
1,2-Dichlorotetrafluoroethane	0.25	0.4	0.25	1.30	U	1.20	U	1.40	U	1.20	U	1.10	U	1.30	U	1.30	U
1,3,5-Trimethylbenzene	0.25	3.9	0.25	0.88	U	0.87	U	0.96	U	0.83	U	0.77	U	0.91	U	0.92	U
1,3-Butadiene	~	~	~	1.20	U	1.20	U	1.30	U	1.10	U	1.00	U	1.20	U	1.20	U
1,3-Dichlorobenzene	0.25	0.5	0.25	1.10	U	1.10	U	1.20	U	1.00	U	0.94	U	1.10	U	1.10	U
1,3-Dichloropropane	~	~	~	0.83	U	0.81	U	0.90	U	0.78	U	0.72	U	0.85	U	0.86	U
1,4-Dichlorobenzene	0.25	1.2	0.25	1.10	U	1.10	U	1.20	U	1.00	U	0.94	U	1.10	U	1.10	U
1,4-Dioxane	~	~	~	1.30	U	1.30	U	1.40	U	1.20	U	1.10	U	1.30	U	1.30	U
2-Butanone	0.25	16	0.25	3.70	D	1.70	D	1.90	D	1.90	D	3.50	D	2.60	D	7.20	D
2-Hexanone	~	~	~	1.50	D	1.40	U	1.60	U	1.40	U	2.10	D	1.50	U	4.20	D
3-Chloropropene	~	~	~	2.80	U	2.80	U	3.00	U	2.60	U	2.50	U	2.90	U	2.90	U
4-Methyl-2-pentanone	0.25	1.9	0.25	0.74	U	0.72	U	0.80	U	23.00	D	0.64	U	0.75	U	0.76	U
Acetone	9.9	115	3.40	36.00	D	33.00	D	33.00	D	43.00	D	37.00	D	13.00	D	28.00	D
Acrylonitrile	~	~	~	0.39	U	0.38	U	0.42	U	0.37	U	0.34	U	0.40	U	0.40	U
Benzene	1.1	13	0.6	0.57	U	0.56	U	0.68	D	0.54	U	0.60	D	0.59	U	2.70	D
Benzyl chloride	~	~	~	0.93	U	0.91	U	1.00	U	0.87	U	0.81	U	0.95	U	0.96	U
Bromodichloromethane	~	~	~	1.20	U	1.20	U	9.80	D	1.10	U	1.00	U	1.20	U	1.20	U
Bromoform	~	~	~	1.90	U	1.80	U	2.00	U	1.70	U	1.60	U	1.90	U	1.90	U
Bromomethane	0.25	0.5	0.25	0.70	U	0.68	U	0.76	U	0.66	U	0.61	U	0.72	U	0.72	U
Carbon disulfide	~	~	~	0.56	U	0.55	U	0.61	U	0.53	U	0.49	U	0.57	U	0.58	U
Carbon tetrachloride	0.25	1.3	0.25	0.34	D	0.33	D	0.37	D	0.27	U	0.25	U	0.29	U	0.29	U
Chlorobenzene	0.25	0.4	0.25	0.83	U	0.81	U	0.90	U	0.78	U	0.72	U	0.85	U	0.86	U
Chloroethane	0.25	0.4	0.25	0.47	U	0.46	U	0.51	U	0.45	U	0.41	U	0.49	U	0.49	U
Chloroform	0.25	1.2	0.25	0.88	D	0.86	U	110.00	D	0.83	U	0.92	D	0.90	U	0.91	U
Chloromethane	0.25	4.2	0.25	0.37	U	0.36	U	0.40	U	0.66	D	0.32	U	0.38	U	6.20	D
cis-1,2-Dichloroethylene	0.25	0.4	0.25	0.18	U	0.17	U	0.19	U	0.17	U	0.16	U	0.18	U	0.18	U
cis-1,3-Dichloropropylene	0.25	0.4	0.25	0.82	U	0.80	U	0.88	U	0.77	U	0.71	U	0.84	U	0.85	U
Cyclohexane	0.25	6.3	0.25	0.62	U	0.61	U	0.67	U	0.58	U	0.54	U	0.63	U	0.64	U
Dibromochloromethane	~	~	~	1.50	U	1.50	U	1.70	U	1.40	U	1.30	U	1.60	U	1.60	U
Dichlorodifluoromethane	0.25	10	0.25	2.60	D	2.40	D	2.30	D	2.30	D	2.30	D	2.40	D	2.30	D
Ethyl acetate	~	~	~	1.30	U	1.30	U	1.40	U	1.20	U	1.10	U	1.30	U	1.30	U
Ethyl Benzene	0.40	6.4	0.25	0.78	U	0.76	D	2.20	D	0.95	D	1.40	D	1.20	D	1.30	D
Hexachlorobutadiene	0.25	0.5	0.25	1.90	U	1.90	U	2.10	U	1.80	U	1.70	U	2.00	U	2.00	U
Isopropanol	~	~	~	3.40	D	3.60	D	6.00	D	9.60	D	5.40	D	2.10	D	3.60	D
Methyl Methacrylate	0.25	0.4	0.25	0.74	U	0.72	U	0.80	U	0.69	U	0.64	U	0.75	U	0.76	U
Methyl tert-butyl ether (MTBE)	0.25	14	0.25	0.65	U	0.63	U	0.70	U	0.61	U	0.56	U	0.66	U	0.67	U
Methylene chloride	0.30	16	0.25	1.20	U	1.20	U	1.40	U	1.20	U	1.10	U	1.30	U	1.30	U
Naphthalene	~	~	~	1.90	U	1.80	U	2.00	U	1.80	U	1.60	U	1.90	U	2.00	U
n-Heptane	1	18	0.25	0.74	U	0.72	U	1.70	D	0.76	D	0.96	D	0.76	U	1.10	D
n-Hexane	0.60	14	0.25	1.20	D	0.81	D	2.10	D	1.70	D	1.80	D	0.97	D	1.20	D
o-Xylene	0.40	7.1	0.25	0.86	D	0.99	D	3.90	D	1.30	D	1.60	D	1.70	D	1.60	D
p- & m- Xylenes	~	~	~	2.70	D	3.10	D	10.00	D	4.30	D	5.80	D	5.40	D	5.50	D
p-Ethyltoluene	~	~	~	1.10	D	0.95	D	3.30	D	1.20	D	2.00	D	2.50	D	2.40	D
Propylene	~	~	~	0.31	U	0.64	D	0.33	U	0.29	U	1.00	D	0.32	U	0.32	U
Styrene	0.25	1.4	0.25	0.77	U	0.75	U	0.83	D	0.72	U	0.67	U	0.79	U	0.79	U
Tetrachloroethylene	0.25	2.5	0.25	1.30	D	1.20	U	40.00	D	1.10	U	1.50	D	1.70	D	1.90	D
Tetrahydrofuran	0.25	0.8	0.25	1.20	D	1.00	U	1.90	D	1.50	D	1.90	D	1.10	D	1.10	D
Toluene	3.5	57	0.60	2.80	D	3.30	D	7.00	D	4.30	D	4.70	D	3.20	D	4.80	D
trans-1,2-Dichloroethylene	~	~	~	0.71	U	0.70	U	0.77	U	0.67	U	0.62	U	0.73	U	0.74	U
trans-1,3-Dichloropropylene	0.25	~	0.25	0.82	U	0.80	U	0.88	U	0.77	U	0.71	U	0.84	U	0.85	U
Trichloroethylene	0.25	0.5	0.25	0.24	U	0.24	U	2.70	D	0.23	U	0.21	U	0.25	U	0.25	U
Trichlorofluoromethane (Freon 11)	~	~	~	2.80	D	1.40	D	1.30	D	4.70	D	1.70	D	4.70	D	4.50	D
Vinyl acetate	~	~	~	0.63	U	0.62	U	0.69	U	0.60	U	0.55	U	0.65	U	0.66	U
Vinyl bromide	~	~	~	0.79	U	0.77	U	0.85	U	0.74	U	0.69	U	0.81	U	0.81	U
Vinyl Chloride	0.25	0.4	0.25	0.23	U	0.22	U	0.25	U	0.22	U	0.20	U	0.24	U	0.24	U

Notes:
Exceeds NYSDOH Background Standards - Indoor Air - 25th Percentile
Exceeds NYSDOH Background Standards - Indoor Air - Upper Fence
Exceeds NYSDOH Background Standards - Outdoor Air - 25th Percentile
J - Estimated concentration.
U - Not detected at the reported detection limit for the sample.
D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

SECTION V

5.2

NYSDOS Requestor Entity Database Information

Department of State

Division of Corporations

Entity Filing History

[Return to Results](#)[Return to Search](#)

Entity Details

ENTITY NAME: CS MELROSE SITE B2 OWNER LLC
DOS ID: 7374102
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/12/2024
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 07/12/2024
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: BRONX
NEXT STATEMENT DUE DATE: 07/31/2026
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

[ENTITY DISPLAY](#) [NAME HISTORY](#) [FILING HISTORY](#) [MERGER HISTORY](#) [ASSUMED NAME HISTORY](#)

Search

File Date	Cert Code	Document Type	Description/Amended Information	Page Count	File Number
07/12/2024	01	ARTICLES OF ORGANIZATION		2	240716000567

Rows per page: 5 1-1 of 1 < >

NEW YORK STATE DEPARTMENT OF STATE
DIVISION OF CORPORATIONS, STATE RECORDS AND UNIFORM COMMERCIAL CODE
FILING RECEIPT

ENTITY NAME : CS MELROSE SITE B2 OWNER LLC
DOCUMENT TYPE : ARTICLES OF ORGANIZATION
ENTITY TYPE : DOMESTIC LIMITED LIABILITY COMPANY

DOS ID : 7374102
FILE DATE : 07/12/2024
FILE NUMBER : 240716000567
TRANSACTION NUMBER : 202407120003706-3450252
EXISTENCE DATE : 07/12/2024
DURATION/DISSOLUTION : PERPETUAL
COUNTY : BRONX



SERVICE OF PROCESS ADDRESS : THE LLC
456 EAST 173RD STREET,
BRONX, NY, 10457, USA

ELECTRONIC SERVICE OF PROCESS
EMAIL ADDRESS : N/A

FILER : GOLDSTEIN HALL PLLC
80 BROAD STREET, SUITE 303
NEW YORK, NY, 10004, USA
SERVICE COMPANY : UNITED CORPORATE SERVICES, INC.
SERVICE COMPANY ACCOUNT : 37
CUSTOMER REFERENCE : B2OWN12081

You may verify this document online at : <http://ecorp.dos.ny.gov>
AUTHENTICATION NUMBER : 100006084408

TOTAL FEES:	\$235.00	TOTAL PAYMENTS RECEIVED:	\$235.00
FILING FEE:	\$200.00	CASH:	\$0.00
CERTIFICATE OF STATUS:	\$0.00	CHECK/MONEY ORDER:	\$0.00
CERTIFIED COPY:	\$10.00	CREDIT CARD:	\$0.00
COPY REQUEST:	\$0.00	DRAWDOWN ACCOUNT:	\$235.00
EXPEDITED HANDLING:	\$25.00	REFUND DUE:	\$0.00

**STATE OF NEW YORK
DEPARTMENT OF STATE**

I hereby certify that the annexed copy for CS MELROSE SITE B2 OWNER LLC, File Number 240716000567 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.

WITNESS my hand and official seal of the
Department of State, at the City of Albany,
on July 16, 2024.

WALTER T. MOSLEY
Secretary of State



BRENDAN C. HUGHES
Executive Deputy Secretary of State



ARTICLES OF ORGANIZATION
OF
CS MELROSE SITE B2 OWNER LLC

Under Section 203 of the Limited Liability
Company Law of the State of New York

The undersigned, being a natural person of at least eighteen (18) years of age and acting as the organizer of the limited liability company hereby being formed under Section 203 of the Limited Liability Company Law of the State of New York (the "LLCL"), certifies that:

FIRST: The name of the company is CS Melrose Site B2 Owner LLC (the "Company").

SECOND: The purpose of the Company is to engage in any lawful act or activity for which limited liability companies may be organized under the LLCL.


THIRD: The County within the State of New York in which the office of the Company is to be located is Bronx County.

FOURTH: The Secretary of State is designated as the agent of the Company upon whom process against the Company may be served. The post office address within or without the State of New York to which the Secretary of State shall mail a copy of any process against the Company served upon such Secretary of State is: CS Melrose Site B2 Owner LLC, 456 East 173rd Street, Bronx, New York 10457.

FIFTH: The Company shall have the power or indemnify, to the full extent permitted by the LLCL, as amended from time to time, all persons whom it is permitted to indemnify pursuant thereto.

SIXTH: The Company may be managed by one or more managers.

IN WITNESS WHEREOF, I have subscribed this certificate and do hereby affirm the foregoing as true under penalties of perjury, this 12th day of July 2024.



Peter Procida
Organizer
456 East 173rd Street
Bronx, New York 10457

ARTICLES OF ORGANIZATION
OF

CS MELROSE SITE B2 OWNER LLC

(Insert name of Limited Liability Company)

Under Section 203 of the Limited Liability Company Law

Filed by: Goldstein Hall PLLC
(Name)

80 Broad Street, Suite 303
(Mailing address)

New York, NY 10004
(City, State and ZIP code)

NOTE: This form was prepared by the New York State Department of State for filing articles of organization for a domestic limited liability company. It does not contain all optional provisions under the law. You are not required to use this form. You may draft your own form or use forms available at legal stationery stores. The Department of State recommends that legal documents be prepared under the guidance of an attorney. The certificate must be submitted with a \$200 filing fee made payable to the Department of State.

SECTION V

5.3

Requestor Organizational Chart



Construction Loan Closing Organizational Chart for Melrose Site B2

Condo Units (153 units including 1 Super's Unit):

- Unit 1:
- Unit 2:
- Unit 3:
- Unit 4:

Directors of HDFC

- Jessica Clemente
- Wanda Salaman
- Alex Cruz

Sole Member of HDFC:

We Stay-Nos Quedamos, Inc.

Melrose Site B2 Housing Development Fund Company, Inc.
(Fee Owner)
EIN: TBD

**Nominee
Agreement**

CS Melrose Site B2 Owner LLC
(Beneficial Owner)
EIN: TBD

CS Melrose Site B2 Manager LLC
.01% Member
MANAGING MEMBER
EIN: TBD

[Investor – TBD]
99.9% Member
EIN: TBD

SD + C Melrose B2 LLC
12.5% Member
16.33% Economic Interest
EIN: TBD

- Members:**
- Jeremy W Stand (34%)
 - Petr D Stand (15%)
 - Tara M Stand (51%)

NQ Melrose B2 168 LLC
168 Election
50% Member
16.33% Economic Interest
EIN: TBD

We Stay – Nos Quedamos, Inc.
Sole Member
EIN: 13-3724388

MAP Associates B2 LLC
12.5% Member
16.34% Economic Interest
EIN: 92-2941047

- Members:**
- Magnus Magnuson (45.7%)
 - Fernando Villa (24.3%)
 - Chris Jones (8.8%)
 - Brian Loughlin (8.8%)
 - Kevin Santee (10%)
 - Lisa Rondon (2.5%)

Procida B2 LLC
25% Member
51% Economic Interest
EIN: TBD

SECTION VI

6.13

Requestor Volunteer Statement

Melrose Cornerstone B2
CS Melrose Site B2 Owner LLC
3116-3124 Third Avenue
Bronx, NY 10451

Brownfield Cleanup Program Application

Section 6.13 – Volunteer Statement

If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

The property is currently owned by New York City. Once the property is purchased, requestor liability will arise solely as a result of ownership. Requestor will remediate identified environmental contamination following property purchase.

SECTION VI

6.14

Proof of Requestor Site Access



ADOLFO CARRIÓN
Commissioner
AHMED TIGANI
First Deputy Commissioner
Michael Sandler
Associate Commissioner
Felipe Cortes
Assistant Commissioner

Office of Neighborhood Strategies
Division of Planning & Predevelopment
100 Gold Street
New York, NY 10038

July 11, 2024

Kelly A. Lewandowski, P.E.
Site Control Section
New York State Department of Environmental Conservation
650 Broadway - 11th Floor
Albany, New York 12233

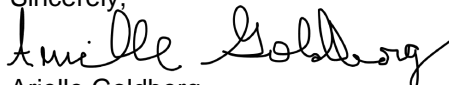
Re: Proof of Site Access
Block 2364 Lot 55, 56, p/o 58, 60, 61
Borough of the Bronx

Dear Ms. Lewandowski,

I am writing regarding CS Melrose Site B2 Owner LLC application to the Brownfield Cleanup Program ("BCP"). CS Melrose Site B2 Owner LLC its affiliate entities (CS Melrose Site B2 Manager LLC), and its contractor(s) will have access to the above referenced lots also known as Site B2 in the Cornerstone Melrose Commons Cornerstone Project (the "Development Site") as described in this letter.

The Development Site is currently owned by the City of New York (the "City"). The City, acting by and through its Department of Housing Preservation and Development ("HPD") selected CS Melrose Site B2 Owner LLC, as part of a competitive Requests for Proposal process to develop the Site, and is working with the team toward a closing of project financing and the commencement of remediation and construction. In accordance with a license agreement between CS Melrose Site B2 Owner LLC, acting by and through its contractor, LaBella Associates, and the City, HPD will provide CS Melrose Site B2 Owner LLC, its affiliates, and their agents access to the Development Site to complete investigation activities required by the New York State Department of Environmental Conservation under the BCP prior to the City's conveyance of the site and the commencement of remediation and construction.

Please accept this letter to serve as **proof of site access**. If you have any further questions, please feel free to contact me at 212 863-6697, or via email at: goldbear@hpd.nyc.gov

Sincerely,

Arielle Goldberg

HPD Executive Director of Land Use
and Resiliency Policy



SECTION IX

9.0

Requestor Relationship to Current Owner

Melrose Cornerstone B2
CS Melrose Site B2 Owner LLC
3116-3124 Third Avenue
Bronx, NY 10451

Brownfield Cleanup Program Application

Section 9.0 – Requestor Relationship to Current Owner

List all parties holding an interest in the property and, if the requestor is not the current owner, describe the requestor's relationship to the current owner. If the property consists of multiple parcels, be sure to include the ownership start date of each.

Current property owner and operator information is listed within the BCP Application Form.

The requestor is not the current owner. The property is currently owned and operated by New York City. The requestor is a partnership between South Bronx-based Community Development Corporation Nos Quedamos, Stand Development, Magnusson Architecture, and Procida Development Group.

The property was awarded to Procida (and partners) in the mid-2000's, however development stalled due to the economic recession in conjunction with the abandoned MTA rail line which bifurcates the site. The abandoned rail line was recently filled in by NYC DOT which has allowed the development team to begin the ULURP (disposition of city-owned land) process in conjunction with NYC Department of Housing Preservation and Development (HPD). The requestor anticipated ULURP certification prior to 12/31/24.

Property Parcels – Block 2364, Lots 55, 56, 60, 61, and p/o 58

All lots are currently owned by the City of New York c/o NYC HPD. No prior owners have been identified.

SECTION IX

9.1

Historical Owners

Block	Lot	Deed Date	Party 1	Party 2	Requestor Relationship	Last Known Address/Phone Number
2364	55	8/8/1978	Commissioner of Finance of the City of New York	The City of New York	None	N/A
2364	56	8/28/1969	Rappoport Lewis J Ref	D.E.V.S. INC.	None	Lewis Rappoport: <ul style="list-style-type: none"> - 235 West End Avenue, NY, NY D.E.V.S., INC.: <ul style="list-style-type: none"> - 179-16 Henley Road (c/o Estate of Samuel Chalfin), Jamaica Estates, New York
2364	56	7/18/1974	D.E.V.S. INC.	Ravson Realty Corp	None	D.E.V.S., INC.: <ul style="list-style-type: none"> - 640 East 91st Street, Brooklyn, NY (c/o Samuel Arlow) Ravson Realty Corp.: <ul style="list-style-type: none"> - 391 East 149th Street, Bronx, NY
2364	56	8/8/1978	Commissioner of Finance of the City of New York	The City of New York	None	N/A
2364	58	11/16/1978	Penn Central Transportation Co	Penn Central Corp	None	Penn Central Transportation Co: <ul style="list-style-type: none"> - Robert W. Blanchette - Richard C. Bond 512 Caversham Road, Bryn Mawr, PA <ul style="list-style-type: none"> - John H. McArthur 140 Old Connecticut Path, Wayland, MA Penn Central Corp: <ul style="list-style-type: none"> - 1700 Market Street, Philadelphia, PA
2364	58	8/26/1988	Commissioner/Finance/NYC	City of New York	None	N/A

2364	58	9/17/1994	American Premier Group (formerly Penn Central Corp)	Coller, Richard C.	None	American Premier Group - One East Fourth Street, Cincinnati, Ohio Richard C. Coller - Deer Ridge Drive, Staatsburg, NY
2364	58	9/24/1997	Coller, Richard C.	Rams-Spec, Inc.	None	Richard C. Coller – same as above Rams-Spec, Inc. - 1002 Country club Drive, Ojai, California
2364	58	10/2/2006	Rams-Spec, Inc.	New York City Melrose Commons Redevelopment Corp.	None	Rams-Spec, Inc. – same as above NYC Melrose Commons Redevelopment Corp.: - 106-16 Jamaica Avenue, Richmond Hill, NY
2364	58	4/16/2008	New York City Melrose Commons Redevelopment Corp	South Bronx Revitalization LLC	None	NYC Melrose Commons Redevelopment Corp. – same as above South Bronx Revitalization LLC: - 106-16 Jamaica Avenue, Richmond Hill, NY
2364	58	9/20/2020	South Bronx Revitalization LLC	City of New York	None	N/A
2364	60	8/21/1970	Koch Eugene	Bronx Development Company	None	Eugene Koch: - 12 Crestmont Avenue, Yonkers, NY Bronx Development Company: - 349 East 149 th Street, Bronx, NY
2364	60	10/23/1975	Finance Administrator of the City of New York	City of New York	None	N/A
2364	60	10/5/1981	Commissioner of Finance of the City of New York	City of New York	None	N/A

SECTION XI

11.0

Site Contact List

Melrose Cornerstone B2
CS Melrose Site B2 Owner LLC
3116-3124 Third Avenue
Bronx, NY 10451

Brownfield Cleanup Program Application

Section 11 – Brownfield Site Contact List

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.

Chief Executive Officer:

Mayor of New York City
Eric Adams
City Hall
New York, NY 10007

Planning Board Chairperson:

Bronx Director of Planning & Development
Juton M. Horstman
718-590-3514
jhorstman@bronxbp.nyc.gov
1175 Grand Concourse
Bronx, NY 10453

- Residents, owners, and occupants of the property and adjacent properties.

CHURCH OF ST. PETER AND PAUL
824 Brook Avenue
Bronx, NY 10451

BOOMCOMMUNITY SERVICES, INC.
3146 3rd Avenue
Bronx, NY 10451

500 E. 183RD REALTY CORP.
871 Brook Avenue
Bronx, NY 10451

NYPD
850 Washington Avenue
Bronx, NY 10451

3110 BRONX CORP.
3110 3rd Avenue
Bronx, NY 10451

3108 THIRD AVENUE CORP.
3108 3rd Avenue
Bronx, NY 10451

CS MELROSE SITE B LLC
495 East 158th Street
Bronx, NY 10451

- Local news media from which the community typically obtains information.

Bronx Times; Bronx Chronicle; Bronx Free Press

- The public water supplier which services the area in which the property is located.

New York City Department of Environmental Protection

- Any person who has requested to be placed on the contact list. N/A

- The administrator of any school or day care facility located on or near the property.

NYC Charter High School for Architecture, Engineering & Construction Industries
Principal Colin Healy
838 Brook Avenue
Bronx, NY 10451

- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

Bronx Community Board 1
3024 Third Avenue
Bronx, NY 10455
718-585-7117
District Manager: Anthony R. Jordan

Morrisania Library
610 E 169th Street
Bronx, NY 10456
Library Manager: Colbert Nembhard

CS MELROSE SITE B2 OWNER LLC
456 E. 173RD STREET
BRONX, NY 10457

TEL: (718)299-7000

FAX: (718)716-9054

July 16, 2024

Community Board #1- The Bronx
3024 Third Avenue
Bronx, New York 10455

Re: Brownfield Cleanup Program (BCP)
CS Melrose Site B2 Owner LLC
Site Name: Melrose Site B2
Site Address: 3116-3124 Third Avenue, Bronx NY

Dear Head Librarian:

In compliance with the requirements of the NYSDEC Brownfield Clean-up Program, Community Board #1 located at 3024 Third Avenue Bronx, New York 10455 agrees to serve as a designated repository for the above referenced project to facilitate citizen access to project documents such as Work Plans, Technical Specifications and Investigative Reports.

Please sign below and return the original copy to our office at the address shown above.

Accepted by:

Community Board #1

Name: Anthony R. Jordan

Title: District Manager

Signature: Anthony R. Jordan

CS MELROSE SITE B2 OWNER LLC
456 E. 173RD STREET
BRONX, NY 10457

TEL: (718)299-7000

FAX: (718)716-9054

July 16, 2024

Colbert Nembhard, Library Manager
Morrisania Library
610 E 169th Street
Bronx, New York 10456

Re: Brownfield Cleanup Program (BCP)
CS Melrose Site B2 Owner LLC
Site Name: CS Melrose Site B2
Site Address: 3116-3124 Third Avenue, Bronx NY

Dear Library Manager:

In compliance with the requirements of the NYSDEC Brownfield Clean-up Program, Morrisania Library located at 610 E 169th Street, Bronx, New York 10456 agrees to serve as a designated repository for the above referenced project to facilitate citizen access to project documents such as Work Plans, Technical Specifications and Investigative Reports. The New York State Department of Environmental Conservation will provide and maintain a hyperlink for citizen access to project documents. The link will be provided once the development is accepted into the Brownfield Cleanup Program, and we would request that the Library maintain the link on file two years after the completion of construction (expected September 2027).

CS Melrose Site B2 will be a fully affordable, 17-story mixed-use development in the Bronx's Melrose Commons Urban Renewal Area developed in conjunction with NYC Housing Preservation & Development.

Please sign below and return the original copy to our office at the address shown above.

Accepted by:

Colbert Nembhard

Name: Colbert Nembhard

Title: Library Manager

Signature: 