



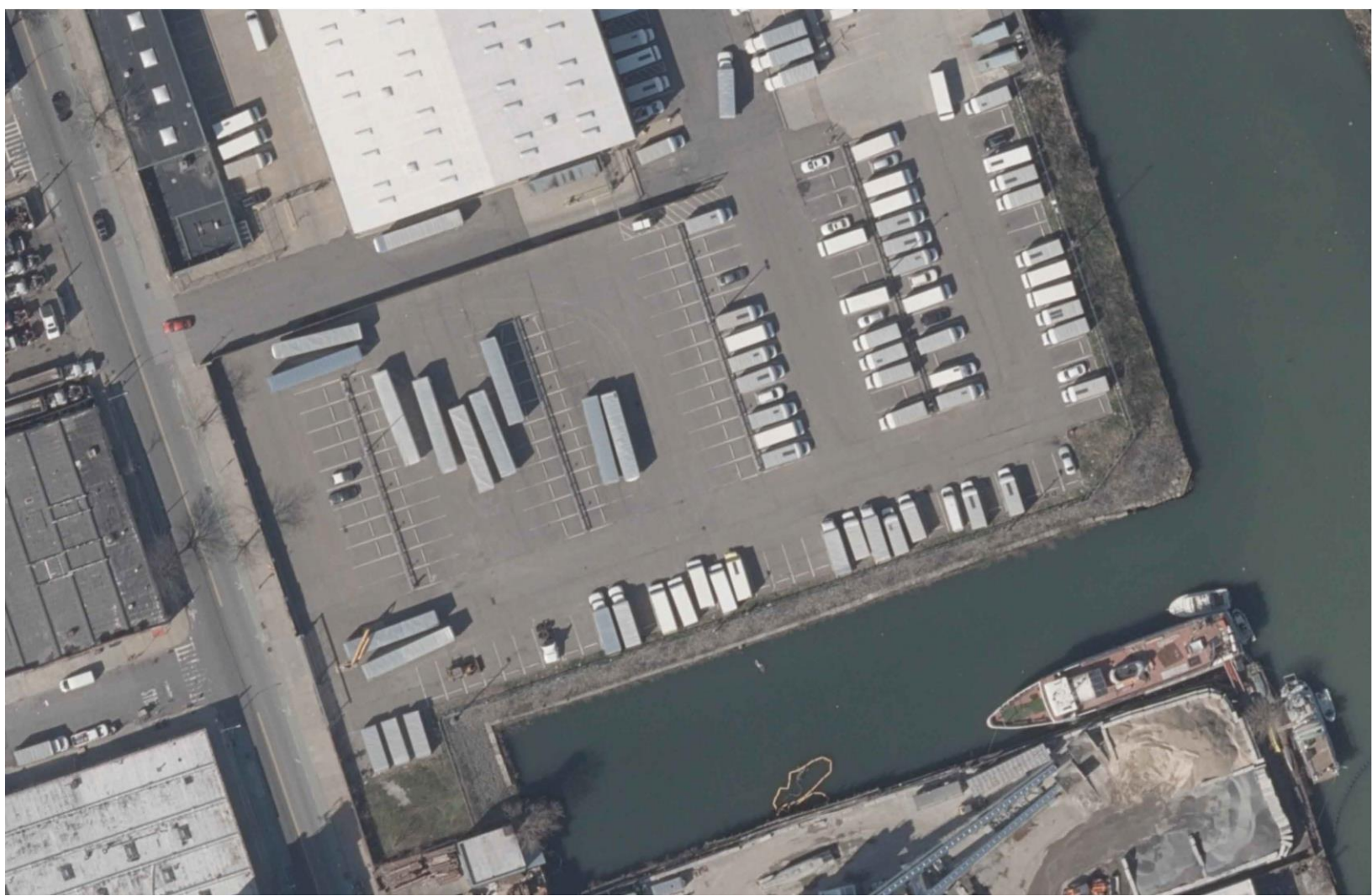
# **EV Chargers Installation Excavation Work Plan**

**Frito-Lay, Brooklyn, NY (BCP Site #C224133)**

PepsiCo, Inc.

November 05, 2025

➔ **The Power of Commitment**



| <b>Project name</b>   |          | Pepsi-Morgan Avenue Brooklyn BCP Site                                                       |           |                                                                                      |                    |                                                                                       |          |
|-----------------------|----------|---------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------|----------|
| <b>Document title</b> |          | EV Chargers Installation Excavation Work Plan   Frito-Lay, Brooklyn, NY (BCP Site #C224133) |           |                                                                                      |                    |                                                                                       |          |
| <b>Project number</b> |          | 12574234                                                                                    |           |                                                                                      |                    |                                                                                       |          |
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|                       |          |                                                                                             | Name      | Signature                                                                            | Name               | Signature                                                                             | Date     |
| S4                    | 0        | I.McNamara                                                                                  | K.Galanti |  | K.Galanti          |  | 10-28-25 |
| S4                    | 1        | I.McNamara                                                                                  | K.Galanti |  | K.Galanti          |  | 11-05-25 |
|                       |          |                                                                                             |           |                                                                                      |                    |                                                                                       |          |
|                       |          |                                                                                             |           |                                                                                      |                    |                                                                                       |          |

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# Table of Contents

|            |                                          |          |
|------------|------------------------------------------|----------|
| <b>1.</b>  | <b>Introduction</b>                      | <b>1</b> |
| 1.1        | Scope and Limitations                    | 1        |
| <b>2.</b>  | <b>Soil Screening Methods</b>            | <b>2</b> |
| <b>3.</b>  | <b>Soil Staging Methods</b>              | <b>2</b> |
| <b>4.</b>  | <b>Materials Excavation and Load-Out</b> | <b>2</b> |
| <b>5.</b>  | <b>Materials Transport Off-Site</b>      | <b>3</b> |
| <b>6.</b>  | <b>Materials Disposal Off-Site</b>       | <b>3</b> |
| <b>7.</b>  | <b>Materials Reuse On-Site</b>           | <b>4</b> |
| <b>8.</b>  | <b>Fluids Management</b>                 | <b>4</b> |
| <b>9.</b>  | <b>Cover System Restoration</b>          | <b>4</b> |
| <b>10.</b> | <b>Backfill From Off-Site Sources</b>    | <b>4</b> |
| <b>11.</b> | <b>Stormwater Pollution Prevention</b>   | <b>5</b> |
| <b>12.</b> | <b>Excavation Contingency Plan</b>       | <b>5</b> |
| <b>13.</b> | <b>Community Air Monitoring Plan</b>     | <b>6</b> |
| <b>14.</b> | <b>Odor Control Plan</b>                 | <b>6</b> |
| <b>15.</b> | <b>Dust Control Plan</b>                 | <b>6</b> |
| <b>16.</b> | <b>Other Nuisances</b>                   | <b>7</b> |

## Figure Index

|          |                   |
|----------|-------------------|
| Figure 1 | Site Location Map |
| Figure 2 | Site Layout Map   |

## Appendices

|            |                                      |
|------------|--------------------------------------|
| Appendix A | Pre-Characterization Soil Results    |
| Appendix B | Soil Import Request Form             |
| Appendix C | Community Air Monitoring Plan (CAMP) |

# 1. Introduction

This Excavation Work Plan (EWP) is being prepared on behalf of Rolling Frito-Lay Sales, LP (Frito-Lay). Frito-Lay is proposing to complete excavation activities at the Frito-Lay Brownfield Cleanup Program (BCP) site located at 202-218 Morgan Avenue, Brooklyn, Kings County, New York and designated as BCP Site #C224133 (the Site, Figure 1). Frito-Lay recently sold the property to Bridge Logistics Properties (BLP) and now currently leases the Site to continue their previous operations.

Frito-Lay is proposing to install electric vehicle (EV) charging stations on the Site as part of their plan to electrify their delivery vehicle fleet. The installation of the required electrical conduits and charger supports will require penetration of the Site's soil cover engineering control and excavation and management of potentially contaminated soils, which will be performed in accordance with this EWP, the New York State Department of Environmental Conservation (NYSDEC) approved Site Management Plan, and 29 CFR 1910.120 by qualified contractors.

Excavation will include an approximately 125-foot length of conduit trench approximately 3-feet wide and 2-feet deep along the northern side of the Site. In total, approximately 35 cubic yards of soil will be excavated, with some disposed of at a permitted off-site facility. Approximate extents of excavations are depicted on Figure 2. The excavation will be backfilled with imported bedding stone and excavated materials, if they are determined to be suitable for structural stability. Additional details are provided below.

Following completion of the activities, a summary report will be prepared and submitted to the NYSDEC.

## 1.1 Scope and Limitations

*This report has been prepared by GHD for PepsiCo, Inc., Rolling Frito-Lay Sales, LP, the New York State Department of Environmental Conservation, and the New York State Department of Health and may only be used and relied on by PepsiCo, Inc., Rolling Frito-Lay Sales, LP, the New York State Department of Environmental Conservation, and the New York State Department of Health for the purpose agreed between GHD, PepsiCo, Inc., Rolling Frito-Lay Sales, LP, the New York State Department of Environmental Conservation, and the New York State Department of Health, as set out in this report.*

*GHD otherwise disclaims responsibility to any person other than PepsiCo, Inc. arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions, and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions, and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.*

*The opinions, conclusions, and any recommendations in this report are based on information obtained from, and testing undertaken at or in connection with, specific sample points. Site conditions at other parts of the Site may be different from the Site conditions found at the specific sample points.*

*Investigations undertaken in respect of this report are constrained by the particular Site conditions, such as the location of buildings, services, and vegetation. As a result, not all relevant Site features and conditions may have been identified in this report.*

*GHD has prepared this report on the basis of information provided by PepsiCo, Inc. and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.*



## 2. Soil Screening Methods

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed during all excavations into known or potentially contaminated material (remaining contamination) or a breach of the cover system. A qualified environmental professional as defined in 6 NYCRR Part 375, a professional engineer (PE) who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will perform the screening.

Soils around the Site were pre-characterized by advancing soil borings and collecting soil samples for laboratory analysis. These previous soil sample results that are applicable to the areas of proposed excavations are tabulated in Table 1 in Appendix A and their approximate locations are depicted on Figure 2. Since soils were only evidenced to be minimally impacted, excavated materials will be used to backfill the excavation below the asphalt pavement engineering control, as long as they are determined to be acceptable from a structural standpoint. Excavated soils that cannot be returned to the excavation will be disposed of off-Site at a permitted facility since there is no other opportunity for their reuse on-Site. Further discussion of off-Site disposal of materials is provided in Section 6.

## 3. Soil Staging Methods

Soil staging will be necessary on a temporary basis until the soils are returned to the excavation. The soils will either be placed in lined rolloff containers or on polyethylene sheeting continuously encircled with a berm and/or silt fence. Hay bales, compost socks, or similar will be used as needed near catch basins, surface waters, and other discharge points. Stockpiles will be kept covered at all times they are not being accessed with appropriately anchored tarps. Stockpiles will be inspected at a minimum once each week and after every storm event and damaged tarp covers will be promptly replaced. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by the NYSDEC.

## 4. Materials Excavation and Load-Out

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

The lessee of the property (remedial party) and its contractors are responsible for safe execution of all invasive and other work performed under this EWP. The presence of utilities and easements on the Site will be investigated by the lessee's contractor. It will be determined whether a risk or impediment to the planned work under this EWP is posed by utilities or easements on the Site. A Site utility stakeout will be completed for all utilities prior to any ground intrusive activities at the Site.

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

A truck wash will be operated on-Site, as appropriate. The qualified environmental professional will be responsible for ensuring that all outbound trucks will be washed at the truck wash, if necessary, before leaving the Site until the activities are complete. Truck wash waters, if any, will be collected and disposed of off-Site in an appropriate manner. In addition, any equipment (excavator bucket, shovels, etc.) that contacts Site soils will be decontaminated by pressure washing before leaving the Site or handling clean imported fill, if applicable.

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

If any new contamination is discovered during excavation, work will be immediately stopped and NYSDEC will be notified. The contamination shall be sampled and removed for disposal, as applicable, under a Site-specific sampling, analysis, and disposal plan and this EWP, the Site Management Plan (SMP), or other remedial requirements identified by the NYSDEC.

## **5. Materials Transport Off-Site**

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

Material transported by trucks exiting the Site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, which is not anticipated to be the case, truck liners will be used and addition of amendments to stabilize the soil will be considered.

Truck transport routes are to be in accordance with the New York City Department of Transportation (NYCDOT) New York City Truck Route Map, and are to be verified by the contractor.

Trucks will be prohibited from stopping and idling in the neighborhood outside the project Site. Egress points for truck and equipment transport from the Site will be kept clean of dirt and other materials, as discussed above.

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

## **6. Materials Disposal Off-Site**

All material excavated and removed from the Site will be treated as contaminated and regulated material and will be transported and disposed off-Site in a permitted facility in accordance with all local, State and Federal regulations.

The off-Site disposal location for the excavated soil that cannot be reused in the excavation from which it came is proposed to be the Conestoga Landfill in Morgantown, Pennsylvania. Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Construction Completion Report and/or subsequent Periodic Review Report. This documentation could include, but will not be limited to: waste profiles, test results, facility acceptance letters, manifests, bills of lading, and facility receipts.

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

## 7. Materials Reuse On-Site

No soil is proposed to be reused on-Site in an area other than the excavation from which it came during completion of these activities.

## 8. Fluids Management

Generation of fluids is not anticipated to occur during completion of these activities. However, if fluids are generated, the following procedures will be implemented.

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

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

## 9. Cover System Restoration

After the completion of soil removal and any other invasive activities, the existing cover system will be restored in kind in a manner that complies with the Decision Document prepared by NYSDEC and dated July 2011. The existing cover system is comprised of a minimum of 12 inches of clean soil, or a minimum of 6 inches of asphalt pavement, with asphalt pavement areas being the only areas impacted by these proposed activities. The demarcation layer present, if breached during these excavation activities, will be replaced to provide a visual reference to the top of the remaining contamination zone, the zone that requires adherence to special conditions for disturbance of remaining contaminated soils defined in the SMP.

There are no proposed changes to the type of cover system from that which exists prior to the excavation (i.e., a soil cover is replaced by asphalt). Therefore, there is no anticipated need to update the Site Management Plan or Environmental Easement following the completion of this work.

## 10. Backfill From Off-Site Sources

All materials proposed for import onto the Site will be approved by the qualified environmental professional, as defined in 6 NYCRR Part 375, and will be in compliance with provisions in the SMP prior to receipt at the Site. A Request to Import/Reuse Fill or Soil form has been prepared and is included as Appendix B of this EWP.

Since the proposed material to be imported is a 3/8-inch gravel product from a virgin source quarry and contains less than 10%, by weight, material that passes a size 100 sieve, no analytical testing is required. It is estimated that 10 cubic yards of this material will be imported.

If other materials are required to be imported to the Site, the imported soils will be evaluated and separate import request forms will be prepared and submitted to NYSDEC for review and approval prior to their import. Material from

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

Trucks entering the Site with imported soils will be securely covered with tight fitting covers. Imported soils not directly placed into excavations will be stockpiled separately from excavated materials and covered to prevent dust releases.

The contractor will be responsible for ensuring that excavations will be backfilled to an acceptable subgrade elevation and adequately compacted to allow for the restoration of a minimum 6-inch thickness of asphalt pavement to be placed.

## **11. Stormwater Pollution Prevention**

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

Accumulated sediments will be removed as required to keep the barrier and hay bale check functional. All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials. Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

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

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

## **12. Excavation Contingency Plan**

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

In the event that potentially hazardous conditions develop during the course of the work, the work in that specific area shall be terminated until the hazardous condition(s) has been addressed to the qualified environmental professional's satisfaction. Potentially hazardous conditions include, but are not limited to, encountering buried containers, tanks, drums, unknown utilities, or grossly contaminated soils.

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

Identification of unknown or unexpected contaminated media identified by screening during invasive Site work will be promptly communicated by phone within two hours to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will also be included in the Construction Completion Report and/or subsequent Periodic Review Report.

## 13. Community Air Monitoring Plan

Air monitoring will be conducted during intrusive Site work, in accordance with a NYSDEC-approved Site-specific Community Air Monitoring Plan (CAMP), as required by Appendix A-1 of NYSDEC's DER-10 guidance document. The CAMP is included as Appendix C of this EWP.

The objective of the CAMP is to provide a measure of protection for the downwind community from potential airborne contaminant releases that might arise as a result of work conducted on-Site.

The location of air sampling stations should be based on generally prevailing wind conditions observed at the Site during work activities. These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and a downwind monitoring station, to the extent practicable given the Site's proximity to the English Kills and public roadways.

A summary of CAMP readings will be provided to NYSDEC and NYSDOH on a weekly basis. Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers the same day or the next business day, along with the reason for the exceedance, what was done to correct the condition, and if the corrective action was successful.

## 14. Odor Control Plan

Nuisance odors are not expected to be a concern during completion of these proposed activities. However, this odor control plan is capable of controlling emissions of nuisance odors off-Site should they occur. If nuisance odors are identified at the Site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the remedial party's contractor, and any measures that are implemented will be discussed in the Construction Completion Report and/or Periodic Review Report.

All necessary means will be employed to prevent on- and off-Site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-Site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-Site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

## 15. Dust Control Plan

Particulate monitoring must be conducted according to the CAMP provided in Appendix C of this EWP. If particulate levels at the Site exceed the thresholds listed in the CAMP or if airborne dust is observed on the Site or leaving the Site, dust suppression techniques will be employed. The remedial party will also take measures to prevent dust production on the Site.

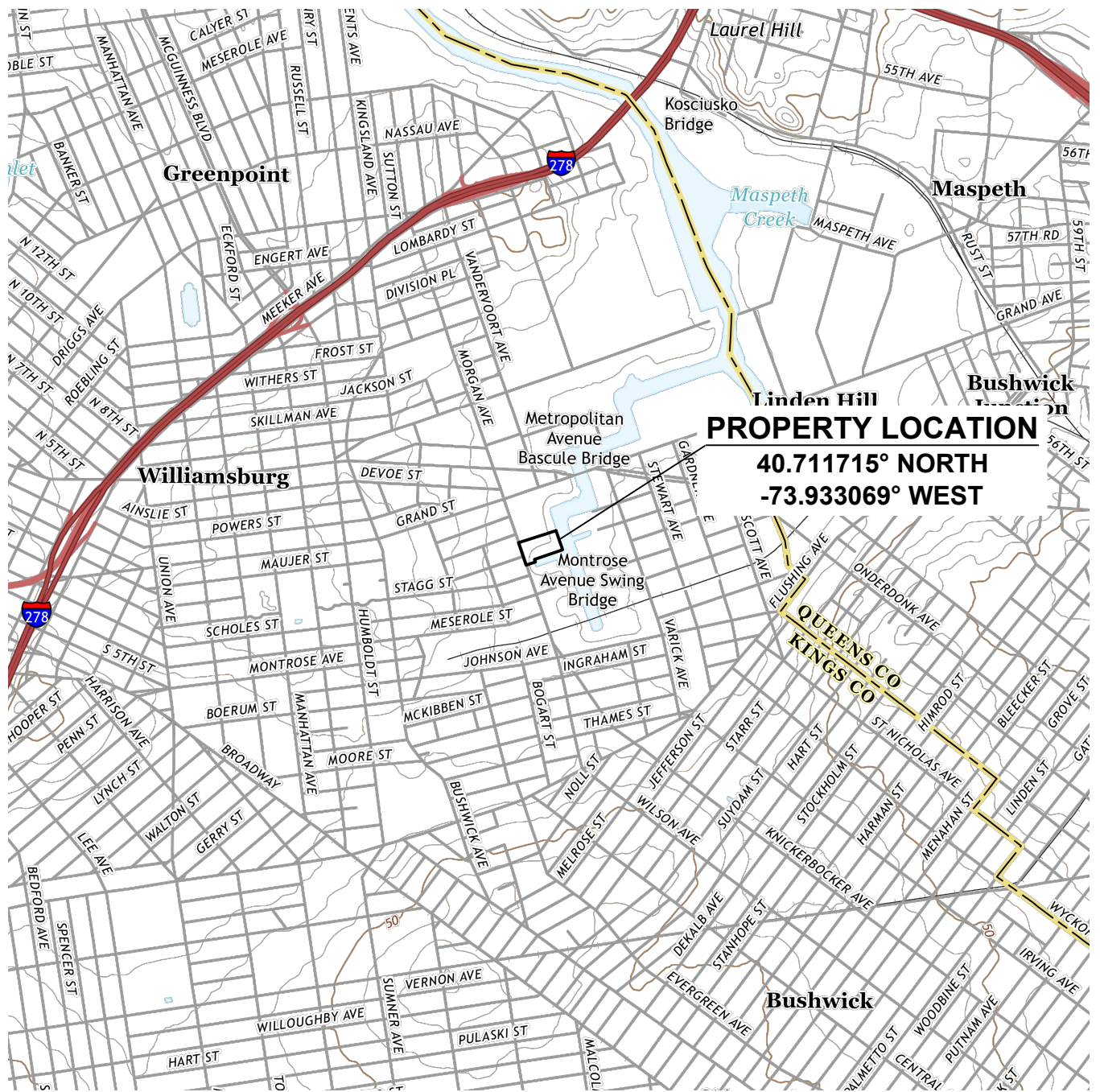
Since the majority of the Site is covered in asphalt pavement and the excavation areas are limited, the need for dust control is unlikely.

## **16. Other Nuisances**

A plan will be developed and utilized by the contractor for all remedial work to ensure compliance with local noise control ordinances. Temporary construction noise could result from excavation equipment, on-Site vehicles, and soil transportation/disposal vehicles traveling to and from the project Site. Noise levels could vary depending on phase of construction and task being undertaken. Noise control measures will be implemented by the remedial contractor during excavation, on-Site loading/stockpiling, and off-Site transportation activities. All equipment and operations shall not exceed permissible sound levels for construction and equipment operations established by all Federal, State, and local agencies having jurisdiction. The placement of idling equipment, air compressors, and generators near noise sensitive receptors will be avoided; such equipment not in use will be powered down. All mechanical equipment utilized on-Site will conform to the New York City Noise Control Code, Title 24 of the Administrative Code of the City of New York, New York State, and local noise codes. Haul routes for mobile construction will be selected to provide the maximum distance possible between the Site and nearby residential receptors. Construction noise levels will be restricted to 85dBA for mobile construction equipment operating near a residential zone. Every reasonable effort shall be made to minimize the effect of the construction operations on nearby residential receptors.



# Figures

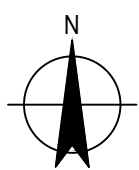


CONTOUR INTERVAL: 10 FEET

MAP TAKEN FROM: USGS 7.5 MINUTE SERIES  
 TOPOGRAPHIC QUADRANGLE:  
 BROOKLYN, NY (2019)  
 (U.S. GEOLOGICAL SURVEY WEBSITE)

0 1000 2000 3000 4000'

SCALE 1"=2000' AT ORIGINAL SIZE



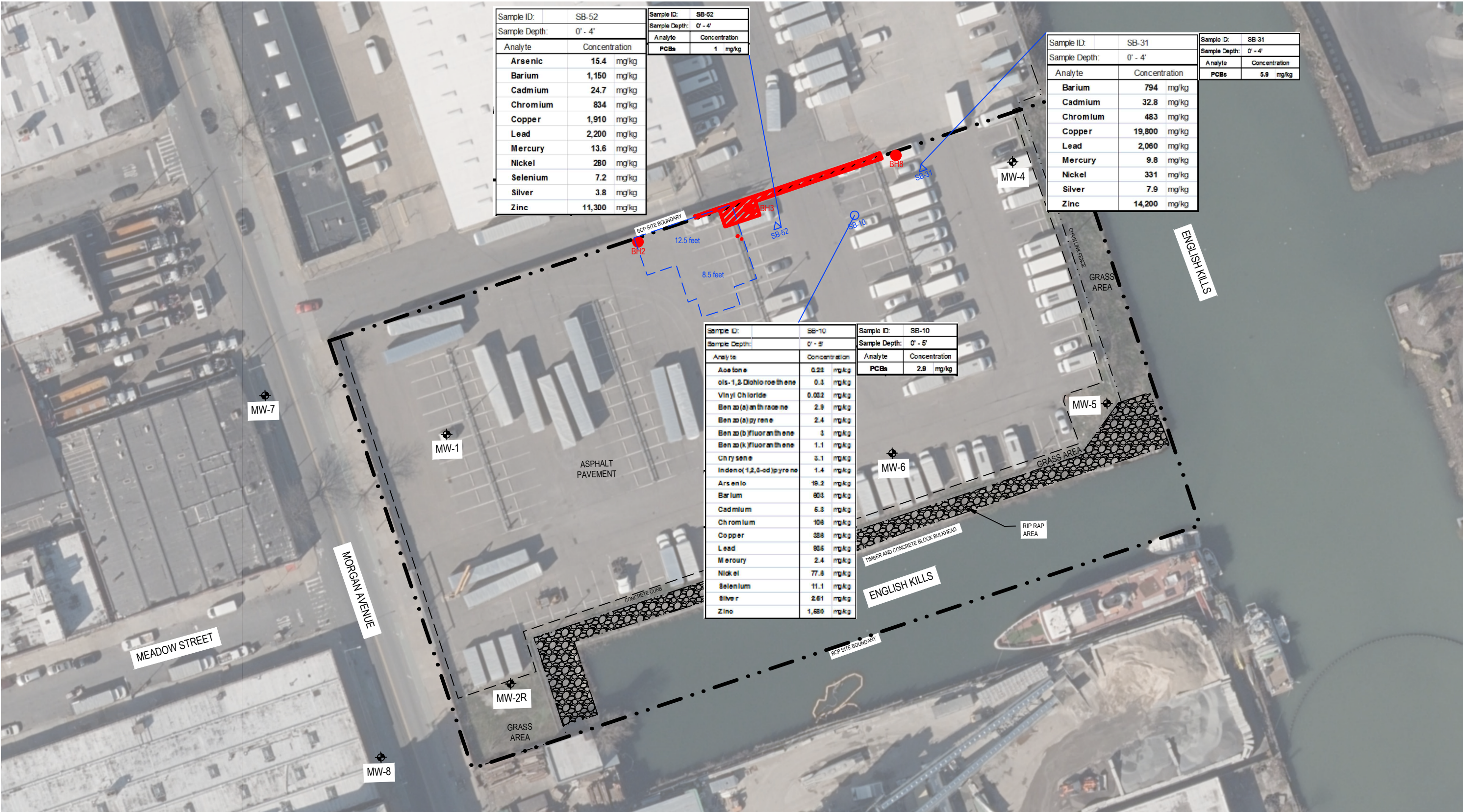
Rolling Frito-Lay Sales, LP  
 202-218 Morgan Avenue BCP Site  
 Brooklyn, NY (BCP Site #C224133)

Project No. 12574234  
 Date 10.2025

SITE LOCATION MAP

FIGURE 1





LEGEND:

MW-1

Groundwater Monitoring Well Location and ID

Proposed Excavation Areas (Approximate)

BH2

Precharacterization Soil Sample Location and ID (Approximate)

Remedial Excavation Area and Depth (Approximate)

NOTES:

1. Remaining contamination exceeding Unrestricted Use SCOs as reported by others in the Site Management Plan.

2. Aerial photograph is a 2020 6-inch resolution, true color image taken from the NYSGIS Clearinghouse website

3. Site features taken from an as-built field survey completed by PS&S on August 21, 2013.

Historical Soil Sample Location Documenting Remaining Contamination (Approximate)

SB-52

SB-10

N

0 30 60 90 120'

SCALE 1"=60' AT ORIGINAL SIZE

Rolling Frito-Lay Sales, LP  
202-218 Morgan Avenue BCP Site  
Brooklyn, NY (BCP Site #C224133)

Project No. 12574234  
Date 10.2025

SITE LAYOUT MAP

FIGURE 2

Filename: \\ghdnet\ghd\US\Cazenovia\Projects\564\12574234\Digital\_Design\ACAD\Figures\12574234-RPT-FIG2-EV.EWP-Site Layout.Map.dwg  
Plot Date: 04 November 2025 9:38 AM



# Appendices

# **Appendix A**

## **Pre-Characterization Soil Results**

**Table 1**  
**Analytical Results Summary**  
**EV Construction Soil Characterization**  
**Frito Lay Morgan Avenue Brooklyn BCP Site (Parcel C)**

|                                             |             |                     |                           |                           |                           |
|---------------------------------------------|-------------|---------------------|---------------------------|---------------------------|---------------------------|
|                                             |             | <b>Location ID:</b> | BH2                       | BH3                       | BH2, BH3, BH8             |
|                                             |             | <b>Sample Name:</b> | SO-12574234-KP-091224-001 | SO-12574234-KP-091224-002 | SO-12574234-KP-091224-003 |
|                                             |             | <b>Sample Date:</b> | 09/12/2024                | 09/12/2024                | 09/12/2024                |
|                                             |             | <b>Depth:</b>       | 3.5-4                     | 3.5-4                     | 0 - 4 ft BGS              |
|                                             |             |                     | Grab                      | Grab                      | Composite                 |
|                                             |             | <b>TCLP</b>         |                           |                           |                           |
| <b>Parameter</b>                            | <b>Unit</b> | <b>Limits</b>       |                           |                           |                           |
| <b>General Chemistry</b>                    |             |                     |                           |                           |                           |
| Total solids                                | %           |                     | --                        | --                        | 69.6                      |
| pH                                          | s.u.        | 2-12.5              | --                        | --                        | 8.52                      |
| <b>Volatile Organic Compounds, TCLP</b>     |             |                     |                           |                           |                           |
| 1,1-Dichloroethene                          | mg/L        | 0.7                 | 0.0050 U                  | 0.0050 U                  | --                        |
| 1,2-Dichloroethane                          | mg/L        | 0.5                 | 0.0050 U                  | 0.0050 U                  | --                        |
| 1,4-Dichlorobenzene                         | mg/L        | 7.5                 | 0.025 U                   | 0.025 U                   | --                        |
| 2-Butanone (Methyl ethyl ketone) (MEK)      | mg/L        | 200                 | 0.05 U                    | 0.05 U                    | --                        |
| Benzene                                     | mg/L        | 0.5                 | 0.0050 U                  | 0.0050 U                  | --                        |
| Carbon tetrachloride                        | mg/L        | 0.5                 | 0.0050 U                  | 0.0050 U                  | --                        |
| Chlorobenzene                               | mg/L        | 100                 | 0.0050 U                  | 0.0050 U                  | --                        |
| Chloroform (Trichloromethane)               | mg/L        | 6                   | 0.0075 U                  | 0.0075 U                  | --                        |
| Tetrachloroethene                           | mg/L        | 0.7                 | 0.0050 U                  | 0.0050 U                  | --                        |
| Trichloroethene                             | mg/L        | 0.5                 | 0.0050 U                  | 0.0050 U                  | --                        |
| Vinyl chloride                              | mg/L        | 0.2                 | 0.01 U                    | 0.01 U                    | --                        |
| <b>Semivolatile Organic Compounds, TCLP</b> |             |                     |                           |                           |                           |
| 2,4,5-Trichlorophenol                       | mg/L        | 400                 | --                        | --                        | 0.0050 U                  |
| 2,4,6-Trichlorophenol                       | mg/L        | 2                   | --                        | --                        | 0.0050 U                  |
| 2,4-Dinitrotoluene                          | mg/L        | 0.13                | --                        | --                        | 0.0050 U                  |
| 2-Methylphenol                              | mg/L        | 200                 | --                        | --                        | 0.0050 U                  |
| 3&4-Methylphenol                            | mg/L        | 200                 | --                        | --                        | 0.0050 U                  |
| Hexachlorobenzene                           | mg/L        | 0.13                | --                        | --                        | 0.0020 U                  |
| Hexachlorobutadiene                         | mg/L        | 0.5                 | --                        | --                        | 0.0020 U                  |
| Hexachloroethane                            | mg/L        | 3                   | --                        | --                        | 0.0020 U                  |
| Nitrobenzene                                | mg/L        | 2                   | --                        | --                        | 0.0020 U                  |
| Pentachlorophenol                           | mg/L        | 100                 | --                        | --                        | 0.01 U                    |
| Pyridine                                    | mg/L        | 5                   | --                        | --                        | 0.0035 U                  |
| <b>Metals, TCLP</b>                         |             |                     |                           |                           |                           |
| Arsenic                                     | mg/L        | 5                   | --                        | --                        | 1.00 U                    |
| Barium                                      | mg/L        | 100                 | --                        | --                        | 0.913                     |
| Cadmium                                     | mg/L        | 1                   | --                        | --                        | 0.126                     |
| Chromium                                    | mg/L        | 5                   | --                        | --                        | 0.200 U                   |
| Lead                                        | mg/L        | 5                   | --                        | --                        | 0.763                     |
| Mercury                                     | mg/L        | 0.2                 | --                        | --                        | 0.0010 U                  |
| Selenium                                    | mg/L        | 1                   | --                        | --                        | 0.500 U                   |
| Silver                                      | mg/L        | 5                   | --                        | --                        | 0.100 U                   |
| <b>Herbicides, TCLP</b>                     |             |                     |                           |                           |                           |
| 2,4,5-TP (Silvex)                           | mg/L        | 1                   | --                        | --                        | 0.005 U                   |
| 2,4-Dichlorophenoxyacetic acid (2,4-D)      | mg/L        | 10                  | --                        | --                        | 0.025 U                   |
| <b>Pesticides, TCLP</b>                     |             |                     |                           |                           |                           |
| Chlordane                                   | mg/L        | 0.03                | --                        | --                        | 0.00100 U                 |
| Endrin                                      | mg/L        | 0.02                | --                        | --                        | 0.000200 U                |
| gamma-BHC (lindane)                         | mg/L        | 0.4                 | --                        | --                        | 0.000100 U                |
| Heptachlor                                  | mg/L        | 0.008               | --                        | --                        | 0.000100 U                |
| Heptachlor epoxide                          | mg/L        | 0.008               | --                        | --                        | 0.000100 U                |
| Methoxychlor                                | mg/L        | 10                  | --                        | --                        | 0.00100 U                 |
| Toxaphene                                   | mg/L        | 0.5                 | --                        | --                        | 0.00100 U                 |
| <b>PCBs</b>                                 |             |                     |                           |                           |                           |
| Aroclor-1016 (PCB-1016)                     | mg/kg       | --                  | --                        | --                        | 0.347 U                   |
| Aroclor-1221 (PCB-1221)                     | mg/kg       | --                  | --                        | --                        | 0.347 U                   |
| Aroclor-1232 (PCB-1232)                     | mg/kg       | --                  | --                        | --                        | 0.347 U                   |
| Aroclor-1242 (PCB-1242)                     | mg/kg       | --                  | --                        | --                        | 3.6                       |
| Aroclor-1248 (PCB-1248)                     | mg/kg       | --                  | --                        | --                        | 0.347 U                   |
| Aroclor-1254 (PCB-1254)                     | mg/kg       | --                  | --                        | --                        | 3.75                      |
| Aroclor-1260 (PCB-1260)                     | mg/kg       | --                  | --                        | --                        | 1.03                      |
| Aroclor-1262 (PCB-1262)                     | mg/kg       | --                  | --                        | --                        | 0.347 U                   |
| Aroclor-1268 (PCB-1268)                     | mg/kg       | --                  | --                        | --                        | 0.347 U                   |
| Total PCBs                                  | mg/kg       | --                  | --                        | --                        | 8.38                      |

# **Appendix B**

## **Soil Import Request Form**



**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



**Request to Import/Reuse Fill or Soil**

\*This form is based on the information required by DER-10, Section 5.4(e) and 6NYCRR Part 360.13. Use of this form is not a substitute for reading the applicable regulations and Technical Guidance document.\*

**SECTION 1 – SITE BACKGROUND**

The allowable site use is:

Have Ecological Resources been identified?

Is this soil originating from the site?

How many cubic yards of soil will be imported/reused?

If greater than 1000 cubic yards will be imported, enter volume to be imported:

**SECTION 2 – MATERIAL OTHER THAN SOIL**

Is the material to be imported gravel, rock or stone?

Does it contain less than 10%, by weight, material that passes a size 100 sieve?

Is this virgin material from a permitted mine or quarry?

Is this material recycled concrete or brick from a DEC registered processing facility?

**SECTION 3 - SAMPLING**

Provide a brief description of the number and type of samples collected in the space below:

-----  
*Example Text: 5 discrete samples were collected and analyzed for VOCs. 2 composite samples were collected and analyzed for SVOCs, Inorganics & PCBs/Pesticides.*

*If the material meets requirements of DER-10 section 5.4(e)5 (other material), no chemical testing needed.*



### SECTION 3 CONT'D - SAMPLING

Provide a brief written summary of the sampling results or attach evaluation tables (compare to DER-10, Appendix 5):

---

*Example Text: Arsenic was detected up to 17 ppm in 1 (of 5) samples; the allowable level is 16 ppm.*

*If Ecological Resources have been identified use the "If Ecological Resources are Present" column in Appendix 5.*

### SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

Location where fill was obtained:

Identification of any state or local approvals as a fill source:

If no approvals are available, provide a brief history of the use of the property that is the fill source:

Provide a list of supporting documentation included with this request:

The information provided on this form is accurate and complete.

---

Signature

---

Date

---

Print Name

---

Firm

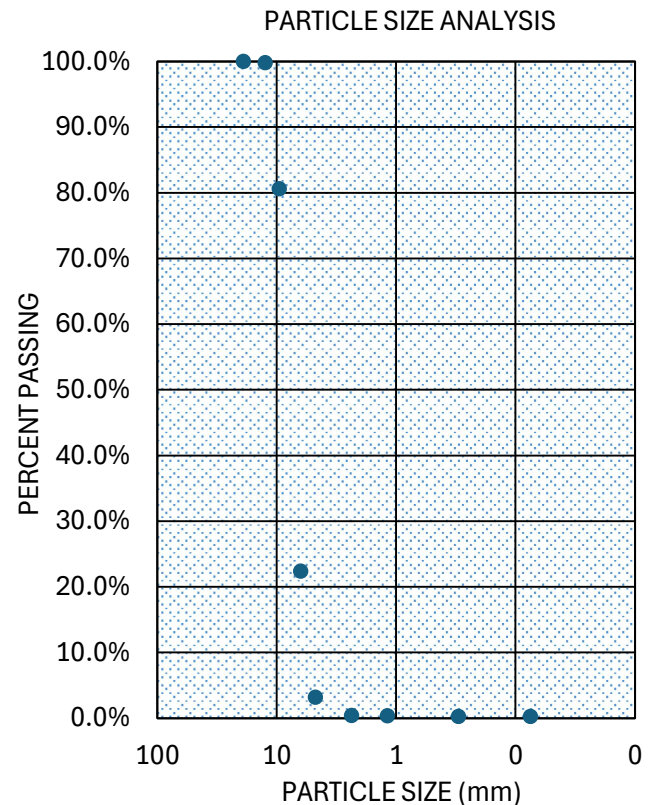
## GRADATION (SIEVE ANALYSIS) REPORT



**PRODUCT:** 3/8" GRAVEL  
**LOCATION:** POSILLICO MATERIALS, LLC  
**SAMPLE DATE:** 5/19/2025  
**SAMPLED BY:** M. RAMIN  
**CONTACT:** R. TASSEY

## TEST RESULTS

|                | SIEVE | mm    | % RETAINED | % PASSING | SPEC |
|----------------|-------|-------|------------|-----------|------|
| STONE<br>96.8% | 4"    | 100   |            |           |      |
|                | 3.5"  | 87.5  |            |           |      |
|                | 3"    | 75    |            |           |      |
|                | 2.5"  | 67.5  |            |           |      |
|                | 2"    | 50    |            |           |      |
|                | 1.5"  | 37.5  |            |           |      |
|                | 1.25" | 31.8  |            |           |      |
|                | 1"    | 25    |            |           |      |
| SAND<br>2.9%   | 3/4"  | 19    | 0.0%       | 100.0%    |      |
|                | 1/2"  | 12.5  | 0.2%       | 99.8%     |      |
|                | 3/8"  | 9.5   | 19.2%      | 80.6%     |      |
|                | 1/4"  | 6.3   | 58.2%      | 22.4%     |      |
|                | #4    | 4.75  | 19.2%      | 3.2%      |      |
|                | #8    | 2.36  | 2.7%       | 0.4%      |      |
|                | #16   | 1.18  | 0.1%       | 0.4%      |      |
|                | #20   | 0.85  |            |           |      |
|                | #30   | 0.60  |            |           |      |
|                | #40   | 0.425 |            |           |      |
|                | #50   | 0.30  | 0.1%       | 0.3%      |      |
|                | #60   | 0.25  |            |           |      |
|                | #80   | 0.18  |            |           |      |
|                | #100  | 0.15  |            |           |      |
|                | #200  | 0.075 |            | 0.3%      |      |



| % STONE | % SAND |        |      | % FINE |
|---------|--------|--------|------|--------|
|         | COARSE | MEDIUM | FINE |        |
| 96.8%   | 2.8%   | 0.1%   | 0.0% | 0.3%   |
|         | 2.9%   |        |      |        |

**MOISTURE:** 1.5%  
**SPEC:** N/A

**COMMENTS:** N/A

QUALITY CONTROL CENTER  
 1610 NEW HIGHWAY  
 FARMINGDALE, NY 11735

I DO HEREBY CERTIFY THAT THE ABOVE INFORMATION IS  
 ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE.

*Mohammad Ramin*

# **Appendix C**

**Community Air Monitoring Plan (CAMP)**



# **Community Air Monitoring Plan (CAMP)**

**Frito-Lay BCP Site (#C224133)**

Frito-Lay-Pepsico

22 October 2025

| <b>Project name</b>   |          | Frito-Lay Brooklyn BCP                                               |          |           |                    |           |      |
|-----------------------|----------|----------------------------------------------------------------------|----------|-----------|--------------------|-----------|------|
| <b>Document title</b> |          | Community Air Monitoring Plan (CAMP)   Frito-Lay BCP Site (#C224133) |          |           |                    |           |      |
| <b>Project number</b> |          | 8616480                                                              |          |           |                    |           |      |
| <b>File name</b>      |          | 12574234-RPT-APPC-2025.10-EV.EWP-CAMP.docx                           |          |           |                    |           |      |
| Status Code           | Revision | Author                                                               | Reviewer |           | Approved for issue |           |      |
|                       |          |                                                                      | Name     | Signature | Name               | Signature | Date |
| [Status code]         |          |                                                                      |          |           |                    |           |      |
| [Status code]         |          |                                                                      |          |           |                    |           |      |
| [Status code]         |          |                                                                      |          |           |                    |           |      |
| [Status code]         |          |                                                                      |          |           |                    |           |      |
| [Status code]         |          |                                                                      |          |           |                    |           |      |

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# Contents

|           |                                      |          |
|-----------|--------------------------------------|----------|
| <b>1.</b> | <b>Site Background</b>               | <b>1</b> |
| <b>2.</b> | <b>Objectives</b>                    | <b>1</b> |
| <b>3.</b> | <b>Methods</b>                       | <b>1</b> |
| 3.1       | Particulate Monitoring               | 1        |
| 3.2       | Volatile Organic Compound Monitoring | 2        |

# 1. Site Background

The Frito-Lay Brownfield Cleanup Program (BCP) Site (the 'Site') occupies approximately 2.85-acres of land located on the east side of Morgan Avenue, addressed as 202-218 Morgan Avenue, in the Borough of Brooklyn, Kings County, NY. The Site is currently owned by Bridge Logistics Properties (BLP) and leased by Frito-Lay for their operations. In order to address potential environmental concerns associated with the previous use of the Site, a Brownfield Cleanup Agreement (BCA, Index # A2-0622-07-09) was entered into between Frito-Lay and the NYSDEC on August 21, 2009. The Site is located in an industrial/commercial area and is bound on the north by a distribution warehouse owned by BLP and leased and operated by Frito-Lay, east by the English Kills, south by the English Kills and industrial properties, and west by Morgan Avenue with commercial and industrial properties further west. The Site currently consists of asphalt pavement parking and driving areas and stone and grass covered areas.

The Site was investigated and remediated under the BCA with the NYSDEC. Under the BCA, a Remedial Investigation was completed in accordance with the NYSDEC's Department of Environmental Remediation (DER) DER-10 Technical Guidance for Site Investigation and Remediation (NYSDEC, May 2010) to provide a systematic assessment of environmental conditions at the Site and to establish the basis for an appropriate remedial action.

The remedial action implemented at the Site included excavation and off-Site disposal of contaminated material, backfilling with clean off-Site materials, and establishing a soil cover engineering control across the entirety of the Site. Since some remaining contamination was left in place, if historic fill material is disturbed during future activities, this Community Air Monitoring Plan (CAMP) will be implemented. This CAMP describes the measures that will be undertaken during any intrusive activities at the Site to conduct real-time monitoring of ambient air at the downwind Site perimeter, if necessary and to the extent practicable due to the proximity of the Site to the English Kills. This CAMP generally complies with the NYSDOH Generic Community Air Monitoring Plan, (December 2009).

## 2. Objectives

The objective of this CAMP is to provide a measure of protection for the downwind community from potential airborne contaminant releases that might arise as a result of the planned Site activities. The CAMP specifies monitoring requirements, action levels, and corrective actions to abate emissions, which may include work shut down where appropriate. The data collected during the implementation of the CAMP will document that work activities did not spread potential contaminants off-Site via the air.

## 3. Methods

The CAMP will include real-time air monitoring for particulate matter (e.g. airborne "dust") and volatile organic compounds. The air monitoring data will be available for State (NYSDEC and NYSDOH) personnel to review, as requested, and will be included in the corresponding report documenting the Site activity completed.

### 3.1 Particulate Monitoring

Particulate (e.g. "dust") emissions will be measured continuously at the upwind and downwind property boundaries, or directly downwind of the work area, as Site conditions warrant. Particulate monitoring may be suspended if weather and surface conditions (i.e., precipitation or wet work surfaces) are such that airborne dust generation is not likely. Real time monitoring equipment (e.g., DustTrak or equivalent), capable of measuring particulate matter less than 10

micrometers (PM-10) in size, calculating 15-minute running average concentrations, and equipped with an audible or visual alarm will be used. Readings will be recorded at 1-minute intervals for the duration of work activities, stored on the equipment, and downloaded for documentation.

Based on the measured concentrations the following actions will be taken:

- If the downwind particulate level is 100 micrograms per cubic meter (ug/m<sup>3</sup>) greater than background (upwind) for a 15-minute period, or if visible dust is observed leaving the work area, then dust suppression techniques will be employed. Work will continue with dust suppression measures in place provided that downwind particulate levels do not exceed 150 ug/m<sup>3</sup> above upwind levels and provided that no visible dust is migrating from the work area.
- If, after dust suppression techniques are in place, downwind particulate levels are greater than 150 ug/m<sup>3</sup> above upwind levels, work will be stopped and a re-evaluation of activities will be initiated. Work will resume provided that dust suppression measures and other controls are successful in reducing downwind particulate concentrations to within 150 ug/m<sup>3</sup> of the upwind level and in preventing visible dust migration.

## 3.2 Volatile Organic Compound Monitoring

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.
2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.
3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.
4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.



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