



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

Check the appropriate box below based on the nature of the amendment modification requested:

[ ] Amendment to [check one or more boxes below]

- [ ] Add
[ ] Substitute
[ ] Remove
[ ] Change in Name

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applicant(s) to the existing Brownfield Cleanup Agreement [Complete Section I-IV below and Part II]

Does this proposed amendment involve a transfer of title to all or part of the brownfield site? [ ] Yes [ ] No

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See http://www.dec.ny.gov/chemical/76250.html

[ ] Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Sections I and V below and Part II]

[ ] Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Section I and V below and Part II]

[x] Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY: Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.

[ ] Other (explain in detail below)

Please provide a brief narrative on the nature of the amendment: The Site located at 295-297 Wallabout Street, Brooklyn, New York is zoned as R7A which allows for the anticipated seven-story building with 11 residential units. The BCA stated that the Department had determined that the Site was not eligible for tangible property tax credits because the contamination in the groundwater and soil vapor noted in the BCP Application appeared to be solely emanating from property other than the Site. However, the BCA further provided that, should an on-site source of contamination be identified, 295 W Holdings LLC could request another eligibility determination. Because the RI activities completed on 11 and 12 June 2020 found an on-site source of TCE at boring B-2, 295 W Holdings hereby, respectfully, requests another eligibility determination for tangible property tax credits. The soil sample taken at B-2 detected TCE at a concentration of 150 mg/kg which is well over the Restricted Residential Use SCO for TCE of 21 mg/kg.

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\*Please refer to the attached instructions for guidance on filling out this application\*

**Section I. Existing Agreement Information**

BCP SITE NAME: 297 Wallabout Street Site

BCP SITE NUMBER: C224299

NAME OF CURRENT APPLICANT(S): **295 W Holdings LLC**

INDEX NUMBER OF EXISTING AGREEMENT: C224299-01-; DATE OF EXISTING AGREEMENT: 13 Febru

**Section II. New Requestor Information (if no change to Current Applicant, skip to Section V)**

NAME

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

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

Yes

No

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

NAME OF NEW REQUESTOR'S REPRESENTATIVE

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached?

Yes

No

Describe Requestor's Relationship to Existing Applicant:

**Section III. Current Property Owner/Operator Information (only include if new owner/operator or new existing owner/operator information is provided, and highlight new information)**

OWNER'S NAME (if different from requestor)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

**Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)**

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

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

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

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination 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 contamination.

VOLUNTEER

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

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

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

Requestor's Relationship to Property (check one):

Prior Owner  Current Owner  Potential /Future Purchaser  Other \_\_\_\_\_

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?  Yes  No

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

**Section V. Property description and description of changes/additions/reductions (if applicable)**

ADDRESS **295-297 Wallabout Street**

CITY/TOWN Brooklyn, NY

ZIP CODE 11206

TAX BLOCK AND LOT (TBL) (in existing agreement )

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
295-297 Wallabout Street		3	2250	45	0.15

Check appropriate boxes below:

Changes to metes and bounds description or TBL correction

Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

Approximate acreage added: \_\_\_\_\_

**ADDITIONAL PARCELS:**

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

Reduction of property

Approximate acreage removed: \_\_\_\_\_

**PARCELS REMOVED:**

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

**Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.**

Property is in Bronx, Kings, New York, Queens, or Richmond counties.  Yes  No

Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.  Yes  No

**Please answer questions below and provide documentation necessary to support answers.**

1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see [DEC's website](#) for more information.  Yes  No

2. Is the property upside down as defined below?  Yes  No

**From ECL 27-1405(31):**

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

3. Is the project an affordable housing project as defined below?  Yes  No

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

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

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

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

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

**PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**

<b>Existing Agreement Information</b>	
BCP SITE NAME: 297 Wallabout Street Site	BCP SITE NUMBER: C224299
NAME OF CURRENT APPLICANT(S): <b>295 W Holdings LLC</b>	
INDEX NUMBER OF EXISTING AGREEMENT: <b>C224299-01-20</b>	
EFFECTIVE DATE OF EXISTING AGREEMENT: <b>13 February 2020</b>	

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

<b>Statement of Certification and Signatures: New Requestor(s) (if applicable)</b>
(Individual)  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. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.  Date: _____ Signature: _____ Print Name: <u>N/A</u>
(Entity)  I hereby affirm that I am (title _____) of (entity _____); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and 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. _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.  Date: _____ Signature: _____ Print Name: <u>N/A</u>

**Statement of Certification and Signatures Existing Applicant(s) (an authorized representative of each applicant must sign)**

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: N/A

(Entity)

I hereby affirm that I am the Member (title) of 295 W Holdings LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. \_\_\_\_\_ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 10-2-2020 Signature: \_\_\_\_\_

Print Name: Lazar Waldman

**REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Status of Agreement:

<input type="checkbox"/> <b>PARTICIPANT</b> A requestor who either 1) was the owner of the site at the time of the disposal of contamination 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 contamination.	<input checked="" type="checkbox"/> <b>VOLUNTEER</b> 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 contamination.
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Effective Date of the Original Agreement: 2/13/20

Signature by the Department:

DATED: 12/8/20

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: \_\_\_\_\_  
Michael J. Ryan, P.E., Director  
Division of Environmental Remediation



**SUBMITTAL INFORMATION:**

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) must be sent to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

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**FOR DEPARTMENT USE ONLY**

**BCP SITE T&A CODE:** \_\_\_\_\_ **LEAD OFFICE:** \_\_\_\_\_

**PROJECT MANAGER:** \_\_\_\_\_

**BROWNFIELD CLEANUP PROGRAM (BCP)  
INSTRUCTIONS FOR COMPLETING A BCP AMENDMENT APPLICATION**

This form must be used to add a party, modify a property description, or reduce/expand property boundaries for an existing BCP Agreement and/or Application. **NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.**

**SECTION II NEW REQUESTOR INFORMATION**

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

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

Requestor Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Representative Name, Address, etc.

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 unless another contact name and address is provided with the application.

Consultant Name, Address, etc.

Provide information for the requestor's consultant.

Attorney Name, Address, etc.

Provide information for the requestor's attorney.

**SECTION III CURRENT PROPERTY OWNER/OPERATOR INFORMATION - only include if new owner/operator or new existing owner/operator information is provided, and highlight new information in form.**

Owner Name, Address, etc.

Provide information for the new owner of the property. List all new parties holding an interest in the property.

Operator Name, Address, etc.

Provide information for the new operator (if different from the new requestor or owner).

**SECTION IV****NEW REQUESTOR ELIGIBILITY INFORMATION**

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.

**SECTION V PROPERTY DESCRIPTION AND DESCRIPTION OF CHANGES / ADDITIONS / REDUCTIONS (IF APPLICABLE)**

NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

Property Address

Provide a street address, city/town, and zip code. For properties with multiple addresses, provide information for all.

Tax Parcel Information

Provide the tax parcel/section/block/lot information. If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, and/or acceptable site map to this application. 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.

Frank V. Bifera  
Partner

November 3, 2020

New York State Department of  
Environmental Conservation  
Kelly A. Lewandowski, P.E.  
Chief, Site Control Section  
Division of Environmental Remediation  
625 Broadway, Albany NY 12233-7020

Re: 297 Wallabout Street Site – BCP Site Number: C224299  
Brownfield Cleanup Agreement – Application For Amendment

Dear Ms. Lewandowski:

On October 5, 2020, on behalf of 295 W Holdings LLC (the “Applicant”), we filed the attached Application To Amend Brownfield Cleanup Agreement And Amendment, signed by Member Lazar Waldman

On October 30, 2020 we received your request to provide an attachment to the amendment with the documentation to support the request, e.g. sampling results and site map with sampling locations.

In response to your request, and on behalf of the Applicant attached please find the data and figure set which provides the sampling results and site map with sampling locations for the 297 Wallabout Street Site. My apologies for failing to include this information in our original application to the Department.

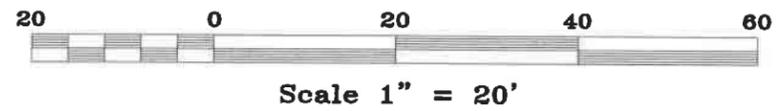
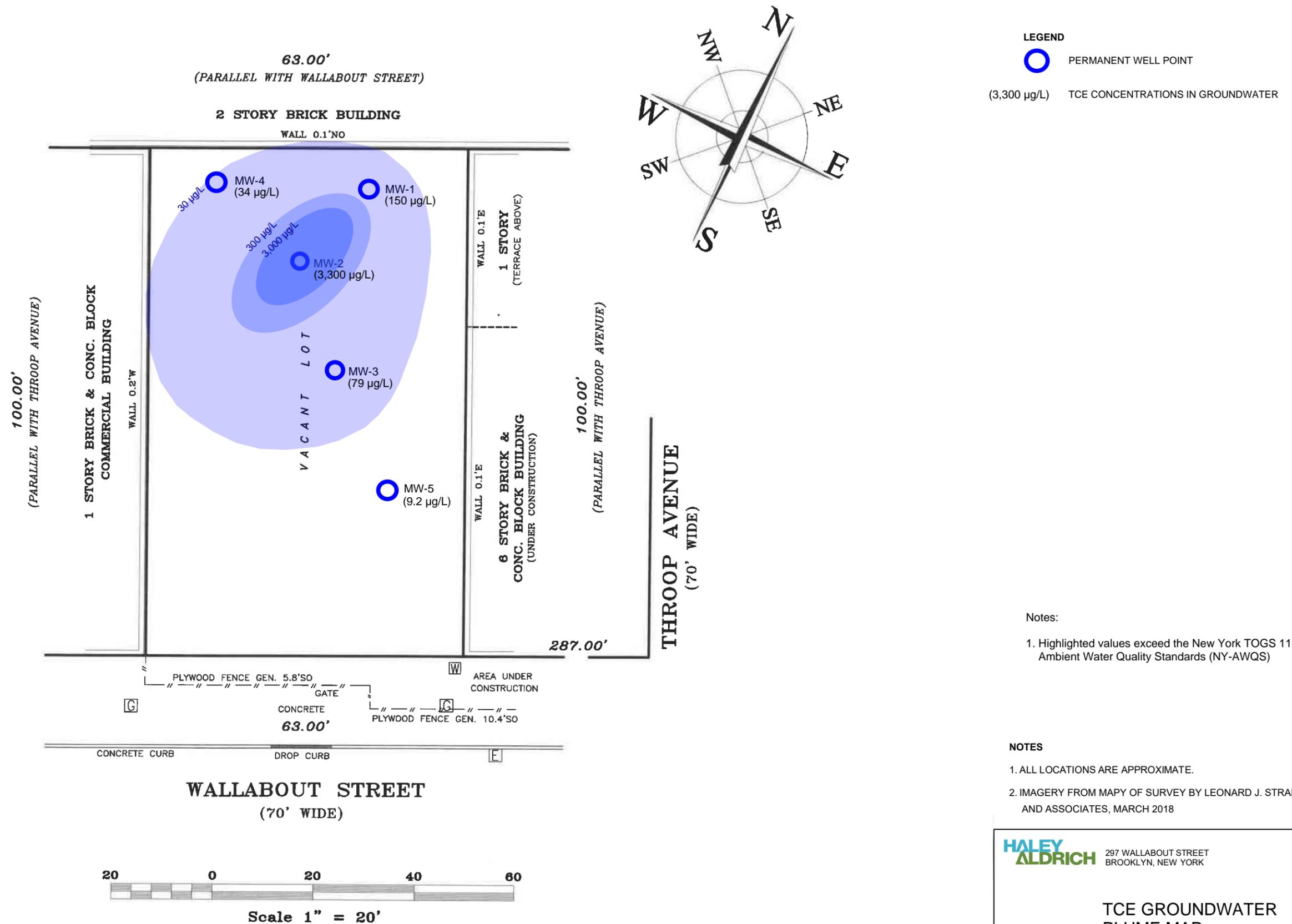
Please let me know if there is any additional information needed by the Department to process our application?

Thank-you for your prompt response to our application, especially during what I understand to typically be, a very busy time of the year for you and the Division of Environmental Remediation.

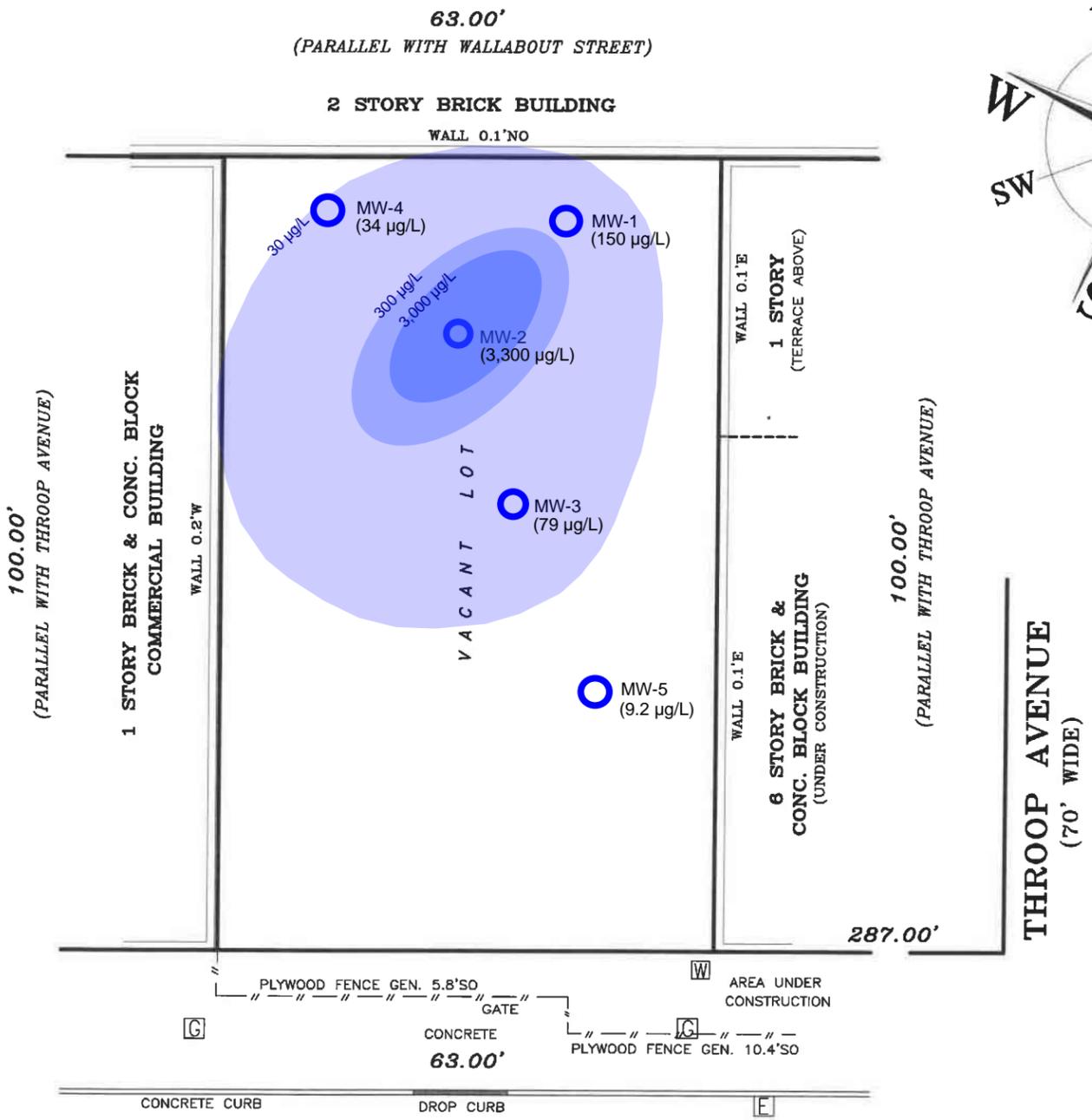
Very Truly Yours,

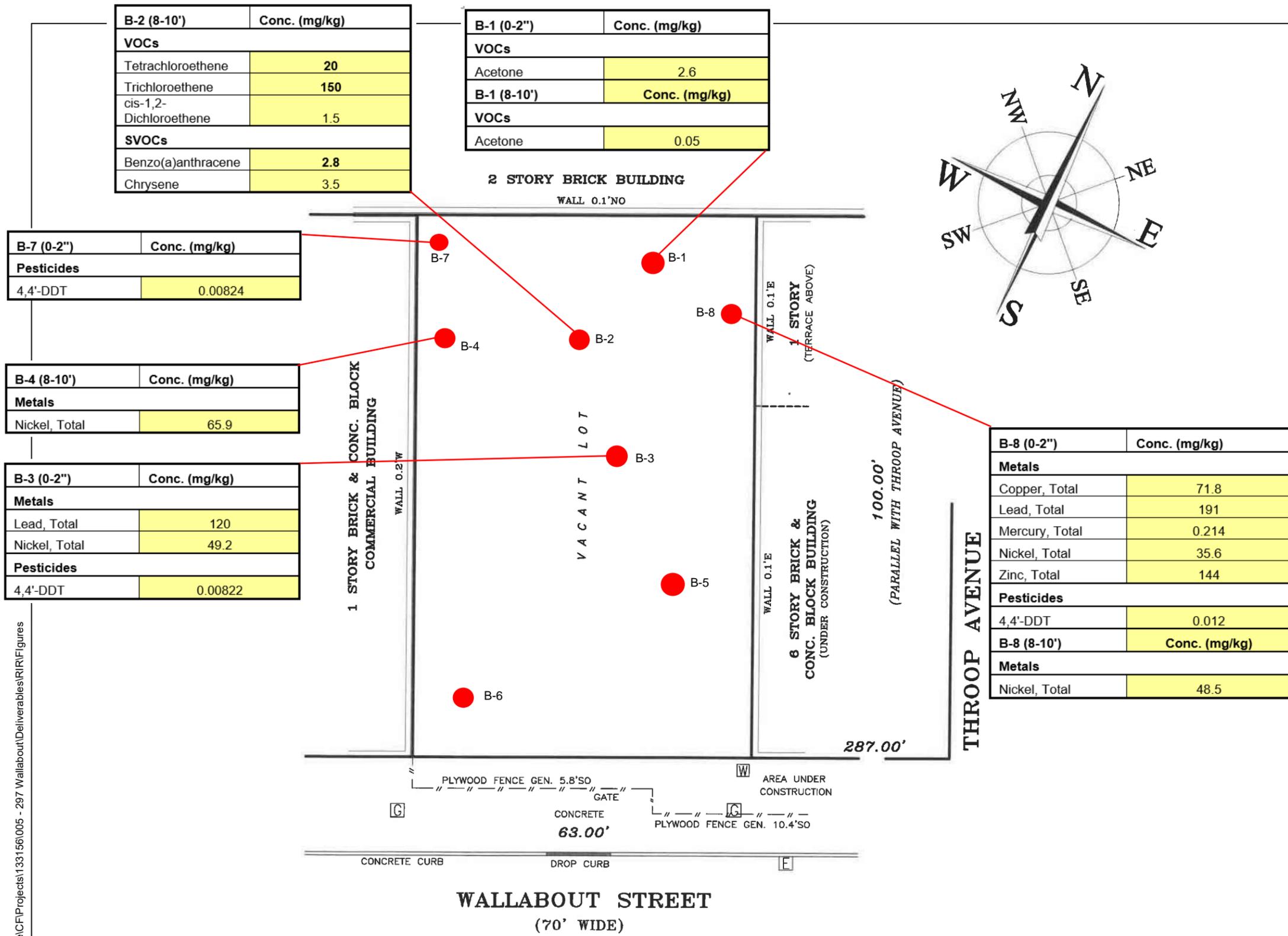
*s/Frank V. Bifera*

Frank V. Bifera



**WALLABOUT STREET**  
(70' WIDE)





B-2 (8-10')	Conc. (mg/kg)
<b>VOCs</b>	
Tetrachloroethene	20
Trichloroethene	150
cis-1,2-Dichloroethene	1.5
<b>SVOCs</b>	
Benzo(a)anthracene	2.8
Chrysene	3.5

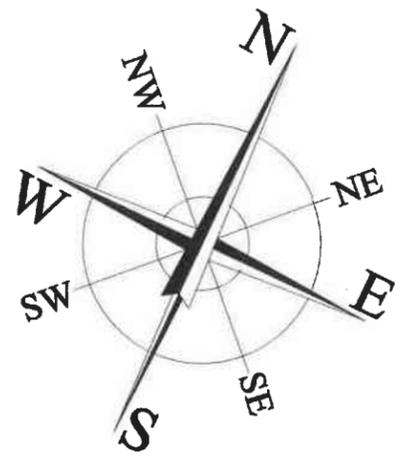
B-1 (0-2")	Conc. (mg/kg)
<b>VOCs</b>	
Acetone	2.6
<b>B-1 (8-10')</b>	
<b>VOCs</b>	
Acetone	0.05

B-7 (0-2")	Conc. (mg/kg)
<b>Pesticides</b>	
4,4'-DDT	0.00824

B-4 (8-10')	Conc. (mg/kg)
<b>Metals</b>	
Nickel, Total	65.9

B-3 (0-2")	Conc. (mg/kg)
<b>Metals</b>	
Lead, Total	120
Nickel, Total	49.2
<b>Pesticides</b>	
4,4'-DDT	0.00822

B-8 (0-2")	Conc. (mg/kg)
<b>Metals</b>	
Copper, Total	71.8
Lead, Total	191
Mercury, Total	0.214
Nickel, Total	35.6
Zinc, Total	144
<b>Pesticides</b>	
4,4'-DDT	0.012
<b>B-8 (8-10')</b>	
<b>Metals</b>	
Nickel, Total	48.5



**LEGEND**  
 SOIL BORING LOCATION

Analyte	NY-RESRR	NY-UNRES
	(mg/kg)	(mg/kg)
<b>VOCs</b>		
Tetrachloroethene	19	1.3
Trichloroethene	21	0.47
cis-1,2-Dichloroethene	100	0.25
Acetone	100	0.05
<b>SVOCs</b>		
Benzo(a)anthracene	1	1
Chrysene	3.9	1
<b>Metals</b>		
Copper, Total	270	50
Lead, Total	400	63
Mercury, Total	0.81	0.18
Nickel, Total	310	30
Zinc, Total	10000	109
<b>Pesticides</b>		
4,4'-DDT	7.9	0.0033

Notes:  
 1. Highlighted values exceed the New York Unrestricted Use Soil Cleanup Objectives (NY-UNRES)  
 2. Bold and highlighted values exceed the New York Restricted Residential Soil Cleanup Objectives (NY-RESRR)

**NOTES**  
 1. ALL LOCATIONS ARE APPROXIMATE.  
 2. IMAGERY FROM MAPY OF SURVEY BY LEONARD J. STRANDBERG AND ASSOCIATES, MARCH 2018

**HALEY ALDRICH** 297 WALLABOUT STREET  
 BROOKLYN, NEW YORK

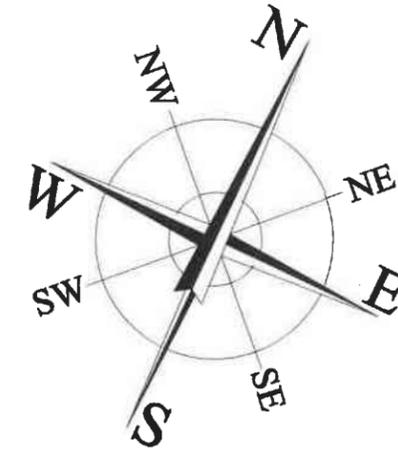
**SOIL RESULTS EXCEEDANCE MAP**

JULY 2020 FIGURE 5

MW-4	Conc. (ug/l)
<b>VOCs</b>	
Trichloroethene	34
<b>SVOCs</b>	
Bis(2-ethylhexyl)phthalate	6.9
<b>Metals</b>	
Iron, Total	973
Manganese, Total	332.4
Selenium, Total	15.4
Sodium, Total	27100

MW-1	Conc. (ug/l)
<b>VOCs</b>	
Tetrachloroethene	8.6
Trichloroethene	150
cis-1,2-Dichloroethene	35
<b>Metals</b>	
Iron, Total	351
Manganese, Total	2185
Sodium, Total	56500

MW-2	Conc. (ug/l)
<b>VOCs</b>	
Tetrachloroethene	150
Trichloroethene	3300
cis-1,2-Dichloroethene	390
<b>SVOCs</b>	
Hexachlorobutadiene	1.1
<b>Metals</b>	
Iron, Total	650
Magnesium, Total	51100
Manganese, Total	378
Selenium, Total	19.6
Sodium, Total	49000



LEGEND  
 PERMANENT WELL POINT

Analyte	NY-AWQS
	(ug/l)
<b>VOCs</b>	
Tetrachloroethene	5
Vinyl chloride	2
Trichloroethene	5
cis-1,2-Dichloroethene	5
<b>SVOCs</b>	
Bis(2-ethylhexyl)phthalate	5
Hexachlorobutadiene	0.5
Benzo(b)fluoranthene	0.002
Indeno(1,2,3-cd)pyrene	0.002
<b>Metals</b>	
Iron, Total	300
Lead, Total	25
Magnesium, Total	35000
Manganese, Total	300
Nickel, Total	100
Selenium, Total	10
Sodium, Total	20000

Notes:  
 1. Highlighted values exceed the New York TOGS 111 Ambient Water Quality Standards (NY-AWQS)

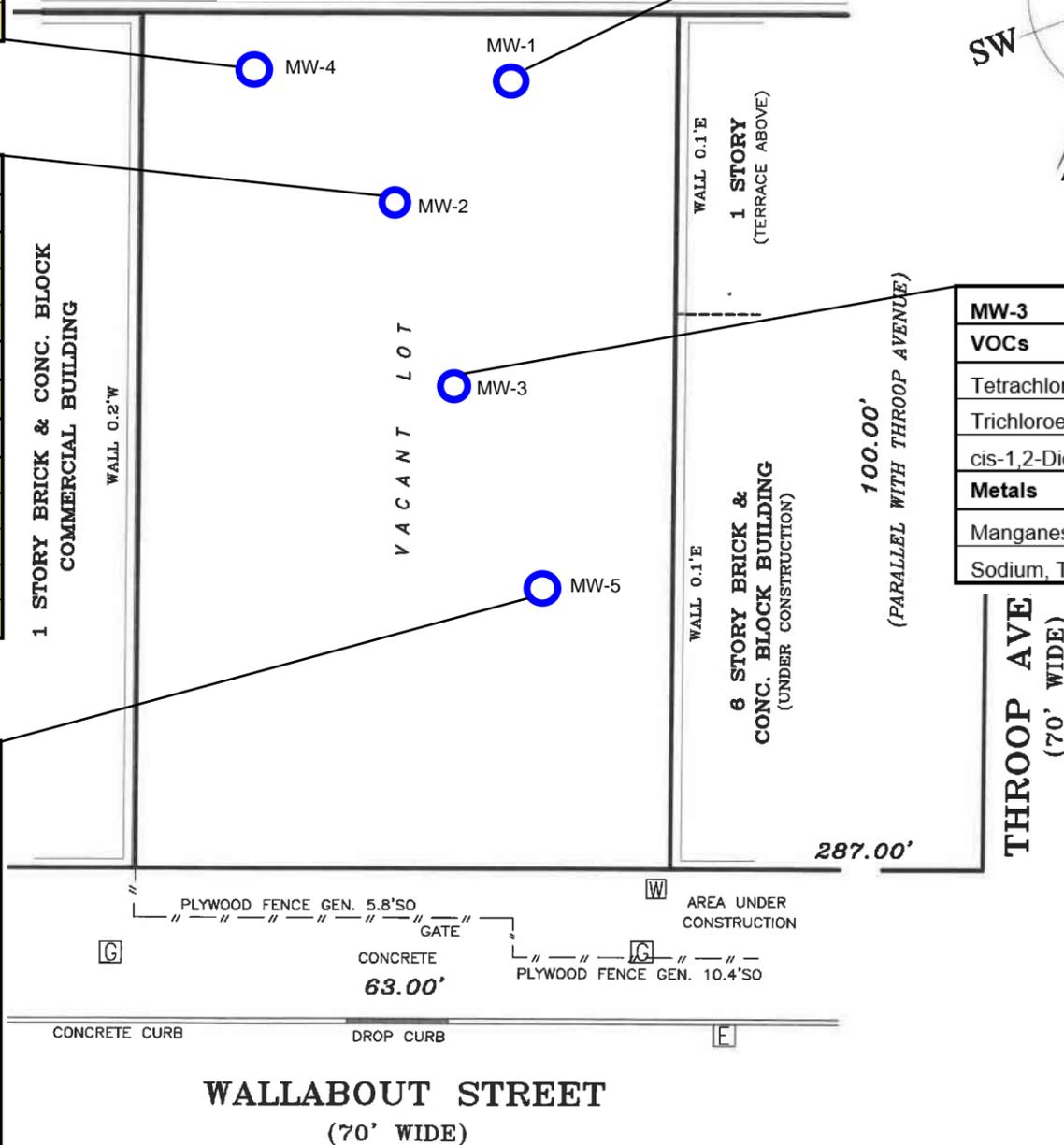
NOTES  
 1. ALL LOCATIONS ARE APPROXIMATE.  
 2. IMAGERY FROM MAPY OF SURVEY BY LEONARD J. STRANDBERG AND ASSOCIATES, MARCH 2018

**HALEY ALDRICH**  
 297 WALLABOUT STREET  
 BROOKLYN, NEW YORK

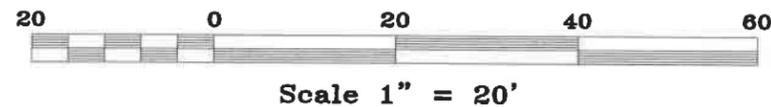
**GROUNDWATER RESULTS EXCEEDANCE MAP**

JULY 2020

FIGURE 6



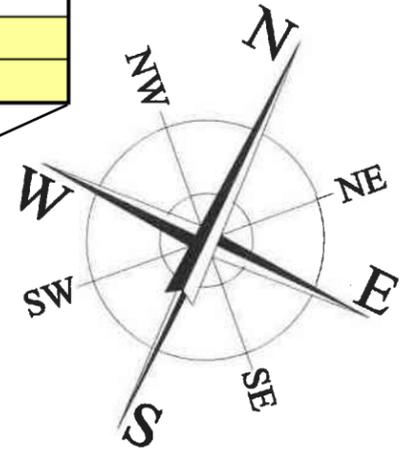
MW-5	Conc (ug/l)
<b>VOCs</b>	
Vinyl chloride	6.7
Trichloroethene	9.2
cis-1,2-Dichloroethene	12
<b>SVOCs</b>	
Benzo(b)fluoranthene	0.01 J
Indeno(1,2,3-cd)pyrene	0.01 J
<b>Metals</b>	
Iron, Total	4240
Manganese, Total	6773
Nickel, Total	144.4
Sodium, Total	93100



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SG-2	Conc. (ug/m <sup>3</sup> )
Trichloroethene	74700
Tetrachloroethene	620

SG-1	Conc. (ug/m <sup>3</sup> )
cis-1,2-Dichloroethene	8.8
Trichloroethene	3850



LEGEND  
▲ SOIL VAPOR POINTS

Analyte	NY-SSC-A	NY-SSC-B
	ug/m <sup>3</sup>	ug/m <sup>3</sup>
cis-1,2-Dichloroethene	6	
Trichloroethene	6	
Tetrachloroethene		100

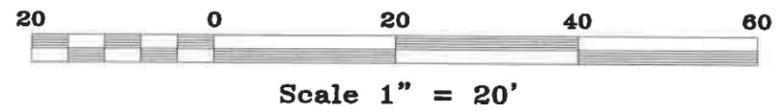
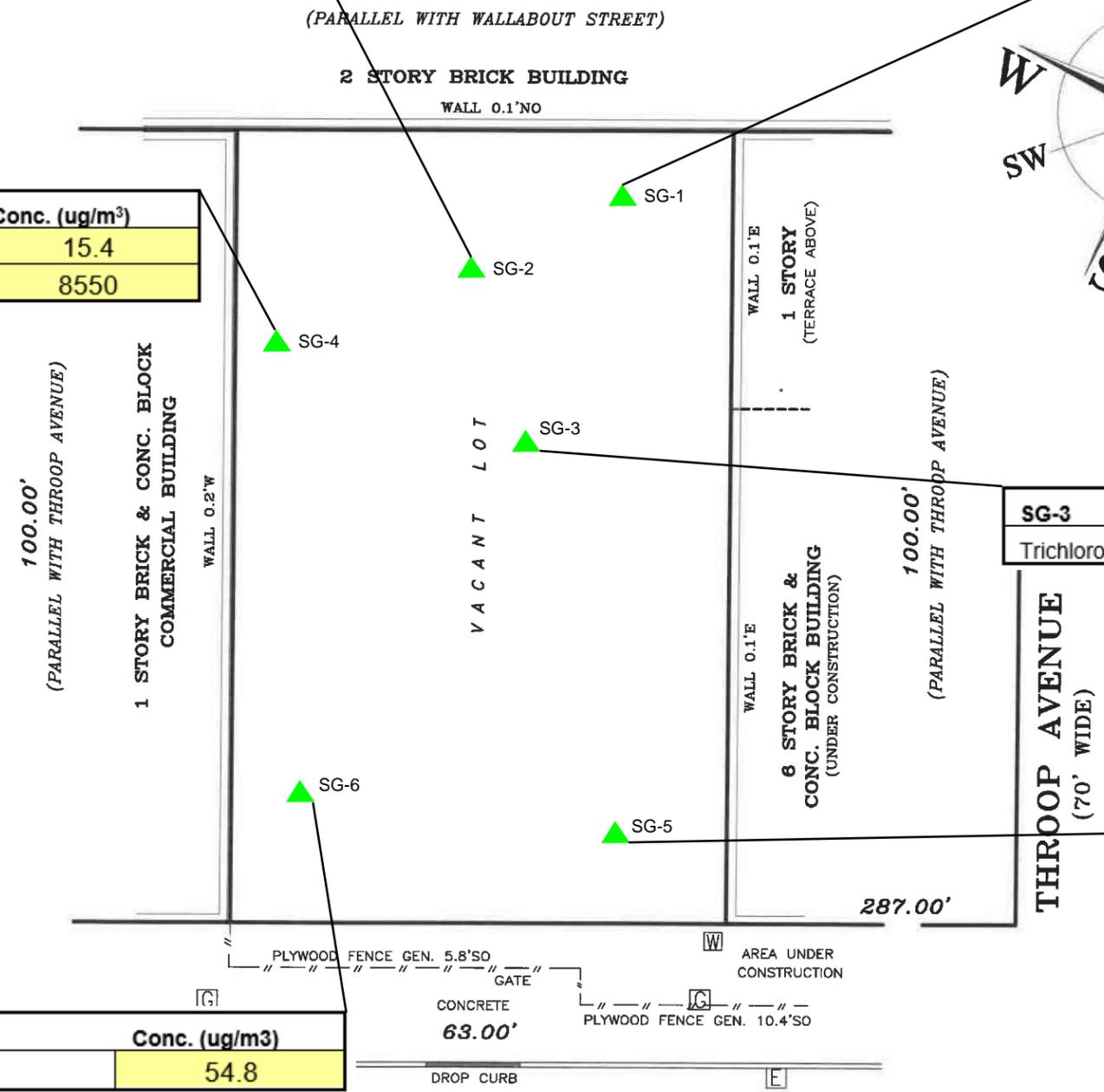
Notes:  
1. Highlighted values exceed the New York Department of Health Matrix Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion

SG-4	Conc. (ug/m <sup>3</sup> )
cis-1,2-Dichloroethene	15.4
Trichloroethene	8550

SG-3	Conc. (ug/m <sup>3</sup> )
Trichloroethene	5040

SG-5	Conc. (ug/m <sup>3</sup> )
cis-1,2-Dichloroethene	10.9
Trichloroethene	1340

SG-6	Conc. (ug/m <sup>3</sup> )
Trichloroethene	54.8



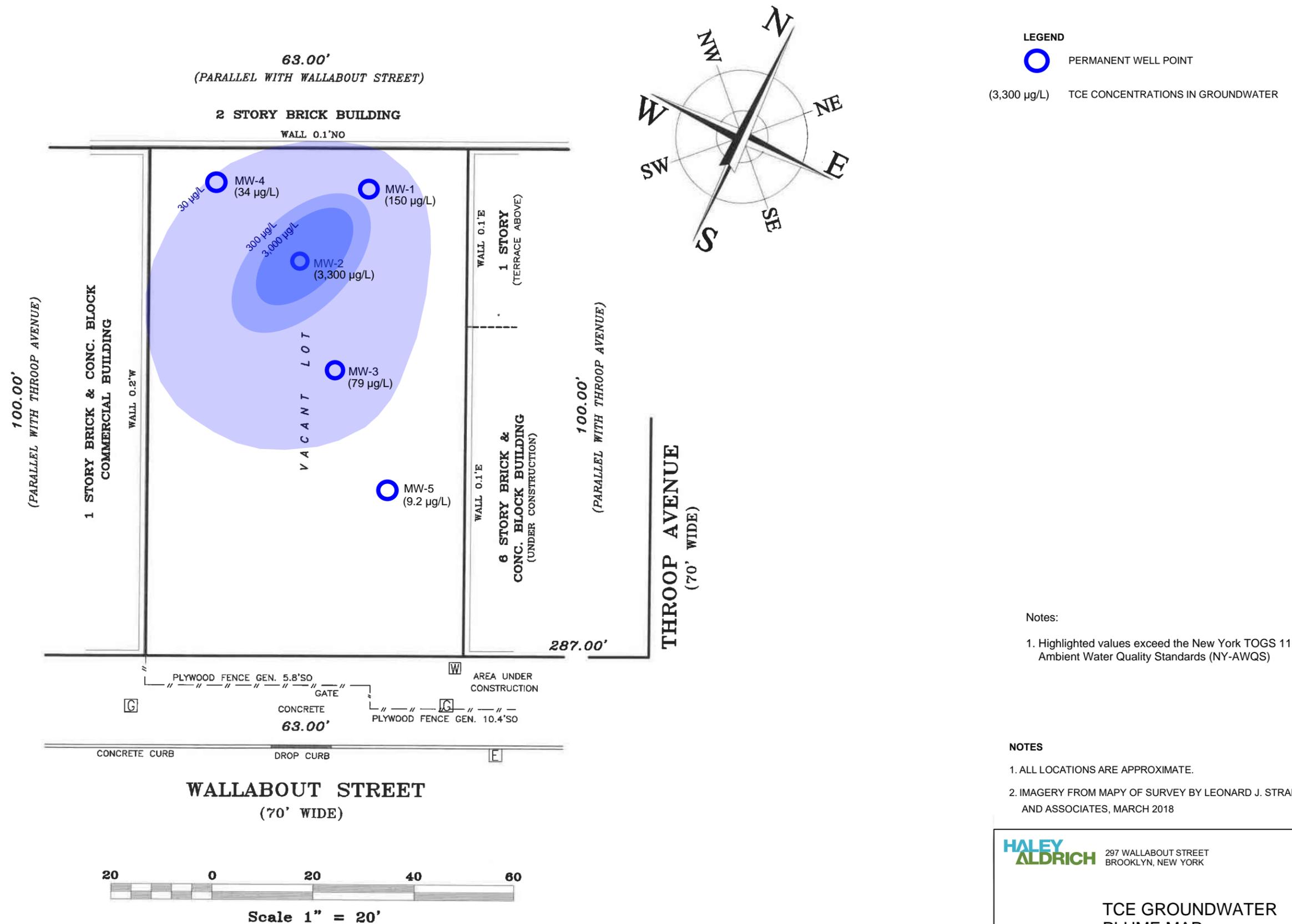
NOTES  
1. ALL LOCATIONS ARE APPROXIMATE.  
2. IMAGERY FROM MAPY OF SURVEY BY LEONARD J. STRANDBERG AND ASSOCIATES, MARCH 2018

**HALEY ALDRICH**  
297 WALLABOUT STREET  
BROOKLYN, NEW YORK

SOIL VAPOR EXCEEDANCE MAP

JULY 2020

FIGURE 7



63.00'  
(PARALLEL WITH WALLABOUT STREET)

2 STORY BRICK BUILDING

WALL 0.1'NO

100.00'  
(PARALLEL WITH THROOP AVENUE)

1 STORY BRICK & CONC. BLOCK  
COMMERCIAL BUILDING

WALL 0.2'W

VACANT LOT

WALL 0.1'E

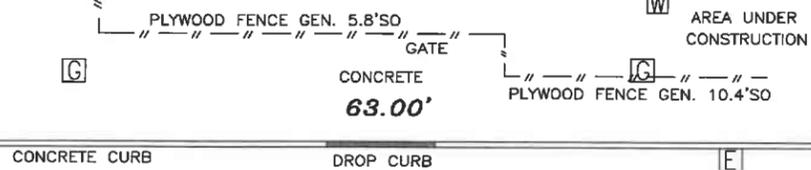
1 STORY  
(TERRACE ABOVE)

100.00'  
(PARALLEL WITH THROOP AVENUE)

6 STORY BRICK &  
CONC. BLOCK BUILDING  
(UNDER CONSTRUCTION)

THROOP AVENUE  
(70' WIDE)

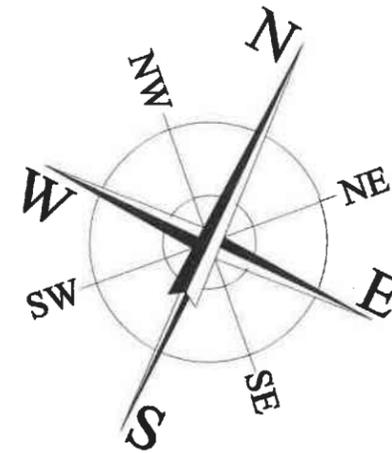
287.00'

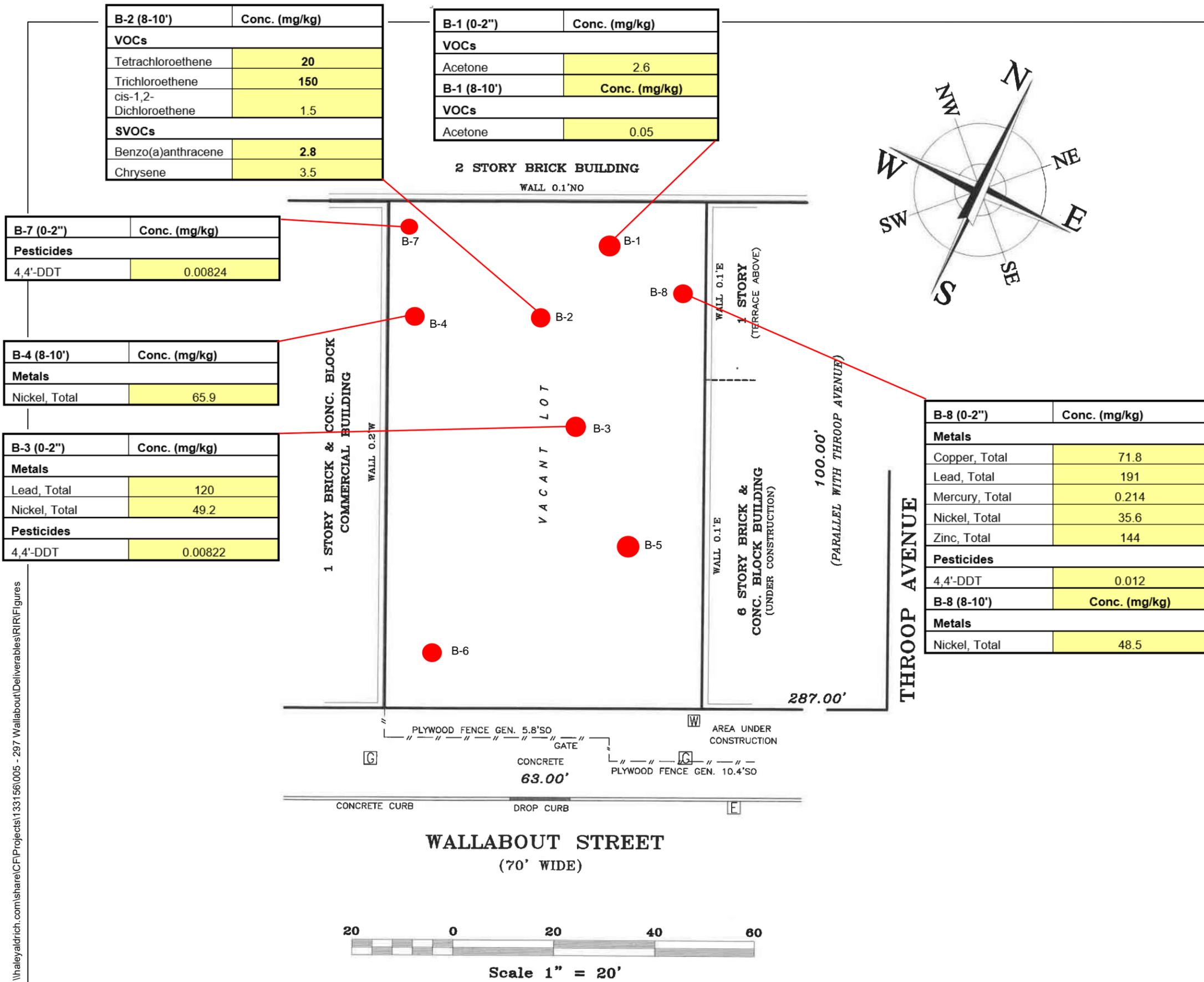


WALLABOUT STREET  
(70' WIDE)



Scale 1" = 20'





B-2 (8-10')	Conc. (mg/kg)
<b>VOCs</b>	
Tetrachloroethene	20
Trichloroethene	150
cis-1,2-Dichloroethene	1.5
<b>SVOCs</b>	
Benzo(a)anthracene	2.8
Chrysene	3.5

B-1 (0-2")	Conc. (mg/kg)
<b>VOCs</b>	
Acetone	2.6
<b>B-1 (8-10')</b>	
<b>VOCs</b>	
Acetone	0.05

B-7 (0-2")	Conc. (mg/kg)
<b>Pesticides</b>	
4,4'-DDT	0.00824

B-4 (8-10')	Conc. (mg/kg)
<b>Metals</b>	
Nickel, Total	65.9

B-3 (0-2")	Conc. (mg/kg)
<b>Metals</b>	
Lead, Total	120
Nickel, Total	49.2
<b>Pesticides</b>	
4,4'-DDT	0.00822

B-8 (0-2")	Conc. (mg/kg)
<b>Metals</b>	
Copper, Total	71.8
Lead, Total	191
Mercury, Total	0.214
Nickel, Total	35.6
Zinc, Total	144
<b>Pesticides</b>	
4,4'-DDT	0.012
<b>B-8 (8-10')</b>	
<b>Metals</b>	
Nickel, Total	48.5

**LEGEND**  
 SOIL BORING LOCATION

Analyte	NY-RESRR	NY-UNRES
	(mg/kg)	(mg/kg)
<b>VOCs</b>		
Tetrachloroethene	19	1.3
Trichloroethene	21	0.47
cis-1,2-Dichloroethene	100	0.25
Acetone	100	0.05
<b>SVOCs</b>		
Benzo(a)anthracene	1	1
Chrysene	3.9	1
<b>Metals</b>		
Copper, Total	270	50
Lead, Total	400	63
Mercury, Total	0.81	0.18
Nickel, Total	310	30
Zinc, Total	10000	109
<b>Pesticides</b>		
4,4'-DDT	7.9	0.0033

Notes:  
 1. Highlighted values exceed the New York Unrestricted Use Soil Cleanup Objectives (NY-UNRES)  
 2. Bold and highlighted values exceed the New York Restricted Residential Soil Cleanup Objectives (NY-RESRR)

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**HALEY ALDRICH** 297 WALLABOUT STREET  
 BROOKLYN, NEW YORK

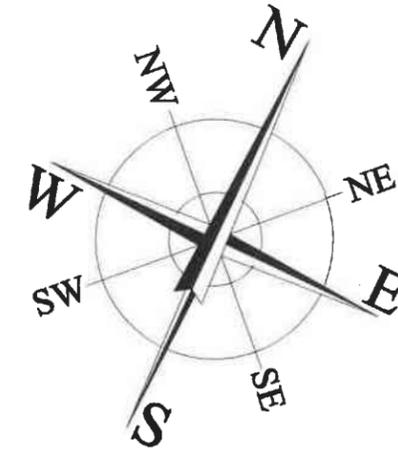
**SOIL RESULTS EXCEEDANCE MAP**

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MW-4	Conc. (ug/l)
<b>VOCs</b>	
Trichloroethene	34
<b>SVOCs</b>	
Bis(2-ethylhexyl)phthalate	6.9
<b>Metals</b>	
Iron, Total	973
Manganese, Total	332.4
Selenium, Total	15.4
Sodium, Total	27100

MW-1	Conc. (ug/l)
<b>VOCs</b>	
Tetrachloroethene	8.6
Trichloroethene	150
cis-1,2-Dichloroethene	35
<b>Metals</b>	
Iron, Total	351
Manganese, Total	2185
Sodium, Total	56500

MW-2	Conc. (ug/l)
<b>VOCs</b>	
Tetrachloroethene	150
Trichloroethene	3300
cis-1,2-Dichloroethene	390
<b>SVOCs</b>	
Hexachlorobutadiene	1.1
<b>Metals</b>	
Iron, Total	650
Magnesium, Total	51100
Manganese, Total	378
Selenium, Total	19.6
Sodium, Total	49000



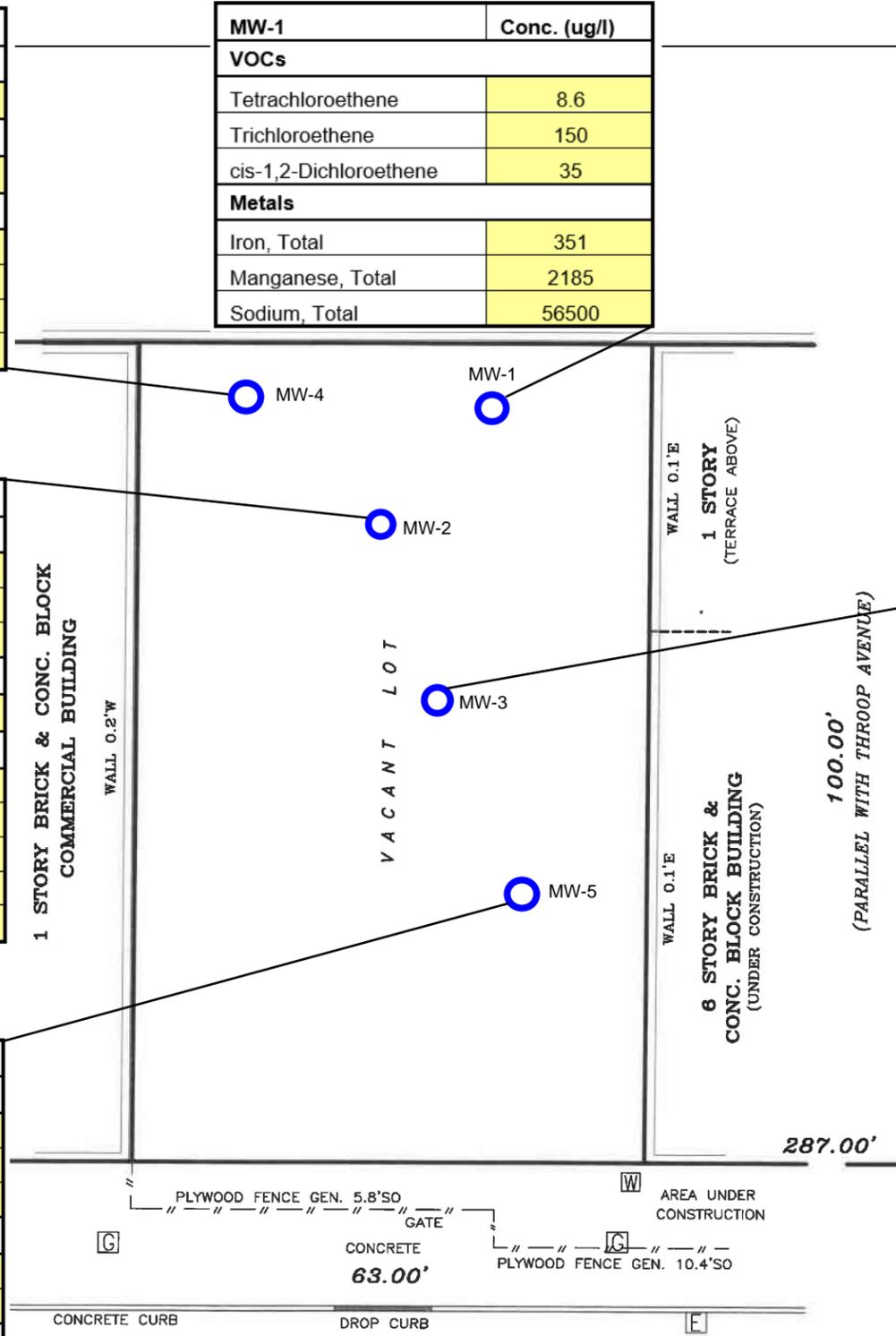
LEGEND  
 PERMANENT WELL POINT

Analyte	NY-AWQS
	(ug/l)
<b>VOCs</b>	
Tetrachloroethene	5
Vinyl chloride	2
Trichloroethene	5
cis-1,2-Dichloroethene	5
<b>SVOCs</b>	
Bis(2-ethylhexyl)phthalate	5
Hexachlorobutadiene	0.5
Benzo(b)fluoranthene	0.002
Indeno(1,2,3-cd)pyrene	0.002
<b>Metals</b>	
Iron, Total	300
Lead, Total	25
Magnesium, Total	35000
Manganese, Total	300
Nickel, Total	100
Selenium, Total	10
Sodium, Total	20000

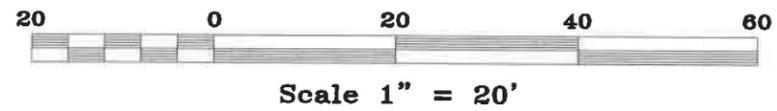
Notes:

1. Highlighted values exceed the New York TOGS 111 Ambient Water Quality Standards (NY-AWQS)

MW-5	Conc (ug/l)
<b>VOCs</b>	
Vinyl chloride	6.7
Trichloroethene	9.2
cis-1,2-Dichloroethene	12
<b>SVOCs</b>	
Benzo(b)fluoranthene	0.01 J
Indeno(1,2,3-cd)pyrene	0.01 J
<b>Metals</b>	
Iron, Total	4240
Manganese, Total	6773
Nickel, Total	144.4
Sodium, Total	93100



MW-3	Conc. (ug/l)
<b>VOCs</b>	
Tetrachloroethene	11
Trichloroethene	79
cis-1,2-Dichloroethene	10
<b>Metals</b>	
Manganese, Total	3794
Sodium, Total	69000



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**HALEY ALDRICH** 297 WALLABOUT STREET  
 BROOKLYN, NEW YORK

GROUNDWATER RESULTS  
 EXCEEDANCE MAP

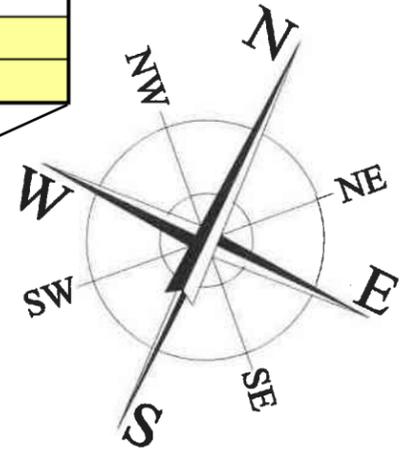
JULY 2020

FIGURE 6

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SG-2	Conc. (ug/m <sup>3</sup> )
Trichloroethene	74700
Tetrachloroethene	620

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cis-1,2-Dichloroethene	8.8
Trichloroethene	3850



LEGEND  
▲ SOIL VAPOR POINTS

Analyte	NY-SSC-A	NY-SSC-B
	ug/m <sup>3</sup>	ug/m <sup>3</sup>
cis-1,2-Dichloroethene	6	
Trichloroethene	6	
Tetrachloroethene		100

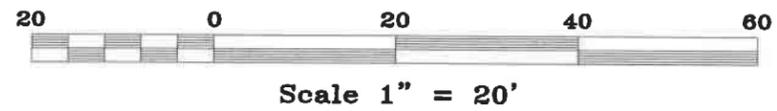
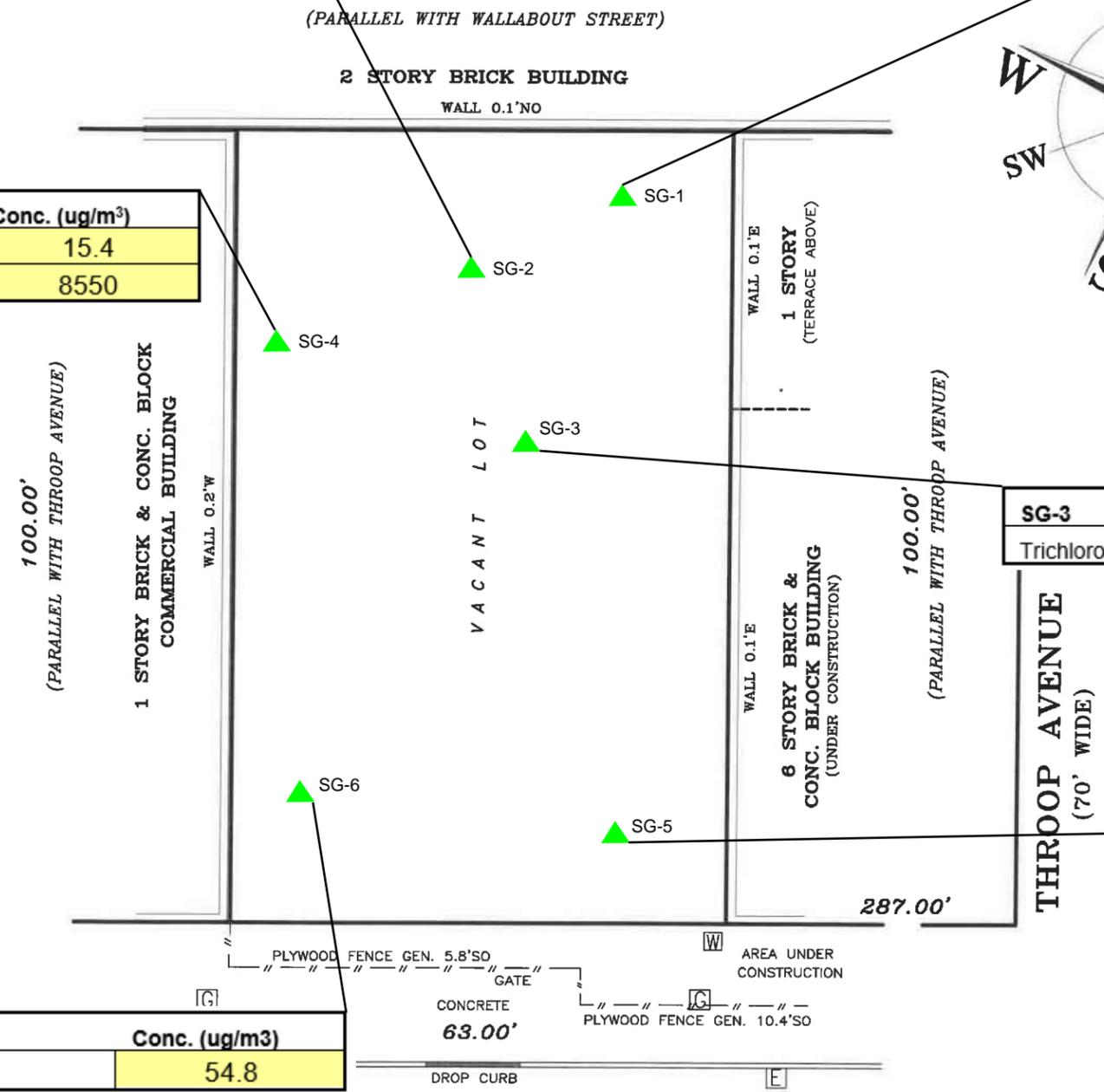
Notes:  
1. Highlighted values exceed the New York Department of Health Matrix Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion

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Trichloroethene	8550

SG-3	Conc. (ug/m <sup>3</sup> )
Trichloroethene	5040

SG-5	Conc. (ug/m <sup>3</sup> )
cis-1,2-Dichloroethene	10.9
Trichloroethene	1340

SG-6	Conc. (ug/m <sup>3</sup> )
Trichloroethene	54.8



NOTES  
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HALEY ALDRICH  
297 WALLABOUT STREET  
BROOKLYN, NEW YORK

SOIL VAPOR EXCEEDANCE MAP

JULY 2020

FIGURE 7