HALEY ALDRICH

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# SITE MANAGEMENT PLAN
# FORMER JUST4WHEELS SITE
# 91 GERRY STREET
# BROOKLYN, NEW YORK
# BLOCK 2266, LOT 40
# NYSDEC BCP SITE NO. C224321

Prepared by
H & A of New York Engineering and Geology, LLP
New York, New York

Prepared for
Gerry Gardens LLC
Brooklyn, New York

**Revisions to Final Approved Site Management Plan:**

| Revision No. | Date Submitted | Summary of Revision | NYSDEC Approval Date |
|---|---|---|---|
| 1 | 02/14/2025 | Revised per 30 January 2025 Draft Comments | |
| 2 | 05/02/2025 | Revised per 01 May 2025 Draft Comments | |
| | | | |
| | | | |

File No. 0135597-003
May 2025

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## SIGNATURE PAGE FOR

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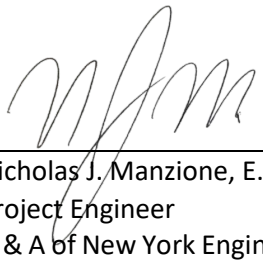
# BROOKLYN, NEW YORK

**PREPARED FOR**
GERRY GARDENS LLC
BROOKLYN, NEW YORK

PREPARED BY:



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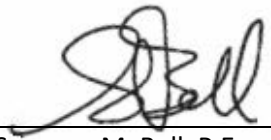

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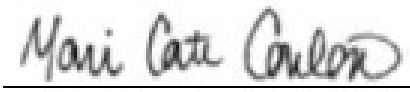

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## Certification Statement

*This report documents the Site Management Plan for 91 Gerry Street, Brooklyn, New York.*

*I, Suzanne M. Bell, certify that I am currently a New York State-registered Professional Engineer and that this Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10) and Green Remediation (DER-31).*


02 May 2025

Suzanne M. Bell, P.E. Date

## Table of Contents





HALEY ALDRICH

## Table of Contents

## List of In-Text Tables



## List of Tables



## List of Figures

## List of Appendices

## List of Acronyms and Abbreviations

| Acronyms | Definition |
|---|---|
| µg/L | Micrograms per liter |
| µg/$m^3$ | Micrograms per cubic meter |
| AGV | Air Guideline Values |
| AOC | Area of Concern |
| ASTM | ASTM International |
| AWQS | 6 NYCRR Part 703.5 NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values |
| BCA | Brownfield Cleanup Agreement |
| BCP | Brownfield Cleanup Program |
| bgs | Below ground surface |
| BTEX | Benzene, toluene, ethylbenzene, and xylenes |
| CAMP | Community Air Monitoring Plan |
| CEQR | City Environmental Quality Review |
| CHASP | Construction Health and Safety Plan |
| COC | Certificate of Completion |
| CVOC | Chlorinated volatile organic compound |
| CP | Commissioner Policy |
| cu yd | Cubic yard(s) |
| DD | Decision Document |
| DER | Division of Environmental Remediation |
| DUSR | Data Usability Summary Report |
| EC | Engineering Control |
| ECL | Environmental Conservation Law |
| EE | Environmental Easement |
| El. | Elevation |
| ELAP | Environmental Laboratory Accreditation Program |
| ESA | Environmental Site Assessment |
| ESI | Environmental Site Investigation |
| EWP | Excavation Work Plan |

| Acronyms | Definition |
|---|---|
| FER | Final Engineering Report |
| ft | Feet / foot |
| FSP | Field Sampling Plan |
| Haley & Aldrich of New York | H & A of New York Engineering and Geology, LLP |
| HASP | Health and Safety Plan |
| IC | Institutional Control |
| ISCR | *In situ* chemical reductant |
| L/min | Liters per minute |
| MCL | Maximum Contaminant Level |
| mg/kg | Milligrams per kilogram |
| MNA | Monitored Natural Attenuation |
| NAD | North American Datum |
| NAVD | North American Vertical Datum |
| NYC | New York City |
| NYCOER | New York City Office of Environmental Remediation |
| NYCRR | New York Codes, Rules, and Regulations |
| NYSDEC | New York State Department of Environmental Conservation |
| NYSDOH | New York State Department of Health |
| NYS | New York State |
| P.E. | Professional Engineer |
| PAH | Polycyclic aromatic hydrocarbon |
| Participant | Gerry Gardens LLC |
| PCB | Polychlorinated biphenyl |
| PCE | Tetrachloroethene |
| PFAS | Per- and polyfluoroalkyl substances |
| PFOA | Perfluorooctanoic acid |
| PFOS | Perfluorooctane sulfonic acid |
| PID | Photoionization detector |
| PRR | Periodic Review Report |
| QA/QC | Quality Assurance/Quality Control |
| QAPP | Quality Assurance Project Plan |
| QEP | Qualified Environmental Professional |

| Acronyms | Definition |
|---|---|
| RAO | Remedial Action Objective |
| RAWP | Remedial Action Work Plan |
| REC | Recognized Environmental Condition |
| RI | Remedial Investigation |
| RIR | Remedial Investigation Report |
| RIWP | Remedial Investigation Work Plan |
| RP | Remedial Party |
| RRSCO | Restricted Residential Soil Cleanup Objective |
| RSO | Remedial System Optimization |
| SCG | Standards, Criteria, and Guidelines |
| SCO | Soil Cleanup Objective |
| Site | 91 Gerry Street, Brooklyn, New York |
| SMP | Site Management Plan |
| SOE | Support of excavation |
| sq ft | Square foot |
| SVI | Soil Vapor Intrusion |
| SVOC | semi-volatile organic compound |
| TCL | Target Compound List |
| TOGS | Technical and Operational Guidance Series |
| USEPA | United States Environmental Protection Agency |
| UST | Underground storage tank |
| UUSCO | Unrestricted Use Soil Cleanup Objective |
| VC | Vinyl chloride |
| VOC | Volatile organic compound |

## Executive Summary

Gerry Gardens LLC (the Participant) has remediated a 0.114-acre property known as Former Just4Wheels, designated under the Brownfield Cleanup Program (BCP) as Site No. C224321. The Former Just4Wheels site (hereinafter referred to as "the Site") is located at 91 Gerry Street in Brooklyn, Kings County, New York, and is designated as Block 2266, Lot 40 of the New York City Tax Map. Initial remedial investigation (RI) activities were implemented per the February 2020 approved Remedial Investigation Work Plan (RIWP). Subsequent Site remediation addressing soil, soil vapor, and groundwater was conducted per the July 2022 approved Remedial Action Work Plan (RAWP) and the July 2022 approved Decision Document (DD).

The following provides a summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance, and reporting activities required by this Site Management Plan (SMP).

| | |
|---|---|
| Site Identification: | BCP Site No. C224321<br>Former Just4Wheels Site<br>91 Gerry Street<br>Brooklyn New York, 11206 |
| Institutional Controls: | 1. The property may be used for restricted residential, commercial, or industrial use. |
| | 2. Institutional Controls include an Environmental Easement (EE) and this SMP, which requires the following:<br>• The use of groundwater underlying the property is prohibited without necessary water quality treatment, as determined by the New York State Department of Health (NYSDOH) or the Kings County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;<br>• Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;<br>• Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;<br>• All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;<br>• Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;<br>• Access to the Site must be provided to agents, employees, or other representatives of the state of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the EE;<br>• Vegetable gardens and farming on the Site are prohibited; and<br>• An evaluation shall be performed to determine the need for further investigation and remediation should large-scale redevelopment occur, if any of the existing structures are demolished, or if the subsurface is otherwise made accessible. |

| | |
|---|---|
| Monitoring: | |
| 1. Groundwater Monitoring Wells MW-01, MW-02, MW-03, and MW-04 (well seal inspection and sampling) | Quarterly for the first year, then bi-annually until New York State Department of Environmental Conservation (NYSDEC) discontinuation approval. |
| Reporting: | |
| 1. Groundwater Monitoring Report | Quarterly for the first year, then annually until NYSDEC discontinuation approval. |
| 2. Periodic Review Report | First report submitted 16 months after the Certificate of Completion (COC) is issued, then annually thereafter until NYSDEC discontinuation approval. |

Further descriptions of the above requirements are provided in detail in the latter sections of this SMP.

# 1. Introduction

## 1.1 GENERAL

This Site Management Plan (SMP) is a required element of the remedial program for the Former Just4Wheels Site located in Brooklyn, New York (hereinafter referred to as the "Site"). The Site is currently in the New York State (NYS) Brownfield Cleanup Program (BCP), Site No. C224321, which is administrated by the New York State Department of Environmental Conservation (NYSDEC). The Site is located at 91 Gerry Street, Brooklyn, New York 11206, identified on the New York City (NYC) Tax Map as Brooklyn Borough Tax Block 2266, Lot 40.

The original Brownfield Cleanup Agreement (BCA) was submitted and approved, which had GGH Holdings LLC as an owner of the Site. The first BCA amendment, submitted on 26 August 2024 and approved by the NYSDEC on 03 October 2024, detailed the lot merger which occurred in November 2021. The second BCA amendment, approved on 21 November 2024, to the BCA was submitted to reflect that Gerry Gardens LLC acquired the Site from GGH Holdings LLC on 7 February 2024.

After completion of the remedial work, some contamination was left at the Site, which is hereafter referred to as "remaining contamination." Institutional Controls (ICs) have been incorporated into the Site remedy to control exposure to remaining contamination to ensure the protection of public health and the environment. A draft Environmental Easement (EE) package was submitted on 31 May 2024, but has yet to be countersigned and recorded. The draft EE package is included in Appendix A. Upon acceptance, the EE will be recorded with the Kings County Clerk and will require compliance with this SMP and all Engineering Controls (ECs) and ICs placed on the Site.

This SMP was prepared to manage the remaining contamination at the Site until the EE is terminated in accordance with NYS Environmental Conservation Law (ECL) Article 71, Title 36. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the EE and the grantor's successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

It is important to note that:

- This SMP details the Site-specific implementation procedures that are required by the EE. Failure to properly implement the SMP is a violation of the EE, which is grounds for revocation of the Certificate of Completion (COC); and,
- Failure to comply with this SMP is also a violation of ECL, Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 and the BCA, (Index No. C224321-06-21; Site No. C224321) and subsequent amendments for the Site, and thereby subject to applicable penalties.

All reports associated with the Site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in NYS. A list of contacts for persons involved with the Site is provided in In-Text Tables I and II under Section 1.3 of this SMP.

This SMP was prepared by H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of the Participant, in accordance with the requirements of the NYSDEC's Division of Environmental Remediation (DER)-10 ("Technical Guidance for Site Investigation and Remediation"),

dated May 2010, and the guidelines provided by the NYSDEC. This SMP addresses the means for implementing the ICs and ECs that are required by the EE for the Site.

## 1.2 REVISIONS AND ALTERATIONS

Revisions and/or alterations to this plan will be proposed in writing to the NYSDEC's Project Manager. The NYSDEC can also make changes to the SMP or request revisions from the Remedial Party (RP). Revisions will be necessary upon, but not limited to, the following occurring: a change in media monitoring requirements, upgrades to or shutdown of a remedial system, post-remedial removal of contaminated sediment or soil, or other significant change to the Site conditions. All approved alterations must conform with Article 145 Section 7209 of the Education Law regarding the application of professional seals and alterations. For example, any changes to as-built drawings must be stamped by an NYS Professional Engineer (P.E.). In accordance with the EE for the Site, the NYSDEC Project Manager will provide a notice of any approved changes to the SMP and append these notices to the SMP that is retained in its files.

## 1.3 NOTIFICATIONS

Notifications will be submitted by the property owner to the NYSDEC, as needed, in accordance with NYSDEC's DER-10 for the following reasons:

- Sixty-day advance notice of any proposed changes in Site use that are required under the terms of the BCA, 6 NYCRR Part 375, and/or ECL.
- Seven-day advance notice of any field activity associated with the remedial program.
- Fifteen-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan (EWP). If the ground-intrusive activity qualifies as a change of use as defined in 6 NYCRR Part 375, the above-mentioned 60-day advance notice is also required.
- Notice within 48 hours of any damage or defect to the foundation, structures, or EC that reduces or has the potential to reduce the effectiveness of an EC, and likewise, any action to be taken to mitigate the damage or defect.
- Notice within 48 hours of any non-routine maintenance activities.
- Verbal notice by noon of the following day of any emergency, such as a fire, flood, or earthquake that reduces or has the potential to reduce the effectiveness of ECs in place at the Site, with written confirmation within seven days that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.
- Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action submitted to the NYSDEC within 45 days describing and documenting actions taken to restore the effectiveness of the ECs.

Any change in the ownership of the Site or the responsibility for implementing this SMP will include the following notifications:

- At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser/RP has been provided with a copy of the BCA, and all approved work plans and reports, including this SMP.

- Within 15 days after the transfer of all or part of the Site, the new owner's name, contact representative, and contact information will be confirmed in writing to the NYSDEC.

In-Text Table I below includes contact information for the above notifications. The information on this table will be updated as necessary to provide accurate contact information. Site-related contact information is provided in In-Text Table II. A full listing of Site-related contact information is provided in Appendix B. Responsibilities of the RP are provided in Appendix C.

**In-Text Table I: NYSDEC/New York State Department of Health (NYSDOH) Notifications***

| Regulator | Contact Name | Contact Title | Required Notification ** | Contact Number | Contact Email |
|---|---|---|---|---|---|
| NYSDEC | Sadique Ahmed | Project Manager | All Notifications | 518.402.9656 | sadique.ahmed@dec.ny.gov |
| | William Bennett | Section Chief | All Notifications | 518.402.9659 | william.bennett@dec.ny.gov |
| | Kelly Lewandowski | Chief, Site Control | Notifications 1 and 8 | 518.402.9569 | kelly.lewandowski@dec.ny.gov |
| NYSDOH | Anthony Perretta | Project Manager | Notifications 4, 6, and 7 | 518.402.7860 | beei@health.ny.gov anthony.perretta@health.ny.gov |

** Note: Notifications are subject to change and will be updated as necessary.*
*** Note: Numbers in this column reference the numbered bullets in the notification list in this section.*

**In-Text Table II: Site Contact List**

| Company | Contact Name | Title | Contact Number | Contact Email |
|---|---|---|---|---|
| Haley & Aldrich of New York | James Bellew | Principal/Qualified Environmental Professional (QEP) | 646.277.5686 | jbellew@haleyaldrich.com |
| | Suzanne Bell, P.E. | Remediation Engineer | 332.240.0935 | sbell@haleyaldrich.com |
| | Nicholas Manzione | Field Lead | 516.353.9882 | nmanzione@haleyaldrich.com |
| Gerry Gardens LLC | Moses Karpen | Member | 718.302.3180 | moses@waterfrontmanagementny.com |
| Abramson Brooks LLP | Jon Schuyler Brooks | Attorney | 516.455.0215 | jbrooks@abramsonbrooks.com |

# 2. Summary of Previous Investigations and Remedial Actions

## 2.1 SITE LOCATION AND DESCRIPTION

The Site, identified as Brooklyn borough Block 2266, Lot 40 on the NYC Tax Map, is 5,000 square feet (sq ft) and is bounded by a residential apartment building to the north; Gerry Street to the south beyond which is an industrial warehouse building; a residential building to the east (93 Gerry Street, BCP Site No. C224326); and a residential building to the west. The Site is currently under redevelopment with a six-story residential building with a full cellar. The Site is located in an urban area surrounded by commercial and residential properties served by municipal water. The land is currently zoned as R7-A for "medium-density apartment house districts," which allows for residential use. The Site is in an En-Zone (Census Tract 507).

The Site is listed with an environmental E-Designation, E-238 – Broadway Triangle rezoning action (City Environmental Quality Review (CEQR) 19HPD019K). The requirements under the E-Designation program are satisfaction of the requirements for Hazardous Material and Air components with the New York City Office of Environmental Remediation (NYCOER). The Air requirement for this E-Designation is to exclusively use natural gas with the stack location 35 feet (ft) from the northern, western, and eastern lot lines.

The Site was developed in the late 1880s with two three-story dwellings and one, one-story dwelling along Gerry Street, and one dwelling in the rear of the 91 Gerry Street parcel. By 1904, the dwellings along Gerry Street had been razed, and the property was converted to a store, stable, and carriage house. By 1935, a garage replaced the former carriage house, and a laundry facility began operations on the 89 Gerry Street parcel. By the late 1940s, the laundry facility expanded operations to the 91 Gerry Street parcel. The laundry facilities on 89 and 91 Gerry Street operated until the late 1970s. By 1979, the buildings used as laundry facilities were razed, and the parcels remained vacant until the mid-2000s. According to aerial photographs, parking operations began at the Site beginning in the mid- to late-2000s. The Site remained a parking lot prior to the start of remedial actions and Site-wide redevelopment. The Site is currently owned by Gerry Gardens LLC.

The boundaries of the Site are more fully described in Appendix A. A Project Locus map is provided as Figure 1 and a Site Plan is provided as Figure 2.

## 2.2 PHYSICAL SETTING

### 2.2.1 Land Use

The properties adjoining the Site and in the neighborhood surrounding the Site primarily include mid-rise mixed-use commercial/residential buildings and multiple-story commercial and institutional buildings. The properties immediately south of the Site include multiple-story residential properties; the properties immediately north of the Site include multiple-story residential properties; the properties immediately east of the Site include commercial properties; and the properties to the west of the Site include multiple-story residential properties.

The current, intended, and reasonably anticipated future residential land use of the Site and its surroundings are compatible with both remedial alternatives.

### 2.2.2 Geology

Based on field observations from the Remedial Investigation (RI), the Site's stratigraphy, from the surface down, consists of urban fill material extending to depths from approximately 3 to 8.5 ft below ground surface (bgs) and is underlain by brown fine to medium sand with varying amounts of silt and clay extending up to 15 ft bgs. The native interval was observed up to the terminus depth of each soil boring at 11 ft bgs. A geologic cross section is shown in Figure 3. Site-specific boring logs are provided in Appendix D.

### 2.2.3 Hydrogeology

Four permanent groundwater monitoring wells (MW-01 through MW-04) were installed between 27 November 2024 and 6 December 2024 to evaluate remedy effectiveness and post-remedial groundwater quality. Based on the recorded depth to water at each new monitoring well during preliminary post-remedial groundwater monitoring in December 2024, groundwater beneath the Site ranges from approximately 2.40 to 2.98 ft below the top of the cellar slab. These measurements indicate that groundwater flow beneath the Site is generally from east-southeast to north-northwest. A map showing these depth-to-water measurements is shown in Figure 4. Depth-to-water measurements are provided in Table 1. Groundwater monitoring well construction logs are provided in Appendix E.

A survey of monitoring well locations and elevations, conducted by a licensed surveyor, along with a synoptic well gauging event is currently pending. Submission of the stamped survey and results of the synoptic well gauging event will be included in the submission of the first Periodic Review Report (PRR).

## 2.3 INVESTIGATION AND REMEDIAL HISTORY

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site. Full titles for each of the reports referenced below are provided in Section 8 - References.

The following reports were prepared for the Site:

- Phase I Environmental Site Assessment (Haley & Aldrich of New York, October 2020)
- Limited Phase II Environmental Site Investigation Report (Haley & Aldrich of New York, October 2020)
- Remedial Investigation Report (Haley & Aldrich of New York, May 2022)
- Remedial Action Work Plan (Haley & Aldrich of New York, July 2022)
- Decision Document (NYSDEC, July 2022)

A summary of environmental findings of these investigations is provided below.

***Phase I Environmental Site Assessment, October 2020, prepared by Haley & Aldrich of New York***

Haley & Aldrich of New York conducted a Phase I Environmental Site Assessment (ESA) in October 2020 for a property which included the Site and also the lot adjacently east of the Site. No Recognized Environmental Conditions (RECs) were identified in connection with the Site. However, the Phase I ESA

identified the following three conditions of potential risk not clearly defined in the ASTM International (ASTM) Standard, known as other findings, associated with the Site:

- Other Finding #1: NYC E-Designation

  The Site is identified in the NYC E-designation database for Hazardous Material and Air Components. Effective in 2009, the Site was assigned designation E-238 as part of the Broadway Triangle rezoning action (CEQR 19HPD019K). The Air requirement for this E-Designation is to exclusively use natural gas with the stack location 35 ft from the northern, western, and eastern lot lines.

- Other Finding #2: Former BCP Site (Pfizer Sites B & D) Adjoining the Site

  The property adjoining the Site to the west, known as Pfizer Sites B & D, was formerly subject to investigation and remediation within the BCP. This included the removal of 4,735 tons of petroleum volatile organic compound (VOC)-impacted soil and the removal of 18,449 gallons of contaminated groundwater. The primary contaminants of concern at the property included chlorinated VOCs (CVOCs) in groundwater, soil, and soil vapor. To address these impacts, the property was remediated which included the implementation of ICs and installation of ECs to prevent contact with residual contamination left on the Site.

- Other Finding #3: Former Laundry Facilities on Site

  According to historic Sanborn Fire Insurance Maps, there was a laundry facility located at 89 Gerry Street from 1935 to 1977 and another laundry facility at 91 Gerry Street from 1947 to 1977.

***Limited Phase II Environmental Site Investigation Report, October 2020, prepared by Haley & Aldrich of New York***

A Limited Phase II Environmental Site Investigation (ESI) performed by Haley & Aldrich of New York and summarized in a report dated 15 October 2020 included the following scope of work:

1. Conducted a Site inspection to identify areas of concern (AOCs) and physical obstructions (i.e., structures, buildings, etc.);
2. Installed five soil borings across the entire project Site and collected eight soil samples for chemical analysis from the soil borings to evaluate soil quality;
3. Installed two temporary groundwater monitoring wells throughout the Site and collected two groundwater samples for chemical analysis to evaluate groundwater quality; and
4. Installed two soil vapor probes in the western portion of the Site and collected two samples for chemical analysis to evaluate the potential for vapor intrusion

A summary of environmental findings of the Phase II ESI includes the following:

1. The stratigraphy of the Site, from the surface, down, consists of urban fill material extending to approximately 5 ft bgs, underlain by brown fine to medium sand with varying amounts of silt and clay extending to 15 ft bgs. Groundwater was encountered at approximately 10 ft bgs.
2. Soil samples were compared to NYSDEC 6 NYCRR, Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Use Soil Cleanup Objectives (RRSCOs). Soil samples collected during the Phase II showed:
   - No VOCs were detected at concentrations exceeding UUSCOs or RRSCOs.

- Seven semi-volatile organic compounds (SVOCs), including benzo(a)anthracene (maximum 17 milligrams per kilogram [mg/kg]), benzo(a)pyrene (maximum 16 mg/kg), benzo(b)fluoranthene (maximum 19 mg/kg), benzo(k)fluoranthene (maximum 7.2 mg/kg), chrysene (maximum 16 mg/kg), dibenzo(a,h)anthracene (maximum 2.5 mg/kg), and indeno(1,2,3-cd)pyrene (maximum 9.5 mg/kg) were detected above RRSCOs in borings B-1 (3-5'), B-4 (1-3'), and B-5 (0-2').
- One polychlorinated biphenyl (PCB) compound, Aroclor 1254 (0.159 mg/kg), was detected in boring B-5 (0-2') above the UUSCO.
- Three metals were detected above UUSCOs. Total lead (maximum 449 mg/kg) was detected above UUSCOs in borings B-1 (3-5') and B-4 (1-3') and above RRSCOs in boring B-5 (0-2') at 449 mg/kg. Total zinc (maximum 347 mg/kg) was detected above UUSCOs in four soil borings in shallow soil. Mercury was detected above UUSCOs in all shallow soil samples and above RRSCOs in B-4 (1-3') at 1.44 mg/kg and B-5 (0-2') at 5.56 mg/kg.
- Four pesticides were detected above UUSCOs, including 4,4'-DDD (maximum 0.0226 mg/kg) and 4,4'-DDE (maximum 0.0669 mg/kg) in borings B-1 (3-5') and B-5 (0-2'); 4,4'-DDT (maximum 0.125 mg/kg) in borings B-1 (3-5'), B-5 (0-2'), and B-3 (1-3'); and Dieldrin (0.00609 mg/kg) in boring B-5 (0-2').

3. Groundwater analytical results were compared to 6 NYCRR Part 703.5 NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS). Groundwater samples collected during the Phase II showed:
   - Two VOCs were detected above the AWQS. Cis-1,2-dichloroethene (DCE) (maximum 260 micrograms per liter [µg/L]) was detected in both groundwater samples above the AWQS, and vinyl chloride (VC; 29 µg/L) was detected above the AWQS in TW-2.
   - Six SVOCs (polycyclic aromatic hydrocarbon [PAHs]) including benzo(a)anthracene (maximum 0.07 µg/L), benzo(b)pyrene (maximum 0.06 µg/L), benzo(b)fluoranthene (maximum 0.06 µg/L), benzo(k)fluoranthene (maximum 0.05 µg/L), chrysene (maximum 0.07 µg/L), and indeno(1,2,3-cd)pyrene (maximum 0.05 µg/L) were detected above the AWQS.
   - No PCBs were detected in any groundwater samples.
   - Three metals were detected above AWQS, including iron (maximum 3810 µg/L) and sodium (maximum 88800 µg/L) in both groundwater samples, and manganese (320.2 µg/L) was detected above the AWQS in TW-2.
4. Multiple VOCs were detected in both soil vapor samples, but did not exceed guidance values, including tetrachloroethene (PCE) (maximum 17 micrograms per cubic meter [µg/$m^3$]) carbon disulfide (maximum 87.2 µg/$m^3$), trans-1,2-DCE (maximum 14.3 µg/$m^3$), 2,2,4-trimethylpentane (maximum 13.4 µg/$m^3$), toluene (maximum 47.5 µg/$m^3$), ethylbenzene (maximum 15.7 µg/$m^3$), and o-Xylene (maximum 17.7 µg/$m^3$).

***Remedial Investigation Report, May 2022, prepared by Haley & Aldrich of New York***

An RI was conducted from August to September 2021 to evaluate the quality of soil, groundwater, and soil vapor across the Site. The results of the RI were presented in a Remedial Investigation Report (RIR), dated May 2022. The scope of work performed during the RI included the installation of seven soil borings, the collection of 19 soil samples (including quality assurance/quality control [QA/QC] samples),

the installation of six groundwater monitoring wells, the installation of temporary soil vapor sample points, and the collection of six soil vapor samples.

A summary of the environmental findings from the RI is provided below:

1. The Site is underlain by a layer of urban historic fill, predominantly consisting of brown to light gray fine to medium sand with varying amounts of silt, brick, concrete, wood, and plastic. No photoionization detector (PID) readings above background levels were observed during soil sampling activities. The urban fill material extended to depths ranging from approximately 3 to 8.5 ft bgs and is underlain by brown fine to medium sand with varying amounts of silt and clay extending up to 15 ft bgs (terminus of borings).
2. During a monitoring well gauging event concurrent with the well survey on 28 September 2021, groundwater was encountered at depths ranging from approximately 9.98 to 10.54 ft bgs. Groundwater elevations ranged from elevation (El.) 4.58 ft at MW04 to El. 4.68 ft at MW01 and MW06 (elevation refers to the North American Vertical Datum of 1988 [NAVD88]) and is inferred to flow from the southeast to northwest.
3. Soil analytical results were compared to NYSDEC 6 NYCRR Part 375 UUSCOs; as a proxy for the potentially applicable SCOs, Groundwater Criteria, Commercial SCOs, and RRSCOs. Soil analytical results are summarized below:
    - No VOCs were detected above laboratory detection limits in soil samples analyzed.
    - The following five PAHs/SVOCs were detected in SB04 (9-11') at concentrations above the UUSCOs and RRSCOs: benzo(a)anthracene (3.4 mg/kg); benzo(a)pyrene (2.4 mg/kg); benzo(b)fluoranthene (3.1 mg/kg); dibenzo(a,h)anthracene (0.43 mg/kg); and indeno(1,2,3-cd)pyrene (1.4 mg/kg). Additionally, in SB04 (9-11'), the following PAHs/SVOCs were detected at concentrations above the UUSCOs but below the RRSCOs: benzo(k)fluoranthene (1.0 mg/kg) and chrysene (3.6 mg/kg).
    - Two pesticides were detected at concentrations above the UUSCOs, but below the RRSCOs, in multiple soil samples. The pesticide 4,4'-DDE was detected in six soil samples above UUSCOs with a maximum concentration of 0.023 mg/kg in SB05 (0-2")and 4,4'-DDT in six soil samples with a maximum concentration of 0.0586 mg/kg in SB03 (0-2"). In addition, a third pesticide, 4,4'-DDD, was detected above the UUSCOs in one soil sample, SB05 (0-2"), at a concentration of 0.00719 mg/kg.
    - Three metals were detected above the UUSCOs and RRSCOs in two soil samples collected: lead (571 mg/kg) and mercury (1.4 mg/kg) were identified in SB03 (1-3'), and arsenic (16.8 mg/kg) was identified in SB06 (0-6").
    - In addition, copper, lead, mercury, and zinc were detected at concentrations above the UUSCOs, but below the RRSCOs in multiple soil samples. Copper was identified in four soil samples with a maximum concentration of 199 mg/kg in SB03 (1-3'); lead in seven soil samples with a maximum concentration of 221 mg/kg in SB04 (0-2"); mercury in two soil samples with a maximum concentration of 0.216 mg/kg in SB04 (0-2"); and zinc in nine soil samples with a maximum concentration of 1,080 mg/kg in SB03 (1-3').
    - No PCBs were detected above laboratory detection limits in soil samples analyzed.
    - 1,4-dioxane was not detected above laboratory detection limits in soil samples analyzed.

- Perfluorooctanoic acid (PFOA) was not detected at concentrations above the UUSCO or RRSCO guidance value. Perfluorooctane sulfonic acid (PFOS) was detected in one soil sample, SB07 (0-6"), at a concentration of 0.000954 mg/kg, above the UUSCO guidance value of 0.00088 mg/kg, but below the RRSCO guidance value. Total PFOA/Per- and polyfluoroalkyl substances (PFAS) compounds detected ranged from 0.00005 mg/kg in SB03 (9-11') to 0.00163 mg/kg in SB04 (0-2").

4. Groundwater analytical results were compared to AWQS. Groundwater analytical results are summarized below:

   - One VOC, cis-1,2-DCE, was detected in five groundwater samples collected (MW01, MW02, MW04, MW05, and MW06) at concentrations that exceed the AWQS of 5 µg/L. The highest concentration of cis-1,2-DCE was detected at MW02 at a concentration of 320 µg/L.
   - Six SVOCs, specifically PAHs, were detected at concentrations that exceed the respective AWQS in one or more groundwater samples collected from monitoring wells MW01, MW02, and DUP-20210812 (duplicate sample of MW-05). Maximum concentrations, each of which were detected in MW01, include the following: benzo(a)anthracene at 0.1 µg/L; benzo(a)pyrene at 0.1 µg/L; benzo(k)fluoranthene at 0.1 µg/L; benzo(b)fluoranthene at 0.27 µg/L; chrysene at 0.12 µg/L, and pyrene at 0.2 µg/L.
   - Seven total metals were detected at concentrations exceeding AWQS in groundwater samples collected. The concentration of sodium was detected above the AWQS in five of the six groundwater samples analyzed, with a maximum concentration of 93,200 µg/L in DUP-20210812 (duplicate of MW05). In three of the six groundwater samples collected, concentrations of manganese were detected above the AWQS, with a maximum concentration of 1,780 µg/L in MW06. Selenium was detected in one of six groundwater samples above the AWQS at a concentration of 15.6 µg/L in MW05. Concentrations of copper, magnesium, silver, and iron were detected above the respective AWQS in two of the six groundwater samples collected, maximum concentrations include the following: copper in MW02 detected at 1,240 µg/L; magnesium in MW03 detected at 55,100 µg/L; silver in MW02 detected at 80,300 µg/L; and iron in DUP-20210812 (duplicate of MW05) detected at 2,260 µg/L.
   - New York has an adopted maximum contaminant level (MCL) for 1,4-dioxane of 1 µg/L and NYSDEC guidance value of 0.35 µg/L for the protection of human health in a raw water source. 1,4-dioxane was detected in five of the six on-Site monitoring wells. The maximum concentration detected was 0.171 µg/L in MW04.
   - New York has adopted water MCLs of 0.01 µg/L for PFOA and PFOS, and NYSDEC guidance values for PFOA of 0.0067 µg/L and PFOS of 0.0027 µg/L for the protection of human health in a raw water source. The maximum concentration of PFOA was identified at a concentration of 0.214 µg/L in MW03. The maximum concentration of PFOS was identified at a concentration of 0.116 µg/L in MW03.
   - Total PFOA/PFAS concentrations ranged from 0.0682 µg/L in MW06 to a maximum of 0.33 µg/L in MW03.

5. Total VOC concentrations in soil vapor samples ranged from 1,090.42 µg/$m^3$ in sample SG05 to 6,395.5 µg/$m^3$ in sample SG06. Total benzene, toluene, ethylbenzene, and xylenes (BTEX) concentrations ranged from 476.9 µg/$m^3$ in sample SG05 to 4,280 µg/$m^3$ in sample SG06. Benzene and toluene were not detected in soil vapor samples analyzed; ethylbenzene was

detected in all six soil vapor samples with concentrations ranging from 469 µg/m$^3$ in SG05 to 4,280 µg/m$^3$ in SG06; and total xylenes were detected in one soil vapor sample at a concentration of 28.9 µg/m$^3$ in SG04. No standard currently exists for soil vapor samples in New York State. Soil vapor analytical results were compared to the NYSDOH Air Guideline Values (AGV) specified in the NYSDOH guidance document. PCE was identified in three soil vapor samples above the NYSDEC AGV of 30 µg/m$^3$ at concentrations of 69.2 µg/m$^3$ in SG02 and SG05 and 90.6 µg/m$^3$ in SG03. No additional VOCs were detected at concentrations exceeding the NYSDOH AGVs. The following CVOCs were detected above laboratory detection limits but below AGVs in soil vapor samples analyzed: methylene chloride in one soil vapor sample at a concentration of 2.09 µg/m$^3$ in SG03; 1,1,1-trichloroethane in two soil vapor samples with concentrations ranging from 6.27 µg/m$^3$ in SG03 to 6.86 µg/m$^3$ in SG05; and VC in four soil vapor samples at concentrations ranging from 2.05 µg/m$^3$ in SG03 to 12.5 µg/m$^3$ in SG04.

## 2.4 REMEDIAL ACTION OBJECTIVES

The Remedial Action Objectives (RAOs) for the Site based on the results of the RI and established in the Decision Document (DD) are as follows:

### 2.4.1 Soil RAOs

- RAOs for Public Health Protection:
  - Prevent ingestion/direct contact with contaminated soil.
- RAOs for Environmental Protection:
  - Prevent migration of contaminants that would result in groundwater or surface water contamination.

### 2.4.2 Groundwater RAOs

- RAOs for Public Health Protection:
  - Prevent ingestion of groundwater containing contamination levels exceeding drinking water standards.
  - Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.
- RAOs for Environmental Protection:
  - Restore groundwater aquifer to pre-disposal/pre-release conditions, to the extent practicable.

### 2.4.3 Soil Vapor

- RAOs for Public Health Protection:
  - Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion (SVI) into buildings at the Site.

## 2.5 REMAINING CONTAMINATION

The achieved remedy is a conditional Track 1 cleanup in which all soils exceeding the UUSCOs were removed. Groundwater monitoring is required to confirm that no remaining contamination within the subsurface at the Site achieves the applicable RAOs.

### 2.5.1 Groundwater

Analytical results of groundwater samples collected during the RI indicated a distribution of groundwater contamination throughout the Site, specifically CVOCs, PAHs, and metals. The metals and PAHs identified are consistent with regional groundwater quality throughout NYC and/or may be attributed to entrained sediment in the groundwater samples collected. The CVOC cis-1,2-DCE was reported in five of six monitoring wells installed as part of the RI above the AWQS with the highest concentrations identified in central regions of the Site.

Contamination related to the CVOCs identified in groundwater is likely a result of the former laundry operations at the Site and/or migrating from an off-Site source. To address elevated concentrations of cis-1,2-DCE, application of an amendment to facilitate ISCR during remedial action and post-remedial groundwater monitoring were included as components of the DD.

During remedial activities, the ISCR agent DARAMEND® was applied *in situ* via direct mixing with subsurface soils immediately beneath the foundation of the Site redevelopment building. As required by the DD, post-remedial groundwater samples were analyzed for CVOCs, and monitoring was conducted for parameters including dissolved oxygen and oxidation/reduction potential.

Groundwater use at the Site is subject to the ICs documented within the EE and is restricted for use as a source of potable or process water without necessary water quality treatment as determined by NYSDOH. Table 2 and Figure 5 summarize the results of all samples of groundwater collected in December 2024 after completion of the remedial action. Quarterly groundwater monitoring will be conducted for one year upon approval of this SMP and annually thereafter. If groundwater concentrations either meet Track 1 site cleanup goals (SCGs) or result in a bulk reduction to asymptotic levels acceptable to NYSDEC, a request will be submitted to NYSDEC to discontinue the groundwater monitoring program.

### 2.5.2 Soil Vapor

Soil vapor analytical results from the RI completed prior to remediation identified elevated concentrations of PCE. Soil vapor analytical results from the RI identified elevated concentrations of four CVOCs, including VC, methylene chloride, 1,1,1-trichloroethane, PCE, and petroleum-related VOCs. Soil vapor data was collected from soil vapor probes installed to 9 ft bgs during the RI.

An SVI Evaluation was included as a component of the DD. This was previously conducted and found soil vapor not to be an issue at that time. The evaluation is included in the Final Engineering Report (FER). As described in the FER, the routes of exposure from SVI have been mitigated and ICs, such as land use and groundwater use restrictions, will be implemented.

# 3. Institutional Control Plan

## 3.1 GENERAL

Since remaining contamination exists at the Site, ICs are required to protect human health and the environment. This IC Plan describes the procedures for the implementation and management of all ICs at the Site. The IC Plan is one component of the SMP and is subject to revision by the NYSDEC Project Manager.

This plan provides:

- A description of all ICs on the Site;
- The basic implementation and intended role of each IC;
- A description of the key components of the ICs set forth in the EE;
- A description of the controls to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of ICs, such as the implementation of the EWP (as provided in Appendix F) for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the Site; and,
- Any other provisions necessary to identify or establish methods for implementing the ICs required by the Site remedy, as determined by the NYSDEC Project Manager.

## 3.2 INSTITUTIONAL CONTROLS

A series of ICs is required by the DD to: (1) implement, maintain, and monitor EC systems; (2) prevent future exposure to remaining contamination; and (3) limit the use and development of the Site to residential, commercial, and/or industrial uses only. Adherence to these ICs on the Site is required by the EE and will be implemented under this SMP. ICs identified in the EE may not be discontinued without an amendment to or extinguishment of the EE. The IC boundaries are shown on Figure 2. ICs are as follows:

- The property may be used for restricted residential, commercial, and/or industrial use;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment, as determined by the NYSDOH or the Kings County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;
- Data and information pertinent to Site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb the remaining contaminated material must be conducted in accordance with this SMP;

- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;
- Access to the Site must be provided to agents, employees, or other representatives of the state of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the EE;
- Vegetable gardens and farming on the Site are prohibited; and
- An evaluation shall be performed to determine the need for further investigation and remediation should large-scale redevelopment occur, if any of the existing structures are demolished, or if the subsurface is otherwise made accessible.

## 3.3 ENGINEERING CONTROLS

The Site achieved a conditional Track 1 remedy; no ECs have been installed at the Site.

### 3.3.1 Post-Remedial Groundwater Monitoring Program

As part of the conditional Track 1 remedy, four groundwater monitoring wells (MW-01 through MW-04) have been installed and will be sampled quarterly for one year, and annually thereafter, to evaluate the overall performance and effectiveness of the remedy. Monitoring well locations are shown on Figure 5.

The groundwater monitoring program will include gauging from all accessible monitoring wells during each sampling event to confirm groundwater flow elevations and inferred groundwater flow direction. Groundwater samples will be analyzed for CVOCs and will be compared to the AWQS. Sampling will be conducted as detailed in the Field Sampling Plan (FSP) and Quality Assurance Project Plan (QAPP) included in Appendix G.

## 3.4 CRITERIA FOR COMPLETION OF REMEDIATION

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the RAOs identified by the DD. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC DER-10. Unless waived by the NYSDEC, confirmation samples of applicable environmental media are required before terminating any remedial actions at the Site. Confirmation samples require Category B deliverables and a Data Usability Summary Report (DUSR).

As discussed below, the NYSDEC may approve the termination of a groundwater monitoring program. When an RP receives this approval, the RP will decommission all Site-related monitoring, injection, and/or recovery wells as per NYSDEC CP-43. The RP will also conduct any needed Site restoration activities, such as concrete/asphalt patching.

### 3.4.1 Groundwater Monitoring Wells

Groundwater monitoring activities to assess the effectiveness of the ISCR remedy and monitored natural attenuation (MNA) of groundwater will continue, as determined by the NYSDEC Project Manager in consultation with the NYSDOH Project Manager, until residual groundwater concentrations are found to be consistently below AWQS or become asymptotic at an acceptable level. If monitoring data indicate that monitoring may no longer be required, a proposal to discontinue the remedy will be submitted by

the RP. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC Project Manager. If groundwater contaminant levels become asymptotic at a level that is not acceptable to the NYSDEC, additional control measures will be evaluated.

# 4. Monitoring and Sampling Plan

## 4.1 GENERAL

This Monitoring and Sampling Plan describes the measures for evaluating the overall performance and effectiveness of the remedy. This Monitoring and Sampling Plan may only be revised with the approval of the NYSDEC Project Manager. Details regarding the sampling procedures, data quality usability objectives, analytical methods, etc. for all samples collected as part of Site management for the Site are included in the QAPP provided in Appendix G. A Health and Safety Plan (HASP) is provided in Appendix H.

This Monitoring and Sampling Plan describes the methods to be used for:

- Sampling and analysis of all appropriate media;
- Assessing compliance with applicable NYSDEC SCGs, particularly groundwater standards; and,
- Evaluating Site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment.

To adequately address these issues, this Monitoring and Sampling Plan provides information on:

- Sampling locations, protocol, and frequency;
- Information on all designed monitoring systems;
- Analytical sampling program requirements;
- Inspection and maintenance requirements for monitoring wells;
- Monitoring well decommissioning procedures; and,
- Annual inspection and periodic certification.

Reporting requirements are provided in Section 7 of this SMP.

## 4.2 SITE-WIDE INSPECTION

Site-wide inspections will be performed at a minimum of once per year. These periodic inspections must be conducted when the ground surface is visible (i.e., no snow cover). Site-wide inspections will be performed by a QEP as defined in 6 NYCRR Part 375, a P.E. who is licensed and registered in NYS, or a qualified person who directly reports to a P.E. who is licensed and registered in NYS. Modification to the frequency or duration of the inspections will require approval from the NYSDEC Project Manager. Site-wide inspections will also be performed after all severe weather conditions that may affect or monitoring devices. During these inspections, an inspection form will be completed as provided in Appendix H. The form will compile sufficient information to assess the following:

- Compliance with all ICs, including Site usage;
- General Site conditions at the time of the inspection;
- The Site management activities being conducted, including where appropriate, confirmation sampling and a health and safety inspection; and,

- Confirmation that Site records are up to date.

A comprehensive Site-wide inspection will be conducted and documented according to the SMP schedule, regardless of the frequency of the PRR. The inspections will determine and document the following:

- Compliance with requirements of this SMP and the EE;
- Achievement of remedial performance criteria; and,
- If Site records are complete and up to date.

In addition to Site-wide inspections, quarterly inspections will be performed to confirm integrity of the monitoring wells on-Site (MW-01, MW-02, MW-03 and MW-04) where historically the water level has been above the current building slab elevation. Inspections of the monitoring wells will confirm the well seal is in-tact prior to groundwater sampling and should the seal appear impaired (active water inundation, evidence of water inundation, etc.) the monitoring well will be properly decommissioned and then a new monitoring well will be re-installed. Prior to installation well construction details will be re-evaluated to avoid future integrity issues.

Reporting requirements are outlined in Section 7 of this SMP.

## 4.3 POST-REMEDIATION MEDIA MONITORING AND SAMPLING

Samples shall be collected from the four on-Site groundwater monitoring wells on a quarterly basis for the first year, then annually thereafter. Sampling locations, analytical parameters, and schedule are provided in In-Text Table III below. Modification to the frequency or sampling requirements will require approval from the NYSDEC Project Manager.

**In-Text Table III - Post-Remedial Sampling Requirements and Schedule**

| Sampling Location | Analytical Parameters | Schedule* |
|---|---|---|
| | All listed VOCs (USEPA Method 8260D) | |
| **Groundwater Monitoring** | | |
| Monitoring Well MW-01 | X | Quarterly for one year, then bi-annually |
| Monitoring Well MW-02 | X | Quarterly for one year, then bi-annually |
| Monitoring Well MW-03 | X | Quarterly for one year, then bi-annually |
| Monitoring Well MW-04 | X | Quarterly for one year, then bi-annually |

** The frequency of events will be conducted as specified until otherwise approved in writing by NYSDEC and NYSDOH.*
*USEPA = United States Environmental Protection Agency*

Field activities, including groundwater sampling, will be conducted as detailed in the QAPP, included as Appendix G. Following the low-flow purge, samples will be collected from monitoring wells for analysis of the analytes mentioned above.

### 4.3.1 Groundwater Sampling

Groundwater monitoring will be performed quarterly to assess the performance of the ISCR remedy for one year and then annually thereafter. Modification to the frequency or sampling requirements will require approval from the NYSDEC Project Manager.

In-Text Table IV summarizes the monitoring wells' identification numbers, as well as the purpose, location, depths, diameter, and screened intervals of the monitoring wells. The network of monitoring wells has been installed throughout the Site to monitor Site-wide groundwater conditions.

The depth to the water table for each monitoring well in the network will be recorded before sampling. Monitoring wells will be sampled and analyzed for:

- Target Compound List (TCL) VOCs, using USEPA Method 8260D.

**In-Text Table IV – Monitoring Well Construction Details**

| Monitoring Well ID | Well Purpose / Location | Coordinates (NAD 83 Latitude/ Longitude) | Well Diameter (inches) | Elevation (above mean sea level) – approximate until surveyed | | | |
|---|---|---|---|---|---|---|---|
| | | | | Casing Elevation (NAVD 88) | Screen Length (ft) | Screen Top Elevation (NAVD 88) | Screen Bottom Elevation (NAVD 88) |
| MW-01 | Post-Remedial Monitoring / Northern portion of Site | 40°42'07.15" N 73°56'50.26" W | 1 | 4.31 | 10 | 3.51 | -6.49 |
| MW-02 | Post-Remedial Monitoring / Central portion of Site | 40°42'07.12" N 73°56'49.90" W | 1 | 4.32 | 10 | 2.89 | -7.11 |
| MW-03 | Post-Remedial Monitoring / Central portion of Site | 40°42'06.96" N 73°56'49.70" W | 1 | 4.28 | 10 | 2.93 | -7.07 |
| MW-04 | Post-Remedial Monitoring / Southern portion of Site | 40°42'06.72" N 73°56'49.69" W | 1 | 4.35 | 10 | 2.75 | -7.25 |

***Note:***
*NAD 83 = North American Datum of 1983*
*NAVD 88 = North American Vertical Datum of 1988*

A survey of monitoring well locations and elevations, conducted by a licensed surveyor, along with a synoptic well gauging event is currently pending. The stamped survey and monitoring well elevations and monitoring well construction logs are included in Appendix E of this document.

Repairs and/or replacement of wells in the monitoring well network will be performed based on assessments of structural integrity and overall performance.

The NYSDEC Project Manager will be notified prior to any repair or decommissioning of any monitoring well for the purpose of replacement, and the repair or decommissioning and replacement process will be documented in the subsequent PRR. Well decommissioning without replacement will be done only with the prior approval of the NYSDEC Project Manager. Well abandonment will be performed in accordance with NYSDEC's guidance entitled "CP-43: Groundwater Monitoring Well Decommissioning Procedures." Monitoring wells that are decommissioned because they have been rendered unusable will be replaced in kind in the nearest available location, unless otherwise approved by the NYSDEC Project Manager.

The sampling frequency may only be modified with the approval of the NYSDEC Project Manager. This SMP will be modified to reflect changes in sampling plans approved by the NYSDEC Project Manager.

Deliverables for the groundwater monitoring program are specified in Section 7.0 – Reporting Requirements.

### 4.3.2 Indoor Air Sampling

As part of this SMP, indoor and ambient air sampling will be conducted annually. An indoor air sample will be collected within the central portion of the cellar and an ambient air sample from outside the Site building. The indoor and ambient air samples will be collected from breathing height (3 to 5 ft above the floor). The sampling flow rate will not exceed 0.2 liters per minute (L/min). Sampling will occur for eight hours. Indoor and ambient air samples will be collected in laboratory-supplied 2- or 6-liter SUMMA® canisters. All air sample containers will be appropriately labeled and closed. Chain of custody documents will be completed before shipment. All air samples will be analyzed for VOCs by USEPA Method TO-15 at an Environmental Laboratory Accreditation Program (ELAP)-certified laboratory. If indoor air sample results indicate SVI mitigation is needed, a Corrective Measure Plan will be submitted to NYSDEC/NYSDOH within 30 days of receipt of analytical results.

### 4.3.3 Monitoring and Sampling Protocol

All sampling activities will be recorded in a field book and associated sampling log as provided in Appendix I. Other observations (e.g., groundwater monitoring well integrity) will be noted on the sampling log. The sampling log will serve as the inspection form for the monitoring network. Additional detail regarding monitoring and sampling protocols are provided in the FSP and QAPP provided in Appendix G of this document.

# 5. Operations and Maintenance Plan

The Site remedy does not rely on any mechanical systems to protect public health and the environment. Therefore, the operations and maintenance of such components are not included in this SMP.

# 6. Periodic Assessments/Evaluations

## 6.1 CLIMATE CHANGE VULNERABILITY ASSESSMENT

Increases in both the severity and frequency of storms/weather events, an increase in sea level elevations, along with accompanying flooding impacts, shifting precipitation patterns, and wide temperature fluctuation resulting from global climactic change and instability have the potential to significantly impact the performance, effectiveness, and protectiveness of a given site and associated remedial systems. Vulnerability assessments provide information so that the Site and associated remedial systems are prepared for the impacts of the increasing frequency and intensity of severe storms/weather events and associated flooding.

## 6.2 GREEN REMEDIATION EVALUATION

NYSDEC's DER-31 Green Remediation requires that Green Remediation concepts and techniques be considered during all stages of the remedial program, including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. In accordance with the NYSDEC-approved RAWP, this SMP does not require any Green Remediation evaluations to be completed for the Site during active site management. Any updates or related Site improvements will be incorporated into the PRR.

### 6.2.1 Timing of Green Remediation Evaluations

For major remedial system components, Green Remediation evaluations and corresponding modifications will be undertaken as part of a formal Remedial System Optimization (RSO), or at any time that the NYSDEC Project Manager feels appropriate, e.g., during significant maintenance events or in conjunction with storm recovery activities.

At this time, no major remedial system components are anticipated, and therefore no green remediation evaluations are expected.

### 6.2.2 Remedial Systems

No remedial systems are included in this remedy. However, in the event remedial systems are required in the future, they will be operated properly considering the current Site conditions to conserve materials and resources to the greatest extent possible. Consideration will be given to operating rates and the use of reagents and consumables.

### 6.2.3 Building Operations

No buildings related to remedial systems are included in this remedy. However, in the event remedial systems are required in the future, associated structures, including buildings and sheds, will be operated and maintained to provide for the most efficient operation of the remedy, while minimizing energy, waste generation, and water consumption.

### 6.2.4 Frequency of System Checks, Sampling, and Other Periodic Activities

Transportation to and from the Site, use of consumables in relation to visiting the Site to conduct system checks and/or collect samples, and shipping samples to a laboratory for analyses have direct and/or inherent energy costs. The schedule and/or means of these periodic activities have been prepared so that these tasks can be accomplished in a manner that does not impact remedy protectiveness but reduces the expenditure of energy or resources.

### 6.2.5 Metrics and Reporting

As discussed in Section 7.0 and as shown in Appendix I, where applicable, information on energy usage, solid waste generation, transportation and shipping, water usage, land use, and ecosystems will be recorded to facilitate and document consistent implementation of Green Remediation during Site management and to identify corresponding benefits.

## 6.3 REMEDIAL SYSTEM OPTIMIZATION

No remedial systems are included in this remedy. However, in the event remedial systems are required in the future, an RSO study will be conducted any time that the NYSDEC Project Manager or the RP requests in writing that an in-depth evaluation of the remedy is needed. An RSO may be appropriate if any of the following occur:

- The remedial actions have not met or are not expected to meet RAOs in the time frame estimated in the DD;
- The management and operation of the remedial system is exceeding the estimated costs;
- The remedial system is not performing as expected or as designed;
- Previously unidentified source material may be suspected;
- A plume shift has potentially occurred;
- Site conditions change due to development, change of use, change in groundwater use, etc.;
- There is an anticipated transfer of the Site management to another RP or agency; and/or,
- A new and applicable remedial technology becomes available.

An RSO will provide a critique of a Site's conceptual model, give a summary of past performance, document current cleanup practices, summarize progress made toward the Site's cleanup goals, gather additional performance- or media-specific data and information, and provide recommendations for improvements to enhance the ability of the present system to reach RAOs or to provide a basis for changing the remedial strategy.

# 7. Reporting Requirements

## 7.1 SITE MANAGEMENT REPORTS

All Site management inspection, maintenance, and monitoring events will be recorded on the appropriate Site management forms provided in Appendix I. These forms are subject to NYSDEC revision. All Site management inspection, maintenance, and monitoring events will be conducted by a QEP as defined in 6 NYCRR Part 375, a P.E. who is licensed and registered in NYS, or a qualified person who directly reports to a P.E. who is licensed and registered in NYS.

All applicable inspection records, including media sampling data and system maintenance reports, generated for the Site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of In-Text Table V below and summarized in the PRR.

**In-Text Table V: Schedule of Interim Monitoring/Inspection Reports**

| Task/Report | Reporting Frequency* |
|---|---|
| Groundwater Monitoring | Quarterly for one year, then annually thereafter until NYSDEC discontinuation approval |
| First PRR | 16 Months after the COC is issued |
| Follow-on PRRs | Annually, after submittal of the first PRR |

***Note:***
** The frequency of events will be conducted as specified until otherwise approved by the NYSDEC Project Manager.*

All monitoring/inspection reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;
- Description of the activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);
- Type of samples collected (e.g., groundwater);
- Copies of all field forms completed (e.g., well sampling logs, chain of custody documentation);
- Sampling results in comparison to appropriate standards/criteria;
- A figure illustrating sample type and sampling locations;
- Copies of all laboratory data sheets and the required laboratory data deliverables required for all points sampled (to be submitted electronically in the NYSDEC-identified format);
- Any observations, conclusions, or recommendations; and
- A determination as to whether contaminant conditions have changed since the last reporting event.

Routine maintenance event reporting forms will include, at a minimum:

- Date of event;

- Name, company, and position of person(s) conducting maintenance activities;
- Description of maintenance activities performed;
- Any modifications to the system;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet); and,
- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc. (attached to the checklist/form).

Non-routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Description of non-routine activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and,
- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist/form).

Data will be reported in digital format as determined by the NYSDEC. Currently, data are to be supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link http://www.dec.ny.gov/chemical/62440.html.

## 7.2 PERIODIC REVIEW REPORT

A PRR will be submitted to the NYSDEC Project Manager beginning 16 months after the COC is issued. After submittal of the initial PRR, the next PRR shall be submitted annually to the NYSDEC Project Manager, or at another frequency as may be required by the NYSDEC Project Manager. In the event that the Site is subdivided into separate parcels with different ownership, a single PRR will be prepared that addresses the Site described in Appendix A. The report will be prepared in accordance with NYSDEC's DER-10 and submitted within 30 days of the end of each certification period. Media sampling results will also be incorporated into the PRR. The report will include the following:

- Identification, assessment, and certification of all ICs required by the remedy for the Site.
- Results of the required annual Site inspections, fire inspections, and severe condition inspections, if applicable.
- Description of any change of use, import of materials, or excavation that occurred during the certifying period.
- All applicable Site management forms and other records generated for the Site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.
- Identification of any wastes generated during the reporting period, along with waste characterization data, manifests, and disposal documentation.

- A summary of any discharge monitoring data and/or information generated during the reporting period, with comments and conclusions.
- Data summary tables and graphical representations of contaminants of concern by media (i.e., groundwater), which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted. These tables and figures will include a presentation of past data as part of an evaluation of contaminant concentration trends.
  - Trend monitoring graphs that present groundwater contaminant levels from before the start of the remedy implementation to the most current sampling data;
  - A current plume map for sites with remaining groundwater contamination; and,
  - A groundwater elevation contour map for each gauging event.
- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted in digital format as determined by the NYSDEC. Currently, data are supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link: http://www.dec.ny.gov/chemical/62440.html.
- A Site evaluation, which includes the following:
  - The compliance of the remedy with the requirements of the Site-specific DD;
  - The operation and the effectiveness of all treatment units, etc., including identification of any needed repairs or modifications;
  - Any new conclusions or observations regarding Site contamination based on inspections or data generated by the Monitoring and Sampling Plan for the media being monitored;
  - Recommendations regarding any necessary changes to the remedy and/or Monitoring and Sampling Plan;
  - An evaluation of trends in contaminant levels in the affected media to determine if the remedy continues to be effective in achieving remedial goals as specified by the DD; and,
  - The overall performance and effectiveness of the remedy.

### 7.2.1 Certification of Institutional Controls

Certification of ICs will be included in the PRR.

Following the last inspection of the reporting period, a QEP or P.E. licensed to practice and registered in NYS will prepare, and include in the PRR, the following certification as per the requirements of NYSDEC DER-10:

*"For each institutional or engineering control identified for the site, I certify that all of the following statements are true:*

- *The inspection of the Site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- *The institutional and engineering controls employed at this Site are unchanged from the date the control was put in place, or last approved by the Department;*
- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*

- *Nothing has occurred that would constitute a violation or failure to comply with any Site management plan for this control;*
- *Access to the Site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;*
- *If a financial assurance mechanism is required under the oversight document for the Site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- *Use of the Site is compliant with the environmental easement;*
- *The engineering control systems are performed as designed and are effective;*
- *To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the Site remedial program and generally accepted engineering practices;*
- *The information presented in this report is accurate and complete;*
- *No new information has come to my attention, including groundwater monitoring data from wells located at the Site boundary, if any, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid; and*
- *Every five years, the assumptions made in the qualitative exposure assessment remain valid.*

*I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, [name], of [business address], am certifying as [Owner/Remedial Party or Owner's/Remedial Party's Designated Site Representative] for the Site."*

The signed certification will be included in the PRR.

The PRR will be submitted, in electronic format, to the NYSDEC Project Manager and the NYSDOH Project Manager. The PRR may also need to be submitted in hard-copy format if requested by the NYSDEC project manager.

### 7.3 CORRECTIVE MEASURES WORK PLAN

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an IC or failure to conduct Site management activities, a Corrective Measures Work Plan will be submitted to the NYSDEC Project Manager for approval. This plan will explain the failure and provide the details and schedule for performing the work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the Corrective Measures Work Plan until it has been approved by the NYSDEC Project Manager.

### 7.4 REMEDIAL SYSTEM OPTIMIZATION REPORT

If an RSO is to be performed (see Section 6.3), then upon completion of a RSO, an RSO report must be submitted to the NYSDEC Project Manager for approval. The RSO report will document the research/investigation and data gathering that were conducted, evaluate the results and facts obtained, present a revised conceptual Site model, and present recommendations. RSO recommendations are to be implemented upon approval from the NYSDEC. Additional work plans, design documents, HASPS,

etc., may still be required to implement the recommendations, based upon the actions that need to be taken. An FER and an update to the SMP may also be required.

The RSO report will be submitted, in electronic format, to the NYSDEC Project Manager and the NYSDOH Project Manager.

# 8. References


1. Brownfield Cleanup Agreement. Former Just4Wheels Site, 89-91 Gerry Street, Brooklyn, New York. Prepared by New York State Department of Conservation, prepared for Gerry Gardens LLC. 14 June 2021.

2. Decision Document, 89-91 Gerry Street, Brooklyn, New York, Site No. C224321. Prepared by New York State Department of Environmental Conservation, July 2022.

3. Final Engineering Report, Former Just4Wheels Site, 91 Gerry Street, Brooklyn, New York, February 2025.

4. Limited Phase II Environmental Site Investigation Report. 89-91 Gerry Street, Brooklyn, New York. Prepared by Haley & Aldrich of New York, prepared for Gerry Gardens LLC, 15 October 2020.

5. New York State Department of Environmental Conservation, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. June 1998 (April 2000 addendum).

6. New York State Department of Environmental Conservation, 2006. 6 NYCRR Part 375, Environmental Remediation Programs. 14 December.

7. New York State Department of Environmental Conservation, 2010. Program Policy DER-10, “Technical Guidance for Site Investigation and Remediation.” May.

8. New York State Department of Environmental Conservation, 2011. Program Policy DER-31, “Green Remediation.” January.

9. Phase I Environmental Site Assessment, 89-93 Gerry Street, Brooklyn, New York. Prepared by Haley & Aldrich of New York, Prepared for Waterfront Management New York, October 2020.

10. Remedial Action Work Plan, 89-91 Gerry Street, Brooklyn, New York. Prepared by Haley & Aldrich of New York, Prepared for Gerry Gardens LLC, 22 July 2022.

11. Remedial Investigation Report. 89-91 Gerry Street, Brooklyn, New York. Prepared by Haley & Aldrich of New York, prepared for the New York State Department of Environmental Conservation, 23 May 2022.

# TABLES

**TABLE I**
**DEPTH TO WATER MEASUREMENTS - DECEMBER 2024**
FORMER JUST4WHEELS SITE
91 GERRY STREET
BROOKLYN, NEW YORK
FILE NO. 135597

| | |
|---|---|
| **PROJECT** | Former Just4Wheels Site |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY |
| **CLIENT** | Gerry Gardens LLC |
| **H&A FILE NO.** | 135597 |
| **PROJECT MANAGER** | Suzanne Bell |
| **FIELD REP.** | P. DiNardo |
| **GAUGING DATE** | 12/6/2024 |
| **WEATHER** | Cloudy, 35 F |

| MONITORING WELL ID | TIME | DEPTH TO WATER (FEET BELOW TOC) | TOC Elevations (NAVD 88) | Groundwater Elevations (NAVD (88 | PID READING (PPM) | NOTES |
|---|---|---|---|---|---|---|
| MW-01 | 15: 35 | 2.98 | 4.02 | 1.04 | - | |
| MW-02 | 15:30 | 2.80 | 4.04 | 1.24 | - | |
| MW-03 | 10:35 | 2.63 | 4.13 | 1.5 | - | |
| MW-04 | 13:35 | 2.40 | 3.95 | 1.55 | - | |

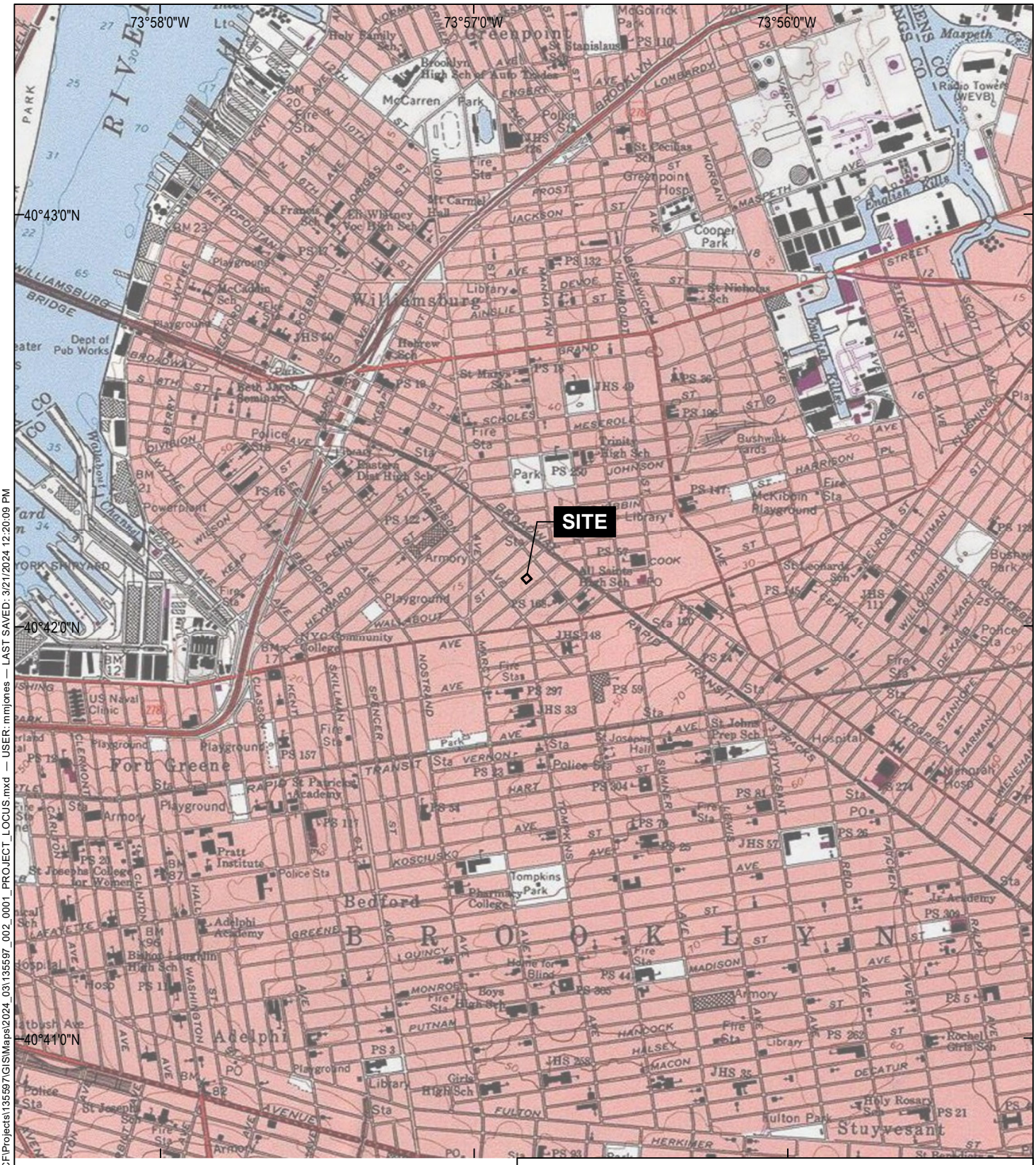
***Comments:***
*TOC - Top of Casing*
*PID - Photoionization Detector*
*PPM - parts per million*

**TABLE II**
**POST-REMEDIAL GROUNDWATER ANALYTICAL RESULTS**
FORMER JUST4WHEELS SITE
91 GERRY STREET
BROOKLYN, NEW YORK
FILE NO. 135597

| | Action Level | | | | | |
|---|---|---|---|---|---|---|
| Location Name | New York TOGS | MW-01 | MW-01 | MW-02 | MW-03 | MW-04 |
| Sample Name | 111 Ambient | MW-01-20241203 | DUP-01-20241203 | MW-02-20241206 | MW-03-20241206 | MW-04-20241206 |
| Sample Date | Water Quality | 12/03/2024 | 12/03/2024 | 12/06/2024 | 12/06/2024 | 12/06/2024 |
| Lab Sample ID | Standards | L2470564-01 | L2470564-02 | L2471769-01 | L2471769-02 | L2471769-03 |
| **Volatile Organic Compounds (ug/L)** | | | | | | |
| 1,1,1,2-Tetrachloroethane | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 1,1,1-Trichloroethane | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 1,1,2,2-Tetrachloroethane | 5 | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) |
| 1,1,2-Trichloroethane | 1 | ND (1.5) | ND (1.5) | ND (1.5) | ND (1.5) | ND (1.5) |
| 1,1-Dichloroethane | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 1,1-Dichloroethene | 5 | 0.22 J | 0.22 J | 0.23 J | ND (0.5) | ND (0.5) |
| 1,1-Dichloropropene | 5 | ND (2.5) | ND (2.5) | ND (2.5) J | ND (2.5) J | ND (2.5) J |
| 1,2,3-Trichlorobenzene | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 1,2,3-Trichloropropane | 0.04 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 1,2,4-Trichlorobenzene | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 1,2-Dibromo-3-chloropropane (DBCP) | 0.04 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 1,2-Dichlorobenzene | 3 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 1,2-Dichloroethane | 0.6 | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) |
| 1,2-Dichloroethene (total) | NA | 100 J | 100 J | 120 J | 9 | 3.8 |
| 1,2-Dichloropropane | 1 | ND (1) | ND (1) | ND (1) | ND (1) | ND (1) |
| 1,3-Dichlorobenzene | 3 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 1,3-Dichloropropane | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 1,3-Dichloropropene | 0.4 | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) |
| 1,4-Dichlorobenzene | 3 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 2,2-Dichloropropane | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 2-Chlorotoluene | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| 4-Chlorotoluene | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| Bromodichloromethane | 50 | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) |
| Carbon tetrachloride | 5 | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) |
| Chlorobenzene | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| Chlorobromomethane | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| Chloroethane | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| Chloroform (Trichloromethane) | 7 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| Chloromethane (Methyl Chloride) | 5 | ND (2.5) J | ND (2.5) J | ND (2.5) | ND (2.5) | ND (2.5) |
| cis-1,2-Dichloroethene | 5 | **100** | **99** | **120** | **9** | 3.8 |
| cis-1,3-Dichloropropene | 0.4 | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) |
| Dibromochloromethane | 50 | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) |
| Dichlorodifluoromethane (CFC-12) | 5 | ND (5) | ND (5) | ND (5) | ND (5) | ND (5) |
| Hexachlorobutadiene | 0.5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| Methylene chloride (Dichloromethane) | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| Tetrachloroethene | 5 | 0.69 | 0.67 | 0.97 | 0.71 | 0.51 |
| trans-1,2-Dichloroethene | 5 | 1.2 J | 1.1 J | 1.2 J | ND (2.5) | ND (2.5) |
| trans-1,3-Dichloropropene | 0.4 | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) | ND (0.5) |
| trans-1,4-Dichloro-2-butene | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| Trichloroethene | 5 | 3.1 | 2.8 | 1.6 J | 0.88 J | 0.66 J |
| Trichlorofluoromethane (CFC-11) | 5 | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) | ND (2.5) |
| Vinyl chloride | 2 | **5.2** | **5.5** | **23** | 0.68 J | 0.51 J |

***ABBREVIATIONS AND NOTES:***
*µg/L: micrograms per liter*
*-: Not Analyzed*
*NA: Not Applicable*
*ND (2.5): Not detected, number in parentheses is the laboratory reporting limit*
*- For test methods used, see the laboratory data sheets.*
*- Groundwater analytical results are compared to NY-AWQS: NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs) for Class GA Water.*
*- Bold indicates an exceedance of AWQS criteria.*

# FIGURES

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HALEY ALDRICH

91 GERRY STREET
BROOKLYN, NEW YORK

# PROJECT LOCUS

MAP SOURCE: ESRI
SITE COORDINATES: 40°42'07"N, 73°56'49"W

APPROXIMATE SCALE: 1 IN = 2000 FT
MARCH 2024

FIGURE 1


**LEGEND**

SITE BOUNDARY

PARCEL BOUNDARY

**NOTES**

1. ALL LOCATIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024

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SCALE IN FEET

HALEY ALDRICH

91 GERRY STREET
BROOKLYN, NEW YORK

# SITE PLAN

AUGUST 2024

FIGURE 2

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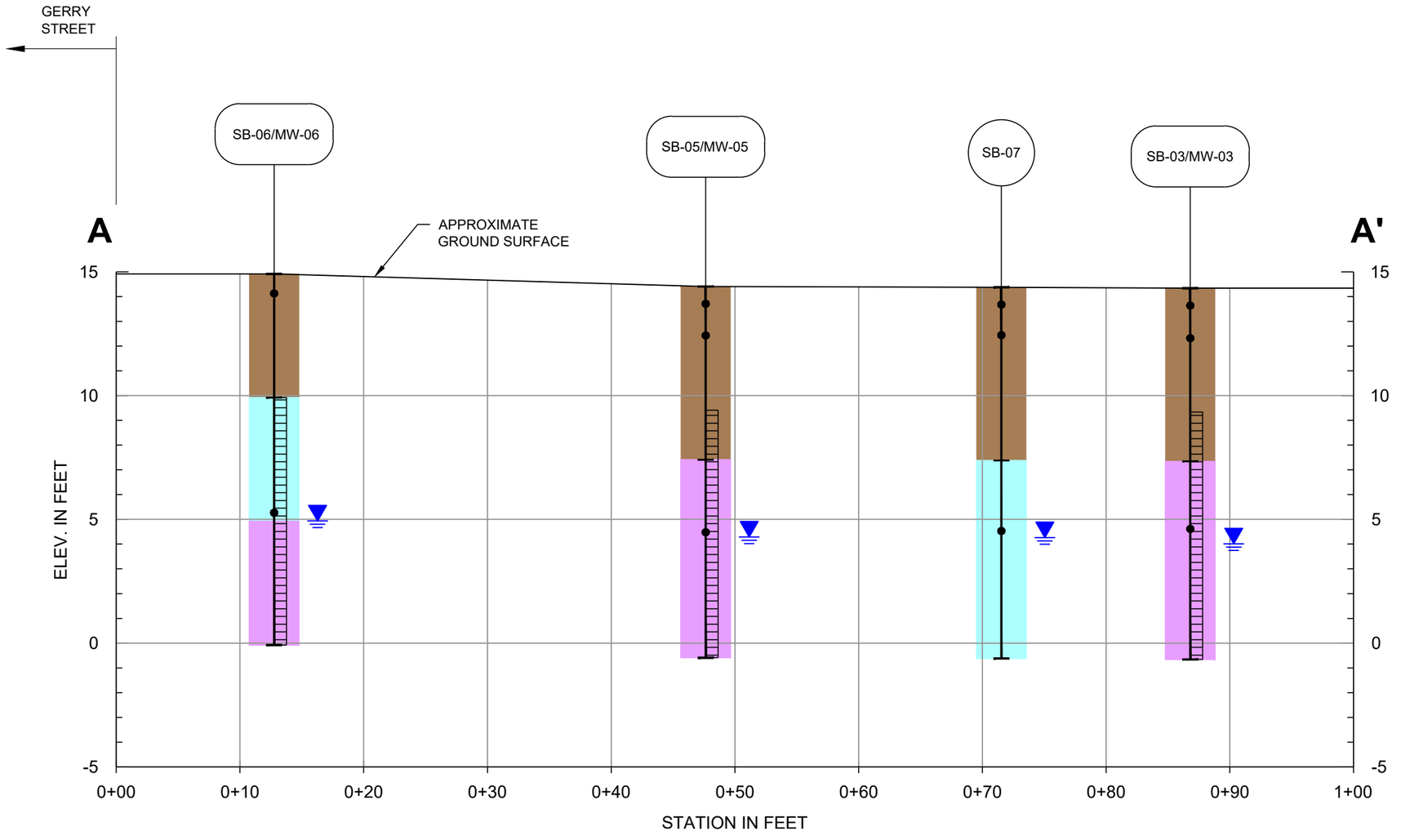


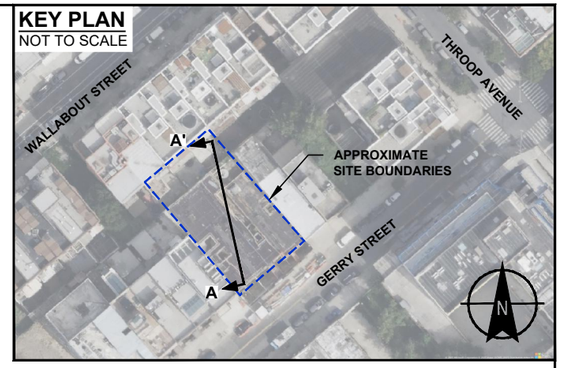


**LEGEND**

SB-07 — EXPLORATION LOCATION

INDICATES SAMPLE COLLECTED

INTERPRETED GEOLOGIC STRATUM INTERFACE

GROUNDWATER LEVEL

MONITORING WELL SCREEN INTERVAL

BOTTOM OF EXPLORATION

**GEOLOGY KEY**

- FILL
- SC (CLAYEY SAND)
- SM (SILTY SAND)

HORIZ. 0 10 20
VERT. 0 5 10
SCALE IN FEET

HALEY ALDRICH

91 GERRY STREET
BROOKLYN, NEW YORK

# GEOLOGIC CROSS SECTION A-A'

SCALE: AS SHOWN
FEBRUARY 2025

FIGURE 3

Saved by: GANDERSON Printed: 2/12/2025 11:58 PM Sheet: FIG_3
\\HALEYALDRICH.COM\SHARE\CF\PROJECTS\135597\CAD\0135597_003_0003_SECTION.DWG


**LEGEND**

- SITE BOUNDARY
- MONITORING WELL
- **3.03'** DEPTH TO GROUNDWATER MEASUREMENT, IN FEET FROM TOP OF CELLAR SLAB
- ***3.03'*** GROUNDWATER ELEVATION (NAVD 88)
- 1.50 GROUNDWATER ELEVATION CONTOUR
- GROUNDWATER FLOW DIRECTION

**NOTES**

1. ALL LOCATIONS ARE APPROXIMATE.
2. AERIAL IMAGERY SOURCE: ESRI
3. DEPTH TO GROUNDWATER MEASUREMENTS RECORDED ON 6 DECEMBER 2024.
4. MONITORING WELLS SURVEYED ON 20 DECEMBER 2024 BY DPK LAND SURVEYING.

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0 20 40
SCALE IN FEET

HALEY ALDRICH

91 GERRY STREET
BROOKLYN, NEW YORK

# DEPTH TO GROUNDWATER MEASUREMENTS MAP - DECEMBER 2024

DECEMBER 2024

FIGURE 4

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| MW-01 | 12/03/2024 L2470564-01 | 12/03/2024 L2470564-02 |
|---|---|---|
| Volatile Organic Compounds (ug/L) | | |
| cis-1,2-Dichloroethene | 100 | 99 |
| Vinyl chloride | 5.2 | 5.5 |

| MW04 | 08/13/2021 L2143657-02 |
|---|---|
| Volatile Organic Compounds (ug/L) | |
| cis-1,2-Dichloroethene | 100 |
| Vinyl chloride | 0.52 J |

| MW03 | 08/13/2021 L2143657-01 |
|---|---|
| Volatile Organic Compounds (ug/L) | |
| cis-1,2-Dichloroethene | 3 |
| Vinyl chloride | ND (1) |

| MW-02 | 12/06/2024 L2471769-01 |
|---|---|
| Volatile Organic Compounds (ug/L) | |
| cis-1,2-Dichloroethene | 120 |
| Vinyl chloride | 23 |

| MW02 | 08/12/2021 L2143388-02 |
|---|---|
| Volatile Organic Compounds (ug/L) | |
| cis-1,2-Dichloroethene | 180 |
| Vinyl chloride | 1 |

| MW-03 | 12/06/2024 L2471769-02 |
|---|---|
| Volatile Organic Compounds (ug/L) | |
| cis-1,2-Dichloroethene | 9 |
| Vinyl chloride | 0.68 J |

| MW05 | 08/12/2021 L2143388-03 | 08/12/2021 L2143388-05 |
|---|---|---|
| Volatile Organic Compounds (ug/L) | | |
| cis-1,2-Dichloroethene | 300 | 280 |
| Vinyl chloride | 0.45 J | 0.39 J |

| MW-04 | 12/06/2024 L2471769-03 |
|---|---|
| Volatile Organic Compounds (ug/L) | |
| cis-1,2-Dichloroethene | 3.8 |
| Vinyl chloride | 0.51 J |

| MW01 | 08/12/2021 L2143388-01 |
|---|---|
| Volatile Organic Compounds (ug/L) | |
| cis-1,2-Dichloroethene | 57 |
| Vinyl chloride | 0.26 J |

| MW06 | 08/12/2021 L2143388-04 |
|---|---|
| Volatile Organic Compounds (ug/L) | |
| cis-1,2-Dichloroethene | 90 |
| Vinyl chloride | 0.19 J |

MW-01 MW-02 MW-03 MW-04 MW01 MW02 MW03 MW04 MW05 MW06

GERRY ST

**LEGEND**

- MONITORING WELL (INSTALLED 2021)
- MONITORING WELL (INSTALLED 2024)
- SITE BOUNDARY
- PARCEL BOUNDARY

| Volatile Organic Compounds (ug/L) | AWQS |
|---|---|
| cis-1,2-Dichloroethene | 5 |
| Vinyl chloride | 2 |

**NOTES**

1. ALL LOCATIONS ARE APPROXIMATE.
2. GROUNDWATER SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1. AMBIENT WATER QUALITY STANDARDS (AWQS).
3. RESULTS SHADED GRAY EXCEED NYSDEC AWQS.
4. RESULTS ARE DISPLAYED IN MICROGRAMS PER LITER (µg/L).
5. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
6. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024

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SCALE IN FEET

HALEY ALDRICH

91 GERRY STREET
BROOKLYN, NEW YORK

# POST-REMEDIAL GROUNDWATER ANALYTICAL RESULTS MAP

FEBRUARY 2025

FIGURE 5

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# APPENDIX A
## Environmental Easement and Site Survey

## ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

**THIS INDENTURE** made this 9th day of December, 2024, between Owner, Gerry Gardens LLC, having an office at 320 Roebling Street, Brooklyn, NY 11211 (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

**WHEREAS,** the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

**WHEREAS,** the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

**WHEREAS,** the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

**WHEREAS,** Grantor, is the owner of real property located at the address of 89-91 Gerry Street, in the City of New York, County of Kings and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 2266 Lot 40, being the same as that property conveyed to Grantor by deed dated February 7, 2024 and recorded in the City Register of the City of New York as CRFN # 2024000050089. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.114 +/- acres, and is hereinafter more fully described in the Land Title Survey dated August 24, 2023 prepared by Jaroslaw W. Krawczyk, KaBA Land Surveying P.C., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

**WHEREAS**, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C224321-06-21, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

**Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining

contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

**This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation**

## Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against

the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: C22321
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the

recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

**Remainder of Page Intentionally Left Blank**

**IN WITNESS WHEREOF,** Grantor has caused this instrument to be signed in its name.

Gerry Gardens LLC:

By: _____

Print Name: Moses Karpen

Title: Owner Date: 11/19/2024

**Grantor's Acknowledgment**

STATE OF NEW YORK )
) ss:
COUNTY OF )

On the 19th day of NOV, in the year 2024, before me, the undersigned, personally appeared Moses Karpen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public - State of New York

JOEL STRULOVIC
NOTARY PUBLIC, State of New York
No. 01ST6390752
Qualified in Kings County
Commission Expires 04/22/2027

**THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK**, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: Andrew Guglielmi
Andrew O. Guglielmi, Director
Division of Environmental Remediation

**Grantee's Acknowledgment**

STATE OF NEW YORK )
) ss:
COUNTY OF ALBANY )

On the 9th day of December in the year 2024 before me, the undersigned, personally appeared Andrew O. Guglielmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Cheryl A. Salem
Notary Public - State of New York

Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027

## SCHEDULE "A" PROPERTY DESCRIPTION

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

BEGINNING at a point on the northerly side of Gerry Street, distant 200 feet westerly from the northwesterly corner of Throop Ave and Gerry Street.

RUNNING THENCE northerly with Throop Ave, 100 feet.

THENCE westerly parallel with Gerry Street, 50 feet.

THENCE southerly parallel with Throop Ave, 100 feet to the northerly side of Gerry Street.

THENCE easterly along the northerly side of Gerry Street, 50 feet to the point of place of BEGINNING.

Encompassing an area of 5,000 Square Feet OR 0.114 Acres, more or less.

FOR information only:
Said premises also known as 91 Gerry Street AKA 89-91 Gerry Street, Brooklyn, New York.
Block: 2266 Lot:40

NEW YORK CITY DEPARTMENT OF FINANCE

# NYC - RPT

Department of Finance

# REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

▲ DO NOT WRITE IN THIS SPACE ▲
FOR OFFICE USE ONLY

## GRANTOR

● Name GERRY GARDENS LLC

● Grantor is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☑ single member LLC ☐ multiple member LLC (see instructions) ☐ other

Telephone Number

● Permanent mailing address after transfer (number and street) 320 ROEBLING ST. #106

● City and State BROOKLYN, NY

Zip Code 11211

● Single member's name if grantor is a single member LLC
MOSES KARPEN

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER 85-3253067

SINGLE MEMBER EIN OR SSN 108-68-5200

## GRANTEE

● Name NYS DEPT. OF ENVIRONMENTAL CONSERVATION

● Grantee is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☐ single member LLC ☐ multiple member LLC (see instructions) ☑ other GOVERNMENT AGENCY

Telephone Number

● Permanent mailing address after transfer (number and street) 625 BROADWAY

● City and State ALBANY, NY

Zip Code 12233

● Single member's name if grantee is a single member LLC

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER 14-3016200

SINGLE MEMBER EIN OR SSN

## PROPERTY LOCATION

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

| ● Address (number and street) | Apt. No. | Borough | Block | Lot | # of Floors | Square Feet | ● Assessed Value of Property |
|---|---|---|---|---|---|---|---|
| N/A GERRY STREET | | BROOKLYN | 2266 | 40 | 7 | 24,847 | 120,528.00 |
| | | | | | | | |

● DATE OF TRANSFER TO GRANTEE: 12/6/2024

● PERCENTAGE OF INTEREST TRANSFERRED: 100 %

## CONDITION OF TRANSFER. See Instructions

● Check (✓) all of the conditions that apply and fill out the appropriate schedules of this return. Additionally, Schedules1 and 2 **must** be completed for all transfers.

a. ☐ ..... Arms length transfer
b. ☐ ..... Transfer in exercise of option to purchase
c. ☐ ..... Transfer from cooperative sponsor to cooperative corporation
d. ☐ ..... Transfer by referee or receiver (complete Schedule A)
e. ☐ ..... Transfer pursuant to marital settlement agreement or divorce decree (complete Schedule I)
f. ☐ ..... Deed in lieu of foreclosure (complete Schedule C)
g. ☐ ..... Transfer pursuant to liquidation of an entity (complete Schedule D)
h. ☐ ..... Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E)
i. ☐ ..... Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)
j. ☐ ..... Gift transfer not subject to indebtedness
k. ☐ ..... Gift transfer subject to indebtedness
l. ☐ ..... Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F)
m. ☐ ..... Transfer to a governmental body
n. ☐ ..... Correction deed
o. ☑ ..... Transfer by or to a tax exempt organization (complete Schedule G)
p. ☐ ..... Transfer of property partly within and partly without NYC
q. ☐ ..... Transfer of successful bid pursuant to foreclosure
r. ☐ ..... Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security
s. ☐ ..... Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M)
t. ☐ ..... Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R)
u. ☐ ..... Other transfer in connection with financing (describe): _____
v. ☐ .....A grant or assignment of a leasehold interest in a tax-free NY area
w. ☐ ..... Transfer to an HDFC or an entity controlled by an HDFC. (Complete Schedule L)
x. .....Reserved
y. .....Reserved
z. ☑ ..... Other (describe) ENVIRONMENTAL EASEMENT



2024060300052101 01

**● TYPE OF PROPERTY (✓)**

a. ☐ ..... 1-3 family house
b. ☐ ..... Individual residential condominium unit
c. ☐ ..... Individual cooperative apartment
d. ☐ ..... Commercial condominium unit
e. ☐ ..... Commercial cooperative
f. ☐ ..... 4 family dwelling
g. ☐ ..... Apartment building
h. ☐ ..... Office building
i. ☐ ..... Industrial building
j. ☐ ..... Utility
k. ☑ ..... OTHER (describe): COMMERCIAL REAL ESTATE

**● TYPE OF INTEREST (✓)**

Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer.

| | REC. | | NON REC. |
|---|---|---|---|
| a. | ☐ | Fee | ☐ |
| b. | ☐ | Leasehold Grant | ☐ |
| c. | ☐ | Leasehold Assignment or Surrender | ☐ |
| d. | ☐ | Easement | ☑ |
| e. | ☐ | Subterranean Rights | ☐ |
| f. | ☐ | Development Rights | ☐ |
| g. | ☐ | Stock | ☐ |
| h. | ☐ | Partnership Interest | ☐ |
| i. | ☐ | OTHER. (describe): | ☐ |

## SCHEDULE 1 - DETAILS OF CONSIDERATION

**COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 12. ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.**

| | | |
|---|---|---|
| 1. Cash | ● 1. | 0 00 |
| 2. Purchase money mortgage | ● 2. | 0 00 |
| 3. Unpaid principal of pre-existing mortgage(s) | ● 3. | 0 00 |
| 4. Accrued interest on pre-existing mortgage(s) | ● 4. | 0 00 |
| 5. Accrued real estate taxes | ● 5. | 0 00 |
| 6. Amounts of other liens on property | ● 6. | 0 00 |
| 7. Value of shares of stock or of partnership interest received | ● 7. | 0 00 |
| 8. Value of real or personal property received in exchange | ● 8. | 0 00 |
| 9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee | ● 9. | 0 00 |
| 10. Other (describe): _____ | ● 10. | 0 00 |
| 11. **TOTAL CONSIDERATION** (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions) | ● 11. | $ 0 00 |

**See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.**

## SCHEDULE 2 - COMPUTATION OF TAX

| A. **Payment** | Pay amount shown on line 15 - *See Instructions* | Payment Enclosed |
|---|---|---|

| | | | |
|---|---|---|---|
| 1. | Total Consideration (from line 11, above) | ● 1. | 0 00 |
| 2. | Excludable liens (see instructions) | ● 2. | 0 00 |
| 3. | Consideration (line 1 less line 2) | ● 3. | 0 00 |
| 4. | Tax Rate (see instructions) | ● 4. | 0 % |
| 5. | HDFC Exemption (see Schedule L, line 15) | ● 5. | 0 00 |
| 6. | Consideration less HDFC Exemption (line 3 less line 5) | ● 6. | 0 00 |
| 7. | Percentage change in beneficial ownership (see instructions) | ● 7. | 100 % |
| 8 | Taxable consideration (multiply line 6 by line 7) | ● 8. | 0 00 |
| 9. | Tax (multiply line 8 by line 4) | ● 9. | 0 00 |
| 10. | Credit (see instructions) | ● 10. | 0 00 |
| 11. | Transfer tax previously paid (see Schedule L, line 18) | ● 11. | 0 00 |
| 12. | Tax due (line 9 less line 10 and 11) (if the result is negative, enter zero) | ● 12. | 0 00 |
| 13. | Interest (see instructions) | ● 13. | 0 00 |
| 14. | Penalty (see instructions) | ● 14. | 0 00 |
| 15. | **Total Tax Due** (add lines 12, 13 and 14) | ● 15. | $ 0 00 |

## GRANTOR'S ATTORNEY ▼

| | | | |
|---|---|---|---|
| Name of Attorney: JON SCHUYLER BROOKS | | | Telephone Number: ( 516 ) 455-0215 |
| Address (number and street): ABRAMSON BROOKS LLP 1051 PORT WASHINGTON BLVD. #322 | | City and State: PORT WASHINGTON, NY | Zip Code: 11050 |
| EMPLOYER IDENTIFICATION NUMBER: | OR | SOCIAL SECURITY NUMBER: | |

## GRANTEE'S ATTORNEY ▼

| | | | |
|---|---|---|---|
| Name of Attorney: ANDREW GUGLIELMI | | | Telephone Number: ( 518 ) 402-9706 |
| Address (number and street): NYS DEPT. OF ENVIRONMENTAL CONSERVATION 625 BROADWAY | | City and State: ALBANY, NY | Zip Code: 12233 |
| EMPLOYER IDENTIFICATION NUMBER: | OR | SOCIAL SECURITY NUMBER: | |

## CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

### GRANTOR

Sworn to and subscribed to before me on this 6th day of Dec, 2024.

85-3253067
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

GERRY GARDENS LLC
Moses Karpen
Name of Grantor

Signature of Notary

Signature of Grantor

Notary's stamp or seal

JOEL STRULOVIC
NOTARY PUBLIC, State of New York
No. 01ST6390752
Qualified in Kings County
Commission Expires 04/22/2027

### GRANTEE

Sworn to and subscribed to before me on this 9th day of December, 2024.

14-3016200
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

NYS DEPT. OF ENVIRONMENTAL CONSERVATION
Name of Grantee

Signature of Notary

Signature of Grantee

Notary's stamp or seal

Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027



2024060300052101

TP-584-NYC (9/19)

Department of Taxation and Finance

# Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax for the Conveyance of Real Property Located in New York City

*Recording office time stamp*

*See Form TP-584-NYC-I,* Instructions for Form TP-584-NYC, *before completing this form. Print or type.*

## Schedule A – Information relating to conveyance

**Grantor/Transferor**

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☑ Single member LLC
☐ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantor*): GERRY GARDENS LLC

Social Security number (SSN):

Mailing address: 320 ROEBLING ST. #106

SSN:

| City | State | ZIP code |
|---|---|---|
| BROOKLYN | NY | 11211 |

Employer identification number (EIN): 85 3253067

Single member's name if grantor is a single member LLC *(see instructions)*: KARPEN, MOSES

Single member EIN or SSN: 108-68-5200

**Grantee/Transferee**

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☐ Multi-member LLC
☑ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantee*): NYS DEPT. OF ENVIRONMENTAL CONSERVATION

SSN:

Mailing address: 625 BROADWAY

SSN:

| City | State | ZIP code |
|---|---|---|
| ALBANY | NY | 12233 |

EIN: 14 3016200

Single member's name if grantee is a single member LLC *(see instructions)*:

Single member EIN or SSN:

Location and description of property conveyed

| Tax map designation – Section, block & lot *(include dots and dashes)* | SWIS code (six digits) | Street address | City, town, or village | County |
|---|---|---|---|---|
| 3 - 2266 - 40 | 650000 | N/A GERRY STREET | NEW YORK | BROOKLYN / KINGS |

Type of property conveyed *(mark an X in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☑ Commercial/Industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☐ Other _____

Date of conveyance: 12 (month) 6 (day) 2024 (year)

☐ Contract executed on or before April 1, 2019 *(see instructions)*

Percentage of real property conveyed which is residential real property 0 % *(see instructions)*

Condition of conveyance *(mark all that apply)*

a. ☐ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☑ Conveyance of an easement
p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 4)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☐ Other *(describe)* _____

| *For recording officer's use* | Amount received | Date received | Transaction number |
|---|---|---|---|
| | Schedule B, Part 1 $ | | |
| | Schedule B, Part 2 $ | | |
| | Schedule B, Part 3 $ | | |

202406030005230101

## Schedule B – Real estate transfer tax return (Tax Law, Article 31)

**Part 1** – Computation of tax due *(in addition to the tax on line 4, you must compute the tax on lines 5a and 5b, if applicable)*

| | | | |
|---|---|---|---|
| **1** | Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, mark the exemption claimed box, enter consideration and proceed to Part 4)* ☐ **Exemption claimed** | **1.** | 0 00 |
| **2** | Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)* | **2.** | 0 00 |
| **3** | Taxable consideration *(subtract line 2 from line 1)* | **3.** | 0 00 |
| **4** | Tax: $2 for each $500, or fractional part thereof, of consideration on line 3 | **4.** | 0 00 |
| **5a** | Tax: $1.25 for each $500, or fractional part thereof, of consideration for the conveyance of residential real property located in New York City if the amount on line 3 is $3 million or more *(see instructions)* | **5a.** | 0 00 |
| **5b** | Tax: $1.25 for each $500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 1 is $2 million or more *(see instructions)* | **5b.** | 0 00 |
| **6** | Total before credit(s) claimed *(add lines 4, 5a, and 5b)* | **6.** | 0 00 |
| **7** | Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)* | **7.** | 0 00 |
| **8** | Total tax due* *(subtract line 7 from line 6)* | **8.** | 0 00 |

**Part 2** – Computation of additional tax due on the conveyance of residential real property for $1 million or more *(see instructions)*

| | | | |
|---|---|---|---|
| **1** | Enter amount of consideration for conveyance *(from Part 1, line 1)* | **1.** | 0 00 |
| **2** | Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)* | **2.** | 0 00 |
| **3** | Total additional transfer tax due* *(multiply line 2 by 1% (.01))* | **3.** | 0 00 |

**Part 3** – Computation of supplemental tax due on the conveyance of residential real property, or interest therein, located in New York City, for $2 million or more *(see instructions)*

| | | | |
|---|---|---|---|
| **1** | Enter amount of consideration for conveyance *(from Part 1, line 1)* | **1.** | 0 00 |
| **2** | Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)* | **2.** | 0 00 |
| **3** | Total supplemental transfer tax due* *(multiply line 2 by tax rate, see instruction for rates)* | **3.** | 0 00 |

*** The total tax (from Part 1, line 8; Part 2, line 3; and Part 3, line 3 above) is due within 15 days from the date of conveyance.**

**Part 4** – Explanation of exemption claimed on Part 1, line 1 *(mark any boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) *(attach documents supporting such claim)* ..... k ☐

## Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)

**Complete the following only if the interest being transferred is a fee simple interest.**
I (we) certify that: *(mark an X in the appropriate box)*

1. ☐ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
   a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

   b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

   c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

   d ☐ The maximum principal amount secured by the credit line mortgage is $3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

   **Note:** for purposes of determining whether the maximum principal amount secured is $3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

   e ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
   a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

   b ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance.**)*

## Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

| Grantor signature | Title | Grantee signature | Title |
|---|---|---|---|
| Gerry Gardens LLC | Managing Member | [signature] | Director of Remediation |
| | | | |

**Reminder:** Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? If the contract was executed prior to April 1, 2019, did you attach the necessary verification? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the ***NYC Department of Finance***? If no recording is required, send this return and your check(s), made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services.*

2024060300052301

## Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

| Grantor signature | Title | Grantee signature | Title |
|---|---|---|---|
| | | | |
| Grantor signature | Title | Grantee signature | Title |

## Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

**Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.**

**If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark the second box under *Exemptions for nonresident transferor(s)/seller(s)*, and sign at bottom.**

**Part 1 –** New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

### Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, § 663(a) upon the sale or transfer of this real property or cooperative unit.

| Signature | Print full name | Date |
|---|---|---|
| Signature | Print full name | Date |
| Signature | Print full name | Date |
| Signature | Print full name | Date |

**Note:** A resident of New York State may still be required to pay estimated tax under Tax Law, § 685(c), but not as a condition of recording a deed.

**Part 2 –** Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, § 663(c), mark the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on Form TP-584-NYC-I, page 1.

### Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, § 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

| Signature | Print full name | Date |
|---|---|---|
| Signature | Print full name | Date |
| Signature | Print full name | Date |
| Signature | Print full name | Date |

## Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

| Signature | Print full name | Date |
|---|---|---|
| Signature | Print full name | Date |
| Signature | Print full name | Date |
| Signature | Print full name | Date |

## Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

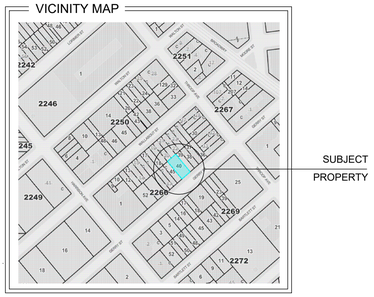
| Signature | Print full name | Date |
|---|---|---|
| Signature | Print full name | Date |
| Signature | Print full name | Date |
| Signature | Print full name | Date |

JOB NUMBER: B2266-40

PROPERTY ADDRESS: 89-91 GERRY STREET

BUILDING DEPARTMENT PURPOSES ONLY

VICINITY MAP



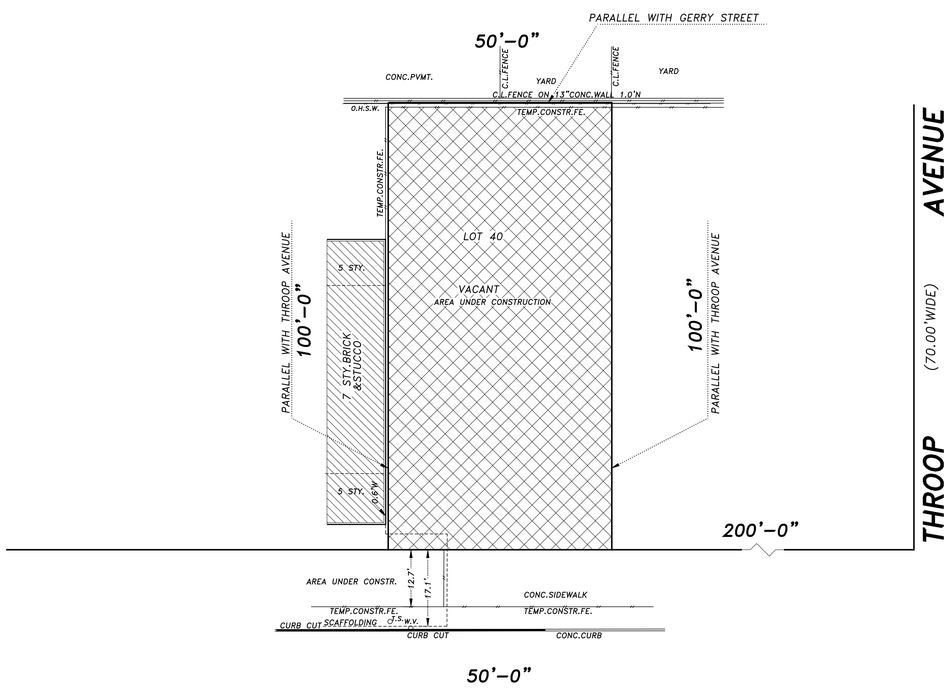

SCALE 1"=16'

GRAPHIC SCALE

ALL WRITTEN MEASUREMENTS AND OFFSETS NOTED ON THIS SURVEY SUPERSEDE MEASUREMENTS SCALED OF THIS PLOT.

0 5 10 15 20 25 30 35 40 45 50 100

SUBJECT PROPERTY AREA = 5000.0 SQ.FT.




ENVIRONMENTAL EASEMENT BOUNDARY

**This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan ("SMP"). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.**

**SCHEDULE A**
**LEGAL DESCRIPTION**

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

BEGINNING at a point on the northerly side of Gerry Street, distant 200 feet westerly from the northwesterly corner of Throop Ave and Gerry Street;

RUNNING THENCE northerly with Throop Ave, 100 feet;

THENCE westerly parallel with Gerry Street, 50 feet;

THENCE southerly parallel with Throop Ave, 100 feet to the northerly side of Gerry Street;

THENCE easterly along the northerly side of Gerry Street, 50 feet to the point or place of BEGINNING.

FOR information only:
Said premises also known as 91 Gerry Street AKA 89-91 Gerry Street, Brookly, New York;
Block: 2266 Lot: 40

SYMBOLS AND ABBREVIATIONS

| | | | |
|---|---|---|---|
| FENCE | C.L.FENCE / WOOD FE. | M.C. | METAL COVER |
| UTILITY POLE | U.P. | | CITY MONUMENT |
| CATCH BASIN | C.B. / C.B. | | CUT MONUMENT |
| PARKING METER | P.M. | | SET NAIL |
| TRAFFIC LIGHT | T.L. | | SET STAKE |
| LIGHT | | | SET MARK (PAINTED) |
| STREET LIGHT | | | SET BENCHMARK |
| FIRE HYDRANT | HYD. / HYD. | C.L.FE. | CHAIN LINK FENCE |
| SIAMESE CONNECTION | | F.E. | FIRE ESCAPE |
| SHUT OFF VALVE | G.V. G.V. W.V. W.V. | PL or PLTF. | PLATFORM |
| HANDICAPPED PARKING | | C.E. | CELLAR ENTRANCE |
| EXISTING TREE | #12–" | A.W. | AIR WAY |
| DRAINS | DR. EL. / DR. EL. | CONC. | CONCRETE |
| PEDESTRIAN RAMP | | PVMT. | PAVEMENT |
| EXISITNG ELEVATIONS | ×TC.7.03 TOP OF CURB ×BC.6.72 BOTTOM OF CURB / ×EL.7.03 | AC | AIR CONDITION |
| CITY ESTABLISHED GRADES | L.G.7.52 | MET. | METAL |
| CURB AND CURB CUT | CURB CUT | N | NORTH OF PROPERTY LINE |
| OVERHEAD SERVICE | O.H.S.W. | S | SOUTH OF PROPERTY LINE |
| CABLE TV MANHOLE | CTV | E | EAST OF PROPERTY LINE |
| MANHOLES | G E T W S RIM EL. INV.EL. | W | WEST OF PROPERTY LINE |

SEWER MAIN

| | | | |
|---|---|---|---|
| ELECTRIC LINE | E | E | E |
| GAS LINE | G | G | G |
| TELEPHONE LINE | T | T | T |
| STEAM LINE | ST | ST | ST |
| CITY SANITARY SEWER | | | |
| PRIVATE SANITARY SEWER | | | |
| CITY COMBINED SEWER | | | |
| PRIVATE COMBINED SEWER | | | |
| PRIVATE STORM SEWER | | | |
| PRIVATE STORM SEWER | | | |

SEWER MAIN

NOTES:
SURVEYED AS IN POSSESSION. OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION AND/OR DESIGN..
PLUMBINGS OF WALLS NOT VERIFIED.
UNDERGROUND AND SIDEWALK VAULTS NOT LOCATED AS PART OF THIS SURVEY.
PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
THIS SURVEY HAS BEEN PREPARED WITHOUT A FULL ABSTRACT OF TITLE. OTHER AGREEMENTS, COVENANTS AND/OR RESTRICTIONS AFFECTING AND/OR BENEFITING PARCEL SURVEYED, IF ANY, NOT INDICATED HEREON.
EASEMENTS IF ANY IF NOT SHOWN ON THIS SURVEY ARE NOT GUARANTEED.
SOME DIMENSIONS, FEATURES AN/OR LOCATIONS MAY NOT BE DRAWN TO SCALE TO PROVIDE CLARITY.
PARTY WALL(S) HEREON ARE SHOWN SCHEMATICALLY ONLY AND WERE NOT SURVEYED. LOCATION AND EXTENTS OF PARTY WALL(S) ARE NOT SHOWN ON THE SURVEY AND DENOTED BASED UPON RECORD DOCUMENTS IF AVAILABLE AND/OR EXTERIOR OBSERVATION ONLY. IF POSSIBLE. PARTY WALL(S) AND LOCATION/EXTENTS OF SAME MUST BE CONFIRMED AND VERIFIED BY THE USER OF THIS SURVEY. PARTY WALL(S) AND LOCATION/EXTENTS OF SAME ARE NOT VERIFIED OR CERTIFIED BY THE LAND SURVEYOR.
DO NOT USE THIS SURVEY UNLESS YOU AGREE AND CONSENT TO ALL OF THE ABOVE.



| | | | |
|---|---|---|---|
| BOROUGH: | BROOKLYN | COUNTY: | KINGS |
| SECTION: | BLOCK: 2266 | LOT: | 40 |
| FILED MAP INFO: | | | |

**ENVIRONMENTAL EASEMENT SURVEY**

PREPARED BY
kaBA surveying
phone:718-354-7279 718-470-2358
fax:718-247-5854 718-470-2264
338 JERICHO TURNPIKE, FLORAL PARK, NY 11001
PROFESSIONAL LAND SURVEYOR
brooklyn bronx manhattan queens nassau
**WWW.KABAPLS.COM**
SURVEYS@KABAPLS.COM

JAMES DAVID W. TARANTOLA
No. 050750
LICENSED LAND SURVEYOR
STATE OF NEW YORK

SURVEYED ON: AUGUST 24, 2023

Department of Finance

March 11, 2025

JON BROOKS
1051 PORT WASHINGTON BLVD. #322

PORT WASHINGTON, NY 11050

**RE: Submitted Transaction Successfully Recorded**

Dear JON BROOKS:

Document Identification Number 2024121300250001 which was submitted and intaken for Recording on 3/11/2025 1:33:56 PM, was successfully recorded on 3/11/2025 at 2:31 PM.

Below summarizes the status of the document(s).

| Recording & Endorsement Cover Page(s) attached |
| --- |
| 2024121300250001 |

If you have questions or require further information, please send an email to acrishelp@finance.nyc.gov and someone will get back to you.

Thank you.

City Register

**NYC DEPARTMENT OF FINANCE**
**OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument.The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2024121300250001003E337C

**RECORDING AND ENDORSEMENT COVER PAGE** **PAGE 1 OF 10**

**Document ID: 2024121300250001** Document Date: 12-06-2024 Preparation Date: 03-11-2025
Document Type: EASEMENT
Document Page Count: 9

**PRESENTER:**
JON BROOKS
ABRAMSON BROOKS LLP
1051 PORT WASHINGTON BLVD. #322
PORT WASHINGTON, NY 11050
516-455-0215
JBROOKS@ABRAMSONBROOKS.COM

**RETURN TO:**
JON BROOKS
1051 PORT WASHINGTON BLVD. #322
PORT WASHINGTON, NY 11050
JBROOKS@ABRAMSONBROOKS.COM

**PROPERTY DATA**

| Borough | Block | Lot | Unit | Address |
|---|---|---|---|---|
| BROOKLYN | 2266 | 40 | Entire Lot | N/A GERRY STREET |

**Property Type:** COMMERCIAL REAL ESTATE Easement

**CROSS REFERENCE DATA**

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

**PARTIES**

**GRANTOR/SELLER:**
GERRY GARDENS LLC
320 ROEBLING ST. #106
BROOKLYN, NY 11211

**GRANTEE/BUYER:**
NYS DEPT. OF ENVIRONMENTAL CONSERVATION
625 BROADWAY
ALBANY, NY 12233

**FEES AND TAXES**

| | | |
|---|---|---|
| **Mortgage :** | | |
| Mortgage Amount: | $ | 0.00 |
| Taxable Mortgage Amount: | $ | 0.00 |
| Exemption: | | |
| TAXES: County (Basic): | $ | 0.00 |
| City (Additional): | $ | 0.00 |
| Spec (Additional): | $ | 0.00 |
| TASF: | $ | 0.00 |
| MTA: | $ | 0.00 |
| NYCTA: | $ | 0.00 |
| Additional MRT: | $ | 0.00 |
| TOTAL: | $ | 0.00 |
| Recording Fee: | $ | 82.00 |
| Affidavit Fee: | $ | 0.00 |

| | | |
|---|---|---|
| Filing Fee: | $ | 100.00 |
| NYC Real Property Transfer Tax: | $ | 0.00 |
| NYS Real Estate Transfer Tax: | $ | 0.00 |

**RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK**
Recorded/Filed 03-11-2025 14:31
City Register File No.(CRFN): **2025000068050**

*City Register Official Signature*

# APPENDIX B
# List of Site Contacts

| Company | Contact Name | Title | Contact Number | Contact Email |
|---|---|---|---|---|
| H & A of New York Engineering and Geology, LLP | James Bellew | Principal/Qualified Environmental Professional (QEP) | 646.277.5686 | jbellew@haleyaldrich.com |
| | Suzanne Bell, P.E. | Remediation Engineer | 332.240.0935 | sbell@haleyaldrich.com |
| | Nicholas J. Manzione | Field Lead | 516.353.9882 | nmanzione@haleyaldrich.com |
| Gerry Gardens LLC | Moses Karpen | Member | 718.302.3180 | moses@waterfrontmanagementny.com |
| Abramson Brooks LLP | Jon Brooks | Attorney | 516.455.0215 | jbrooks@abramsonbrooks.com |
| Oholei Shloma | Oholei Shloma | Adjacent Property Owner | Unknown | Unknown |
| WALLABOUT THROOP REALTY PARTNERS LLC | Unknown | Adjacent Property Owner | Unknown | Unknown |
| Unknown | Unknown | Adjacent Property Owner | Unknown | Unknown |
| GGH Holdings LLC | Moses Karpen | Member | 718.302.3180 | moses@waterfrontmanagementny.com |
| 78 Gerry St. Realty Inc. | Unknown | Adjacent Property Owner | Unknown | Unknown |
| NYSDEC | Sadique Ahmed | Project Manager | 518.402.9656 | sadique.ahmed@dec.ny.gov |
| | William Bennett | Section Chief | 518.402.9659 | william.bennett@dec.ny.gov |
| | Kelly Lewandowski | Chief, Site Control | 518.402.9569 | kelly.lewandowski@dec.ny.gov |
| NYSDOH | Anthony Perretta | Project Manager | 518.402.7860 | beei@health.ny.gov anthony.perretta@health.ny.gov |

# APPENDIX C
# Responsibilities of Owner and Remedial Party

## Responsibilities

The responsibilities for implementing the Site Management Plan ("SMP") for the Former Just4Wheels site (the "site"), number C224321, are divided between the site owner(s) and a Remedial Party, as defined below. The term Remedial Party ("RP") refers to any of the following: certificate of completion holder, volunteer, applicant, responsible party, and, in the event the New York State Department of Environmental Conservation ("NYSDEC") is carrying out remediation or site management, the NYSDEC and/or an agent acting on its behalf. Solely for the purposes of this document and based upon the facts related to a particular site and the remedial program being carried out, the owner and Remedial Party is currently listed as:

Gerry Gardens LLC
320 Roebling Street, Suite 106
Brooklyn, NY 11211

Nothing on this page shall supersede the provisions of an Environmental Easement, Consent Order, Consent Decree, agreement, or other legally binding document that affects rights and obligations relating to the site.

## Site Owner's Responsibilities:

1) The owner shall follow the provisions of the SMP as they relate to future construction and excavation at the site.

2) In accordance with a periodic time frame determined by the NYSDEC, the owner shall periodically certify, in writing, that all Institutional Controls set forth in an Environmental Easement remain in place and continue to be complied with. The owner shall provide a written certification to the RP, upon the RP's request, in order to allow the RP to include the certification in the site's Periodic Review Report (PRR) certification to the NYSDEC.

3) In the event the site is delisted, the owner remains bound by the Environmental Easement and shall submit, upon request by the NYSDEC, a written certification that the Environmental Easement is still in place and has been complied with.

4) The owner shall grant access to the site to the RP and the NYSDEC and its agents for the purposes of performing activities required under the SMP and assuring compliance with the SMP.

5) The owner is responsible for assuring the security of the remedial components located on its property to the best of its ability. If damage to the remedial components or vandalism is evident, the owner shall notify the site's RP and the NYSDEC in accordance with the timeframes indicated in Section 1.3 - Notifications.

6) If some action or inaction by the owner adversely impacts the site, the owner must notify the site's RP and the NYSDEC in accordance with the time frame indicated in Section 1.3 - Notifications and coordinate the performance of necessary corrective actions with the RP.

7) The owner must notify the RP and the NYSDEC of any change in ownership of the site property (identifying the tax map numbers in any correspondence) and provide contact information for the new owner of the site property. 6 NYCRR Part contains notification requirements applicable to any construction or activity changes and changes in ownership. Among the notification requirements is the following: Sixty days prior written notification must be made to the NYSDEC. Notification is to be submitted to the NYSDEC Division of Environmental Remediation's Site Control Section. Notification requirements for a change in use are detailed in Section 1.3 of the SMP. A change of use includes, but is not limited to, any activity that may increase direct human or environmental exposure (e.g., day care, school or park). A 60-Day Advance Notification Form and Instructions are found at http://www.dec.ny.gov/chemical/76250.html.

8) Until such time as the NYSDEC deems the vapor mitigation system unnecessary, the owner shall operate the system, pay for the utilities for the system's operation, and report any maintenance issues to the RP and the NYSDEC.

9) In accordance with the tenant notification law, within 15 days of receipt, the owner must supply a copy of any vapor intrusion data, that is produced with respect to structures and that exceeds NYSDOH or OSHA guidelines on the site, whether produced by the NYSDEC, RP, or owner, to the tenants on the property. The owner must otherwise comply with the tenant and occupant notification provisions of Environmental Conservation Law Article 27, Title 24.

**Remedial Party Responsibilities**

1) The RP must follow the SMP provisions regarding any construction and/or excavation it undertakes at the site.

2) The RP shall report to the NYSDEC all activities required for remediation, operation, maintenance, monitoring, and reporting. Such reporting includes, but is not limited to, periodic review reports and certifications, electronic data deliverables, corrective action work plans and reports, and updated SMPs.

3) Before accessing the site property to undertake a specific activity, the RP shall provide the owner advance notification that shall include an explanation of the work expected to be completed. The RP shall provide to (i) the owner, upon the owner's request, (ii) the NYSDEC, and (iii) other entities, if required by the SMP, a copy of any data generated during the site visit and/or any final report produced.

4) If the NYSDEC determines that an update of the SMP is necessary, the RP shall update the SMP and obtain final approval from the NYSDEC. Within 5 business days after NYSDEC approval, the RP shall submit a copy of the approved SMP to the owner(s).

5) The RP shall notify the NYSDEC and the owner of any changes in RP ownership and/or control and of any changes in the party/entity responsible for the operation, maintenance, and monitoring of and reporting with respect to any remedial system (Engineering Controls). The RP shall provide contact information for the new party/entity. Such activity constitutes a Change of Use pursuant to 375-1.11(d) and requires 60-days prior notice to the NYSDEC. A 60-Day Advance Notification Form and Instructions are found at http://www.dec.ny.gov/chemical/76250.html .

6) The RP shall notify the NYSDEC of any damage to or modification of the systems as required under Section 1.3 - Notifications of the SMP.

7) The RP is responsible for the proper maintenance of any installed vapor intrusion mitigation systems associated with the site, as required in Section 5 of the SMP.

8) Prior to a change in use that impacts the remedial system or requirements and/or responsibilities for implementing the SMP, the RP shall submit to the NYSDEC for approval an amended SMP.

9) Any change in use, change in ownership, change in site classification (*e.g.*, delisting), reduction or expansion of remediation, and other significant changes related to the site may result in a change in responsibilities and, therefore, necessitate an update to the SMP and/or updated legal documents. The RP shall contact the NYSDEC project manager to discuss the need to update such documents.

Change in RP ownership and/or control and/or site ownership does not affect the RP's obligations with respect to the site unless a legally binding document executed by the NYSDEC releases the RP of its obligations.

Future site owners and RPs and their successors and assigns are required to carry out the activities set forth above.

# APPENDIX D
# Soil Boring Logs

HALEY & ALDRICH

# GEOPROBE BORING REPORT

**BORING NO.** **SB01**



| | | | |
|---|---|---|---|
| **PROJECT** | 89-91 Gerry Street- Remedial Investigation | | 135597 |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY | **PROJECT MGR.** | M.Conlon |
| **CLIENT** | Gerry Gardens LLC | **FIELD REP.** | Z.Simmel |
| **CONTRACTOR** | Coastal Environmental | **DATE STARTED** | 8/5/2021 |
| **DRILLER** | M.Morganstern | **DATE FINISHED** | 8/5/2021 |

**Elevation** ft. **Datum** **Boring Location** See Plan

| **Item** | **Casing** | **Sampler** | **Core Barrel** |
|---|---|---|---|
| **Type** | **Steel** | Macrocore | |
| **Inside Diameter (in.)** | **2-in** | | |
| **Hammer Weight (lb.)** | **Macrocore** | | |
| **Hammer Fall (in.)** | **NA** | | |

**Rig Make & Model** Geoprobe 6620DT

☐ Truck ☐ Tripod ☐ Cat-Head
☐ ATV ☑ Geoprobe ☐ Winch
☑ Track ☐ Air Track ☐ Roller Bit
☐ Skid ☐ Other ☐ Cutting Head

**Hammer Type**: ☐ Safety ☐ Doughnut ☐ Automatic

**Drilling Mud**: ☐ Bentonite ☐ Polymer ☐ None

**Casing Advance** — **Type Method Depth**: Direct Push

**Drilling Notes:**

| Depth (ft.) | Recovery (ft) | PID (ppm) | Sample ID | Sample Depth (ft) | Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation) |
|---|---|---|---|---|---|
| 0 | | | | | |
| | | 0.0 | | | Brown to light gray fine to coarse silty SAND, some fine gravel, brick and asphalt pieces, loose, dry, no odor |
| | | 0.0 | SB01 (0-6") | | **FILL** |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | 5 | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 5 | | 0.0 | | | |
| | | 0.0 | | | |
| 6 | | 0.0 | | | Light brown to tan clayey fine SAND with trace silt, stiff, moist, no odor |
| | | 0.0 | | | |
| | 2.5 | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | SB01 (9-11') | | |
| 10 | | 0.0 | | | |
| | | 0.0 | | | |
| 11 | | 0.0 | | | |
| | | | | | BOTTOM OF EXPLORATION AT 11 FT |

**Water Level Data**

| **Date** | **Time** | **Elapsed Time (hr.)** | **Depth in feet to: Bottom of Casing** | **Bottom of Hole** | **Water** |
|---|---|---|---|---|---|
| Date | | | | | |
| | | | | | |
| | | | | | |

**Sample ID**

**O** Open End Rod
**T** Thin Wall Tube
**U** Undisturbed Sample
**S** Split Spoon Sample
**G** Geoprobe

**Summary**

| | |
|---|---|
| Overburden (Linear ft.) | 11 |
| Rock Cored (Linear ft.) | - |
| Number of Samples | 2 |

**BORING NO.** **SB01**

***NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.**

**NOTE: Soil descriptions based on a modified Burmister method of visual-manual identification as practiced by Haley & Aldrich, Inc.**

HALEY & ALDRICH

# GEOPROBE BORING REPORT

**BORING NO.** SB02



| | | | |
|---|---|---|---|
| **PROJECT** | 89-91 Gerry Street-Remedial Investigation | | 135597 |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY | **PROJECT MGR.** | M.Conlon |
| **CLIENT** | Gerry Gardens LLC | **FIELD REP.** | Z.Simmel |
| **CONTRACTOR** | Coastal Environmental | **DATE STARTED** | 8/5/2021 |
| **DRILLER** | M.Morganstern | **DATE FINISHED** | 8/5/2021 |

**Elevation** ft. **Datum** **Boring Location** See Plan

| Item | Casing | Sampler | Core Barrel |
|---|---|---|---|
| Type | Steel | Macrocore | |
| Inside Diameter (in.) | 2-in | | |
| Hammer Weight (lb.) | Macrocore | | |
| Hammer Fall (in.) | NA | | |

**Rig Make & Model** Geoprobe 6620DT

☐ Truck ☐ Tripod ☐ Cat-Head
☐ ATV ☑ Geoprobe ☐ Winch
☑ Track ☐ Air Track ☐ Roller Bit
☐ Skid ☐ Other ☐ Cutting Head

☐ Safety ☐ Doughnut ☐ Automatic

**Drilling Mud**: ☐ Bentonite ☐ Polymer ☐ None

**Casing Advance** — **Type Method Depth**: Direct Push

**Drilling Notes:**

| Depth (ft.) | Recovery (ft) | PID (ppm) | Sample ID | Sample Depth (ft) | Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation) |
|---|---|---|---|---|---|
| 0 | | | | | |
| | | 0.0 | | | Brown fine to medium silty SAND, brick and concrete pieces, loose, dry, no odor |
| | | 0.0 | SB02 (0-2") | | **FILL** |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | 3 | 0.0 | SB02 (1-3') | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 5 | | 0.0 | | | Light brown to orange brown fine to medium SAND, some silt and coarse sand, no odor, dry |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 7 | 4.75 | 0.0 | | | Brown to tan sandy LEAN CLAY, very stiff, no odor, dry |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 9 | | 0.0 | | | Light brown to orange brown fine to medium SAND, some silt, no odor, moist at 10' |
| | | 0.0 | SB02 (9-11') | | |
| 10 | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 11 | | 0.0 | | | BOTTOM OF EXPLORATION AT 11 FT |

**Water Level Data**

| Date | Time | Elapsed Time (hr.) | Depth in feet to: Bottom of Casing | Bottom of Hole | Water |
|---|---|---|---|---|---|
| Date | | | | | |
| | | | | | |
| | | | | | |

**Sample ID**

| | |
|---|---|
| **O** | Open End Rod |
| **T** | Thin Wall Tube |
| **U** | Undisturbed Sample |
| **S** | Split Spoon Sample |
| **G** | Geoprobe |

**Summary**

| | |
|---|---|
| Overburden (Linear ft.) | 11 |
| Rock Cored (Linear ft.) | - |
| Number of Samples | 3 |

**BORING NO.** SB02

***NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.**

**NOTE: Soil descriptions based on a modified Burmister method of visual-manual identification as practiced by Haley & Aldrich, Inc.**

HALEY & ALDRICH

# GEOPROBE BORING REPORT

**BORING NO.** **SB03**



| | | | |
|---|---|---|---|
| **PROJECT** | 89-91 Gerry Street-Remedial Investigation | | 135597 |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY | **PROJECT MGR.** | M.Conlon |
| **CLIENT** | Gerry Gardens LLC | **FIELD REP.** | Z.Simmel |
| **CONTRACTOR** | Coastal Environmental | **DATE STARTED** | 8/5/2021 |
| **DRILLER** | M.Morganstern | **DATE FINISHED** | 8/5/2021 |

**Elevation** ft. **Datum** **Boring Location** See Plan

| **Item** | **Casing** | **Sampler** | **Core Barrel** |
|---|---|---|---|
| **Type** | **Steel** | Macrocore | |
| **Inside Diameter (in.)** | **2-in** | | |
| **Hammer Weight (lb.)** | **Macrocore** | | |
| **Hammer Fall (in.)** | **NA** | | |

**Rig Make & Model** Geoprobe 6620DT

☐ Truck ☐ Tripod ☐ Cat-Head
☐ ATV ☑ Geoprobe ☐ Winch
☐ Track ☐ Air Track ☐ Roller Bit
☑ Skid ☐ Other ☐ Cutting Head

**Hammer Type**: ☐ Safety ☐ Doughnut ☐ Automatic

**Drilling Mud**: ☐ Bentonite ☐ Polymer ☐ None

**Casing Advance** — **Type Method Depth**: Direct Push

**Drilling Notes:**

| Depth (ft.) | Recovery (ft) | PID (ppm) | Sample ID | Sample Depth (ft) | Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation) |
|---|---|---|---|---|---|
| 0 | | | | | |
| | | 0.0 | SB03 (0-2") | | Dark brown medium to coarse silty SAND, brick and wood pieces, trace ceramic pieces, loose, dry, no odor |
| | | 0.0 | | | **FILL** |
| | | 0.0 | | | |
| | | 0.0 | SB03 (1-3') | | |
| | 2.5 | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 5 | | 0.0 | | | |
| | | 0.0 | | | |
| 7 | | 0.0 | | | Light brown to orange brown fine silty SAND, trace clay, stiff, no odor, moist |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | SB03 (9-11') | | |
| 10 | | 0.0 | | | |
| | | 0.0 | | | |
| 11 | | 0.0 | | | |
| | | | | | BOTTOM OF EXPLORATION AT 11 FT |

**Water Level Data**

| **Date** | **Time** | **Elapsed Time (hr.)** | **Depth in feet to: Bottom of Casing** | **Bottom of Hole** | **Water** |
|---|---|---|---|---|---|
| Date | | | | | |
| | | | | | |
| | | | | | |

**Sample ID**

**O** Open End Rod
**T** Thin Wall Tube
**U** Undisturbed Sample
**S** Split Spoon Sample
**G** Geoprobe

**Summary**

| | |
|---|---|
| Overburden (Linear ft.) | 11 |
| Rock Cored (Linear ft.) | - |
| Number of Samples | 3 |

**BORING NO.** **SB03**

***NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.**

**NOTE: Soil descriptions based on a modified Burmister method of visual-manual identification as practiced by Haley & Aldrich, Inc.**

HALEY & ALDRICH

# GEOPROBE BORING REPORT

**BORING NO.** SB04



| | | | |
|---|---|---|---|
| **PROJECT** | 89-91 Gerry Street-Remedial Investigation | | 135597 |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY | **PROJECT MGR.** | M.Conlon |
| **CLIENT** | Gerry Gardens LLC | **FIELD REP.** | Z.Simmel |
| **CONTRACTOR** | Coastal Environmental | **DATE STARTED** | 8/5/2021 |
| **DRILLER** | M.Morganstern | **DATE FINISHED** | 8/5/2021 |

**Elevation** ft. **Datum** **Boring Location** See Plan

| **Item** | **Casing** | **Sampler** | **Core Barrel** |
|---|---|---|---|
| **Type** | **Steel** | Macrocore | |
| **Inside Diameter (in.)** | **2-in** | | |
| **Hammer Weight (lb.)** | **Macrocore** | | |
| **Hammer Fall (in.)** | **NA** | | |

**Rig Make & Model** Geoprobe 6620DT

☐ Truck ☐ Tripod ☐ Cat-Head
☐ ATV ☑ Geoprobe ☐ Winch
☑ Track ☐ Air Track ☐ Roller Bit
☐ Skid ☐ Other ☐ Cutting Head

**Hammer Type**: ☐ Safety ☐ Doughnut ☐ Automatic

**Drilling Mud**: ☐ Bentonite ☐ Polymer ☐ None

**Casing Advance** — **Type Method Depth**: Direct Push

**Drilling Notes:**

| Depth (ft.) | Recovery (ft) | PID (ppm) | Sample ID | Sample Depth (ft) | Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation) |
|---|---|---|---|---|---|
| 0 | | 0.0 | | | Brown to dark brown to gray fine to coarse silty SAND, brick, plastic and wood pieces, loose, dry |
| | | 0.0 | SB04 (0-2") | | **FILL** |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 5 | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 8 | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 9.5 | | 0.0 | SB04 (9-11') | | Dark brown to gray LEAN CLAY, no odor, moist, medium plasticity |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 10 | | 0.0 | | | Light brown to orange brown clayey SAND, no odor, moist |
| 11 | | 0.0 | | | |
| | | | | | BOTTOM OF EXPLORATION AT 11 FT |

**Water Level Data**

| Date | Time | Elapsed Time (hr.) | Depth in feet to: Bottom of Casing | Bottom of Hole | Water |
|---|---|---|---|---|---|
| Date | | | | | |
| | | | | | |
| | | | | | |

**Sample ID**

**O** Open End Rod
**T** Thin Wall Tube
**U** Undisturbed Sample
**S** Split Spoon Sample
**G** Geoprobe

**Summary**

| | |
|---|---|
| Overburden (Linear ft.) | 11 |
| Rock Cored (Linear ft.) | - |
| Number of Samples | 2 |

**BORING NO.** SB04

***NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.**

**NOTE: Soil descriptions based on a modified Burmister method of visual-manual identification as practiced by Haley & Aldrich, Inc.**

HALEY & ALDRICH

# GEOPROBE BORING REPORT

**BORING NO.** SB05



| | | | |
|---|---|---|---|
| **PROJECT** | 89-91 Gerry Street-Remedial Investigation | | 135597 |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY | **PROJECT MGR.** | M.Conlon |
| **CLIENT** | Gerry Gardens LLC | **FIELD REP.** | Z.Simmel |
| **CONTRACTOR** | Coastal Environmental | **DATE STARTED** | 8/5/2021 |
| **DRILLER** | M.Morganstern | **DATE FINISHED** | 8/5/2021 |

**Elevation** ft. **Datum** **Boring Location** See Plan

| Item | Casing | Sampler | Core Barrel |
|---|---|---|---|
| Type | Steel | Macrocore | |
| Inside Diameter (in.) | 2-in | | |
| Hammer Weight (lb.) | Macrocore | | |
| Hammer Fall (in.) | NA | | |

**Rig Make & Model** Geoprobe 6620DT

☐ Truck ☐ Tripod ☐ Cat-Head
☐ ATV ☑ Geoprobe ☐ Winch
☑ Track ☐ Air Track ☐ Roller Bit
☐ Skid ☐ Other ☐ Cutting Head

**Hammer Type**: ☐ Safety ☐ Doughnut ☐ Automatic

**Drilling Mud**: ☐ Bentonite ☐ Polymer ☐ None

**Casing Advance** — **Type Method Depth**: Direct Push

**Drilling Notes:**

| Depth (ft.) | Recovery (ft) | PID (ppm) | Sample ID | Sample Depth (ft) | Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation) |
|---|---|---|---|---|---|
| 0 | | 0.0 | | | Brown to dark brown medium to coarse silty SAND, brick, concrete and wood pieces, loose, no odor, dry |
| | | 0.1 | SB05 (0-2") | | **FILL** |
| | | 0.00 | | | |
| | | 0.00 | | | |
| | | 0.00 | SB05 (1-3') | | |
| | | 0.00 | | | |
| | | 0.00 | | | |
| | | 0.00 | | | |
| | | 0.00 | | | |
| 5 | | 0.00 | | | |
| | | 0.00 | | | |
| 7 | | 0.00 | | | Light brown to orange brown fine silty SAND, some clay, stiff, no odor, moist |
| | | 0.00 | | | |
| | | 0.00 | | | |
| | | 0.00 | | | |
| | | 0.00 | | | |
| | | 0.00 | | | |
| | | 0.00 | SB05 (9-11') | | |
| 10 | | 0.00 | | | |
| | | 0.00 | | | |
| 11 | | 0.00 | | | |
| | | | | | BOTTOM OF EXPLORATION AT 11 FT |

**Water Level Data**

| Date | Time | Elapsed Time (hr.) | Depth in feet to: Bottom of Casing | Bottom of Hole | Water |
|---|---|---|---|---|---|
| Date | | | | | |
| | | | | | |
| | | | | | |

**Sample ID**

| | |
|---|---|
| **O** | Open End Rod |
| **T** | Thin Wall Tube |
| **U** | Undisturbed Sample |
| **S** | Split Spoon Sample |
| **G** | Geoprobe |

**Summary**

| | |
|---|---|
| Overburden (Linear ft.) | 11 |
| Rock Cored (Linear ft.) | - |
| Number of Samples | 3 |

**BORING NO.** SB05

***NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.**

**NOTE: Soil descriptions based on a modified Burmister method of visual-manual identification as practiced by Haley & Aldrich, Inc.**

HALEY & ALDRICH

# GEOPROBE BORING REPORT

**BORING NO.** **SB06**



| | | | |
|---|---|---|---|
| **PROJECT** | 89-91 Gerry Street-Remedial Investigation | | 135597 |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY | **PROJECT MGR.** | M.Conlon |
| **CLIENT** | Gerry Gardens LLC | **FIELD REP.** | Z.Simmel |
| **CONTRACTOR** | Coastal Environmental | **DATE STARTED** | 8/5/2021 |
| **DRILLER** | M.Morganstern | **DATE FINISHED** | 8/5/2021 |

**Elevation** ft. **Datum** **Boring Location** See Plan

| **Item** | **Casing** | **Sampler** | **Core Barrel** |
|---|---|---|---|
| **Type** | **Steel** | Macrocore | |
| **Inside Diameter (in.)** | **2-in** | | |
| **Hammer Weight (lb.)** | **Macrocore** | | |
| **Hammer Fall (in.)** | **NA** | | |

**Rig Make & Model** Geoprobe 6620DT

☐ Truck ☐ Tripod ☐ Cat-Head
☐ ATV ☑ Geoprobe ☐ Winch
☑ Track ☐ Air Track ☐ Roller Bit
☐ Skid ☐ Other ☐ Cutting Head

☐ Safety ☐ Bentonite
☐ Doughnut ☐ Polymer
☐ Automatic ☐ None

**Drilling Mud**

**Casing Advance**
**Type Method Depth**
Direct Push

**Drilling Notes:**

| Depth (ft.) | Recovery (ft) | PID (ppm) | Sample ID | Sample Depth (ft) | Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation) |
|---|---|---|---|---|---|
| 0 | | 0.0 | | | Brown to dark brown fine to coarse silty SAND, some gravel, brick and concrete pieces, trace glass pieces, very loose, |
| | | 0.0 | SB06 (0-6") | | no odor, dry |
| | | 0.0 | | | **FILL** |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 5 | | 0.0 | | | Light brown to tan fine to medium clayey SAND, trace organics, no odor, moist |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | SB06 (9-11') | | |
| | | 0.0 | | | |
| 10 | | 0.0 | | | |
| | | 0.0 | | | Orange brown medium SAND, no odor, wet |
| | | 0.0 | | | |
| 11 | | 0.0 | | | |
| | | | | | BOTTOM OF EXPLORATION AT 11 FT |

**Water Level Data**

| Date | Time | Elapsed Time (hr.) | Depth in feet to: Bottom of Casing | Bottom of Hole | Water |
|---|---|---|---|---|---|
| Date | | | | | |
| | | | | | |
| | | | | | |

**Sample ID**

| | |
|---|---|
| **O** | Open End Rod |
| **T** | Thin Wall Tube |
| **U** | Undisturbed Sample |
| **S** | Split Spoon Sample |
| **G** | Geoprobe |

**Summary**

| | |
|---|---|
| Overburden (Linear ft.) | 11 |
| Rock Cored (Linear ft.) | - |
| Number of Samples | 2 |

**BORING NO.** **SB06**

***NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.**

**NOTE: Soil descriptions based on a modified Burmister method of visual-manual identification as practiced by Haley & Aldrich, Inc.**

HALEY & ALDRICH

# GEOPROBE BORING REPORT

**BORING NO.** SB07



| | | | |
|---|---|---|---|
| **PROJECT** | 89-91 Gerry Street-Remedial Investigation | | 135597 |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY | **PROJECT MGR.** | M.Conlon |
| **CLIENT** | Gerry Gardens LLC | **FIELD REP.** | Z.Simmel |
| **CONTRACTOR** | Coastal Environmental | **DATE STARTED** | 8/5/2021 |
| **DRILLER** | M.Morganstern | **DATE FINISHED** | 8/5/2021 |

**Elevation** ft. **Datum** **Boring Location** See Plan

| **Item** | **Casing** | **Sampler** | **Core Barrel** |
|---|---|---|---|
| **Type** | **Steel** | Macrocore | |
| **Inside Diameter (in.)** | **2-in** | | |
| **Hammer Weight (lb.)** | **Macrocore** | | |
| **Hammer Fall (in.)** | **NA** | | |

**Rig Make & Model** Geoprobe 6620DT

☐ Truck ☐ Tripod ☐ Cat-Head
☐ ATV ☑ Geoprobe ☐ Winch
☑ Track ☐ Air Track ☐ Roller Bit
☐ Skid ☐ Other ☐ Cutting Head

**Hammer Type**: ☐ Safety ☐ Doughnut ☐ Automatic

**Drilling Mud**: ☐ Bentonite ☐ Polymer ☐ None

**Casing Advance** — **Type Method Depth**: Direct Push

**Drilling Notes:**

| Depth (ft.) | Recovery (ft) | PID (ppm) | Sample ID | Sample Depth (ft) | Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation) |
|---|---|---|---|---|---|
| 0 | | | | | |
| | | 0.0 | | | Brown to gray fine to coarse silty SAND, some gravel, brick and concrete pieces, very loose, no odor, dry |
| | | 0.0 | SB07 (0-6") | | **FILL** |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | 3 | 0.0 | SB07 (1-3') | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 5 | | 0.0 | | | |
| | | 0.0 | | | |
| 7 | | 0.0 | | | Light brown to orange brown fine clayey SAND, no odor, moist |
| | | 0.0 | | | |
| | 5 | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | SB07 (9-11') | | |
| 10 | | 0.0 | | | |
| | | 0.0 | | | |
| | | 0.0 | | | |
| 11 | | 0.0 | | | |
| | | | | | BOTTOM OF EXPLORATION AT 11 FT |

**Water Level Data**

| Date | Time | Elapsed Time (hr.) | Depth in feet to: Bottom of Casing | Bottom of Hole | Water |
|---|---|---|---|---|---|
| Date | | | | | |
| | | | | | |
| | | | | | |

**Sample ID**

**O** Open End Rod
**T** Thin Wall Tube
**U** Undisturbed Sample
**S** Split Spoon Sample
**G** Geoprobe

**Summary**

| | |
|---|---|
| Overburden (Linear ft.) | 11 |
| Rock Cored (Linear ft.) | - |
| Number of Samples | 3 |

**BORING NO.** SB07

***NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.**

**NOTE: Soil descriptions based on a modified Burmister method of visual-manual identification as practiced by Haley & Aldrich, Inc.**

# APPENDIX E
# Monitoring Well Construction Logs

# OBSERVATION WELL INSTALLATION REPORT

HALEY ALDRICH

**Well No.** MW-01
**Boring No.**

| | | | |
|---|---|---|---|
| **PROJECT** | Former Just4Wheels Site | **H&A FILE NO.** | 135597 |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY | **PROJECT MGR.** | S. Bell |
| **CLIENT** | Gerry Gardens LLC | **FIELD REP.** | N. Manzione |
| **CONTRACTOR** | Lakewood Environmental | **DATE INSTALLED** | 11/27/2024 |
| **DRILLER** | Michael | **WATER LEVEL** | 3.28' |

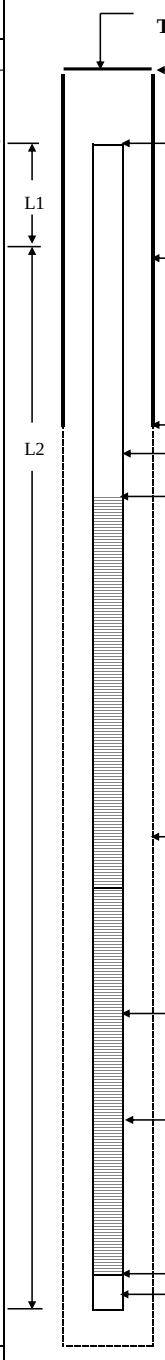
**Ground El.** _____ ft
**El. Datum** _____

**Location** See Plan

☐ **Guard Pipe**
☑ **Roadway Box**

| SOIL/ROCK CONDITIONS | BOREHOLE BACKFILL |
|---|---|
| 0.0 | 0.0 |
| | Concrete slab |
| | Bentonite Seal |
| | Filter Sand |
| (Bottom of Exploration) | |

(Numbers refer to depth from ground surface in feet)




(Not to Scale)

**Type of protective cover/lock:** Pent.bolt **9/16" hex**
Padlock key no._ N/A

**Height/Depth of top of guard pipe/roadway box above/below ground surface:** 0.0 ft

**Height/Depth of top of riser pipe above/below ground surface:** 0.5 ft

**Type of protective casing:** Roadway Box
**Length:** 0.8 ft
**Inside Diameter:** 4.0 in

**Depth of bottom of guard pipe/roadway box:** 1.0 ft

| Type of Seals | Top of Seal (ft) | Thickness (ft) |
|---|---|---|
| Concrete | 0.0 | 0.5 |
| Bentonite Seal | 0.5 | 1.0 |
| #2 Filter Sand | 1.5 | 10.5 |

**Type of riser pipe:** Solid PVC
**Inside diameter of riser pipe:** 1.0 in
**Type of backfill around riser:** Sand/Bentonite

**Diameter of borehole:** 2.0 in

**Depth to top of well screen:** 0.51 ft

**Type of screen:** Machine Slotted PVC
**Screen gauge or size of openings:** 0.010 in
**Diameter of screen:** 1.0 in
**Type of backfill around screen:** #2 Filter Sand

**Depth of bottom of well screen:** 12.0 ft

**Bottom of Silt trap:** N/A ft
**Depth of bottom of borehole:** 12.00 ft

| Riser Pay Length (L1) | + | Length of screen (L2) | + | Length of silt trap (L3) | = | Pay length |
|---|---|---|---|---|---|---|
| 0.51 ft | + | 10 ft | + | 0 ft | = | 10.51 ft |

**COMMENTS:**

# OBSERVATION WELL INSTALLATION REPORT

HALEY ALDRICH

**Well No.** MW-02
**Boring No.**

| | | | |
|---|---|---|---|
| **PROJECT** | Former Just4Wheels Site | **H&A FILE NO.** | 135597 |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY | **PROJECT MGR.** | S. Bell |
| **CLIENT** | Gerry Gardens LLC | **FIELD REP.** | P. DiNardo |
| **CONTRACTOR** | Lakewood Environmental | **DATE INSTALLED** | 12/6/2024 |
| **DRILLER** | Michael | **WATER LEVEL** | 2.8' |

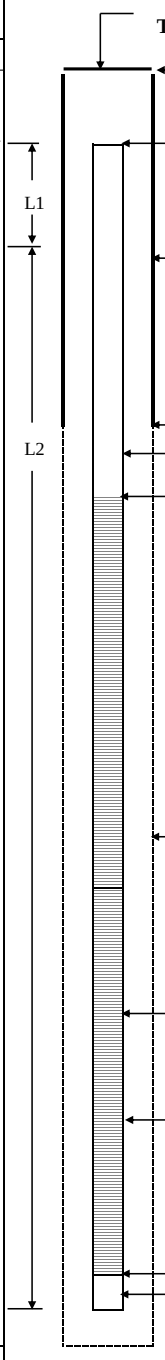
**Ground El.** _____ ft
**El. Datum** _____

**Location** See Plan

☐ **Guard Pipe**
☑ **Roadway Box**

| SOIL/ROCK CONDITIONS | BOREHOLE BACKFILL |
|---|---|
| 0.0 | 0.0 |
| | Concrete slab |
| | Bentonite Seal |
| | Filter Sand |
| (Bottom of Exploration) | |

(Numbers refer to depth from ground surface in feet)




(Not to Scale)

**Type of protective cover/lock:** Pent.bolt **Flathead screw**
Padlock key no._ N/A

**Height/Depth of top of guard pipe/roadway box above/below ground surface:** 0.0 ft

**Height/Depth of top of riser pipe above/below ground surface:** 0.5 ft

**Type of protective casing:** Roadway Box
**Length:** 0.8 ft
**Inside Diameter:** 4.0 in

**Depth of bottom of guard pipe/roadway box:** 1.0 ft

| Type of Seals | Top of Seal (ft) | Thickness (ft) |
|---|---|---|
| Concrete | 0.0 | 0.5 |
| Bentonite Seal | 0.5 | 1.0 |
| #2 Filter Sand | 1.5 | 10.5 |

**Type of riser pipe:** Solid PVC
**Inside diameter of riser pipe:** 1.0 in
**Type of backfill around riser:** Sand/Bentonite

**Diameter of borehole:** 2.0 in

**Depth to top of well screen:** 1.65 ft

**Type of screen:** Machine Slotted PVC
**Screen gauge or size of openings:** 0.010 in
**Diameter of screen:** 1.0 in
**Type of backfill around screen:** #2 Filter Sand

**Depth of bottom of well screen:** 12.0 ft

**Bottom of Silt trap:** N/A ft
**Depth of bottom of borehole:** 12.00 ft

| 1.15 ft | + | 10 ft | + | 0 ft | = | 11.15 ft |
|---|---|---|---|---|---|---|
| Riser Pay Length (L1) | | Length of screen (L2) | | Length of silt trap (L3) | | Pay length |

**COMMENTS:**

# OBSERVATION WELL INSTALLATION REPORT

HALEY ALDRICH

**Well No.** MW-03
**Boring No.**

| | | | |
|---|---|---|---|
| **PROJECT** | Former Just4Wheels Site | **H&A FILE NO.** | 135597 |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY | **PROJECT MGR.** | S. Bell |
| **CLIENT** | Gerry Gardens LLC | **FIELD REP.** | P. DiNardo |
| **CONTRACTOR** | Lakewood Environmental | **DATE INSTALLED** | 12/6/2024 |
| **DRILLER** | Michael | **WATER LEVEL** | 2.63' |

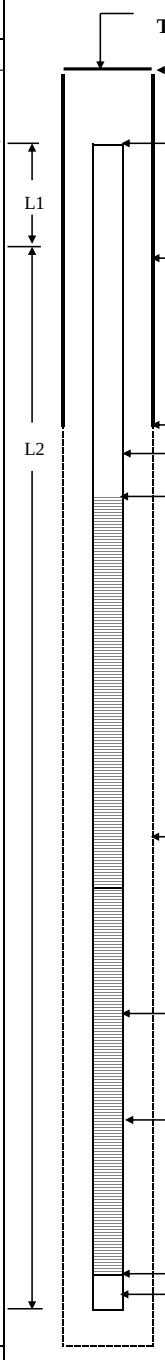
**Ground El.** _____ ft
**El. Datum** _____

**Location** See Plan

☐ **Guard Pipe**
☑ **Roadway Box**

| SOIL/ROCK CONDITIONS | BOREHOLE BACKFILL |
|---|---|
| 0.0 | 0.0 |
| | Concrete slab |
| | Bentonite Seal |
| | Filter Sand |
| (Bottom of Exploration) | |

(Numbers refer to depth from ground surface in feet)




(Not to Scale)

**Type of protective cover/lock:** Pent.bolt **Flathead screw**
Padlock key no._ N/A

**Height/Depth of top of guard pipe/roadway box above/below ground surface:** 0.0 ft

**Height/Depth of top of riser pipe above/below ground surface:** 0.5 ft

**Type of protective casing:** Roadway Box
**Length:** 0.8 ft
**Inside Diameter:** 4.0 in

**Depth of bottom of guard pipe/roadway box:** 1.0 ft

| Type of Seals | Top of Seal (ft) | Thickness (ft) |
|---|---|---|
| Concrete | 0.0 | 0.5 |
| Bentonite Seal | 0.5 | 1.0 |
| #2 Filter Sand | 1.5 | 10.5 |

**Type of riser pipe:** Solid PVC
**Inside diameter of riser pipe:** 1.0 in
**Type of backfill around riser:** Sand/Bentonite

**Diameter of borehole:** 2.0 in

**Depth to top of well screen:** 1.70 ft

**Type of screen:** Machine Slotted PVC
**Screen gauge or size of openings:** 0.010 in
**Diameter of screen:** 1.0 in
**Type of backfill around screen:** #2 Filter Sand

**Depth of bottom of well screen:** 12.0 ft

**Bottom of Silt trap:** N/A ft
**Depth of bottom of borehole:** 12.00 ft

| 1.2 ft | + | 10 ft | + | 0 ft | = | 11.2 ft |
|---|---|---|---|---|---|---|
| Riser Pay Length (L1) | | Length of screen (L2) | | Length of silt trap (L3) | | Pay length |

**COMMENTS:**

# OBSERVATION WELL INSTALLATION REPORT

HALEY ALDRICH

**Well No.** MW-04
**Boring No.**

| | | | |
|---|---|---|---|
| **PROJECT** | Former Just4Wheels Site | **H&A FILE NO.** | 135597 |
| **LOCATION** | 89-91 Gerry Street, Brooklyn, NY | **PROJECT MGR.** | S. Bell |
| **CLIENT** | Gerry Gardens LLC | **FIELD REP.** | P. DiNardo |
| **CONTRACTOR** | Lakewood Environmental | **DATE INSTALLED** | 12/6/2024 |
| **DRILLER** | Michael | **WATER LEVEL** | 2.4' |

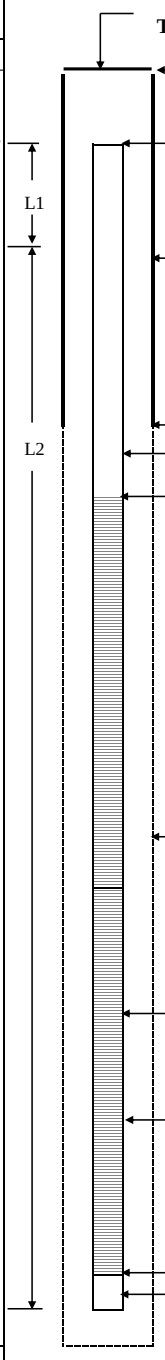
**Ground El.** _____ ft
**El. Datum** _____

**Location** See Plan

☐ **Guard Pipe**
☑ **Roadway Box**

| SOIL/ROCK CONDITIONS | BOREHOLE BACKFILL |
|---|---|
| 0.0 | 0.0 |
| | Concrete slab |
| | Bentonite Seal |
| | Filter Sand |
| (Bottom of Exploration) | |

(Numbers refer to depth from ground surface in feet)




(Not to Scale)

**Type of protective cover/lock:** Pent.bolt **Flathead screw**
Padlock key no._ N/A

**Height/Depth of top of guard pipe/roadway box above/below ground surface:** 0.0 ft

**Height/Depth of top of riser pipe above/below ground surface:** 0.5 ft

**Type of protective casing:** Roadway Box
**Length:** 0.8 ft
**Inside Diameter:** 4.0 in

**Depth of bottom of guard pipe/roadway box:** 1.0 ft

| Type of Seals | Top of Seal (ft) | Thickness (ft) |
|---|---|---|
| Concrete | 0.0 | 0.5 |
| Bentonite Seal | 0.5 | 1.0 |
| #2 Filter Sand | 1.5 | 10.5 |

**Type of riser pipe:** Solid PVC
**Inside diameter of riser pipe:** 1.0 in
**Type of backfill around riser:** Sand/Bentonite

**Diameter of borehole:** 2.0 in

**Depth to top of well screen:** 1.70 ft

**Type of screen:** Machine Slotted PVC
**Screen gauge or size of openings:** 0.010 in
**Diameter of screen:** 1.0 in
**Type of backfill around screen:** #2 Filter Sand

**Depth of bottom of well screen:** 12.0 ft

**Bottom of Silt trap:** N/A ft
**Depth of bottom of borehole:** 12.00 ft

| 1.2 ft | + | 10 ft | + | 0 ft | = | 11.2 ft |
|---|---|---|---|---|---|---|
| Riser Pay Length (L1) | | Length of screen (L2) | | Length of silt trap (L3) | | Pay length |

**COMMENTS:**

**DPK LAND SURVEYING**
**200 Metroplex Drive Suite-285 Edison, New Jersey 08817**
**Telephone: 732.764.0100 Fax: 732.764.0990 Email: Jheiser@dpkconsulting.net**

**For: HALEY & ALDRICH**
**Site: 91 GERRY STREET, BROOKLYN, NEW YORK**

**Date of Survey: December 20, 2024**
**Project #24-10532** **December 23, 2024**
**Horizontal Datum: N.Y. LONG ISLAND STATE PLANE COORDINATE SYSTEM (NAD 83)**
**Vertical Datum: NAVD 88**
**BENCHMARK: NYBR BROOKLYN PIER CORS ARP ELEV.=42.13' (NAVD 88)**

| | ELEVATIONS | | | COORDINATES | | | |
|---|---|---|---|---|---|---|---|
| MONITORING WELLS | GROUND | RIM | PVC | NORTHING | EASTING | LATITUDE (N) | LONGITUDE (W) |
| MW-01 | 4.31 CONC. | 4.31 | 4.02 | 195033 | 998864 | 40°42'07.15" | 73°56'50.26" |
| MW-02 | 4.29 CONC. | 4.32 | 4.04 | 195030 | 998892 | 40°42'07.12" | 73°56'49.90" |
| MW-03 | 4.28 CONC. | 4.28 | 4.13 | 195014 | 998907 | 40°42'06.96" | 73°56'49.70" |
| MW-04 | 4.35 CONC. | 4.35 | 3.95 | 194990 | 998907 | 40°42'06.72" | 73°56'49.69" |

NY LONG ISLAND STATE PLANE COORDINATE SYSTEM NAD 1983

| MONITORING WELLS | GROUND | RIM | PVC | DATE OF SURVEY |
|---|---|---|---|---|
| MW-01 | 4.31 CONC. | 4.31 | 4.02 | December 20, 2024 |
| MW-02 | 4.29 CONC. | 4.32 | 4.04 | December 20, 2024 |
| MW-03 | 4.28 CONC. | 4.28 | 4.13 | December 20, 2024 |
| MW-04 | 4.35 CONC. | 4.35 | 3.95 | December 20, 2024 |


NOTES:

1. FIELD WORK PERFORMED ON DECEMBER 20, 2024.
2. ELEVATION DATUM NAVD 1988 DERIVED USING GPS RECEIVERS AND KEYNET. CORS STATION: NYBR BROOKLYN PIER CORS ARP ELEV=42.13' (NAVD 1988)

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

GRAPHIC SCALE

20 0 10 20

( IN FEET )
1 inch = 20 ft.


DPK LAND SURVEYING

DPK LAND SURVEYING, LLC
200 METROPLEX DRIVE - STE. 285, EDISON, NJ 08817
P:732-764-0100 F: 732-764-0990
NEW YORK CERTIFICATE OF AUTHORIZATION NO. 0012585


STATE OF NEW YORK · JAMES J. HEISER · 050932 · LICENSED LAND SURVEYOR

James J. Heiser
Professional Land Surveyor
JHEISER@DPKCONSULTING.NET

DATE 12/23/2024

N.J. Lic: 24GS04331100
PA. Lic: SU075616
N.Y. Lic: 050932-1
CT. Lic: 70476
DE. Lic: S6-0010858

# MONITORING WELL LOCATION MAP
FOR:
HALEY & ALDRICH

SITE:

91 GERRY STREET
BROOKLYN, NEW YORK

| Scale | Dr. | Chk. | Date | |
|---|---|---|---|---|
| 1"=20' | A.V.S. | C.S. | 12/23/2024 | |
| Job No.: 24-10532 | Drawing File: 24-10532MW00 | | | |

S:_Projects\2024\24-10532\CAD\24-10532MW00.dwg Dec 30, 2024-11:25am BY:(RogerMaandal)

# APPENDIX F
# Excavation Work Plan

## APPENDIX E – EXCAVATION WORK PLAN (EWP)

### E-1 Notification

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination or breach or alter the Site's cover system, the Site owner or their representative will notify the New York State Department of Conservation (NYSDEC) contacts listed in the table below. Table I includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of Site-related contact information is provided in Table II and Appendix B of this Site Management Plan (SMP).

| **Table I: Notifications*** | |
|---|---|
| Sadique Ahmed, NYSDEC Project Manager | 518 402-9656, sadique.ahmed@dec.ny.gov |
| Jane O'Connell, NYSDEC Regional HW Engineer | 718 482-4599, jane.oconnell@dec.ny.gov |
| William Bennett, NYSDEC Section Chief | 518-402-9659, William.bennett@dec.ny.gov |
| Kelly Lewandowski, NYSDEC Site Control | 518-402-9553, kelly.lewandowski@dec.ny.gov |
| Anthony Perretta, NYSDOH Project Manager | 518-402-7860, beei@health.ny.gov, anthony.perretta@health.ny.gov |
| **Note: Notifications are subject to change and will be updated, as necessary* | |

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for Site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated, any modifications of truck routes, and any work that may impact an engineering control (EC);
- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work;
- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP, 29 CFR 1910.120 and 29 CFR 1926 Subpart P;
- A copy of the contractor's health and safety plan (HASP), in electronic format, if it differs from the HASP provided in Appendix G of this SMP;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with the required request to import form and all supporting documentation including, but not limited to, chemical testing results.

The NYSDEC Project Manager will review the notification and may impose additional requirements for the excavation that are not listed in this EWP.

## E-2 Soil Screening Methods

Visual, olfactory, and instrument-based (e.g., photoionization detector [PID]) 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 (QEP) as defined in Title 6 of the New York Codes, Rules and Regulations (6 NYCRR) Part 375, a professional engineer (P.E.) who is licensed and registered in New York State, or a qualified person who directly reports to a P.E. who is licensed and registered in New York State will perform the screening. Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the Certificate of Completion (COC).

Soils will be segregated based on previous environmental data and screening results into material that requires off-Site disposal and material that requires testing to determine if the material can be reused on-Site as soil beneath a cover or if the material can be used as cover soil. Further discussion of off-Site disposal of materials and on-Site reuse is provided in Sections E-6 and E-7 of this Appendix.

## E-3 Soil Staging Methods

Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters, and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected at a minimum once each 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.

## E-4 Materials Excavation and Load-Out

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

The owner of the property and remedial party (if applicable) 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 QEP. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the Site. A 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 New York State Department of Transportation (NYSDOT) requirements (and all other applicable transportation requirements).

A truck wash will be operated on-Site, as appropriate. The QEP will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the Site until the activities performed

under this section are complete. Truck wash waters will be collected and disposed of off-Site in an appropriate manner.

Locations where vehicles enter or exit the Site shall be inspected daily for evidence of off-Site soil tracking.

The QEP 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. 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 will be disposed off-Site at a permitted landfill facility in accordance with all applicable local, state, and federal regulations.

**E-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, truck liners will be used.

Truck transport routes are as follows: Trucks will enter the Site from the southwest side on Gerry Street and exit by turning left onto Gerry Street from the designated point of egress along the southeastern boundary of the Site. All trucks loaded with site materials will exit the vicinity of the Site using this approved truck route. This is the most appropriate route and takes into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city-mapped truck routes; (c) prohibiting off-Site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport. Figure 1 depicts the approved truck route.

Trucks will be prohibited from stopping and idling in the neighborhood outside the Site.

Egress points for truck and equipment transport from the Site will be kept clean of dirt and other materials during Site remediation and development.

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

**E-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. If disposal of material from this Site is proposed for unregulated off-Site disposal (i.e., clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC Project Manager. Unregulated off-Site management of materials from this Site will not occur without formal NYSDEC Project Manager approval.

Off-Site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, (e.g., hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, or construction and demolition (C&D) debris recovery facility). Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report (PRR). This documentation will include, but will not be limited to: waste profiles, test results, facility acceptance letters, manifests, bills of lading, and facility receipts.

Non-hazardous historic 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 Use Soil Cleanup Objectives is prohibited from being taken to a New York State C&D debris recovery facility (6 NYCRR Subpart 360-15 registered or permitted facility).

### E-7 Materials Reuse On-Site

The QEP, as defined in 6 NYCRR Part 375, will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material (i.e., contaminated) does not remain on-Site. Contaminated on-Site material, including historic fill and contaminated soil, that is acceptable for reuse on-Site will be placed below the demarcation layer or impervious surface, and will not be reused within a cover soil layer, within landscaping berms, or as backfill for subsurface utility lines.

Proposed materials for reuse on-Site must be sampled for full-suite analytical parameters including per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. The sampling frequency will be in accordance with DER-10 Table 5.4(e)10 unless prior approval is obtained from the NYSDEC Project Manager for modification of the sampling frequency. The analytical results of soil/fill material testing must meet the site use criteria presented in NYSDEC DER-10 Appendix 5 – Allowable Constituent Levels for Imported Fill or Soil for all constituents listed, and the NYSDEC Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances April 2023 guidance values. Approvals for modifications to the analytical parameters must be obtained from the NYSDEC Project Manager prior to the sampling event.

Soil/fill material for reuse on-site will be segregated and staged as described in Sections E-2 and E-3 of this EWP. The anticipated size and location of stockpiles will be provided in the 15-day notification to the NYSDEC Project Manager. Stockpile locations will be based on the location of Site excavation activities and proximity to nearby Site features. Material reuse on-Site will comply with requirements of NYSDEC DER-10 Section 5.4(e)4. Any modifications to the requirements of DER-10 Section 5.4(e)4 must be approved by the NYSDEC Project Manager.

Any demolition material proposed for reuse on-Site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-Site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site will not be reused on-Site.

### E-8 Fluids Management

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 State Pollutant Discharge Elimination System (SPDES) permit.

### E-9 Backfill from Off-Site Sources

All materials proposed for import onto the Site will be approved by the QEP, as defined in 6 NYCRR Part 375, and will be in compliance with provisions in this SMP prior to receipt at the Site. A Request to Import/Reuse Fill or Soil form, which can be found at http://www.dec.ny.gov/regulations/67386.html, will be prepared and submitted to the NYSDEC Project Manager allowing a minimum of five business days for review. A copy of the form is presented in Appendix H of this SMP.

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

All imported soils will meet the backfill and cover soil quality standards established in 6 NYCRR Part 375-6.7(d) and DER-10 Appendix 5 for restricted residential use. Based on an evaluation of the land use, protection of groundwater, and protection of ecological resources criteria, the resulting soil quality standards meet Track 2 Restricted Residential Use Soil Cleanup Objectives. Soils that meet 'general' fill requirements under 6 NYCRR Part 360.13, but do not meet backfill or cover soil objectives for this Site, will not be imported onto the Site without prior approval by the NYSDEC Project Manager. Soil material will be sampled for the full suite of analytical parameters, including PFAS and 1,4-dioxane. Solid waste will not be imported onto the Site.

Trucks entering the Site with imported soils will be securely covered with tight-fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

### E-10 Stormwater Pollution Prevention

Barriers and hay bale checks will be installed and inspected 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 or hay bales will be installed around the entire perimeter of the construction area.

### E-11 Excavation Contingency Plan

If underground tanks 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.

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 (Target Analyte List [TAL] metals, Target Compound List [TCL] volatiles and semi-volatiles [including 1,4-dioxane], TCL pesticides and polychlorinated biphenyls [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 (1-800-457-7362). These findings will be also included in the PRR.

**E-12 Community Air Monitoring Plan**

A figure showing the location of air sampling stations based on generally prevailing wind conditions is provided in this EWP as Figure 2. These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations.

Exceedances of action levels listed in the community air monitoring plan (CAMP) will be reported to NYSDEC and New York State Department of Health (NYSDOH) Project Managers.

**E-12A Special Requirements for Work Within 20 Feet of Potentially Exposed Individuals or Structures**

When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for volatile organic compounds (VOCs) and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of ECs such as vapor/dust barriers, temporary negative-pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are at a minimum, such as during weekends or evening hours in non-residential settings.

If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 part per million, monitoring should occur within the occupied structure(s). Depending upon the nature of contamination, chemical-specific colorimetric tubes of sufficient sensitivity may be necessary for comparing the exposure point concentrations with appropriate pre-determined response levels (response actions should also be pre-determined). Background readings in the occupied spaces must be taken prior to commencement of the planned work. Any unusual background readings should be discussed with NYSDOH prior to commencement of the work.

- If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 micrograms per cubic meter, work activities should be suspended until controls are implemented and are successful in reducing the total particulate concentration to 150 micrograms per cubic meter or less at the monitoring point.

- Depending upon the nature of contamination and remedial activities, other parameters (e.g., explosivity, oxygen, hydrogen sulfide, carbon monoxide) may also need to be monitored. Response levels and actions should be pre-determined, as necessary, for each site.

## E-13 Odor Control Plan

This odor control plan is capable of controlling emissions of nuisance odors on-Site and off-Site. 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 Remediation Engineer, and any measures that are implemented will be discussed in the PRR.

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.

## E-14 Dust Control Plan

Particulate monitoring must be conducted according to the CAMP provided in Section E-12. 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, the dust suppression techniques listed below will be employed. The remedial party will also take measures listed below to prevent dust production on the Site.

A dust suppression plan that addresses dust management during invasive on-Site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved using a dedicated on-Site water truck for road wetting. The truck will be equipped with a water cannon capable of spraying water directly onto off-road areas including excavations and stockpiles.
- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soils vulnerable to dust production.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-Site roads will be limited in total area to minimize the area required for water truck sprinkling.

## E-15 Other Nuisances

A plan for rodent control will be developed and utilized by the contractor prior to and during Site clearing and Site grubbing, and during all remedial work.

A plan will be developed and utilized by the contractor for all remedial work to ensure compliance with local noise control ordinances.


LEGEND

- SITE BOUNDARY
- TRUCK ROUTE
- CONSTRUCTION ENTRANCE
- TRUCK INGRESS
- TRUCK EGRESS

**Local Truck Route**
Trucks with an origin or destination for the purpose of delivery, loading or servicing within the respective Borough, shall only operate on designated local routes, except that an operator may operate on a non-designated street for the purpose of arriving at his/her destination. This shall be accomplished by leaving a designated truck route at the intersection that is nearest to their destination, proceeding by the most direct route, and then returning to the nearest designated truck route by the most direct route. If the operator has additional destinations in the same general area, he/she may proceed by the most direct route to his/her next destination without returning to a designated truck route, provided that the operator's next destination does not require that he/she cross a designated truck route.

**Through Truck Route**
Trucks having neither an origin nor a destination within the respective Borough shall restrict the operation of such vehicles to those street segments designated as Through Truck Routes.

**Through Truck Route on Expressway**

**Through Truck Route on Tunnel**

**Exception 53' Trailers Allowed**
For definition see information on reverse side.

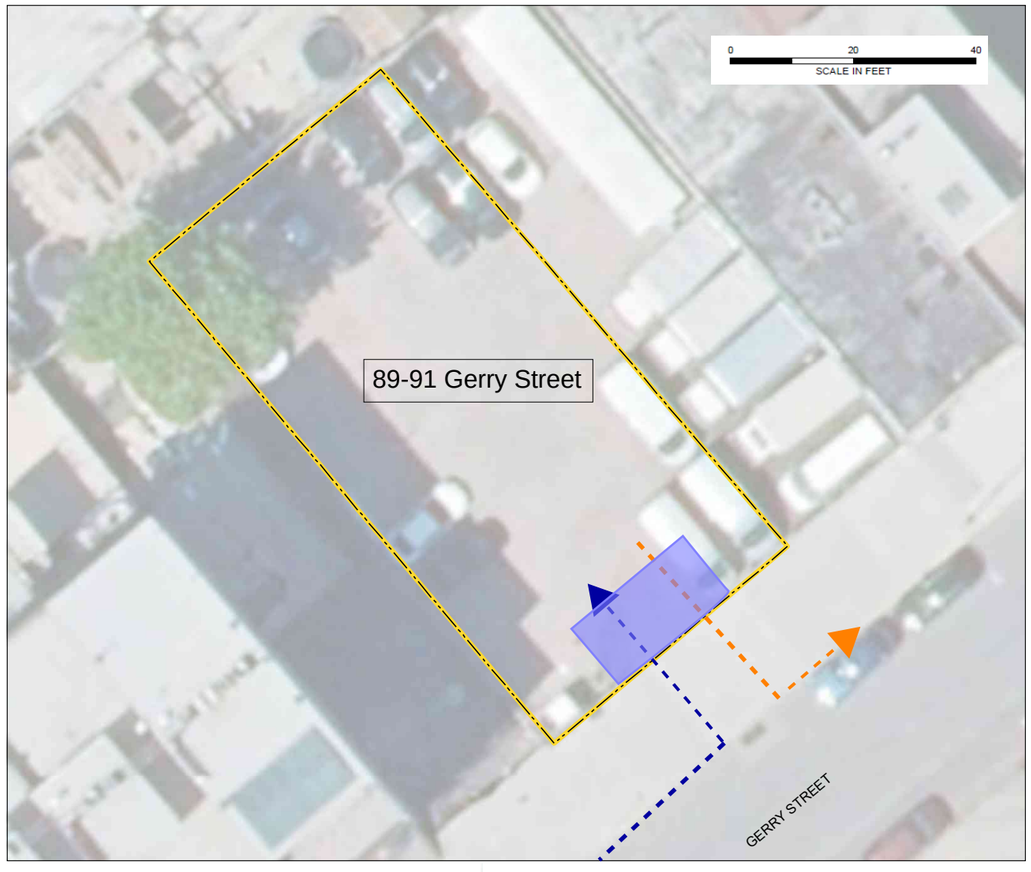
**Industrial Business Zones (IBZ)**

**Parks and Open Spaces**

**29A Highway Exit**

**Commercial Vehicles Prohibited**

**Low Vertical Clearance Area**




**NOTES**

1. ALL LOCATIONS ARE APPROXIMATE.
2. IMAGERY ADAPTED FROM NEW YORK CITY DEPARTMENT OF TRANSPORTATION 2015 TRUCK ROUTE MAP.
3. CONSTRUCTION ENTRANCE IS APPROXIMATED.

HALEY ALDRICH

89-91 GERRY STREET
BROOKLYN, NEW YORK

TRUCK ROUTE MAP

DECEMBER 2024

FIGURE 1

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**LEGEND**

- SITE BOUNDARY
- PARCEL BOUNDARY
- PROPOSED COMMUNITY AIR MONITORING STATION

**NOTES**

1. ALL LOCATIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024

N

0 20 40
SCALE IN FEET

HALEY ALDRICH

89-91 GERRY STREET
BROOKLYN, NEW YORK

# COMMUNITY AIR MONITORING STATION LOCATION MAP

AUGUST 2024

FIGURE 2

GIS FILE PATH: \\haleyaldrich\share\CF\Projects\135597\GIS\Maps\2024_03\135597_002_0002_SITE_PLAN.mxd — USER: mmjones — LAST SAVED: 8/7/2024 5:09:29 PM

# APPENDIX G
# Field Sampling Plan (FSP) and Quality Assurance Project Plan (QAPP)

HALEY ALDRICH

www.haleyaldrich.com

# FIELD SAMPLING PLAN
# FORMER JUST4WHEELS SITE
# 91 GERRY STREET
# BLOCK 2266, LOT 40
# BROOKLYN, NEW YORK
# NYSDEC BCP SITE C224321

by
H & A of New York Engineering and Geology, LLP
New York, New York

for
Gerry Gardens LLC
Brooklyn, New York

File No. 0135597
February 2025

## List of Figures



## List of Appendices

# 1. Introduction

This Field Sampling Plan (FSP) has been prepared as a component of the Site Management Plan (SMP) for the Former Just4Wheels Site located at 91 Gerry Street in Brooklyn, New York (Site). This document was prepared to establish field procedures for field data collection to be performed to support the SMP for the Site.

The SMP includes this Field Sampling Plan, a Quality Assurance Project Plan (QAPP), a Health and Safety Plan (HASP), and a Community Air Monitoring Plan (CAMP), which are included as part of this plan by reference.

The standard operating procedures (SOPs) included as components of this plan will provide the procedures necessary to meet the project objectives. The SOPs will be used as a reference for the methods to be employed for field sample collection and handling and the management of field data collected in the execution of the approved SMP. The SOPs include numerous methods to execute the tasks of the SMP. The Project Manager will select the appropriate method as required by field conditions and/or the objective of the respective project task at the time of sample collection. Field procedures will be conducted in general accordance with the New York State Department of Conservation (NYSDEC) Technical Guidance for Site Investigation and Remediation (DER-10) and the Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (PFAS) under NYSDEC Part 375 Remedial Program when applicable.

# 2. Field Program

This FSP provides the general purpose of sampling as well as procedural information. The SMP contains the details on sampling and analysis (locations, depths, frequency, analyte lists, etc.).

The field program has been designed to acquire the necessary data to comply with the SMP, and includes the following tasks:

- Groundwater sampling

Gerry Gardens LLC (the Participant) has remediated a 0.114-acre (5,000-square-foot) property designated under Brownfield Cleanup Program (BCP) Site No. C224321. Site remediation addressing soil, groundwater, and soil vapor contamination was conducted as per the July 2022 approved Remedial Action Work Plan (RAWP) and July 2022 Decision Document. Additional investigations, workplans, and reports were submitted to the NYSDEC between 2021 and 2024.

These SOPs presented herein may be changed as required and are dependent on Site conditions or equipment limitations at the time of sample collection. If the procedures employed differ from the SOP, the deviations will be documented in the associated sampling report.

# 3. Field Data Recording

This procedure describes the protocol for documenting the post-remediation sampling activities in the field. Field data serves as the cornerstone for an environmental project, not only for Site characterization but for additional phases of investigation or remedial design. Producing defensible data includes proper and appropriate recording of field data as it is obtained in a manner to preserve the information for future use. This procedure provides guidelines for accurate, thorough collection and preservation of written and electronic field data.

Field data to be recorded during the project generally includes, but is not limited to, the following:

- general field observations;
- numeric field measurements and instrument readings;
- quantity estimates;
- sample locations and corresponding sample numbers;
- relevant comments and details pertaining to the samples collected;
- documentation of activities, procedures, and progress achieved;
- contractor pay item quantities;
- weather conditions;
- a listing of personnel involved in Site-related activities;
- a log of conversations, Site meetings, and other communications; and
- field decisions and pertinent information associated with the decisions.

## 3.1 Written Field Data

Written field data will be collected using a standardized, pre-printed field log form. In general, use of a field log form is preferable as it prompts field personnel to make appropriate observations and record data in a standardized format. This promotes completeness and consistency from one person to the next. Otherwise, electronic data collection using a hand-held device produces equal completeness and consistency using a pre-formatted log form.

In the absence of an appropriate pre-printed form, the data should be recorded in an organized and structured manner in a dedicated project field logbook. Logbooks must be hard cover, bound so that pages cannot be added or removed, and should be made from high-grade 50 percent rag paper with a water-resistant surface.

The following are guidelines for use of field log forms and logbooks:

1. Information must be factual and complete.
2. All entries will be made in black indelible ink with a ballpoint pen and will be written legibly. Do not use “rollerball” or felt tip-style pens, since the water-soluble ink can run or smear in the presence of moisture.
3. Field log forms should be consecutively numbered.

4. Each day's work must start a new form/page.
5. At the end of each day, the current logbook page or forms must be signed and dated by the field personnel making the entries.
6. Make data entries immediately upon obtaining the data. Do not make temporary notes in other locations for later transfer; this only increases the potential for error or loss of data.
7. Entry errors are to be crossed out with a single line and initialed by the person making the correction.
8. Do not leave blanks on log forms, if no entry is applicable for a given data field, indicate so with "NA" or a dash ("—").
9. At the earliest practical time, photocopies or typed versions of log forms and logbook pages should be made and placed in the project file as a backup in the event the book or forms are lost or damaged.
10. Logbooks should be dedicated to one project only; i.e., do not record data from multiple projects in one logbook.

## 3.2 Electronic Data

Electronic data recording involves electronic measurement of field information through the use of monitoring instruments, sensors, gauges, and equipment controls. The following is a list of guidelines for proper recording and management of electronic field data:

1. Field data management should follow requirements of a project-specific data management plan (DMP), if applicable.
2. Use only instruments that have been calibrated in accordance with manufacturer's recommendations.
3. Usage of instruments, controls, and computers for the purpose of obtaining field data should only be performed by personnel properly trained and experienced in the use of the equipment and software.
4. Use only fully licensed software on personal computers and laptops.
5. Loss of electronic files may mean loss of irreplaceable data. Every effort should be made to back up electronic files obtained in the field as soon as practical. A backup file placed on the file server will minimize the potential for loss.
6. Electronic files, once transferred from field instruments or laptops to office computers, should be protected if possible, to prevent unwanted or inadvertent manipulation or modification of data. Several levels of protection are usually available for spreadsheets, including making a file "read-only" or assigning a password to access the file.
7. Protect CDs from exposure to moisture, excessive heat or cold, magnetic fields, or other potentially damaging conditions.
8. Remote monitoring is often used to obtain stored electronic data from Site environmental systems. A thorough discussion of this type of electronic field data recording is beyond the scope of this Section. Such on-Site systems are generally capable of storing a limited amount of data as a comma-delimited or spreadsheet file. Users must remotely access the monitoring equipment files via modem or other access and download the data. In order to minimize the

potential for loss of data, access and downloading of data should be performed frequently enough to ensure the data storage capacity of the remote equipment is not exceeded.

**Equipment/Materials:**

- Appropriate field log forms, or iPad® or equivalent with preformatted log forms.
- Indelible ball point pen (do not use “rollerball” or felt-tip style pens);
- Straight edge;
- Pocket calculator; and
- Laptop computer (if required).

# 4. Aquifer Characterization

This procedure describes the measurement of water levels in groundwater monitoring.

A synoptic gauging round will be completed to obtain water levels in monitoring wells. Post-remedial groundwater monitoring well locations are provided in Figure 1.

Water levels will be acquired in a manner that provides accurate data that can be used to calculate vertical and horizontal hydraulic gradients and other hydrogeologic parameters. Accuracy in obtaining the measurements is critical to ensure the usability of the data.

## 4.1 Procedure

In order to provide reliable data, water level monitoring events should be collected over as short a period of time as practical. Barometric pressure can affect groundwater levels and, therefore, observation of significant weather changes during the period of water level measurements must be noted. Rainfall events and groundwater pumping can also affect groundwater level measurements. Personnel collecting water level data must note if any of these controls are in effect during the groundwater level collection period. Due to possible changes during the groundwater level collection period, it is imperative that the time of data collection at each station be accurately recorded. Water levels will also be collected prior to any sample collection that day.

The depth to groundwater will be measured with an electronic depth-indicating probe. Prior to obtaining a measurement, a fixed reference point on the well casing will be established for each well to be measured. Unless otherwise established, the reference point is typically established and marked on the north side of the well casing. Do not use protective casings or flush-mounted road boxes as a reference, due to the potential for damage or settlement. The elevation of the reference point shall be obtained by accepted surveying methods, to the nearest 0.01 feet.

The water level probe will be lowered into the well until the meter indicates (via indicator light or tone) the water is reached. The probe will be raised above water level and slowly lowered again until water is indicated. The cable will be held against the side of the inner protective casing at the point designated for water level measurements and a depth reading taken. This procedure will be followed three times or until a consistent value is obtained. The value will be recorded to the nearest 0.01 feet on the Groundwater Level Monitoring Report form.

Upon completion, the probe will be raised to the surface and together with the amount of cable that entered the well casing, will be decontaminated in accordance with methods described in Equipment Decontamination Procedure.

**Equipment/Materials:**

- Battery-operated, non-stretch electronic water level probe with permanent markings at 0.01-foot increments, such as the Solinst Model 101 or equivalent.
- The calibrated cable on the depth indicator will be checked against a surveyor's steel tape once per quarter year. A new cable will be installed if the cable has changed by more than 0.01 percent (0.01 feet for a 100-foot cable). See also the Field Instruments – Use and Calibration Procedure.

- Groundwater Level Monitoring Report form.

# 5. Sample Collection for Laboratory Analysis

## 5.1 Groundwater Sample Collection For Laboratory Analysis

The following section describes two techniques for groundwater sampling: "Low-Stress/Low-Flow Methods" and "Typical Sampling Methods."

"Low Stress/Low Flow" methods will be employed when collecting groundwater samples for the evaluation of volatile constituents (i.e., dissolved oxygen [DO]) or in fine-grained formations where sediment/colloid transport is possible. Analyses typically sensitive to colloidal transport issues include polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and metals.

The "Typical Sampling Methods" will be employed where the collection of parameters less sensitive to turbidity/sediment issues are being collected (general chemistry, pesticides, and other semi-volatile organic compounds [SVOCs]).

*NOTE: If non-aqueous phase liquid (NAPL) (light or dense) is detected in a monitoring well, groundwater sample collection will not be conducted, and the Project Manager must be contacted to determine a course of action.*

### 5.1.1 Preparatory Requirements

- Verify well identification and location using borehole log details and location layout figures. Note the condition of the well and record any necessary repair work required.
- Prior to opening the well cap, measure the breathing space above the well casing with a handheld organic vapor analyzer to establish baseline breathing space volatile organic compound (VOC) levels. Repeat this measurement once the well cap is opened. If either of these measurements exceeds the air quality criteria in the HASP, field personnel should adjust their personal protective equipment (PPE) accordingly.
- Prior to commencing the groundwater purging/sampling, a water level must be obtained to determine the well volume for hydraulic purposes. In some settings, it may be necessary to allow the water level time to equilibrate. This condition exists if a water-tight seal exists at the well cap and the water level has fluctuated above the top of screen; creating a vacuum or pressurized area in this air space. Three water level checks will verify static water level conditions have been achieved.
- Calculate the volume of water in the well. Typically overburden well volumes consider only the quantity of water standing in the well screen and riser; bedrock well volumes are calculated on the quantity of water within the open core hole and within the overburden casing.

### 5.1.2 Well Development

Well development is completed to remove fine-grained materials from the well but in such a manner as to not introduce fines from the formation into the sand pack. Well development continues until the well responds to water level changes in the formation (i.e., a good hydraulic connection is established between the well and formation) and the well produces clear, sediment-free water to the extent practical.

- Attach appropriate pump and lower tubing into well.
- Gauge well and calculate one well volume. Turn on pump. If well runs dry, shut off pump and allow to recover.
- Surging will be performed by raising and lowering the pump several times to pull fine-grained material from the well. Periodically measure turbidity level using a La Motte turbidity reader.
- The second and third steps will be repeated until turbidity is less than 50 nephelometric turbidity units (NTUs) or when 10 well volumes have been removed.
- All water generated during cleaning and development procedures will be collected and contained on Site in 55-gallon drums for future analysis and appropriate disposal.

**Equipment:**

- Appropriate health and safety equipment
- Tubing shears
- Power source (generator)
- Field book
- Well Development Form (Form 3006)
- Well keys
- Graduated pails
- Pump and tubing
- Cleaning supplies (including non-phosphate soap, buckets, brushes, laboratory-supplied distilled/deionized water, tap water, cleaning solvent, aluminum foil, plastic sheeting, etc.)
- Water level meter

### 5.1.3 Well Purging and Stabilization Monitoring (Low-Stress/Low-Flow Method)

The preferred method for groundwater sampling will be the low-stress/low-flow method described below.

- Slowly lower the pump, safety cable, tubing, and electrical lines into the well to the depth specified by the project requirements. The pump intake must be at the midpoint of the well screen to prevent disturbance and resuspension of any sediment in the screen base.
- Before starting the pump, measure the water level again with the pump in the well leaving the water level measuring device in the well when completed.
- Purge the well at 100 to a maximum of 500 milliliters per minute (mL/min). During purging, the water level should be monitored approximately every five minutes, or as appropriate. A steady flow rate should be maintained that results in drawdown of 0.3 feet or less. The rate of pumping should not exceed the natural flow rate conditions of the well. Care should be taken to maintain pump suction and to avoid entrainment of air in the tubing. Record adjustments made to the pumping rates and water levels immediately after each adjustment.
- During the purging of the well, monitor and record the field indicator parameters (pH, temperature, conductivity, oxidation-reduction [redox] reaction potential [ORP], DO, and

turbidity) approximately every five minutes. Stabilization is considered to be achieved when the final groundwater flow rate is achieved, and three consecutive readings for each parameter are within the following limits:

  - pH: 0.1 pH units of the average value of the three readings;
  - Temperature: 3 percent of the average value of the three readings;
  - Conductivity: 0.005 milliSiemens per centimeter (mS/cm) of the average value of the three readings for conductivity <1 mS/cm and 0.01 mS/cm of the average value of the three readings for conductivity >1 mS/cm;
  - ORP: 10 millivolts (mV) of the average value of the three readings;
  - DO: 10 percent of the average value of the three readings; and
  - Turbidity: 10 percent of the average value of the three readings, or a final value of less than 50 NTUs.

- The pump must not be removed from the well between purging and sampling.

### 5.1.4 Sampling Techniques

- If an alternate pump is utilized, the first pump discharge volumes should be discarded to allow the equipment a period of acclimation to the groundwater.
- Samples are collected directly from the pump with the groundwater being discharged directly into the appropriate sample container. Avoid handling the interior of the bottle or bottle cap and don new gloves for each well sampled to avoid contamination of the sample.
- Order of sample collection, as applicable:
  - VOCs
- No sampling equipment components or sample containers should come in contact with aluminum foil, low-density polyethylene, glass, or polytetrafluoroethylene (PTFE or Teflon™) materials, including plumbers tape and sample bottle cap liners with a PTFE layer.
- For low-stress/low-flow sampling, samples should be collected at a flow rate between 100 and 500 mL/min and such that drawdown of the water level within the well does not exceed the maximum allowable drawdown of 0.3 feet.
- The pumping rate used to collect a sample for VOCs should not exceed 100 mL/min. Samples should be transferred directly to the final container of 40-mL glass vials completely full and topped with a Teflon™ cap. Once capped the vial must be inverted and tapped to check for headspace/air presence (bubbles). If air is present, the sample will be discarded, and recollected until free of air.
- All samples must be labeled with:
  - A unique sample number
  - Date and time
  - Parameters to be analyzed
  - Project Reference ID
  - Samplers initials
- Labels should be written in indelible ink and secured to the bottle with clear tape.

**Equipment/Materials:**

- pH meter, conductivity meter, DO meter, ORP meter, nephelometer, and temperature gauge
- Field filtration units (if required)
- Purging/sampling equipment
- Peristaltic Pump
- Water level probe
- Sampling materials (containers, logbook/forms, coolers, and chain of custody [CoC] documents)
- Work Plan
- Health and Safety Plan

**Field Notes:**

- Field notes must document all the events, equipment used, and measurements collected during the sampling activities. Section 2.0 describes the data/recording procedure for field activities.
- The logbook should document the following for each well sampled:
  - Identification of well
  - Well depth
  - Static water level depth and measurement technique
  - Sounded well depth
  - Presence of immiscible layers and detection/collection method
  - Well yield – high or low
  - Purge volume and pumping rate
  - Time well purged
  - Measured field parameters
  - Purge/sampling device used
  - Well sampling sequence
  - Sampling appearance
  - Sample odors
  - Sample volume
  - Types of sample containers and sample identification
  - Preservative(s) used
  - Parameters requested for analysis
  - Field analysis data and method(s)
  - Sample distribution and transporter

- Laboratory shipped to
- CoC number for shipment to laboratory
- Field observations on sampling event
- Name collector(s)
- Climatic conditions including air temperature
- Problems encountered and any deviations made from the established sampling protocol.

Standard log forms for documentation and reporting groundwater purging and sampling events are presented on the Groundwater Sampling Record, Low-Flow Groundwater Sampling Form, and Low-Flow Monitored Natural Attenuation (MNA) Field Sampling Form. Refer to Appendix A for example field forms.

**Groundwater/Decon Fluid Disposal:**

- Groundwater disposal methods will vary on a case-by-case basis but may range from:
  - Off-Site treatment at private treatment/disposal facilities or public-owned treatment facilities
  - On-Site treatment at Facility-operated facilities
  - Direct discharge to the surrounding ground surface, allowing groundwater infiltration to the underlying subsurface regime
- Decontamination fluids should be segregated and collected separately from wash waters/groundwater containers.

## 5.2 SAMPLE HANDLING AND SHIPPING

Sample management is the continuous care given to each sample from the point of collection to receipt at the analytical laboratory. Good sample management ensures that samples are properly recorded, properly labeled, and not lost, broken, or exposed to conditions which may affect the sample's integrity.

All sample submissions must be accompanied with a CoC document to record sample collection and submission. Personnel performing sampling tasks must check the sample preparation and preservation requirements to ensure compliance with the QAPP.

The following sections provide the minimum standards for sample management.

### 5.2.1 Sample Handling

Prior to entering the field area where sampling is to be conducted, especially at sites with defined exclusion zones, the sampler should ensure that all materials necessary to complete the sampling are on hand. If samples must be maintained at a specified temperature after collection, dedicated coolers and ice must be available for use. Conversely, when sampling in cold weather, proper protection of water samples, trip blanks, and field blanks must be considered. Sample preservation will involve pH adjustment, cooling to 4 degrees Celsius (°C), and sample filtration and preservation.

### 5.2.2 Sample Labeling

Samples must be properly labeled immediately upon collection.

Note that the data shown on the sample label is the minimum data required. The sample label data requirements are listed below for clarity.

- Project name
- Sample name/number/unique identifier
- Sampler's initials
- Date of sample collection
- Time of sample collection
- Analysis required
- Preservatives

To ensure that samples are not confused, a clear notation should be made on the container with a permanent marker. If the containers are too soiled for marking, the container can be put into a "zip lock" bag which can then be labeled.

All sample names will be as follows:

- Sample unique identifier: Enter the sample name or number. There should be NO slashes, spaces, or periods in the date.
- Date: Enter the six-digit date when the sample was collected. Note that for one-digit days, months, and/or years, add zeros so that the format is MMDDYY (050210). There should be NO slashes, dashes, or periods in the date.

The Quality Assurance/Quality Control (QA/QC) samples will be numbered consecutively as collected with a sample name, date, and number of samples collected throughout the day (i.e. when multiple QA/QC samples are collected in one day).

Examples of this naming convention are as follows:

| Sample Name: | Comments |
|---|---|
| TB-050202-0001 | TRIP BLANK |
| TB-050202-0002 | TRIP BLANK |
| FD-050202-0001 | FIELD DUPLICATE |
| FD-050202-0002 | FIELD DUPLICATE |

*NOTE: The QA/QC Sample # resets to 0001 EACH DAY, this will avoid having to look back to the previous day for the correct sequential number.*

### 5.2.3 Field Code

The field code will be written in the “Comments” field on the CoC for EVERY sample but will not be a part of the actual sample name. Enter the one/two-character code for type of sample (must be in CAPITALS):

| | |
|---|---|
| N | Normal Field Sample |
| FD | Field Duplicate (note sample number [i.e. 0001] substituted for time) |
| TB | Trip Blank (note sample number [i.e. 0001] substituted for time) |
| EB | Equipment Blank (note sample number [i.e. 0001] substituted for time) |
| FB | Field Blank (note sample number [i.e. 0001] substituted for time) |
| KD | Known Duplicate |
| FS | Field Spike Sample |
| MS | Matrix Spike Sample (note on 'Comments' field of COC – laboratory to spike matrix. |
| MD | Matrix Spike Duplicate Sample (note on 'Comments' field of COC – laboratory to spike matrix. |
| RM | Reference Material |

The sample labeling – both chain and sample bottles must be EXACTLY as detailed above. In addition, the Field Sample Key for each sample collected must be filled out.

### 5.2.4 Packaging

Sample container preparation and packing for shipment should be completed in a well-organized and clean area, free of any potential cross contamination. The following is a list of standard guidelines which must be followed when packing samples for shipment.

- Double bag ice in "Zip Lock" bags.
- Double check to ensure trip and temperature blanks have been included for all shipments containing VOCs, or where otherwise specified in the QAPP.
- Enclose the CoC form in a "Zip Lock" bag.
- Ensure custody seals (two, minimum) are placed on each cooler. Coolers with hinged lids should have both seals placed on the opening edge of the lid. Coolers with "free" lids should have seals placed on opposite diagonal corners of the lid. Place clear tape over custody seals.
- Containers should be wiped clean of all debris/water using paper towels (paper towels must be disposed of with other contaminated materials).
- Clear, wide packing tape should be placed over the sample label for protection.
- Do not bulk pack. Each sample must be individually padded.
- Large glass containers (1 liter and up) require much more space between containers.
- Ice is not a packing material due to the reduction in volume when it melts.

*Note: Never store sterile sample containers in enclosures containing equipment which use any form of fuel or volatile petroleum-based product. When conducting sampling in freezing conditions at sites without a heated storage area (free of potential cross-contaminants), unused trip blanks should be isolated from coolers immediately after receipt. Trip blanks should be double-bagged and kept from freezing.*

### 5.2.5 CoC Records

CoC forms will be completed for all samples collected. The form documents the transfer of sample containers. The CoC record, completed at the time of sampling, will contain, but not be limited to, the

sample number, date and time of sampling, and the name of the sampler. The CoC document will be signed and dated by the sampler when transferring the samples.

Each sample cooler being shipped to the laboratory will contain a CoC form. The cooler will be sealed properly for shipment. The laboratory will maintain a copy for their records. One copy will be returned with the data deliverables package.

The following list provides guidance for the completion and handling of all CoCs:

- CoCs used should be an H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) standard form or supplied by the analytical laboratory.
- CoCs must be completed in black ball point ink only.
- CoCs must be completed neatly using printed text.
- If a simple mistake is made, cross out the error with a single line and initial and date the correction.
- Each separate sample entry must be sequentially numbered.
- If numerous repetitive entries must be made in the same column, place a continuous vertical arrow between the first entry and the next different entry.
- When more than one CoC form is used for a single shipment, each form must be consecutively numbered using the "Page ___ of ___" format.
- If necessary, place additional instructions directly onto the CoC in the Comment Section. Do not enclose separate instructions.
- Include a contact name and phone number on the CoC in case there is a problem with the shipment.
- Before using an acronym on a CoC, define clearly the full interpretation of your designation [i.e., PCBs).

### 5.2.6 Shipment

Prior to the start of the field sampling, the carrier should be contacted to determine if pickup will be at the field Site location. If pick-up is not available at the Site, the nearest pick-up or drop-off location should be determined. Sample shipments must not be left at unsecured drop locations.

Copies of all shipment manifests must be maintained in the field file.

# 6. Field Instruments – Use and Calibration

A significant number of field activities involve usage of electronic instruments to monitor for environmental conditions and health and safety purposes. It is imperative the instruments are used and maintained properly to optimize their performance and minimize the potential for inaccuracies in the data obtained. This section provides guidance on the usage, maintenance, and calibration of electronic field equipment.

- All monitoring equipment will be in proper working order and operated in accordance with manufacturer's recommendations.
- Field personnel will be responsible for ensuring that the equipment is maintained and calibrated in the field in accordance with manufacturer's recommendations.
- Instruments will be operated only by personnel trained in the proper usage and calibration.
- Personnel must be aware of the range of conditions such as temperature and humidity for instrument operation. Usage of instruments in conditions outside these ranges will only proceed with approval of the Project Manager and/or Health and Safety Officer as appropriate.
- Instruments that contain radioactive source material, such as x-ray fluorescence (XRF) analyzers or moisture-density gauges require specific transportation, handling and usage procedures that are generally associated with a license from the Nuclear Regulatory Commission (NRC) or an NRC-Agreement State. Under no circumstance will the operation of such instruments be allowed on the Site unless by properly authorized and trained personnel, using the proper personal dosimetry badges or monitoring instruments.

## 6.1 GENERAL PROCEDURE DISCUSSION

Care must be taken to minimize the potential for the transfer of contaminated materials to the ground or onto other materials. Regardless of the size or nature of the equipment being decontaminated, the process will utilize a series of steps that involve removal of gross material (dirt, grease, oil, etc.), washing with a detergent, and multiple rinsing steps. In lieu of a series of washes and rinse steps, steam cleaning with low-volume, high-pressure equipment (i.e., steam cleaner) is acceptable.

Exploration equipment, and all monitoring equipment in contact with the sampling media must be decontaminated prior to initiating Site activities, in between exploration locations to minimize cross-contamination, and prior to mobilizing off Site after completion of Site work.

The following specific decontamination procedure is recommended for sampling equipment and tools:

- Brush loose soil off equipment;
- Wash equipment with laboratory-grade detergent (i.e., Alconox or equivalent);
- Rinse with tap water;
- Rinse equipment with distilled water;
- Allow water to evaporate before reusing equipment; and
- Wrap equipment in aluminum foil when not being used.

## 6.2 DECONTAMINATION OF MONITORING EQUIPMENT

Because monitoring equipment is difficult to decontaminate, care should be exercised to prevent contamination. Sensitive monitoring instruments should be protected when they are at risk of exposure to contaminants. This may include enclosing them in plastic bags allowing an opening for the sample intake. Ventilation ports should not be covered.

If contamination does occur, decontamination of the equipment will be required; however, immersion in decontamination fluids is not possible. As such, care must be taken to wipe the instruments down with detergent-wetted wipes or sponges, and then with deionized water-wetted wipes or sponges.

## 6.3 DISPOSAL OF WASH SOLUTIONS AND CONTAMINATED EQUIPMENT

All contaminated wash water, rinses, solids, and materials used in the decontamination process that cannot be effectively decontaminated (such as polyethylene sheeting) will be containerized and disposed of in accordance with applicable regulations. All containers will be labeled with an indelible marker as to contents and date of placement in the container, and any appropriate stickers required (such as PCBs). Storage of decontamination wastes on the Site will not exceed 90 days under any circumstances.

**Equipment/Materials:**

Decontamination equipment and solutions are generally selected based on ease of decontamination and disposability.

- Polyethylene sheeting;
- Metal racks to hold equipment;
- Soft-bristle scrub brushes or long-handle brushes for removing gross contamination and scrubbing with wash solutions;
- Large, galvanized wash tubs, stock tanks, or wading pools for wash and rinse solutions;
- Plastic buckets or garden sprayers for rinse solutions;
- Large plastic garbage cans or other similar containers lined with plastic bags can be used to store contaminated clothing; and
- Contaminated liquids and solids should be segregated and containerized in DOT-approved plastic or metal drums, appropriate for off-Site shipping/disposal if necessary.

# 7. Investigation-Derived Waste Disposal

## 7.1 RATIONALE/ASSUMPTIONS

This procedure applies to the disposition of investigation-derived waste (IDW), including groundwater. IDW is dealt with the following "Best Management Practices" and is not considered a listed waste due to the lack of generator knowledge concerning chemical source, chemical origin, and timing of chemical introduction to the subsurface.

Consequently, waste sampling and characterization is performed to determine if the wastes exhibit a characteristic of hazardous waste. The disposal of purged groundwater will be reviewed on a case-by-case basis prior to initiation of field activities. Two scenarios typically exist:

- When no information is available in the area of activity or investigation, and impacted media/soils are identified. Activities such as new construction and /or maintenance below grade may encounter environmental conditions that were unknown.
- Disposal Required/Containerization Required – When sufficient Site information regarding the investigative Site conditions warrant that all materials handled will be contained and disposed.

If a known listed hazardous and/or characteristically hazardous waste/contaminated environmental media is being handled, then handling must be performed in accordance with Resource Conservation and Recovery Act (RCRA) Subtitle C (reference 2, Part V, Section 1[a],[b],[c]).

The following outlines the waste characterization procedures to be employed when IDW disposal is required.

The following procedure describes the techniques for characterization of IDW for disposal purposes. IDW may consist of soil cuttings (augering, boring, well installation soils, and test pit soils), rock core or rock flour (from coring, reaming operations), groundwater (from well development, purging, and sampling activities), decontamination fluids, PPE, and disposal equipment (DE).

## 7.2 PROCEDURE

The procedures for handling and characterization of field activity-generated wastes are:

A.) Groundwater – purging, and sampling groundwater, which requires disposal, will be contained.

- Containment may be performed in 55-gallon drums, tanks suitable for temporary storage (i.e., Nalgene tanks 500 to 1,000 gallons) or if large volumes of groundwater are anticipated, tanker trailer (5,000 to 10,000 gallons ±), or drilling "Frac" tanks may be utilized (20,000 gallons ±). In all cases, the container/tank used for groundwater storage must be clean before use such that cross contamination does not occur.

B.) Decon Waters/Decon Fluids – Decon waters and/or fluids will be segregated, contained, and disposed accordingly.

- Decon waters may be disposed of with the containerized groundwater once analytical results have been acquired.

C.) PPE/DE – A number of disposal options exist for spent PPE/DE generated from investigation tasks. The options typically employed are:

- Immediately disposed of within on-Site dumpster/municipal trash.
- If known to be contaminated with RCRA hazardous waste, dispose of off Site at an RCRA Subtitle C facility.
- Spent Solvent/Acid Rinses – The need for sampling must be determined in consultation with the waste management organization handling the materials. If known that only the solvent and/or acids are present, then direct disposal/treatment using media-specific options may be possible without sampling (i.e., incineration).
- PPE/DE – Typically not sampled and included with the disposal of the solid wastes.

**Equipment/Materials:**

- Sample spoons, trier, auger,
- Sample mixing bowl,
- Sampling bailer, or pump, and
- Sample glassware.

# 8. References


1. American Public Works Association, April 1999, Uniform Color Code (http://www.apwa.net/).
2. ASTM 4750 Test Method for Determining Subsurface Liquid Levels in a Borehole or Monitoring Well (Observation Well).
3. ASTM D4448: Standard Guide for Sampling Groundwater Wells.
4. ASTM D4696: Guide for Pore-liquid Sampling from the Vadose Zone.
5. ASTM D5088 - Practice for Decontamination of Field Equipment Used at Non-Radioactive Waste Sites.
6. ASTM D5474: Guide for Selection of Data Elements for Groundwater Investigations.
7. ASTM D5903: Guide for Planning and Preparing for a Groundwater Sampling Event.
8. ASTM D5979: Guide for Conceptualization and Characterization of Groundwater Systems.
9. ASTM D6000: Guide for Presentation of Water Level Information from Ground Water Sites.
10. ASTM D6001: Standard Guide for Direct Push Water Sampling for Geo-environmental Investigations.
11. Geotechnical Gauge, Manufactured by W.F. McCollough, Beltsville, MD.
12. New York State Department of Health (NYSDOH), 2006. Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York. October.
13. New York State Code Rule 753.
14. New York State Department of Environmental Conservation, 2023. Division of Environmental Remediation, Sampling, Analysis and Assessment of Per- and Polyfluoroalkyl Substances (PFAS) under NYSDEC Part 375 Remedial Program, April.
15. New York State Department of Environmental Conservation, 2021b. Technical Guidance for Site Investigation and Remediation, DER-10, 3 May.
16. Sand Grading Chart, by Geological Specialty Company, Northport, Alabama.
17. The Occupational Safety and Health Administration's (OSHA) Excavation and Trenching Standard Title 29 of the Code of Federal Regulation (CFR) Part 1926.650.
18. USEPA, 1987. A Compendium of Superfund Field Operations Methods, EPA/540/P-87/001.
19. USEPA, 1988. Guidance for Conducting Remedial Investigations and Feasibility Studies Under CERCLA, OSWER-9950.1.

20. USEPA, 1992. CERCLA Guidance (Options Relevant to RCRA Facilities): Guide to Management of Investigation - Derived Wastes, January.

21. USEPA: Low-flow (Minimal Drawdown) Groundwater Sampling Procedures (EPA/540/S-95/504).

22. USEPA Office of Solid Waste - SW846 Chapter 9 Sampling Plan, Chapter 10 Sampling Methods (September 1986). USEPA (1986), RCRA Ground-Water Monitoring Technical Enforcement Guidance Document, OSWER-9950.1.

23. USEPA RCRA – Groundwater Monitoring: Draft Technical guidance (EPA/530 R 93 001).

24. USEPA RCRA – Guidance and Policies: Management of Remediation Waste Under RCRA (October 1998).

25. USEPA RCRA – Management of Contaminated Media (October 1998).

FIGURE


**LEGEND**

SITE BOUNDARY

MONITORING WELL

**NOTES**

1. ALL LOCATIONS ARE APPROXIMATE.
2. AERIAL IMAGERY SOURCE: ESRI
3. DEPTH TO GROUNDWATER MEASUREMENTS RECORDED ON 6 DECEMBER 2024.

N

0 20 40

SCALE IN FEET

HALEY ALDRICH

89-91 GERRY STREET
BROOKLYN, NEW YORK

# POST-REMEDIAL GROUNDWATER MONITORING WELL LOCATION MAP

DECEMBER 2024

FIGURE 1

GIS FILE PATH: C:\Users\hwachholz\Documents\working\135597\GIS\Maps\2020_10\135597_002_0002_SITE_PLAN.mxd — USER: hwachholz — LAST SAVED: 12/31/2020 1:47:52 PM

# APPENDIX A
# Field Forms

# EQUIPMENT CALIBRATION LOG

**Project:** _____

**Location:** _____

**Model Name:** _____

**Model Number:** _____ **Serial Number:** _____

**Cal. Standards:** _____

_____

_____

**Instruments will be calibrated in accordance with manufacturer's recommendations at least once per day.**

| Date | Time | Calibration Satandard Solution | Calibration Result | Calibrated by |
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**Other Comments:** _____

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Groundwater Purge/Sample Log

# LOW-FLOW GROUNDWATER SAMPLING RECORD

| | | | |
|---|---|---|---|
| **PROJECT** | | **H&A FILE NO.** | |
| **LOCATION** | | **PROJECT MGR.** | |
| **CLIENT** | | **FIELD REP** | |
| **CONTRACTOR** | | **DATE** | |

## GROUNDWATER SAMPLING INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| **Well ID:** | | **Well Volume:** | | **Start Time:** | |
| **Well Depth:** | | **Equipment:** | | **Sample Time:** | |
| **Depth to Water:** | | | | | |

| Time | Volume purged, gallons | Temp, C (+/-3%) | Conductivity, us/cm (+/- 3%) | Dissolved Oxygen, mg/L (+/- 10%) | pH (+/-0.1) | ORP/eH, mv (+/-10mv) | Turbidity, NTU (<5 NTU) | Depth to Water (ft) |
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# Synoptic Water Level Measurement Log

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| **PROJECT** | |
| **LOCATION** | |
| **CLIENT** | |
| **H&A FILE NO.** | |
| **PROJECT MANAGER** | |
| **FIELD REP.** | |
| **GAUGING DATE** | |
| **WEATHER** | |

| MONITORING WELL ID | TIME | DEPTH TO WATER (FT BELOW TOC) | TOP OF CASING (FT) | GROUNDWATER ELEVATION (FT) |
|---|---|---|---|---|
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**Comments:**

1. Monitoring wells "X" through "X" were surveyed by "Insert Name of Surveyor" on "Day Month Year"
2. Wells were gauged on "Day Month Year"
3. Elevation refers to the North American Vertical Datum of 1988 (NAVD88).
4. All dimensions are in US survey feet.

HALEY ALDRICH

# SAMPLE IDENTIFICATION KEY



**PROJECT** _____ **H&A FILE NO.** _____

**LOCATION** _____ **PROJECT MGR.** _____

**CLIENT** _____

**CONTRACTOR** _____

| Sample ID | Parent Sample ID | Location ID | Sample Date | Sample Time (military) | Sample Type Code | Filtered (Water Only T/D/N) | Composite Y/N | Soil Type | Depth To Top Of Sample | Depth To Bottom Of Sample | C.O.C. Number | Notes | Collected By |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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Notes:

Common Sample Type Codes:

| | | | | | |
|---|---|---|---|---|---|
| N Normal Environmental Samp | WG Groundwater | WS Surface Water | SO Soil | GS Soil Gas | SE Sediment |
| WQ Water for Quality Control | FD Field Duplicate | EB Equipment Blank | TB Trip Blank | MS Matris Spike | MSD Matrix Spike Duplicate |

see Memorandum dated 08/08/05 from Melanie Satanek "Sample Labeling for Submission to Analytical Laboratory" for less common codes

# DAILY FIELD REPORT

Page of

| | | | |
|---|---|---|---|
| Project | | Report No. | |
| Location | | Date | |
| Client | | Page | of |
| Contractor | | File No. | |
| Weather | | Temperature | |

| Field Representative(s) | Time on site | Report/Travel/Other | Total hours |
|---|---|---|---|
| | | | |
| | | | |

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# QUALITY ASSURANCE PROJECT PLAN
# FORMER JUST4WHEELS SITE
# 91 GERRY STREET
# BROOKLYN, NEW YORK

by
H & A of New York Engineering and Geology, LLP
New York, New York

for
Gerry Gardens LLC
Brooklyn, New York

File No. 0135597
February 2025

## Executive Summary

This Quality Assurance Project Plan (QAPP) outlines the scope of the quality assurance and quality control (QA/QC) activities associated with the site monitoring activities associated with the Site Management Plan (SMP) for the Former Just4Wheels Brownfield Cleanup Program (BCP) site at 91 Gerry Street in Brooklyn, New York (Site).

Protocols for sample collection, sample handling and storage, chain-of-custody procedures, and laboratory and field analyses are described herein or specifically referenced to related project documents.

## Table of Contents

## Table of Contents

## Table of Contents

## List of Tables



## List of Figures

# 1. Project Description

This Quality Assurance Project Plan (QAPP) has been prepared as a component of the Site Management Plan (SMP) for the Former Just4Wheels Site, designated as Brownfield Cleanup Program (BCP) Site No. C224321, located at 91 Gerry Street in Brooklyn, New York (the "Site").

## 1.1 PROJECT OBJECTIVES

The primary objective for data collection activities is to collect sufficient data necessary to confirm the results of the previous site characterization activities, potentially identify an on-site source, and to determine a course for remedial action. In addition, a qualitative exposure assessment will be conducted and will consider the nature of populations currently exposed or that have the potential to be exposed to Site-related contaminants both on- and off-site, along with describing the reasonably anticipated future land use of the site and affected off-site areas.

## 1.2 SITE DESCRIPTION AND HISTORY

The general Site description and Site history are provided in the Site Description and History Summary that accompanies the SMP for the Site and incorporated herein by reference.

## 1.3 LABORATORY PARAMETERS

The laboratory parameters for groundwater include:

- Target Compound List (TCL) volatile organic compounds (VOCs), chlorinated list only, using U.S. Environmental Protection Agency (USEPA) Method 8260D.

During the collection of groundwater samples, pH, specific conductivity, temperature, dissolved oxygen (DO), and oxidation/reduction potential (ORP) will be measured until stabilized.

## 1.4 SAMPLING LOCATIONS

The SMP provides the locations of groundwater monitoring well locations that may be sampled as part of implementation of the remedy. The post-remedial groundwater monitoring well locations are included as Figure 1.

# 2. Project Organization and Responsibilities

This section defines the roles and responsibilities of the individuals who will perform the SMP monitoring activities. A New York State Department of Health (NYSDOH)-certified analytical laboratory will perform the analyses of environmental samples collected at the Site. Pace Analytical of Westborough, Massachusetts (Pace) is an NYSDOH Environmental Laboratory Approval Program (ELAP)-certified laboratory (ELAP No. 11148) and will be responsible for analyzing the samples as per the analyses and methods identified in this QAPP.

## 2.1 MANAGEMENT RESPONSIBILITIES

The Project Manager, Suzanne M. Bell, is responsible for managing the implementation of the SMP and monitoring and coordinating the collection of data. The Project Manager is responsible for technical quality control and project oversight. The Project Manager responsibilities include the following:

- Acquire and apply technical and corporate resources as needed to ensure performance within budget and schedule restraints;
- Review work performed to ensure quality, responsiveness, and timelines;
- Communicate with the client point of contact concerning the progress of the monitoring activities;
- Assure corrective actions are taken for deficiencies cited during audits of SMP monitoring activities; and
- Overall Site health and safety plan compliance.

## 2.2 QUALITY ASSURANCE RESPONSIBILITIES

The Quality Assurance (QA) team will consist of a QA Officer and the Data Validation staff. QA responsibilities are described as follows:

### 2.2.1 Quality Assurance Officer

The QA Officer, Katherine Miller, reports directly to the Project Manager and will be responsible for overseeing the review of field and laboratory data. Additional responsibilities include the following:

- Assure the application and effectiveness of the QAPP by the analytical laboratory and the project staff;
- Provide input to the Project Manager as to corrective actions that may be required as a result of the above-mentioned evaluations;
- Prepare and/or review data validation and audit reports.

The QA Officer will be assisted by the data validation staff in the evaluation and validation of field and laboratory-generated data.

### 2.2.2 Data Validation Staff

The data validation staff, Gabrielle Davis, will be independent of the laboratory and familiar with the analytical procedures performed. The validation will include a review of each validation criterion as prescribed by the guidelines presented in Section 9.2 of this document and be presented in a Data Usability Summary Report (DUSR) for submittal to the QA Officer.

## 2.3 LABORATORY RESPONSIBILITIES

Laboratory services in support of the SMP monitoring include the following personnel:

### 2.3.1 Laboratory Project Manager

The Laboratory Project Manager will report directly to the QA Officer and Project Manager and will be responsible for ensuring all resources of the laboratory are available on an as-required basis. The Laboratory Project Manager will also be responsible for the approval of the final analytical reports.

### 2.3.2 Laboratory Operations Manager

The Laboratory Operations Manager will report to the Laboratory Project Manager and will be responsible for coordinating laboratory analysis, supervising in-house chain-of-custody reports, scheduling sample analyses, overseeing data review, and overseeing preparation of analytical reports.

### 2.3.3 Laboratory QA Officer

The Laboratory QA Officer will have sole responsibility for review and validation of the analytical laboratory data. The Laboratory QA Officer will provide Case Narrative descriptions of any data quality issues encountered during the analyses conducted by the laboratory. The QA Officer will also define appropriate QA procedures, overseeing QA/quality control (QC) documentation.

### 2.3.4 Laboratory Sample Custodian

The Laboratory Sample Custodian will report to the Laboratory Operations Manager and will be responsible for the following:

- Receive and inspect the incoming sample containers;
- Record the condition of the incoming sample containers;
- Sign appropriate documents;
- Verify chain-of-custody and its correctness;
- Notify the Project Manager and Operations Manager of sample receipt and inspection;
- Assign a unique identification number and enter each into the sample receiving log;
- Initiate transfer of samples to laboratory analytical sections; and
- Control and monitor access/storage of samples and extracts.

### 2.3.5 Laboratory Technical Personnel

The laboratory technical staff will have the primary responsibility for the performance of sample analysis and the execution of the QA procedures developed to determine the data quality. These activities will

include the proper preparation and analysis of the project samples in accordance with the laboratory's Quality Assurance Manual (QAM) and associated Standard Operating Procedures (SOP).

## 2.4 FIELD RESPONSIBILITIES

### 2.4.1 Field Coordinator

The Field Coordinator is responsible for the overall operation of the field team and reports directly to the Project Manager. The Field Coordinator works with the project Health & Safety Officer (HSO) to conduct operations in compliance with the project Health & Safety Plan (HASP). The Field Coordinator will facilitate communication and coordinate efforts between the Project Manager and the field team members.

Other responsibilities include the following:

- Develop and implement field-related work plans, ensuring schedule compliance, and adhering to management-developed project requirements;
- Coordinate and manage field staff;
- Perform field system audits;
- Oversee quality control for technical data provided by the field staff;
- Prepare and approve text and graphics required for field team efforts;
- Coordinate and oversee technical efforts of subcontractors assisting the field team;
- Identify problems in the field; resolve difficulties in consultation with the Project QA Officer, and Project Manager; implement and document corrective action procedures; and,
- Participate in preparation of the final reports.

### 2.4.2 Field Team Personnel

Field Team Personnel will be responsible for the following:

- Perform field activities as detailed in the SMP and in compliance with the Field Sampling Plan (FSP) provided in the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Investigation Work Plan (RIWP) and QAPP.
- Immediately report any accidents and/or unsafe conditions to the Site Health & Safety Officer and take reasonable precautions to prevent injury.

# 3. Sampling Procedures

The FSP in the NYSDEC-approved RIWP provides the SOPs for sampling required by the SMP. Sampling will be conducted in general accordance with the NYSDEC Technical Guidance for Site Investigation and Remediation (Division of Environmental Remediation [DER]-10).

## 3.1 SAMPLE CONTAINERS

Sample containers for each sampling task will be provided by the laboratory performing the analysis. The containers will be cleaned by the manufacturer to meet or exceed the analyte specifications established in the USEPA "Specifications and Guidance for Obtaining Contaminant-Free Sample Containers," April 1992, OSWER Directive #9240.0-0.5A. Certificates of analysis for each lot of sample containers used will be maintained by the laboratory.

The appropriate sample containers, preservation method, maximum holding times, and handling requirements for each sampling task are provided in Table I.

## 3.2 SAMPLE LABELING

Each sample will be labeled with a unique sample identifier that will facilitate tracking and cross-referencing of sample information. Equipment rinse blank and field duplicate samples also will be numbered with a unique sample identifier to prevent analytical bias of field QC samples.

Refer to the FSP in the NYSDEC-approved RIWP for the sample labeling procedures.

## 3.3 DECONTAMINATION PROCEDURES

Each groundwater sample will be collected with dedicated sampling equipment. Refer to the FSP in the NYSDEC-approved RIWP for the decontamination procedures.

## 3.4 FIELD QC SAMPLE COLLECTION

### 3.4.1 Field Duplicate Sample Collection

#### *3.4.1.1 Water Samples*

Field duplicate samples will be collected by filling the first sample container to the proper level and sealing and then repeated for the second set of sample containers.

1. The samples are properly labeled as specified in Section 3.2.
2. Steps 1 through 4 are repeated for the bottles for each analysis. The samples are collected in order of decreasing analyte volatility as detailed in Section 3.3.1.
3. Chain-of-custody documents are executed.
4. The samples will be handled as specified in Table I.

# 4. Custody Procedures

Sample custody is addressed in three parts: field sample collection, laboratory analysis, and final project files. Custody of a sample begins when it is collected by or transferred to an individual and ends when that individual relinquishes or disposes of the sample.

A sample is under custody if:

1. The item is in actual possession of a person;
2. The item is in the view of the person after being in actual possession of the person;
3. The item was in actual possession and subsequently stored to prevent tampering; or
4. The item is in a designated and identified secure area.

## 4.1 FIELD CUSTODY PROCEDURES

Field personnel will keep written records of field activities on applicable preprinted field forms or in a bound field notebook to record data collecting activities. These records will be written legibly in ink and will contain pertinent field data and observations. Entry errors or changes will be crossed out with a single line, dated, and initialed by the person making the correction. Field forms and notebooks will be periodically reviewed by the Field Coordinator.

The beginning of each entry in the logbook or preprinted field form will contain the following information:

- Date;
- Start time;
- Weather;
- Names of field personnel (including subcontractors);
- Level of personal protection used at the Site; and
- Names of all visitors and the purpose of their visit.

For each measurement and sample collected, the following information will be recorded:

- Detailed description of sample location;
- Equipment used to collect sample or take measurements and the date equipment was calibrated;
- Time sample was collected;
- Description of the sample conditions;
- Depth sample was collected (if applicable);
- Volume and number of containers filled with the sample; and,
- Sampler's identification.

### 4.1.1 Field Procedures

The following procedure describes the process to maintain the integrity of the samples:

- Upon collection samples are placed in the proper containers. In general, samples collected for organic analysis will be placed in pre-cleaned glass containers and samples collected for inorganic analysis will be placed in pre-cleaned plastic (polyethylene) bottles. Refer to the FSP for sample packaging procedures.

- Samples will be assigned a unique sample number and will be affixed to a sample label. Refer to the FSP for sample labeling procedures.

- Samples will be properly and appropriately preserved by field personnel in order to minimize loss of the constituent(s) of interest due to physical, chemical, or biological mechanisms.

- Appropriate volumes will be collected to ensure that the appropriate reporting limits can be successfully achieved and that the required QC sample analyses can be performed.

### 4.1.2 Transfer of Custody and Shipment Procedures

- A chain-of-custody record will be completed at the time of sample collection and will accompany each shipment of project samples to the laboratory. The field personnel collecting the samples will be responsible for the custody of the samples until the samples are relinquished to the laboratory. Sample transfer will require the individuals relinquishing and receiving the samples to sign, date and note the time of sample transfer on the chain-of-custody record.

- Samples will be shipped or delivered in a timely fashion to the laboratory so that holding times and/or analysis times as prescribed by the methodology can be met.

- Samples will be transported in containers (coolers) which will maintain the refrigeration temperature for those parameters for which refrigeration is required in the prescribed preservation protocols.

- Samples will be placed in an upright position and limited to one layer of samples per cooler. Additional bubble wrap or packaging material will be added to fill the cooler. Shipping containers will be secured with strapping tape and custody tape for shipment to the laboratory.

- When samples are split with the NYSDEC representatives, a separate chain-of-custody will be prepared and marked to indicate with whom the samples are shared. The person relinquishing the samples will require the representative's signature acknowledging sample receipt.

- If samples are sent by a commercial carrier, a bill of lading will be used. A copy of the bill of lading will be retained as part of the permanent record. Commercial carriers will not sign the custody record as long as the custody record is sealed inside the sample cooler and the custody tape remains intact.

- Samples will be picked up by a laboratory courier or transported to the laboratory the same day they are collected unless collected on a weekend or holiday. In these cases, the samples will be stored in a secure location until delivery to the laboratory. Additional ice will be added to the cooler as needed to maintain proper preservation temperatures.

## 4.2 LABORATORY CHAIN-OF-CUSTODY PROCEDURES

A sample custodian will be designated by the laboratory and will have the responsibility to receive all incoming samples. Once received, the custodian will document if the sample is received in good condition (i.e., unbroken, cooled, etc.) and that the associated paperwork, such as chain-of-custody forms, has been completed. The custodian will sign the chain-of-custody forms.

The custodian will also document if sufficient sample volume has been received to complete the analytical program. The sample custodian will then place the samples into secure, limited-access storage (refrigerated storage, if required). The sample custodian will assign a unique number to each incoming sample for use in the laboratory. The unique number will then be entered into the sample-receiving log with the verified time and date of receipt also noted.

Consistent with the analyses requested on the chain-of-custody form, analyses by the laboratory's analysts will begin in accordance with the appropriate methodologies. Samples will be removed from secure storage with internal chain-of-custody sign-out procedures followed.

## 4.3 STORAGE OF SAMPLES

Empty sample bottles will be returned to secure and limited access storage after the available volume has been consumed by the analysis. Upon completion of the entire analytical work effort, samples will be disposed of by the sample custodian. The length of time that samples are held will be at least 30 days after reports have been submitted. Disposal of remaining samples will be completed in compliance with all federal, state, and local requirements.

## 4.4 FINAL PROJECT FILES CUSTODY PROCEDURES

The final project files will be the central repository for all documents with information relevant to sampling and analysis activities as described in this QAPP. The H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) Project Manager will be the custodian of the project file. The project files including all relevant records, reports, logs, field notebooks, pictures, subcontractor reports and data reviews will be maintained in a secured, limited-access area and under custody of the Project Director or his designee.

The final project file will include the following:

- Project plans and drawings;
- Field data records;
- Sample identification documents and soil boring/monitoring well logs;
- All chain-of-custody documentation;
- Correspondence;
- References, literature;
- Laboratory data deliverables;

- Data validation and assessment reports;
- Progress reports, QA reports; and
- Final report.

The laboratory will be responsible for maintaining analytical logbooks, laboratory data, and sample chain-of-custody documents. Raw laboratory data files and copies of hard copy reports will be inventoried and maintained by the laboratory for a period of six years at which time the laboratory will contact the Haley & Aldrich of New York Project Manager regarding the disposition of the project-related files.

# 5. Calibration Procedures and Frequency

## 5.1 FIELD INSTRUMENT CALIBRATION PROCEDURES

Several field instruments will be used for both on-site screening of samples and for health and safety monitoring, as described in the Construction Health and Safety Plan (CHASP). On-Site air monitoring for health and safety purposes may be accomplished using a vapor detection device, such as a photoionization detector (PID).

Field instruments will be calibrated at the beginning of each day and checked during field activities to verify performance. Instrument-specific calibration procedures will be performed in accordance with the instrument manufacturer's requirements.

## 5.2 LABORATORY INSTRUMENT CALIBRATION PROCEDURES

Reference materials of known purity and quality will be utilized for the analysis of environmental samples. The laboratory will carefully monitor the preparation and use of reference materials including solutions, standards, and reagents through well-documented procedures.

All solid chemicals and acids/bases used by the laboratory will be rated as "reagent grade" or better. All gases will be "high" purity or better. All Standard Reference Materials (SRMs) or Performance Evaluation (PE) materials will be obtained from approved vendors of the National Institute of Standards and Technology (NIST; formerly National Bureau of Standards), the USEPA Environmental Monitoring Support Laboratories (EMSL), or reliable Cooperative Research and Development Agreement (CRADA) certified commercial sources.

# 6. Analytical Procedures

Analytical procedures to be utilized for the analysis of environmental samples will be based on referenced USEPA analytical protocols and/or project-specific SOP.

## 6.1 FIELD ANALYTICAL PROCEDURES

Field analytical procedures include the measurement of pH, temperature, ORP, DO, and specific conductivity during sampling of groundwater.

## 6.2 LABORATORY ANALYTICAL PROCEDURES

Laboratory analyses will be based on the USEPA methodology requirements promulgated in:

- "Test Methods for Evaluating Solid Waste," SW-846 EPA, Office of Solid Waste, and promulgated updates, 1986.

### 6.2.1 List of Project Target Compounds and Laboratory Detection Limits

The laboratory reporting limits (RLs) and associated method detection limits (MDLs) for the target analytes and compounds for the environmental media to be analyzed are presented in Table I. MDLs have been experimentally determined by the project laboratory using the method provided in 40 CFR, Part 136 Appendix B.

Laboratory parameters for groundwater samples are listed in the SMP. Laboratory parameters for disposal samples will be determined by the disposal facility after an approved facility has been determined.

### 6.2.2 List of Method-Specific QC Criteria

The laboratory SOPs include a section that presents the minimum QC requirements for the project analyses. Section 7.0 references the frequency of the associated QC samples for each sampling effort and matrix.

# 7. Internal Quality Control Checks

This section presents the internal quality control checks that will be employed for field and laboratory measurements.

## 7.1 FIELD QUALITY CONTROL

### 7.1.1 Field Blanks

Internal quality control checks will include analysis of field blanks to validate equipment cleanliness. Whenever possible, dedicated equipment will be employed to reduce the possibility of cross-contamination of samples.

### 7.1.2 Trip Blanks

Trip blanks samples will be prepared by the project laboratory using ASTM International (ASTM) Type II or equivalent water placed within pre-cleaned 40 milliliter (mL) VOC vials equipped with Teflon septa. Trip blanks will accompany each sample delivery group (SDG) of environmental samples collected for analysis of VOCs.

Trip blank samples will be placed in each cooler that stores and transports project samples that are to be analyzed for VOCs.

## 7.2 LABORATORY PROCEDURES

Procedures which contribute to maintenance of overall laboratory QA/QC include appropriately cleaned sample containers, proper sample identification and logging, applicable sample preservation, storage, and analysis within prescribed holding times, and use of controlled materials.

### 7.2.1 Field Duplicate Samples

The precision or reproducibility of the data generated will be monitored through the use of field duplicate samples. Field duplicate analysis will be performed at a frequency of one in 20 project samples.

Precision will be measured in terms of the absolute value of the relative percent difference (RPD) as expressed by the following equation:

$$RPD = [|R1-R2|/[(R1+R2)/2]] \; X \; 100\%$$

Acceptance criteria for duplicate analyses performed on solid matrices will be 100 percent and aqueous matrices will be 35 percent. RPD values outside these limits will require an evaluation of the sampling and/or analysis procedures by the project QA Officer and/or laboratory QA Director. Corrective actions may include re-analysis of additional sample aliquots and/or qualification of the data for use.

### 7.2.2 Matrix Spike Samples

Ten percent of each project sample matrix for each analytical method performed will be spiked with known concentrations of the specific target compounds/analytes.

The amount of the compound recovered from the sample compared to the amount added will be expressed as a percent recovery. The percent recovery of an analyte is an indication of the accuracy of an analysis within the site-specific sample matrix. Percent recovery will be calculated for MS/MSD using the following equation.

$$\%\ Recovery = \frac{Spiked\ Sample - Background}{Known\ Value\ of\ Spike} x100\%$$

If the quality control value falls outside the control limits (UCL or LCL) due to sample matrix effects, the results will be reported with appropriate data qualifiers. To determine the effect a non-compliant MS recovery has on the reported results, the recovery data will be evaluated as part of the validation process.

### 7.2.3 Laboratory Control Sample (LCS) Analyses

The laboratory will perform LCS analyses prepared from Standard Reference Materials (SRMs). The SRMs will be supplied from an independent manufacturer and traceable to NIST materials with known concentrations of each target analyte to be determined by the analytical methods performed. In cases where an independently supplied SRM is not available, the LCS may be prepared by the laboratory from a reagent lot other than that used for instrument calibration.

The laboratory will evaluate LCS analyses in terms of percent recovery using the most recent laboratory-generated control limits.

LCS recoveries that do not meet acceptance criteria will be deemed invalid. Analysis of project samples will cease until an acceptable LCS analysis has been performed. If sample analysis is performed in association with an out-of-control LCS sample analysis, the data will be deemed invalid.

Corrective actions will be initiated by the Haley & Aldrich of New York QA Officer and/or Laboratory QA Officer to investigate the problem. After the problem has been identified and corrected, the solution will be noted in the instrument run logbook and re-analysis of project samples will be performed, if possible.

The analytical anomaly will be noted in the SDG Case Narrative and reviewed by the data validator. The data validator will confirm that appropriate corrective actions were implemented and recommend the applicable use of the affected data.

### 7.2.4 Surrogate Compound/Internal Standard Recoveries

For VOCs, surrogates will be added to each sample prior to analysis to establish purge and trap efficiency. Quantitation will be accomplished via internal standardization techniques.

The recovery of surrogate compounds and internal standards will be monitored by laboratory personnel to assess possible site-specific matrix effects on instrument performance.

For semi-volatile organics analyses, surrogates will be added to the raw sample to assess extraction efficiency. Internal standards will be added to all sample extracts and instrument calibration standard immediately before analysis for quantitation via internal standardization techniques.

Method-specific QC limits are provided in the attached laboratory method SOPs. Surrogate compound/internal standard recoveries that do not fall within accepted QC limits for the analytical methodology performed will have the analytical results flagged with data qualifiers as appropriate by the laboratory and will not be noted in the laboratory report Case Narrative.

To ascertain the effect non-compliant surrogate compound/internal standard recoveries may have on the reported results, the recovery data will be evaluated as part of the validation process. The data validator will provide recommendations for corrective actions including but not limited to additional data qualification.

### 7.2.5 Calibration Verification Standards

Calibration verification (CV) standards will be utilized to confirm instrument calibrations and performance throughout the analytical process. CV standards will be prepared as prescribed by the respective analytical protocols. Continuing calibration will be verified by compliance with method-specific criteria prior to additional analysis of project samples.

Non-compliant analysis of CV standards will require immediate corrective action by the project laboratory QA officer and/or designated personnel. Corrective action may include re-analysis of each affected project sample, a detailed description of the problem, the corrective action undertaken, the person who performed the action, and the resolution of the problem.

### 7.2.6 Laboratory Method Blank Analyses

Method blank sample analysis will be performed as part of each analytical batch for each methodology performed. If target compounds are detected in the method blank samples, the reported results will be flagged by the laboratory in accordance with standard operating procedures. The data validator will provide recommendations for corrective actions including but not limited to additional data qualification.

# 8. Data Quality Objectives

Sampling that will be performed as described in the SMP is designed to produce data of the quality necessary to achieve the minimum standard requirements of the field and laboratory analytical objectives described below. These data are being obtained with the primary objective to assess levels of contaminants of concern associated with the Site.

The overall project data quality objective (DQO) is to implement procedures for field data collection, sample collection, handling, and laboratory analysis and reporting that achieve the project objectives. The following section is a general discussion of the criteria that will be used to measure achievement of the project DQO.

## 8.1 PRECISION

### 8.1.1 Definition

Precision is defined as a quantitative measure of the degree to which two or more measurements are in agreement. Precision will be determined by collecting and analyzing field duplicate samples and by creating and analyzing laboratory duplicates from one or more of the field samples. The overall precision of measurement data is a mixture of sampling and analytical factors. The analytical results from the field duplicate samples will provide data on sampling precision. The results from duplicate samples created by the laboratory will provide data on analytical precision. The measurement of precision will be stated in terms of RPD.

### 8.1.2 Field Precision Sample Objectives

Field precision will be assessed through collection and measurement of field duplicate samples at a rate of one duplicate per 20 investigative samples. The RPD criteria for the project field duplicate samples will be +/- 100% for soil, +/- 35 % for groundwater for parameters of analysis detected at concentrations greater than five times the laboratory RL.

### 8.1.3 Laboratory Precision Sample Objectives

Laboratory precision will be assessed through the analysis of laboratory control and laboratory control duplicate samples (LCS/LCSD) and matrix spike and matrix spike duplicate (MS/MSD) samples for groundwater and soil samples and the analysis of laboratory duplicate samples for air and soil vapor samples. Air and soil vapor laboratory duplicate sample analyses will be performed by analyzing the same SUMMA canister twice. The RPD criteria for the air/soil vapor laboratory duplicate samples will be +/- 35 % for parameters of analysis detected at concentrations greater than five times the laboratory RL.

## 8.2 ACCURACY

### 8.2.1 Definition

Accuracy relates to the bias in a measurement system. Bias is the difference between the observed and the "true" value. Sources of error are the sampling process, field contamination, preservation techniques, sample handling, sample matrix, sample preparation, and analytical procedure limitations.

### 8.2.2 Field Accuracy Objectives

Sampling bias will be assessed by evaluating the results of field equipment rinse and trip blanks. Equipment rinse and trip blanks will be collected as appropriate based on sampling and analytical methods for each sampling effort.

If non-dedicated sampling equipment is used, equipment rinse blanks will be collected by passing ASTM Type II water over and/or through the respective sampling equipment utilized during each sampling effort. One equipment rinse blank will be collected for each type of non-dedicated sampling equipment used for the sampling effort. Equipment rinse blanks will be analyzed for each target parameter for the respective sampling effort for which environmental media have been collected. (Note: If dedicated or disposable sampling equipment is used, equipment rinse samples will not be collected as part of that field effort.)

Trip blank samples will be prepared by the laboratory and provided with each shipping container that includes containers for the collection of groundwater samples for the analysis of VOC. Trip blank samples will be analyzed for each VOC for which groundwater samples have been collected for analysis.

## 8.3 LABORATORY ACCURACY OBJECTIVES

Analytical bias will be assessed through the use of LCS and Site-specific MS sample analyses. LCS analyses will be performed with each analytical batch of project samples to determine the accuracy of the analytical system.

One set of MS/MSD analyses will be performed with each batch of 20 project samples collected for analysis to assess the accuracy of the identification and quantification of analytes within the Site-specific sample matrices. Additional sample volume will be collected at sample locations selected for the preparation of MS/MSD samples so that the standard laboratory RLs are achieved.

The accuracy of analyses that include a sample extraction procedure will be evaluated through the use of system monitoring or surrogate compounds. Surrogate compounds will be added to each sample, standard, blank, and QC sample prior to sample preparation and analysis. Surrogate compound percent recoveries will provide information on the effect of the sample matrix on the accuracy of the analyses.

## 8.4 REPRESENTATIVENESS

### 8.4.1 Definition

Representativeness expresses the degree to which sample data represent a characteristic of a population, a parameter variation at a sampling point, or an environmental condition. Representativeness is a qualitative parameter that is dependent upon the design of the sampling program. The representativeness criterion is satisfied through the proper selection of sampling locations, the quantity of samples, and the use of appropriate procedures to collect and analyze the samples.

### 8.4.2 Measures to Ensure Representativeness of Field Data

Representativeness will be addressed by prescribing sampling techniques and the rationale used to select sampling locations. Sampling locations may be biased (based on existing data, instrument surveys, observations, etc.) or unbiased (completely random or stratified-random approaches).

## 8.5 COMPLETENESS

### 8.5.1 Definition

Completeness is a measure of the amount of valid (usable) data obtained from a measuring system compared to the total amount anticipated to be obtained. The completeness goal for all data uses is that a sufficient amount of valid data be generated so that determinations can be made related to the intended data use with a sufficient degree of confidence.

### 8.5.2 Field Completeness Objectives

Completeness is a measure of the amount of valid measurements obtained from measurements taken in this project versus the number planned. Field completeness objective for this project will be greater than 90 percent.

### 8.5.3 Laboratory Completeness Objectives

Laboratory data completeness objective is a measure of the amount of valid data obtained from laboratory measurements. The evaluation of the data completeness will be performed at the conclusion of each sampling and analysis effort.

The completeness of the data generated will be determined by comparing the amount of valid data, based on independent validation, with the total laboratory data set. The completeness goal will be greater than 90 percent.

## 8.6 COMPARABILITY

### 8.6.1 Definition

Comparability is a qualitative parameter expressing the confidence with which one data set can be compared to another.

### 8.6.2 Measures to Ensure Comparability of Laboratory Data

Comparability of laboratory data will be measured from the analysis of SRMs obtained from either USEPA CRADA suppliers or the NIST. The reported analytical data will also be presented in standard units of mass of contaminant within a known volume of environmental media. The standard units for various sample matrices are as follows:

- Solid Matrices – milligrams per kilogram (mg/kg) of media (Dry Weight).
- Aqueous Matrices – nanograms per liter (ng/L) for PFAS analyses, micrograms per liter (µg/L) of media for organic analyses, and milligrams per liter (mg/L) for inorganic analyses.

## 8.7 LEVEL OF QUALITY CONTROL EFFORT

If sampling equipment is used, equipment rinse blanks will be prepared by field personnel and submitted for analysis of target parameters. Equipment rinse blank samples will be analyzed to check for potential cross-contamination between sampling locations that may be introduced during the investigation. One equipment rinse blank will be collected per day per matrix.

Trip blanks will be used to assess the potential for contamination during sample storage and shipment. Trip blanks will be provided with the sample containers to be used for the collection of groundwater samples for the analysis of VOC. Trip blanks will be preserved and handled in the same manner as the project samples. One trip blank will be included along with each shipping container containing project samples to be analyzed for VOC.

Method blank samples will be prepared by the laboratory and analyzed concurrently with all project samples to assess potential contamination introduced during the analytical process.

Field duplicate samples will be collected and analyzed to determine sampling and analytical reproducibility. One field duplicate will be collected for every 20 or fewer investigative samples collected for off-Site laboratory analysis.

Matrix spikes will provide information to assess the precision and accuracy of the analysis of the target parameters within the environmental media collected. One MS/MSD will be collected for every 20 or fewer investigative samples per sample matrix.

(Note: Aqueous MS/MSD samples require triple the normal sample volume for VOC analysis)

# 9. Data Reduction, Validation and Reporting

Data generated by the laboratory operation will be reduced and validated prior to reporting in accordance with the following procedures:

## 9.1 DATA REDUCTION

### 9.1.1 Field Data Reduction Procedures

Field data reduction procedures will be minimal in scope compared to those implemented in the laboratory setting. The pH, conductivity, temperature, turbidity, DO, ORP, and breathing zone VOC readings collected in the field will be generated from direct-read instruments. The data will be written into field logbooks immediately after measurements are taken. If errors are made, data will be legibly crossed out, initialed and dated by the field member, and corrected in a space adjacent to the original entry.

### 9.1.2 Laboratory Data Reduction Procedures

Laboratory data reduction procedures are provided by the appropriate chapter of USEPA, “Test Methods for Evaluating Solid Waste,” SW-846, Third Edition. Errors will be noted; corrections made with the original notations crossed out legibly. Analytical results for soil samples will be calculated and reported on a dry weight basis.

### 9.1.3 Quality Control Data

Quality control data (e.g., laboratory duplicates, surrogates, matrix spikes, and matrix spike duplicates) will be compared to the method acceptance criteria. Data determined to be acceptable will be entered into the laboratory information management system.

Unacceptable data will be appropriately qualified in the project report. Case narratives will be prepared which will include information concerning data that fell outside acceptance limits and any other anomalous conditions encountered during sample analysis.

## 9.2 DATA VALIDATION

Data validation procedures of the analytical data will be performed by the Haley & Aldrich of New York QA Officer or designee using the following documents as guidance for the review process:

- "U.S. EPA National Functional Guidelines for Organic Data Review,” and the "U.S. EPA National Functional Guidelines for Inorganic Data Review."

- The specific data qualifiers used will be applied to the reported results as presented and defined in the USEPA National Functional Guidelines. Validation will be performed by qualified personnel at the direction of the Haley & Aldrich of New York QA Officer. Tier 1 data validation (the equivalent of USEPA’s Stage 2A validation) will be performed to evaluate data quality.

- The completeness of each data package will be evaluated by the Data Validator. Completeness checks will be administered on all data to determine that the deliverables are consistent with the NYSDEC Analytical Services Protocol (ASP) Category A and Category B data package requirements. The validator will determine whether the required items are present and request copies of missing deliverables (if necessary) from the laboratory.

## 9.3 DATA REPORTING

Data reporting procedures will be carried out for field and laboratory operations as indicated below:

- Field Data Reporting: Field data reporting will be conducted principally through the transmission of report sheets containing tabulated results of measurements made in the field and documentation of field calibration activities.

- Laboratory Data Reporting: The laboratory data reporting package will enable data validation based on the protocols described above. The final laboratory data report format will include the QA/QC sample analysis deliverables to enable the development of a DUSR based on Department DER-10 Appendix 2B.

# 10. Performance and System Audits

A performance audit is an independent quantitative comparison with data routinely obtained in the field or the laboratory. Performance audits include two separate, independent parts: internal and external audits.

## 10.1 FIELD PERFORMANCE AND SYSTEM AUDITS

### 10.1.1 Internal Field Audit Responsibilities

Internal audits of field activities will be initiated at the discretion of the Project Manager and will include the review of sampling and field measurements. The audits will verify that all procedures are being followed. Internal field audits will be conducted periodically during the project. The audits will include examination of the following:

- Field sampling records, screening results, instrument operating records
- Sample collection
- Handling and packaging in compliance with procedures
- Maintenance of QA procedures
- Chain-of-custody reports

### 10.1.2 External Field Audit Responsibilities

External audits may be conducted by the Project Coordinator at any time during the field operations. These audits may or may not be announced and are at the discretion of the NYSDEC. The external field audits can include (but are not limited to) the following:

- Sampling equipment decontamination procedures
- Sample bottle preparation procedures
- Sampling procedures
- Examination of health and safety plans
- Procedures for verification of field duplicates
- Field screening practices

## 10.2 LABORATORY PERFORMANCE AND SYSTEM AUDITS

### 10.2.1 Internal Laboratory Audit Responsibilities

The laboratory system audits are typically conducted by the laboratory QA Officer or designee on an annual basis. The system audit will include an examination of laboratory documentation including sample receiving logs, sample storage, chain-of-custody procedures, sample preparation and analysis and instrument operating records.

At the conclusion of internal system audits, reports will be provided to the laboratory's operating divisions for appropriate comment and remedial/corrective action where necessary. Records of audits and corrective actions will be maintained by the Laboratory QA Officer.

### 10.2.2 External Laboratory Audit Responsibilities

External audits will be conducted as required, by the NYSDOH or designee. External audits may include any of the following:

- Review of laboratory analytical procedures
- Laboratory on-site visits
- Submission of performance evaluation samples for analysis

Failure of any of the above audit procedures can lead to laboratory de-certification. An audit may consist of but not limited to:

- Sample receipt procedures
- Custody, sample security, and log-in procedures
- Review of instrument calibration logs
- Review of QA procedures
- Review of log books
- Review of analytical SOPs
- Personnel interviews

A review of a data package from samples recently analyzed by the laboratory can include (but not be limited to) the following:

- Comparison of resulting data to the SOP or method
- Verification of initial and continuing calibrations within control limits
- Verification of surrogate recoveries and instrument timing results
- Review of extended quantitation reports for comparisons of library spectra to instrument spectra, where applicable
- Assurance that samples are run within holding times

# 11. Preventive Maintenance

## 11.1 FIELD INSTRUMENT PREVENTIVE MAINTENANCE

The field equipment preventive maintenance program is designed to ensure the effective completion of the sampling effort and to minimize equipment downtime. Program implementation is concentrated in three areas:

- Maintenance responsibilities
- Maintenance schedules
- Inventory of critical spare parts and equipment

The maintenance responsibilities for field equipment will be assigned to the task leaders in charge of specific field operations. Field personnel will be responsible for daily field checks and calibrations and for reporting any problems with the equipment. The maintenance schedule will follow the manufacturer's recommendations. In addition, the field personnel will be responsible for determining that an inventory of spare parts will be maintained with the field equipment. The inventory will primarily contain parts that are subject to frequent failure, have limited useful lifetimes and/or cannot be obtained in a timely manner.

In addition to regular maintenance, the field personnel will be responsible for decontaminating monitoring equipment. Because monitoring equipment is difficult to decontaminate, care should be exercised to prevent contamination. Sensitive monitoring instruments should be protected when they are at risk of exposure to contaminants. This may include enclosing them in plastic bags allowing an opening for the sample intake. Ventilation ports should not be covered.

If contamination does occur, decontamination of the equipment will be required; however, immersion in decontamination fluids is not possible. As such, care must be taken to wipe the instruments down with detergent-wetted wipes or sponges, and then with de-ionized water-wetted wipes or sponges.

## 11.2 LABORATORY INSTRUMENT PREVENTIVE MAINTENANCE

Analytical instruments at the laboratory will undergo routine and/or preventive maintenance. The extent of the preventive maintenance will be a function of the complexity of the equipment.

Generally, annual preventive maintenance service will involve cleaning, adjusting, inspecting and testing procedures designed to deduce instrument failure and/or extend useful instrument life. Between visits, routine operator maintenance and cleaning will be performed according to manufacturer's specifications by laboratory personnel.

# 12. Specific Routine Procedures Used to Assess Data Precision, Accuracy, and Completeness

## 12.1 FIELD MEASUREMENTS

Field-generated information will be reviewed by the Field Coordinator and typically include evaluation of bound logbooks/forms, data entry, and calculation checks. Field data will be assessed by the Project Coordinator who will review the field results for compliance with the established QC criteria that are specified in Section 7.0 of this QAPP. The accuracy of pH and specific conductance will be assessed using daily instrument calibration, calibration check, and blank data. Accuracy will be measured by determining the percent recovery (% R) of calibration check standards. Precision of the pH and specific conductance measurements will be assessed on the basis of the reproducibility of duplicate readings of a field sample and will be measured by determining the RPD. Accuracy and precision of the soil VOC screening will be determined using duplicate readings of calibration checks. Field data completeness will be calculated using the following equation:

$$Completeness = \frac{Valid\ (usable)\ Data\ Obtained}{Total\ Data\ Planned} \ X\ 100$$

## 12.2 LABORATORY DATA

Surrogate, internal standard, and matrix spike recoveries will be used to evaluate data quality. The laboratory quality assurance/quality control program will include the following elements:

- Precision, in terms of RPD, will be determined by relative sample analysis at a frequency of one duplicate analysis for each batch of ten project samples or a frequency of 10 percent. RPD is defined as the absolute difference of duplicate measurements divided by the mean of these analyses normalized to percentage.

- Accuracy, in terms of percent recovery (recovery of known constituent additions or surrogate recoveries), will be determined by the analysis of spiked and unspiked samples. MS/MSD will be used to determine analytical accuracy. The frequency of MS/MSD analyses will be one project sample MS/MSD per set of 20 project samples.

- One method blank will be prepared and analyzed with each batch of project samples. The total number of method blank sample analyses will be determined by the laboratory analytical batch size.

- SRMs will be used for each analysis. Sources of SRMs include the USEPA, commercially available material from CRADA-certified vendors, and/or laboratory-produced solutions. SRMs, when available and appropriate, will be processed and analyzed at a frequency of one per set of samples.

- Completeness is the evaluation of the amount of valid data generated versus the total set of data produced from a particular sampling and analysis event. Valid data is determined by independent confirmation of compliance with method-specific and project-specific data quality

objectives. The calculation of data set completeness will be performed by the following equation.

$$\frac{Number\ of\ Valid\ Sample\ Results}{Total\ Number\ of\ Samples\ Planned}\ X\ 100 = \%\ Complete$$

## 13. Quality Assurance Reports

Critically important to the successful implementation of the QAPP is a reporting system that provides the means by which the program can be reviewed, problems identified, and programmatic changes made to improve the plan.

QA reports to management can include:

- Audit reports, internal and external audits with responses
- Performance evaluation sample results; internal and external sources
- Daily QA/QC exception reports/corrective actions

QA/QC corrective action reports will be prepared by the Haley & Aldrich of New York QA Officer when appropriate and presented to the project and/or laboratory management personnel so that performance criteria can be monitored for all analyses from each analytical department. The updated trend/QA charts prepared by the laboratory QA personnel will be distributed and reviewed by various levels of laboratory management.

## References


1. New York State Department of Environmental Conservation, NYSDEC Analytical Services Protocol (ASP), Bureau of Environmental Investigation, 1991 with updates.

2. New York State Department of Environmental Conservation, NYSDEC, Division of Environmental Remediation, Technical Guidance for Site Investigation and Remediation, DER-10, May 2010.

3. Remedial Investigation Work Plan, February 2021, prepared by Haley & Aldrich of New York.

4. United States Environmental Protection Agency (1991). Preparation Aids for the Development of Category I Quality Assurance Project Plans. U.S. EPA/600/8-91/003, Risk Reduction Engineering Laboratory, Office of Research and Development, Cincinnati, Ohio, February 1991.

5. United States Environmental Protection Agency, (1992). Specifications and Guidance for Contaminant-Free Sample Containers. OSWER Directive 9240.0-05A, April 1992.

6. United States Environmental Protection Agency, (1993). Data Quality Objectives Process for Superfund Interim Final Guidance. U.S. EPA/540/R-93-071, Office of Solid Waste and Emergency Response (OSWER), September 1993.

7. United States Environmental Protection Agency, (1999). EPA Requirements for Quality Assurance Project Plans for Environmental Data Operations. EPA QA/R-5 Interim Final, November 1999.

8. United States Environmental Protection Agency. Test Methods for Evaluating Solid Waste, Office of Solid Waste, U.S. EPA, SW-846, November 1986, with updates.

9. United States Environmental Protection Agency. U.S. EPA National Functional Guidelines for Organic Data Review. U.S. EPA 540/R-2017-002.

10. United States Environmental Protection Agency. U.S. EPA National Functional Guidelines for Organic Data Review. U.S. EPA 540/R-2017-001.

# TABLE

**TABLE I**
**ANALYTICAL METHODS AND QUALITY ASSURANCE SUMMARY TABLE**
FORMER JUST4WHEELS SITE
91 GERRY STREET
BROOKLYN, NEW YORK

| Matrix Type | Field Parameters | Laboratory Parameters | Analytical Methods | Sample Preservation | Sample Container Volume and Type | Sample Hold Time | Field Duplicate Samples | Equipment Blank Samples | Trip Blank Samples | MS/MSD Samples |
|---|---|---|---|---|---|---|---|---|---|---|
| **Groundwater** | Temperature, Turbidity, pH, ORP, Conductivity, Dissolved Oxygen | TCL VOCs, chlorinated list only | EPA 8260C | Cool to 4°C; HCl to pH <2; no headspace | Three 40-mL VOC vials with Teflon® - lined cap | Analyze within 14 days of collection | 1 per 20 samples (minimum 1) | 1 per 20 samples (minimum 1)1 | 1 per Shipment of VOC samples | 1 per 20 samples |

*Notes:*
*ORP - Oxidation-Reduction Potential*
*VOCs - Volatile Organic Compounds*
*HCl - Hydrochloric Acid*

FIGURE


**LEGEND**

SITE BOUNDARY

MONITORING WELL

**NOTES**

1. ALL LOCATIONS ARE APPROXIMATE.
2. AERIAL IMAGERY SOURCE: ESRI
3. DEPTH TO GROUNDWATER MEASUREMENTS RECORDED ON 6 DECEMBER 2024.

N

0 20 40

SCALE IN FEET

HALEY ALDRICH

89-91 GERRY STREET
BROOKLYN, NEW YORK

# POST-REMEDIAL GROUNDWATER MONITORING WELL LOCATION MAP

DECEMBER 2024

FIGURE 1

GIS FILE PATH: C:\Users\hwachholz\Documents\working\135597\GIS\Maps\2020_10\135597_002_0002_SITE_PLAN.mxd — USER: hwachholz — LAST SAVED: 12/31/2020 1:47:52 PM

# APPENDIX H
# Health and Safety Plan

**HALEY & ALDRICH, INC.**
**SITE-SPECIFIC SAFETY PLAN**

FOR

Former Just4Wheels Site

91 Gerry Street, Brooklyn, NY 11206

Project/File No. 0135597

Gensuite EZ Scan®
BI - Developers

| | |
|---|---|
| **Prepared By: Zavier Richards** | **Date: 12/18/2024** |
| **Approvals: The following signatures constitute approval of this Health & Safety Plan.** | |
|  | |
| **Field Safety Manager: Luke J. McCartney, P.G.** | **Date: 12/18/2024** |
|  | |
| **Project Manager:** Suzanne Bell, PE | **Date: 12/18/2024** |
| **HASP Valid Through:** 12/31/2024 | |

# Table of Contents

**Attachments**

## STOP WORK AUTHORITY

In accordance with Haley & Aldrich (Haley & Aldrich) Stop Work Authority Operating Procedure (OP1035), any individual has the right to refuse to perform work that he or she believes to be unsafe without fear of retaliation. He or she also has the authority, obligation, and responsibility to stop others from working in an unsafe manner.

**STOP Work Authority** is the stop work policy for all personnel and subcontractors on the Site. When work has been stopped due to an unsafe condition, Haley & Aldrich site management (e.g., Project Manager [PM], Site Health & Safety Officer [SHSO], etc.) and the Haley & Aldrich Senior Project Manager (SPM) will be notified immediately.

Reasons for issuing a stop work order include, but are not limited to:

- The belief/perception that injury to personnel or accident causing significant damage to property or equipment is imminent.
- A Haley & Aldrich subcontractor is in breach of site safety requirements and/or their own site HASP.
- Identifying a substandard condition (e.g., severe weather) or activity that creates an unacceptable safety risk as determined by a qualified person.

Work will not resume until the unsafe act has been stopped OR sufficient safety precautions have been taken to remove or mitigate the risk to an acceptable degree. Stop work orders will be documented as part of an on-site stop work log, on daily field reports to include the activity/activities stopped, the duration, person stopping work, person in-charge of stopped activity/activities, and the corrective action agreed to and/or taken. Once work has been stopped, only the Haley & Aldrich SPM or SHSO can give the order to resume work. Haley & Aldrich senior management is committed to support anyone who exercises his or her “Stop Work” authority.

## ISSUANCE AND COMPLIANCE

This HASP has been prepared in accordance with Occupational Safety and Health Administration (OSHA) regulations (CFR 29, Parts 1904, 1910, and 1926) if such are applicable.

The specific requirements of this HASP include precautions for hazards that exist during this project and may be revised as new information is received or as site conditions change.

- This HASP must be signed by all Haley & Aldrich personnel involved in implementation of the SOW (Section 2 of this HASP).
- This HASP, or a current signed copy, must be retained at all times when Haley & Aldrich staff are present.
- Revisions to this HASP must be outlined within the contents of the HASP. If immediate or minor changes are necessary, the Field Safety Manager (FSM), Haley & Aldrich, SSO and/or Project Manager (PM) may use Attachment 1 (HASP Amendment Form), presented at the end of this HASP. Any revision to the HASP requires employees and subcontractors to be informed of the changes so that they understand the requirements of the change.
- Deviations from this HASP are permitted with approval from the Haley & Aldrich FSM, PM, or Senior Health & Safety Manager (SHSM). Unauthorized deviations may constitute a violation of Haley & Aldrich company procedures/policies and may result in disciplinary action.
- This HASP will be relied upon by Haley & Aldrich's subcontractors and visitors to the site. Haley & Aldrich's subcontractors must have their own HASP which will address hazards specific to their trade that is not included in this HASP. This HASP will be made available for review to Haley & Aldrich's subcontractors and other interested parties (e.g. Facility personnel and regulatory agencies) to ensure that Haley & Aldrich has properly informed our subcontractors and others of the potential hazards associated with the implementation of the SOW to the extent that Haley &Aldrich is aware.

This site-specific HASP provides only site-specific descriptions and work procedures. General safety and health compliance programs in support of this HASP (e.g., injury reporting, medical surveillance, personal protective equipment (PPE) selection, etc.) are described in detail in the Haley &Aldrich Corporate Health and Safety Program Manual and within Haley & Aldrich's Standard Operating Procedures Both the manual and SOPs can be located on the Haley & Aldrich's Company Intranet. When appropriate, users of this HASP should always refer to these resources and incorporate to the extent possible. The manual and SOPs are available to clients and regulators upon request.

# EMERGENCY EVENT PROCEDURES

## 1 - ASSESS THE SCENE

- **STOP WORK**
- Review the situation and ascertain if it's safe to enter the area.
- Evacuate the site if the conditions are unsafe.

## 2 - EVALUATE THE EMERGENCY

- **Call 911, or designated emergency number, if required.**
- **Provide first aid for the victim if qualified and safe to do so.**
  - First aid will be addressed using the onsite first aid kit. *
    - If providing first aid, remember to use proper first aid universal precautions if blood or bodily fluids are present.
- **If exposure to hazardous substance is suspected, immediately vacate the contaminated area.**
  - Remove any contaminated clothing and/or equipment.
  - Wash any affected dermal/ocular area(s) with water for at least 15 minutes.
  - Seek immediate medical assistance if any exposure symptoms are present.

* *Note: Haley & Aldrich employees are not required or expected to administer first aid / CPR to any Haley & Aldrich staff member, Contractor, or Civilian personnel at any time; it is Haley & Aldrich´s position that those who do are doing so on their own behalf and not as a function of their job.*

## 3 - SECURE THE AREA

- **Cordon off the incident area, if possible.**
  - Notify any security personnel, if required.
  - Escort all non-essential personnel out of the area, if able.

## 4 - REPORT ON-SITE ACCIDENTS / INCIDENTS TO PM / SSO

- **Notify the PM and SSO as soon as it is safe to do so.**
  - Assist PM and SSO in completing any additional tasks, as required.

## 5 - INVESTIGATE / REPORT THE INCIDENT

- **Record details of the incident for input to the Gensuite.**
  - Complete any additional forms as requested by the PM and SSO.

## 6 - TAKE CORRECTIVE ACTION

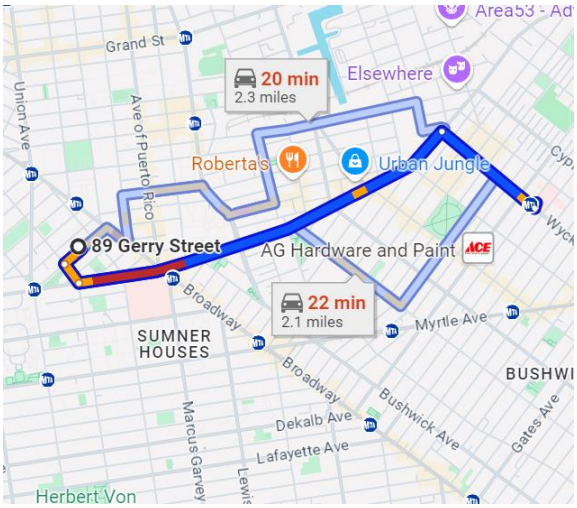
- **Implement corrective actions per the PM following root cause analysis.**
  - Complete Lessons Learned form.

| PROJECT INFORMATION AND CONTACTS | |
|---|---|
| **Project Name:** Former Just4Wheels Site | **Haley & Aldrich File No.:** 0135597 |
| **Location: 89-91 Gerry Street, Brooklyn, New York** | |
| **Client/Site Contact:**<br>Phone Number: | Moses Karpen<br>718.302.3180 |
| **Haley & Aldrich Field Representative:**<br>Phone Number:<br>Emergency Phone Number: | DiNardo, Philip<br>646.568.9370<br>412.680.0290 |
| **Haley & Aldrich Project Manager:**<br>Phone Number:<br>Emergency Phone Number: | Bell, Suzanne<br>332.240.0935<br>480.261.0004 |
| **Field Safety Manager:**<br>Phone Number:<br>Emergency Phone Number: | Ferguson, Brian<br>617.886.7439<br>617.908.2761 |
| **Subcontractor Project Manager:**<br>Phone Number: | Enter Name<br>Enter Phone Number |
| **Nearest Hospital:**<br>Address:<br>(see map on next page)<br>Phone Number: | Wyckoff Heights Medical Center<br>374 Stockholm Street, Brooklyn, NY 11237<br>718.963.7676 |
| **Nearest Occ. Health Clinic:**<br>http://www.talispoint.com/liberty/ext/<br>Address:<br>(see map on next page)<br>Phone Number: | Community Healthcare Network Inc<br><br>94 Manhattan Ave, Brooklyn, NY 11236<br><br>718.388.0390 |
| **Liberty Mutual Claim Policy** | **WC6Z11254100033** |
| **WorkCare Injury and Illness HOTLINE** | **1-888-449-7787** |
| **Emergency Response Number:** | 911 |
| **Other Local Emergency Response Number:** | N/A |
| **Other Ambulance, Fire, Police, or Environmental Emergency Resources:** | 911 |

# DIRECTIONS TO THE NEAREST HOSPITAL

Liberty Mutual Medical Location Directory

Wyckoff Heights Medical Center:




**Directions to the Nearest Hospital:**

89 Gerry St
Brooklyn, NY 11206

Head southwest on Gerry St toward Harrison Ave
384 ft

Turn left at the 1st cross street onto Harrison Ave
420 ft

Turn left onto Flushing Ave
1.3 mi

Turn right onto Wyckoff Ave
Pass by Key Food Supermarkets (on the right in 0.3 mi)
0.4 mi

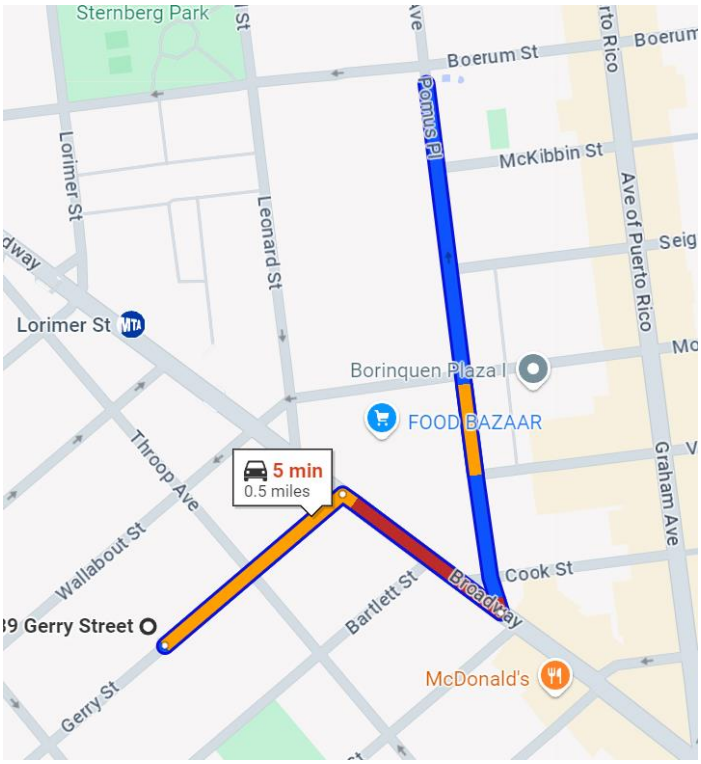
Turn left
Destination will be on the right
105 ft

Wyckoff Heights Medical Ctr
374 Stockholm St, Brooklyn, NY 11237

# DIRECTIONS TO THE NEAREST URGENT CARE

[Liberty Mutual Medical Location Directory]

Community Healthcare Network Inc:




**Directions to the Nearest Occupational Clinic:**

89 Gerry St
Brooklyn, NY 11206

Head northeast on Gerry St toward Throop Ave
0.1 mi

Turn right at the 2nd cross street onto Broadway
499 ft

Sharp left onto Manhattan Ave
Destination will be on the right
0.3 mi

Community Healthcare Network – Williamsburg
94-98 Manhattan Ave, Brooklyn, NY 11206

## 1. WORK SCOPE

This Site-Specific Health and Safety Plan addresses the health and safety practices and procedures that will be exercised by all Haley & Aldrich employees participating in all work on the Project Site. This plan is based on an assessment of the site-specific health and safety risks available to Haley & Aldrich and Haley & Aldrich's experience with other similar project sites. The scope of work includes the following:

Quarterly Groundwater Monitoring.

**Project Task Breakdown**

| Task No. | Task Description | Employee(s) Assigned | Work Date(s) or Duration |
|---|---|---|---|
| **1.** | Groundwater Sampling | Zavier Richards | 12 months |
| | | | |
| | | | |
| | | | |
| | | | |

**Subcontractor(s) Tasks**

| Firm Name | Work Activity | Work Date(s) or Duration |
|---|---|---|
| N/A | Enter task description. | Enter dates/duration. |

**Projected Start Date:** 1/1/2025

**Projected Completion Date:** 12/31/2025

## 2. SITE OVERVIEW / DESCRIPTION

### Site Classification

Residential

### Site Description

The Site, identified as Block 2266, Lot 40 on the New York City Tax Map, is a lot totaling approximately 5,000-square-feet in size (approximately 0.115 acres). The Site was recently redeveloped with a six-story residential building with a full cellar.

### Background and Historic Site Usage

The Site was partially developed in the late 1880s with two three-story dwellings and a one-story dwelling along Gerry Street, and one dwelling in the rear of the 91 Gerry Street parcel. By 1904, the dwellings along Gerry Street had been razed, and the property was converted to a store, stable, and carriage house. By 1935, a garage replaced the former carriage house, and a laundry facility began operations on the 89 Gerry Street parcel. By the late 1940s, the laundry facility expanded operations to the 91 Gerry Street parcel. The laundry facilities on 89 and 91 Gerry Street operated until the late 1970s. By 1979, the buildings used as laundry facilities were razed, and the parcels remained vacant until the mid-2000s. According to aerial photographs, parking operations began at the Site beginning in the mid to late-2000s. The Site remained a parking lot until the beginning of the Remedial Action and redevelopment process.

### Site Status

Indicate current activity status and describe operations at the site:

**Active**

The Site has active construction for the proposed development.

### Site Plan

Is a site plan or sketch available? Yes

### Work Areas

List and identify each specific work areas(s) on the job site and indicate its location(s) on the site plan:

Entire site

**Site Plan**

## 3. HAZARD ASSESSMENT

Indicate all hazards that may be present at the site and for each task. If any of these potential hazards are checked, it is the Project Manager's responsibility to determine how to eliminate / minimize the hazard to protect onsite personnel.

### Site Chemical Hazards

Is this Site impacted with chemical contamination? Yes

Source of information about contaminants: Previous Investigation

| Contaminant of Concern | Location/Media | Concentration | Units |
|---|---|---|---|
| **Cis- 1,2-Dichloroethylene** | **Groundwater** | **120** | **ug/L** |
| **Vinyl Chloride** | **Groundwater** | **23** | **ug/L** |

**Cis- 1,2-Dichloroethylene:** is a clear, colorless liquid and has an ether like odor. It is utilized to produce many types of pharmaceuticals, solvents, resins and has been used to help extract oils and fats from fish and other meat. Cis-1,2-Dichloroethylene has also been utilized as a refrigerant.

**Vinyl Chloride:** is a colorless, flammable gas that evaporates very quickly. Vinyl chloride can be formed in the environment when soil organisms break down "chlorinated" solvents. In the environment, the highest levels of vinyl chloride are found in air around factories producing vinyl products. Vinyl chloride that is released by industries or formed by the breakdown of other chlorinated chemicals can enter the air and drinking water supplies. It is a common contaminant found near landfills.

Most exposure occurs when people breathe contaminated air. If a water supply is contaminated, vinyl chloride can enter household air when the water is used. It can be absorbed through the skin if handling vinyl products, contaminated soil, or bathing in contaminated water. Skin absorption is probably a minor route of exposure.

Vinyl chloride is very toxic and contact with this chemical should be avoided. Health effects can occur after several years of exposure such as damage to the nervous system, changes in the immune system and decrease in bone strength in fingers, arms, and joints. It can also increase a person's risk of developing cancer.

| Site Hazards Checklist | | | |
|---|---|---|---|
| **Weather** | | | |
| Hot Temperatures | Cold Temperatures | Lightning Storms | Select Hazard |

### Hot Temperatures

Heat stress may occur at any time work is being performed at elevated ambient temperatures. Because heat stress is one of the most common and potentially serious illnesses associated with outdoor work during hot seasons, regular monitoring and other preventative measures are vital. Site workers must learn to recognize and treat the various forms of heat stress. The best approach is preventative heat stress management.

H&A employees and their subcontractors should be aware of potential health effects and/or physical hazards of working when there are hot temperatures or a high heat index. Refer OP1015-Heat Stress for a discussion on hot weather hazards.

### Cold Temperatures

Cold stress may occur at any time work is being performed at low ambient temperatures and high velocity winds. Because cold stress is common and has potentially serious illnesses associated with outdoor work during cold seasons, regular monitoring and other preventative measures are vital.

Refer to OP1003-Cold Stress for additional information and mitigation controls.

### Lightning Storms

Where the threat of electrical storms and the hazard of lightning exist staff shall ensure site procedures exist to: (1) detect when lightning is in the near vicinity and when there is a potential for lightning and (2) to notify appropriate site personnel of these conditions and (3) implement protocols to stop work and seek shelter.

The 30-30 Rule states that if time between seeing the lightning and hearing the thunder is less than 30 seconds, you are in danger and must seek shelter. You must also stay indoors for more than 30 minutes after hearing the last clap of thunder.

| **Biological** | | | |
|---|---|---|---|
| Mosquitoes | Stinging Insects | Large/Small Mammals | Wildlife Droppings |

### Mosquitos

Work outdoors with temperatures above freezing will likely bring staff into contact with mosquitos. There are a variety of mosquito species that can transmit a range of diseases. Birds act as reservoirs for the viruses that can be collected by the mosquito and transmitted to a person. Majority of mosquitos are mainly a nuisance but staff need to take appropriate precautions to minimize the potential transmission of a virus that can result in one of the following diseases: West Nile, Eastern Equine Encephalitides and Western Encephalitides. Knowing some key steps that can minimize the risk of mosquito bites is, therefore, important in reducing the risks. Workers working outdoors should be

aware that the use of PPE techniques is essential to preventing mosquito bites especially when working at sites where mosquitoes may be active and biting.

Use repellents containing DEET, picaridin, IR3535, and some oil of lemon eucalyptus and para-menthane-diol products provide longer-lasting protection. To optimize safety and effectiveness, repellents should be used according to the label instructions. Cover as much of your skin as possible by wearing shirts with long-sleeves, long pants, and socks whenever possible. Avoid use of perfumes and colognes when working outdoors during peak times when mosquitoes may be active; mosquitoes may be more attracted to individuals wearing perfumes and colognes.

### Stinging Insects

Stinging Insects fall into two major groups: Apidae (honeybees and bumblebees) and vespids (wasps, yellow jackets, and hornets). Apidae are docile and usually do not sting unless provoked. The stinger of the honeybee has multiple barbs, which usually detach after a sting. Vespids have few barbs and can inflict multiple stings.

There are several kinds of stinging insects that might be encountered on the project site. Most stings will only result in a temporary injury. However, sometimes the effects can be more severe, even life-threatening depending on where you are stung and what allergies you have. Being stung in the throat area of the neck may cause edema (swelling caused by fluid build-up in the tissues) around the throat and may make breathing difficult.

In rare cases, a severe allergic reaction can occur. This can cause "anaphylaxis" or anaphylactic shock with symptoms appearing immediately or up to 30 minutes later. Symptoms include; Hives, itching and swelling in areas other than the sting site, swollen eyes/eyelids, wheezing, chest tightness, difficulty breathing, hoarse voice, swelling of the tongue, dizziness or sharp drop in blood pressure, shock, unconsciousness or cardiac arrest. Reactions can occur the first time you are stung or with subsequent stings. If you see any signs of reaction, or are unsure, call or have a co-worker call emergency medical services (e.g., 911) right away. Get medical help for stings near the eyes, nose or throat. Stay with the person who has been stung to monitor their reaction.

Staff who are allergic to bee stings are encouraged to inform their staff/project manager. If staff member carries an Epi-pen (i.e., epinephrine autoinjector) they are encouraged to inform their colleagues in case they are stung and are incapable of administering the injection. Examine site for any signs of activity or a hive/nest. If you see several insects flying around, see if they are entering/exiting from the same place. Most will not sting unless startled or attacked. Do not swat, let insects fly away on their own. If you must, walk away slowly or gently "blow" them away. If a nest is disturbed and you hear "wild" buzzing, protect your face with your hands and run from the area immediately. Wear long sleeves, long pants, and closed-toed boots. Wear light colored clothes such as khakis. Avoid brightly colored, patterned, or black clothing. Tie back long hair to avoid bees or wasps from entanglement. Do not wear perfumes, colognes or scented soaps as they contain fragrances that are attractive. If bee or wasp is found in your car, stop and leave windows open.

### Small Mammals

Rodents, are the most abundant order of mammals. There are hundreds of species of rats; the most common are the black and brown rat. Other rodents you may encounter are mice, beavers, squirrels,

guinea pigs, capybaras and coypu.

The Brown Rat has small ears, blunt nose, and short hair. It is approximately 14-18" long (with tail). They frequently infest garbage/rubbish, slaughterhouses, domestic dwellings, warehouses, and supermarkets. They also frequent any space with an easy meal and potential nesting sites. The Black Rat is identified by its tail, that is always longer than the length from the head to the body. It is also slimmer and more agile than the Brown rat. Its size varies according to its environment and food supply.

The House Mouse has the amazing ability to adapt and can frequently be found in human dwellings. In buildings, mice will live anywhere and difficult to keep out. Mice are omnivorous, they will eat anything. Rats and mice often become a serious problem in cold winter months when they seek food and warmth inside buildings. They may suddenly appear in large numbers when excavation work disturbs their in-ground nesting locations or their food source is changed.

Some major problems caused by rats and mice are contaminating the food they eat with urine and excrement. Gnawing into materials such as paper, wood, or upholstery, to use as nest material. Also gnawing plastic, cement, soft metals such as lead and aluminum, and wiring, which may cause a fire hazard. Occasionally biting people and may kill small animals. They, or the parasites they carry, like fleas, mites and worms, spread many diseases such as salmonella, trichinosis, rat bite fever, hantavirus, Weil's disease, and bubonic plague. They damage ornamental plants by burrowing among the roots or feeding on new growth. They also eat garden vegetables, such as corn and squash. These rodents have been a problem for centuries, because of their incredible ability to survive and are so difficult to eliminate. In addition, they are extremely compatible with human behavior and needs.

Avoid contact with rodents, if possible. Avoid contact with rodent excrement. Do not eat food or water that may have encountered rodent excrement. If exposed, wash hands and avoid touching your face with your hands.

### Wildlife Droppings

Project sites involving abandoned buildings may bring staff into contact with animal droppings. There are many diseases that one can be exposed to from a variety of animals.

**Mice and Rats**
Hantavirus is transmitted to humans from dried droppings, urine, or saliva of mice and rats. The disease begins as a flu-like illness with fever, chills, and muscle aches, but can rapidly progress to a life-threatening condition marked by respiratory failure as fluids fill the lungs. Persons working in infested buildings are at increased risk to this disease, particularly during dusty clean-up activities.

**Birds and Bats**
Large populations of roosting birds may present a disease risk. The most serious health risks arise from disease organisms that grow in the nutrient-rich accumulations of bird droppings, feathers and debris under a roost, particularly if roosts have been active for years.

Histoplasmosis and Cryptococcosis are the most common fungal diseases associated with bird and bat dropping. Infection occurs when spores, carried by the air, are inhaled, especially after a roost has been disturbed. The active and inactive roosts of blackbirds, starlings and cowbirds have also been found to

be heavily contaminated with fungus spores. Most infections are mild and produce either no symptoms or a minor influenza-like illness. Occasionally the disease can cause high fever, blood abnormalities, pneumonia and even death.

Do not touch droppings with unprotected hands. Avoid disturbing the droppings and generating dust. Employee work practices and dust control measures that eliminate or reduce dust generation during removal of manure from a building will also reduce risks of infection and development of disease. Use an industrial vacuum cleaner with a high-efficiency (HEPA) filter to bag contaminated material.

| **Location/Terrain** | | | |
|---|---|---|---|
| Slip/Trip/Falls | SIMOPS | Economically Depressed | Choose an item. |

### Slips, Trips & Falls

Slip and trip injuries are the most frequent injuries to workers. Statistics show most falls happen on the same level resulting from slips and trips. Both slips and trips result from unintended or unexpected change in the contact between the feet and the ground or walking surface. Good housekeeping, quality of walking surfaces (flooring), awareness of surroundings, selection of proper footwear, and appropriate pace of walking are critical for preventing fall accidents.

Site workers will be walking on a variety of irregular surfaces, that may affect their balance. Extra care must be taken to walk cautiously near rivers because the bottom of the riverbed maybe slick and may not be visible. Rocks, gradient changes, sandy bottoms, and debris may be present but not observable.

Take your time and pay attention to where you are going. Adjust your stride to a pace that is suitable for the walking surface and the tasks you are doing. Check the work area to identify hazards - beware of trip hazards such as wet floors, slippery floors, and uneven surfaces or terrain. Establish and utilize a pathway free of slip and trip hazards. Choose a safer walking route. Carry loads you can see over. Keep work areas clean and free of clutter. Communicate hazards to on-site personnel and remove hazards as appropriate.

### SIMOPS

SIMOPS are described as the potential class of activities which could bring about an undesired event or set of circumstances, e.g., safety, environment, damage to assets, schedule, commercial, financial, etc. SIMOPS are defined as performing two or more operations concurrently.

SIMOPS should be identified at an early stage before operations commence to understand issues such as schedule and physical clashes, maintenance activities, failure impacts, interferences between vessels, contracts and third part interfaces and environmental impacts.

Coordinate project with site activities. Identify and understand the hazards associated with the host and client's activities. Integrate site emergency response protocols where appropriate and communicate to all project staff. Integrate site communication protocols and communicate to all project staff.

### Economically Depressed Areas

Economically depressed areas may have high crime rates. Projects involving work in and around inactive industrial sites may bring staff into contact with indigent and homeless persons. Staff could be subjected to crime that includes but may not be limited to thievery, vandalism, and violence. Prior to the start of work staff need to understand the work locations and the potential for exposure to low level crime.

Staff members should never work alone in these areas. A buddy system is required. Conduct during daylight hours. Secure equipment and vehicles. If warranted, contact the local police department for a security detail. Leave the work area immediately and contact the local authorities if staff members feel threatened or are threatened.

| Miscellaneous | | | |
|---|---|---|---|
| Extended Shift | Choose an item. | Choose an item. | Choose an item. |

### Extended Shift

An extended shift can include extending a workday beyond eight hours. Extended or unusual work shifts may be more stressful physically, mentally, and emotionally. Non-traditional shifts and extended work hours may disrupt the body's regular schedule, leading to increased fatigue, stress, and lack of concentration. This leads to an increased risk of operator error, injuries and/or accidents. The degree to which an individual is exposed to fatigue risk factors depends upon the work schedule. As both the duration of the workday and the number of days worked increase so does the fatigue risk factors. Staff Managers need to be aware of the fatigue risk factors and ensure projects are structured to mitigate these factors. Staff Members also have a responsibility to manage the personal fatigue risk factors that they can control outside of work (e.g, duration and quality of sleep, diet, drugs, and alcohol)

Fatigue is a message to the body to rest and can be eliminated with proper rest. However, if rest is not possible, fatigue can increase and becomes distressing and eventually debilitating. Fatigue symptoms, both mental and physical, vary and depend on the person and degree of overexertion. Examples include: weariness, sleepiness, irritability, reduced alertness, lack of memory, concentration and motivation, increased susceptibility to illness, depression, headache, loss of appetite, and digestive problems.

When possible, managers should limit use of extended shifts and increase the number of days worked. Working shifts longer than 8 hours generally result in reduced productivity and alertness. Additional breaks and meals should be provided when working extended shift periods. Tasks requiring heavy physical labor or intense concentration should be performed at the beginning of the shift if possible. This is an important consideration for pre-emergency planning.

Make efforts, when feasible, to ensure that unavoidable extended work shifts and shift changes allow affected employees time for adequate rest and recovery. Project Managers need to plan to have an adequate number of personnel available to enable workers to take breaks, eat meals, relax, and sleep.

Plan for regular and frequent breaks throughout the work shift. If at remote sites, ensure if possible, that there is a quiet, secluded area designated for rest and recuperation. In addition to formal breaks such as lunch or dinner, encourage use of micro breaks to change positions, move about, and shift concentration. Personnel should look to obtain an adequate quantity and quality of sleep.

## Task Hazard Summary

### Task 1– Groundwater Sampling

Environmental water sampling could include activities such as groundwater sampling from permanent or temporary wells, or surface water sampling from streams, rivers, lakes, ponds, lagoons, and surface impoundments.

Sampling tasks could involve uncapping, purging (pumping water out of the well), and sampling, and/or monitoring, new or existing monitoring wells. A mechanical pump may be used to purge the wells and can be hand-, gas-, or electric-operated. Water samples taken from the wells are then placed in containers and shipped to an analytical laboratory for analysis. The physical hazards of these operations are primarily associated with the collection methods and procedures used.

When sampling bodies of water containing known or suspected hazardous substances, adequate precautions must be taken to ensure the safety of sampling personnel. The sampling team member collecting the sample should not get too close to the edge, where ground failure or slips, trips or falls may cause him/her to lose his/her balance. The person performing the sampling should have fall restraint or protection for the task. When conducting sampling from a boat in an impoundment or flowing waters, appropriate vessel safety procedures should be followed. Avoid lifting heavy coolers with back muscles; instead, use ergonomic lifting techniques, team lift or mechanical lifts. Wear proper gloves, such as when handling sample containers to avoid contacting any materials that may have spilled out of the sample containers.

Inhalation and absorption of COCs are the primary routes of entry associated with water sampling, due to the manipulation of sample media and equipment, manual transfer of media into sample containers, and proximity of operations to the breathing zone. During this project, several different groundwater sampling methodologies may be used based on equipment accessibility and the types of materials to be sampled. These sampling methods may include hand or mechanical bailing. The primary hazards associated with these specific sampling procedures are not potentially serious; however, other operations in the area or the conditions under which samples must be collected may present chemical and physical hazards. The hazards directly associated with groundwater sampling procedures are generally limited to strains or sprains from hand bailing, and potential eye hazards. Exposure to water containing COCs is also possible. All tools and equipment that will be used at the site must be intrinsically safe (electronics and electrical equipment) and non-sparking or explosion-proof (hand tools).

| Task Physical Hazards Checklist | | | | | |
|---|---|---|---|---|---|
| **Potential Task Hazards** | **Task 1 Groundwater Sampling** | Task Name | Task Name | Task Name | |
| Ergonomics | ☒ | ☐ | ☐ | ☐ | ☐ |
| Hand/Power Tools | ☒ | ☐ | ☐ | ☐ | ☐ |
| Slippery Surfaces | ☒ | ☐ | ☐ | ☐ | ☐ |
| Congested Area | ☒ | ☐ | ☐ | ☐ | ☐ |
| Heavy Equipment | ☒ | ☐ | ☐ | ☐ | ☐ |
| Work Overhead | ☒ | ☐ | ☐ | ☐ | ☐ |
| Generated Wastes | ☒ | ☐ | ☐ | ☐ | ☐ |
| Manual Lifting/Moving | ☒ | ☐ | ☐ | ☐ | ☐ |
| Repetitive Motion | ☒ | ☐ | ☐ | ☐ | ☐ |
| | ☐ | ☐ | ☐ | ☐ | ☐ |
| Other: Specify | ☐ | ☐ | ☐ | ☐ | ☐ |

**Summary of Physical Hazards & Controls**

## Ergonomics

Most Work-related Musculoskeletal Disorders (WMSDs) are caused by Ergonomic Stressors. Ergonomic Stressors are caused by poor workplace practices and/or insufficient design, which may present ergonomic risk factors. These stressors include, but not limited to, repetition, force, extreme postures, static postures, quick motions, contact pressure, vibration, and cold temperatures.

WMSDs are injuries to the musculoskeletal system, which involves bones, muscles, tendons, ligaments, and other tissues in the system. Symptoms may include numbness, tightness, tingling, swelling, pain, stiffness, fatigue, and/or redness. WMSD are usually caused by one or more Ergonomic Stressors. There may be individual differences in susceptibility and symptoms among employees performing similar tasks. Any symptoms are to be taken seriously and reported immediately.

See OP1053 Ergonomics for more information.

**Controls**

- Ensure workstations are ergonomically correct so bad posture is not required to complete tasks.
- Take periodic breaks over the course of the day.
- Stretch during break times.

- Break up tasks that require repetitive motion.
- Contact Corporate H&S with any ergonomic concerns

## Hand and Power Tools

Hand and power tools can expose staff to a wide range of hazards depending upon the tool used. Hazards can include but are not limited to: falling, flying, abrasive, and splashing objects, or harmful dusts, fumes, mists, vapors, or gases.

Serious accidents often occur before steps are taken to evaluate and avoid or eliminate tool-related hazards. Staff must recognize the hazards associated with the different types of tools and the safety precautions necessary to prevent those hazards.

See OP 1026 Hand and Power Tools for more information.

**Controls**

- Keep all tools in good condition with regular maintenance.
- Use the right tool for the job. Do not use a tool for a task which it was not designed for.
- Examine each tool for damage before use and do not use damaged tools.
- For tools that are damaged or defective, red tag the tool and take out of service.
- Operate tools per the manufacturers' instructions.
- Use the appropriate personal protective equipment.
- All electrically powered tools will be connected through a ground fault circuit interrupter (GFCI).
- All personnel must be trained on the use of the tool they are utilizing.

## Slippery Surfaces

Both slips and trips result from unintended or unexpected change in the contact between the feet and ground or walking surface. Good housekeeping, quality of walking surfaces, selection of proper footwear, and appropriate pace of walking are critical for preventing fall accidents. Slips happen where there is too little friction or traction between the footwear and walking surface.

Common causes of slips are wet or oily surfaces, spills, weather hazards, loose unanchored rugs or mats and flooring or other walking surfaces that do not have same degree of traction in all areas.

Weather-related slips and falls become a serious hazard as winter conditions often make for wet or icy surfaces outdoors. Even wet organic material or mud can create hazardous walking conditions. Spills and leaks can also lead to slips and falls.

**Controls**

- Evaluate the work area to identify any conditions that may pose a slip hazard.
- Address any spills, drips or leaks immediately.
- Mark areas where slippery conditions exist.
- Select proper footwear or enhance traction with additional PPE.
- Where conditions are uncertain or environmental conditions result in slippery surfaces walk slowly, take small steps, and slide feet on wet or slippery surfaces.

## Overhead Work

Work overhead can potentially expose staff to equipment, tools, and/or materials should they be dropped or left unsecured. This creates a significant hazard that can result in an injury, fatality or damage equipment and vehicles.

Staff shall not perform overhead work under any circumstances in places where people or vehicles are present or where they may enter during the work. This is to prevent the possibility of an object falling and coming into contact with a person or vehicle.

**Controls**

- Barricade and mark areas affected by overhead work to keep people and vehicles out of the work zone and warn them of the hazard.
- Do not leave tools, materials, and equipment unattended on ladders, scaffolds, or platforms when there is a chance that the items may fall or be dislodged.
- Boundaries of the work zone shall be a safe distance from overhead work in the event material, tools, or equipment should fall.

## Congested Areas

Working in congested areas can expose both workers and the public to a wide range of hazards depending upon the specific activities taking place. Staff Members need to understand the work scope, work areas, equipment on-site, and internal traffic patterns to minimize or eliminate exposure potential.

**Controls**

- Provide barricades, fencing, warning signs/signals and adequate lighting to protect people while working in or around congested areas.
- Vehicles and heavy equipment with restricted views to the rear should have functioning back-up alarms that are audible above the surrounding noise levels. Whenever possible, use a signaler to assist heavy equipment operators and/or drivers in backing up or maneuvering in congested areas.
- Lay out traffic control patterns to eliminate excessive congestion.
- Workers in congested areas should always wear high visibility clothing.
- Be aware of Line of Fire hazards when performing work activities in congested areas.
- Hazards associated with SIMOPs should be discussed daily at Tailgate Safety Meetings.

## Generated Waste

Activities on environmental sites may generate waste that requires regulated handling and disposal. Excess sample solids, decontamination materials, poly sheeting, used PPE, etc. that are determined to be free of contamination through field or laboratory screening can usually be disposed into client-approved, on-site trash receptacles. Uncontaminated wash water may be discarded onto the ground surface away from surface water bodies in areas where infiltration can occur. Contaminated materials must be segregated into liquids or solids and drummed separately for off-site disposal.

**Controls**

- Manage waste properly through good work practices.
- Collect, store, containerize waste, and dispose of it properly.
- All wastes generated shall be containerized in an appropriate container (i.e. open or closed top 55-gallon drum, roll-off container, poly tote, cardboard box, etc.) as directed by the PM.

- Containers should be inspected for damages or defects
- Waste containers should be appropriately labeled indicating the contents, date the container was filled, owner of the material (including address) and any unique identification number, if necessary.
- Upon completion of filling the waste container, the container should be inspected for leaks and an appropriate seal.

## Manual Lifting/Moving

Most materials associated with investigation, remedial, or construction-related activities are moved by hand. The human body is subject to damage in the forms of back injury, muscle strains, and hernia if caution is not observed in the handling process.

**Controls**

- Under no circumstances should any one person lift more than 49 pounds unassisted.
- Always push, not pull, the object when possible.
- Size up the load before lifting. If it is heavy or clumsy, get a mechanical aid or help from a worker.
- Bend the knees; it is the single most important aspect of lifting.
- When performing the lift:
    - Place your feet close to the object and center yourself over the load.
    - Get a good handhold.
    - Lift straight up, smoothly and let your legs do the work, not your back!
    - Avoid overreaching or stretching to pick up or set down a load.
    - Do not twist or turn your body once you have made the lift.
    - Make sure beforehand that you have a clear path to carry the load.
    - Set the load down properly.

## Repetitive Motion

Repetitive Motion or Strain Injuries are injuries effecting muscles, nerves, and tendons by repetitive movement and overuse. Almost any kind of awkward or repetitive motion you make could lead to an injury over time. Actions like bending or twisting of the wrists, reaching for materials, working with your hands above shoulder level, or grasping objects can increase wear and tear on the body. The condition mostly effects the upper body.

**Controls**

- Arrange your work zone, supplies and tools as much as possible to avoid reaching, leaning, bending and twisting your waist or wrists.
- During rest breaks, use stretches to loosen up your body.
- Vary tasks if you can so that you are not making the same movement repeatedly over for a long period.

## 4. PROTECTIVE MEASURES

The personal protective equipment and safety equipment (if listed) is specific to the associated task. The required PPE and equipment listed must be onsite during the task being performed. Work shall not commence unless the required PPE or Safety Equipment is present.

| Required Safety & Personal Protective Equipment | | | | |
|---|---|---|---|---|
| **Required Personal Protective Equipment (PPE)** | **Task 1** | | | |
| | Groundwater Sampling | Enter task description. | Task Name | Enter task description. |
| Hard hat | ☒ | ☐ | ☐ | ☐ |
| Safety Glasses | ☒ | ☐ | ☐ | ☐ |
| Class 2 Safety Vest | ☒ | ☐ | ☐ | ☐ |
| Safety Toed Shoes | ☒ | ☐ | ☐ | ☐ |
| Nitrile Gloves | ☒ | ☐ | ☐ | ☐ |
| Cut Gloves | ☒ | ☐ | ☐ | ☐ |
| **Required Safety Equipment** | | | | |
| First Aid Kit | ☒ | ☐ | ☐ | ☐ |

## 5. TRAINING REQUIREMENTS

The table below lists the training requirements staff must have respective to their assigned tasks and that are required to access the Site.

**Site Specific Training Requirements**

HAZWOPER - 40 Hour (Initial) HAZWOPER - 8 Hour (Annual Refresher)

**Task Specific Training Requirements**

| **Required Training Type** | **Task 1** | | | |
|---|---|---|---|---|
| | Groundwater Sampling | Enter task description. | Task Name | Task Name |
| DOT HAZMAT Transporter Training | ☒ | ☐ | ☐ | ☐ |

## 6. AIR MONITORING PLAN AND EQUIPMENT

Exposures to airborne substances shall be fully characterized throughout project operations to ensure that exposure controls are effectively selected and modified as needed.

Is air/exposure monitoring required at this work site for personal protection? Yes

Is perimeter monitoring required for community protection? No

Air monitoring plan not applicable No

### Air Monitoring/Screening Equipment Requirements

Photo-Ionization Detector (PID) 10.6eV

**The required equipment listed above must be on site. Work shall not commence unless the equipment is present and in working order.**

### Monitoring Plans

Select Monitoring Plan

| Parameter/ Contaminant | Equipment | Action Level | Response Activity |
|---|---|---|---|
| VOCs | PID 10.6 eV | < 5 ppm | Continue work and monitoring. |
| | | >5 ppm for 5 minutes | Clear Instrument and Re-Monitor the Area. Implement PPE upgrades |
| | | >5 ppm for >5 minutes | Evacuate the area and call the FSM and/or PM for further guidance. Implement engineering controls. |

**Zone Location and Monitoring Interval**
Breathing zone and edge of Exclusion Zone.

***If chemical does not have an action level use TLV or REL, whichever is lowest, to be used as an action level. If TLV or REL are the same as PEL, cut the PEL in half for an action level.**

## 7. DECONTAMINATION & DISPOSAL METHODS

All possible and necessary steps shall be taken to reduce or minimize contact with chemicals and contaminated/impacted materials while performing field activities (e.g., avoid sitting or leaning on, walking through, dragging equipment through or over, tracking, or splashing potential or known contaminated/impacted materials.)

### Personal Hygiene Safeguards

The following minimum personal hygiene safeguards shall be adhered to:

1. No smoking or tobacco products in any project work areas.
2. No eating or drinking in the exclusion zone.
3. It is required that personnel present on site wash hands before eating, smoking, taking medication, chewing gum/tobacco, using the restroom, or applying cosmetics and before leaving the site for the day.

It is recommended that personnel present on site shower or bathe at home at the end of each day of working on the site.

### Decontamination Supplies

All decontamination should be conducted at the project site in designated zones or as dictated by Client requirements. Decontamination should not be performed on Haley & Aldrich owned or leased premises.

| | | |
|---|---|---|
| ☒ Acetone | ☒ Distilled Water | ☐ Polyethylene Sheeting |
| ☒ Alconox Soap | ☒ Drums | ☐ Pressure/Steam Cleaner |
| ☒ Brushes | ☐ Hexane | ☐ Tap Water |
| ☐ Disposal Bags | ☐ Methanol | ☐ Wash tubs |
| ☒ 5 Gallon Buckets | ☒ Paper Towels | ☐ Other: Specify |

### Location of Decontamination Station

To be communicated at Site kick-off meeting

## Standard Personal Decontamination Procedures

Outer gloves and boots should be decontaminated periodically as necessary and at the end of the day. Brush off solids with a hard brush and clean with soap and water or other appropriate cleaner whenever possible. Remove inner gloves carefully by turning them inside out during removal. Wash hands and forearms frequently. It is good practice to wear work-designated clothing while on-site which can be removed as soon as possible. Non-disposable overalls and outer work clothing should be bagged onsite prior to laundering. If gross contamination is encountered on-site contact the Project Manager and Field Safety Manager to discuss proper decontamination procedures.

The steps required for decontamination will depend upon the degree and type of contamination but will generally follow the sequence below.

1. Remove and wipe clean hard hat
2. Rinse boots and gloves of gross contamination
3. Scrub boots and gloves clean
4. Rinse boots and gloves
5. Remove outer boots (if applicable)
6. Remove outer gloves (if applicable)
7. Remove Tyvek coverall (if applicable)
8. Remove respirator, wipe clean and store (if applicable)
9. Remove inner gloves (if outer gloves were used)

PPE that is not grossly contaminated can be bagged and disposed in regular trash receptacles.

## Small Equipment Decontamination

Pretreatment of heavily contaminated equipment may be conducted as necessary:

1. Remove gross contamination using a brush or wiping with a paper towel
2. Soak in a solution of Alconox and water (if possible)
3. Wipe off excess contamination with a paper towel

Standard decontamination procedure:

4. Wash using a solution of Alconox and water
5. Rinse with potable water
6. Rinse with methanol (or equivalent)
7. Rinse with distilled/deionized water

Inspect the equipment for any remaining contamination and repeat as necessary.

## Disposal Methods

Procedures for disposal of contaminated materials, decontamination waste, and single use personal protective equipment shall meet applicable client, locate, State, and Federal requirements.

### Disposal of Single Use Personal Protective Equipment

PPE that is not grossly contaminated can be bagged and disposed in regular trash receptacles. PPE that is grossly contaminated must be bagged (sealed and field personnel should communicate with the Project Manager to determine proper disposal.

### Standard Disposal Methods for Contaminated Materials

- Excess sample solids, decontamination materials, rags, brushes, poly-sheeting, etc. that are determined to be free of contamination through field screening can usually be disposed into client-approved, on-site trash receptacles.
- Uncontaminated wash water may be discarded onto the ground surface away from surface water bodies in areas where infiltration can occur.
- Contaminated materials must be segregated into liquids or solids and containerized separately for offsite disposal.

# 8. SITE CONTROL

The overall purpose of site control is to minimize potential contamination of workers, protect the public from the site's hazards, and prevent vandalism. Site control is especially important in emergency situations. The degree of site control necessary depends on site characteristics, site size, and the surrounding community. The following information identifies the elements used to control the activities and movements of people and equipment at the project site.

## Communication

**Internal**
Haley & Aldrich site personnel will communicate with other Haley & Aldrich staff member and/or subcontractors or contractors with:

Face to Face Communication

**External**
H&S site personnel will use the following means to communicate with off-site personnel or emergency services.

Cellular Phones

## Visitors

**Project Site**
Will visitors be required to check-in prior to accessing the project site?

Yes

**Visitor Access**
Authorized visitors that require access to the project site need to be provided with known information with respect to the site operations and hazards as applicable to the purpose of their site visit. Authorized visitors must have the required PPE and appropriate training to access the project site.

Zavier Richards is responsible for facilitating authorized visitor access.

## Zoning

**Work Zone**
The work zone will be clearly delineated to ensure that the general public or unauthorized worker access is prevented. The following will be used:

Temporary Fencing
Cones
Barricades
Flagging Tape

## 9. SITE SPECIFIC EMERGENCY RESPONSE PLAN

The Emergency Response Plan addresses potential emergencies at this site, procedures for responding to these emergencies, roles, responsibilities during emergency response, and training. This section also describes the provisions this project has made to coordinate its emergency response with other contractors onsite and with offsite emergency response organizations (as applicable).

During the development of this emergency response plan, local, state, and federal agency disaster, fire, and emergency response organizations were consulted (if required) to ensure that this plan is compatible and integrated with plans of those organizations. Documentation of the dates of these consultations are the names of individuals contacted is kept on file and available upon request.

The site has been evaluated for potential emergency occurrences, based on site hazards, and the major categories of emergencies that could occur during project work are:

- Fire(s)/Combustion
- Hazardous Material Event
- Medical Emergency
- Natural Disaster

A detailed list of emergency types and response actions are summarized in Table X below. Prior to the start of work, the SSO will update the table with any additional site-specific information regarding evacuations, muster points, or additional emergency procedures. The SSO will establish evacuation routes and assembly areas for the Site. All personnel entering the Site will be informed of these routes and assembly areas.

### Pre-Emergency Planning

Before the start of field activities, the Project Manager will ensure preparation has been made in anticipation of emergencies. Preparatory actions include the following:

Meeting with the subcontractor/and or client concerning the emergency procedures in the event a person is injured. Appropriate actions for specific scenarios will be reviewed. These scenarios will be discussed, and responses determined before the sampling event commences. A form of emergency communication (i.e.; Cell phone, Air horn, etc.) between the Project Manager and subcontractor and/or client will be agreed on before the work commences.

A training session (i.e., “safety meeting”) given by the Project Manager or their designee informing all field personnel of emergency procedures, locations of emergency equipment and their use, and proper evacuation procedures.

Ensuring field personnel are aware of the existence of the emergency response HASP and ensuring a copy of the HASP accompanies the field team(s).

### Onsite Emergency Response Equipment

Emergency procedures may require specialized equipment to facilitate work rescue, contamination control and reduction or post-emergency cleanup. Emergency response equipment stocked

| **Table 9.1 Emergency Equipment and Emergency PPE** | | | |
|---|---|---|---|
| **Emergency Equipment** | **Specific Type** | **Quantity Stocked** | **Location Stored** |
| First Aid Kit | ANSI | 1 Kit | Staff member |
| **Emergency PPE** | **Specific Type** | **Quantity Stocked** | **Location Stored** |
| Gloves | Nitrile | 1 Box | Staff member |

| **EVACUATION ALARM** |
|---|
| Will be communicated during the Onsite Kickoff Meeting |
| **EVACUATION ROUTES** |
| Will be given a map after site specific training |
| **EVACUATION MUSTER POINT(S)/ SHELTER AREA(S)** |
| Will be given a locations after site specific training |
| **EVACUTION RESPONSE DRILLS** |
| The Site relies on outside emergency responders and a drill is not required. |

Table 9-2 – Emergency Planning

| Emergency Type | Notification | Response Action | Evacuation Plan/Route |
|---|---|---|---|
| Chemical Exposure | Report event to SSO immediately | Refer to Safety Data Sheet for required actions | Remove personnel from work zone |
| Fire - Small | Notify SSO and contact 911 | Use fire extinguisher if safe and qualified to do so | Mobilize to *Muster Point* |
| Fire – Large/Explosion | Notify SSO and contact 911 | Evacuate immediately | Mobilize to *Muster Point* |
| Hazardous Material – Spill/Release | Notify SSO; SSO will contact PM to determine if additional agency notification is | If practicable don PPE and use spill kit and applicable procedures to contain the release | See Evacuation Map for route, move at least 100 ft upwind of spill location |
| Medical – Bloodborne Pathogen | Notify SSO | If qualified dispose in container or call client or city to notify for further instruction. | None Anticipated |
| Medical – First Aid | Notify SSO | If qualified perform first aid duties | None Anticipated |
| Medical – Trauma | If life threatening or transport is required call 911, immediately | Wait at site entrance for ambulance | Noe Anticipated |
| Security Threat | Notify SSO who will call 911 as warranted | Keep all valuables out of site and work zones delineated. | None Anticipated |
| Weather – Earthquake/Tsunami's | STOP WORK and evacuate Site upon any earthquake | Turn off equipment and evacuate as soon as is safe to do so | Mobilize to *Shelter Location* |
| Weather – Lightning Storm | STOP WORK | Work may resume 30 minutes after the last observed lightning. | None Anticipated |
| Weather – Tornadoes/Hurricanes | Monitor weather conditions STOP WORK and evacuate the site | Evacuate to shelter location or shelter in place immediately | Mobilize to *Shelter Location* |
| *MUSTER POINT*<br>Muster point to be communicated during site kick-off meeting | | *SHELTER LOCATION*<br>Shelter location to be communicated during site kick-off meeting | |
| In case of site emergencies, site personnel shall be evacuated per this table and will not participate in emergency response activities. Site emergencies shall be reported to local, state, and federal governmental agencies as required. | | | |

## 10. HASP ACKNOWLEDGEMENT FORM

**All Haley & Aldrich employees onsite must sign this form prior to entering the site.**

I hereby acknowledge receipt of, and briefing on, this HASP prior to the start of on-site work. I declare that I understand and agree to follow the provisions, processes, and procedures set forth herein at all times while working on this site.

| Printed Name | Signature | Date |
|---|---|---|
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# ATTACHMENT A
# HASP AMENDMENT FORM

## HASP AMENDMENT FORM

This form is to be used whenever there is an immediate change in the project scope that will require an amendment to the HASP. For project scope changes associated with "add-on" tasks, the changes must be made in the body of the HASP. Before changes can be made, a review of the potential hazards must be initiated by the Haley & Aldrich Project Manager.

This original form must remain on site with the original HASP. If additional copies of this HASP have been distributed, it is the Project Manager's responsibility to forward a signed copy of this amendment to those who have copies.

| | |
|---|---|
| Amendment No. | |
| Site Name | |
| Work Assignment No. | |
| Date | |
| Type of Amendment | |
| Reason for Amendment | |
| Alternate Safeguard Procedures | |
| Required Changes in PPE | |

| Project Manager Name (Print) | Project Manager Signature | Date |
|---|---|---|
| | | |

| Health & Safety Approver Name (Print) | Health & Safety Approver Signature | Date |
|---|---|---|
| | | |

# ATTACHMENT B
# TRAINING REQUIREMENTS

# TRAINING REQUIREMENTS

## Health and Safety Training Requirements

Personnel will not be permitted to supervise or participate in field activities until they have been trained to a level required by their job function and responsibility. Haley & Aldrich staff members, contractors, subcontractors, and consultants who have the potential to be exposed to contaminated materials or physical hazards must complete the training described in the following sections.

The Haley & Aldrich Project Manager/FSM will be responsible for maintaining and providing to the client/site manager documentation of Haley & Aldrich staff members' compliance with required training as requested. Records shall be maintained per OSHA requirements.

## 40-Hour Health and Safety Training

The 40-Hour Health and Safety Training course provides instruction on the nature of hazardous waste work, protective measures, proper use of personal protective equipment, recognition of signs and symptoms which might indicate exposure to hazardous substances, and decontamination procedures. It is required for all personnel working on-site, such as equipment operators, general laborers, and supervisors, who may be potentially exposed to hazardous substances, health hazards, or safety hazards consistent with 29 CFR 1910.120.

## 8-hour Annual Refresher Training

Personnel who complete the 40-hour health and safety training are subsequently required to attend an annual 8-hour refresher course to remain current in their training. When required, site personnel must be able to show proof of completion (i.e., certification) at an 8-hour refresher training course within the past 12 months.

## 8-Hour Supervisor Training

On-site managers and supervisors directly responsible for, or who supervise staff members engaged in hazardous waste operations, should have eight additional hours of Supervisor training in accordance with 29 CFR 1910.120. Supervisor Training includes, but is not limited to, accident reporting/investigation, regulatory compliance, work practice observations, auditing, and emergency response procedures.

## Additional Training for Specific Projects

Haley & Aldrich personnel will ensure their personnel have received additional training on specific instrumentation, equipment, confined space entry, construction hazards, etc., as necessary to perform their duties. This specialized training will be provided to personnel before engaging in the specific work activities including:

- Client specific training or orientation
- Competent person excavations
- Confined space entry (entrant, supervisor, and attendant)
- Heavy equipment including aerial lifts and forklifts
- First aid/ CPR
- Use of fall protection
- Use of nuclear density gauges
- Asbestos awareness

# ATTACHMENT C
# ROLES AND RESPONSIBILITIES

# SITE ROLES AND RESPONSIBILITIES

## Haley & Aldrich Personnel

### Field Safety Manager (FSM)

The Haley & Aldrich FSM is a full-time Haley & Aldrich staff member, trained as a safety and health professional, who is responsible for the interpretation and approval of this Safety Plan. Modifications to this Safety Plan cannot be undertaken by the PM or the SSO without the approval of the FSM.

Specific duties of the FSM include:

- Approving and amending the Safety Plan for this project
- Advising the PM and SHSOs on matter relating to health and safety
- Recommending appropriate personal protective equipment (PPE) and air monitoring instrumentation
- Maintaining regular contact with the PM and SSO to evaluate the conditions at the property and new information which might require modifications to the HASP and
- Reviewing and approving JSAs developed for the site-specific hazards.

### Project Manager (PM)

The Haley & Aldrich PM is responsible for ensuring that the requirements of this HASP are implemented at that project location. Some of the PM´s specific responsibilities include:

- Assuring that all personnel to whom this HASP applies have received a copy of it;
- Providing the FSM with updated information regarding environmental conditions at the site and the scope of site work;
- Providing adequate authority and resources to the on-site SHSO to allow for the successful implementation of all necessary safety procedures;
- Supporting the decisions made by the SHSO;
- Maintaining regular communications with the SHSO and, if necessary, the FSM;
- Coordinating the activities of all subcontractors and ensuring that they are aware of the pertinent health and safety requirements for this project;
- Providing project scheduling and planning activities; and
- Providing guidance to field personnel in the development of appropriate Job Safety Analysis (JSA) relative to the site conditions and hazard assessment.

### Site Health & Safety Officer (SHSO)

The SHSO is responsible for field implementation of this HASP and enforcement of safety rules and regulations. SHSO functions may include some or all of the following:

- Act as Haley & Aldrich´s liaison for health and safety issues with client, staff, subcontractors, and agencies.
- Verify that utility clearance has been performed by Haley & Aldrich subcontractors.
- Oversee day-to-day implementation of the Safety Plan by Haley & Aldrich personnel on site.

- Interact with subcontractor project personnel on health and safety matters.
- Verify use of required PPE as outlined in the safety plan.
- Inspect and maintain Haley & Aldrich safety equipment, including calibration of air monitoring instrumentation used by Haley & Aldrich.
- Perform changes to HASP and document in Appendix A of the HASP as needed and notify appropriate persons of changes.
- Investigate and report on-site accidents and incidents involving Haley & Aldrich and its subcontractors.
- Verify that site personnel are familiar with site safety requirements (e.g., the hospital route and emergency contact numbers).
- Report accidents, injuries, and near misses to the Haley & Aldrich PM and FSM as needed.

The SHSO will conduct initial site safety orientations with site personnel (including subcontractors) and conduct toolbox and safety meetings thereafter with Haley & Aldrich employees and Haley & Aldrich subcontractors at regular intervals and in accordance with Haley & Aldrich policy and contractual obligations. The SHSO will track the attendance of site personnel at Haley & Aldrich orientations, toolbox talks, and safety meetings.

**Field Personnel**

Haley & Aldrich personnel are responsible for following the health and safety procedures specified in this HASP and for performing their work in a safe and responsible manner. Some of the specific responsibilities of the field personnel are as follows:

- Reading the HASP in its entirety prior to the start of on-site work;
- Submitting a completed Safety Plan Acceptance Form and documentation of medical surveillance and training to the SHSO prior to the start of work;
- Attending the pre-entry briefing prior to beginning on-site work;
- Bringing forth any questions or concerns regarding the content of the Safety Plan to the PM or the SHSO prior to the start of work;
- Stopping work when it is not believed it can be performed safely;
- Reporting all accidents, injuries and illnesses, regardless of their severity, to the SHSO;
- Complying with the requirements of this safety plan and the requests of the SHSO; and
- Reviewing the established JSAs for the site-specific hazards on a daily basis and prior to each shift change, if applicable.

**Visitors**

Authorized visitors (e.g., Client Representatives, Regulators, Haley & Aldrich management staff, etc.) requiring entry to any work location on the site will be briefed by the Site Supervisor on the hazards present at that location. Visitors will be escorted at all times at the work location and will be responsible for compliance with their employer´s health and safety policies. In addition, this safety plan specifies the minimum acceptable qualifications, training and personal protective equipment which are required for entry to any controlled work area; visitors must comply with these

requirements at all times. Unauthorized visitors, and visitors not meeting the specified qualifications, will not be permitted within established controlled work areas.

## SUBCONTRACTOR PERSONNEL

**Subcontractor Site Representative**

Each contractor and subcontractor shall designate a Contractor Site Representative. The Contractor Site Representative will interface directly with Insert Staff Name Here, the Subcontractor Site Safety Manager, with regards to all areas that relate to this safety plan and safety performance of work conducted by the contractor and/or subcontractor workforce. Contractor Site Representatives for this site are listed in the Contact Summary Table at the beginning of the Safety Plan.

**Subcontractor Site Safety Manager**

Each contractor / subcontractor will provide a qualified representative who will act as their Site Safety Manager (Sub-SSM). This person will be responsible for the planning, coordination, and safe execution of subcontractor tasks, including preparation of job hazard analyses (JHA), performing daily safety planning, and coordinating directly with the Haley & Aldrich SHSO for other site safety activities. This person will play a lead role in safety planning for Subcontractor tasks, and in ensuring that all their employees and lower tier subcontractors are in adherence with applicable local, state, and/or federal regulations, and/or industry and project specific safety standards or best management practices.

General contractors / subcontractors are responsible for preparing a site-specific HASP and/or other task specific safety documents (e.g., JHAs), which are, at a minimum, in compliance with local, state, and/or federal other regulations, and/or industry and project specific safety standards or best management practices. The contractor(s)/subcontractor(s) safety documentation will be at least as stringent as the health and safety requirements of the Haley & Aldrich Project specific HASP.

Safety requirements include, but are not limited to: legal requirements, contractual obligations and industry best practices. Contractors/subcontractors will identify a site safety representative during times when contractor/subcontractor personnel are on the Site. All contractor/subcontractor personnel will undergo a field safety orientation conducted by the Haley & Aldrich SHSO and/or PM prior to commencing site work activities. All contractors / subcontractors will participate in Haley & Aldrich site safety meetings and their personnel will be subject to training and monitoring requirements identified in this Safety Plan. If the contractors / subcontractors means and methods deviate from the scope of work described in Section 1 of this Safety Plan, the alternate means and methods must be submitted, reviewed and approved by the Haley & Aldrich SHSO and/or PM prior to the commencement of the work task. Once approved by the Haley & Aldrich SHSO and/or PM, the alternate means and methods submittal will be attached to this Safety Plan as an Addendum.

# ATTACHMENT D
# JOB SAFETY ANALYSES


# FORMER JUST4WHEELS SITE

| KEY TASK 1: Groundwater Sampling | | |
|---|---|---|
| **Subtask Category** | **Potential Hazards** | **Controls** |
| Site Walk | Slips, Trips, and Falls | • Take your time and pay attention to where you are going<br>• Adjust your stride to a pace that is suitable for the walking surface and tasks you are doing<br>• Check the work area to identify hazards – beware of trip hazards such as wet floors, slippery floors, and uneven surfaces or terrain<br>• Establish and utilize a pathway free of slip and trip hazards<br>• Choose a safer walking route<br>• Carry loads you can see over<br>• Keep work areas clean and free of clutter<br>• Communicate hazards to on-site personnel – remove hazards as appropriate |
| Groundwater Sampling | Lifting | • You know where you are going<br>• The area around the load is clear of obstacles<br>• Doors are open and there is nothing on the floor that could trip someone or make them slip<br>• You have a good grip on the load<br>• Your hands, the load and any handles are not slippery<br>• If you are lifting with someone else, both of you know what you are doing before you start<br>• You should adopt the following technique when lifting the load:<br>• Put your feet around the load and your body over it (if this is not feasible, try to keep your body as close as possible to the load and in front of it) |

| | | |
|---|---|---|
| | | • Use the muscles of your legs when lifting<br>• Keep your back straight<br>• Pull the load as close as possible to your body<br>• Lift and carry the load with straight arms |
| Groundwater Sampling | General site hazards | • Inspect any tools or equipment before you use them<br>• Ensure that any cords or plugs are not frayed or damaged<br>• Only use tools/equipment for the purpose they are meant to be used – tools/equipment are not toys to be played with<br>• Think of the steps in which you will use the tools/equipment before using them<br>• Handle all tools/equipment in a safe manner<br>• If unsure how to use a tool/equipment, be sure to receive proper training or instruction prior to using them<br>• Use tools/equipment at a safe pace<br>• Do not force tools/equipment to work |

# ATTACHMENT E
# PROJECT SITE FORMS

# ATTACHMENT F
# SITE-SPECIFIC OPERATING PROCEDURES

# APPENDIX I
# Site Management Forms

**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: Choose an item

Have Ecological Resources been identified? Choose an item

Is this soil originating from the site? Choose an item

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

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? Choose an item

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

Is this virgin material from a permitted mine or quarry? Choose an item

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

## 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

Revised April 2023

# Synoptic Water Level Measurement Log

| | |
|---|---|
| **PROJECT** | |
| **LOCATION** | |
| **CLIENT** | |
| **H&A FILE NO.** | |
| **PROJECT MANAGER** | |
| **FIELD REP.** | |
| **GAUGING DATE** | |
| **WEATHER** | |

| MONITORING WELL ID | TIME | DEPTH TO WATER (FT BELOW TOC) | TOP OF CASING (FT) | GROUNDWATER ELEVATION (FT) |
|---|---|---|---|---|
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**Comments:**

1. Monitoring wells "X" through "X" were surveyed by "Insert Name of Surveyor" on "Day Month Year"
2. Wells were gauged on "Day Month Year"
3. Elevation refers to the North American Vertical Datum of 1988 (NAVD88).
4. All dimensions are in US survey feet.

**Summary of Green Remediation Metrics for Site Management**

Site Name: _____ Site Code: _____
Address: _____ City: _____
State: _____ Zip Code: _____ County: _____

**Initial Report Period (Start Date of period covered by the Initial Report submittal)**
Start Date: _____

**Current Reporting Period**
Reporting Period From: _____ To: _____

**Contact Information**
Preparer's Name: _____ Phone No.: _____
Preparer's Affiliation: _____

**I. Energy Usage:** Quantify the amount of energy used directly on-site and the portion of that derived from renewable energy sources.

| | **Current Reporting Period** | **Total to Date** |
|---|---|---|
| Fuel Type 1 (e.g. natural gas (cf)) | | |
| Fuel Type 2 (e.g. fuel oil, propane (gals)) | | |
| Electricity (kWh) | | |
| **Of that Electric usage, provide quantity:** | | |
| Derived from renewable sources (e.g. solar, wind) | | |
| **Other energy sources** (e.g. geothermal, solar thermal (Btu)) | | |

*Provide a description of all energy usage reduction programs for the site in the space provided on Page 3.*

**II. Solid Waste Generation:** Quantify the management of solid waste generated on-site.

| | **Current Reporting Period (tons)** | **Total to Date (tons)** |
|---|---|---|
| **Total waste generated on-site** | | |
| OM&M generated waste | | |
| **Of that total amount, provide quantity:** | | |
| Transported off-site to landfills | | |
| Transported off-site to other disposal facilities | | |
| Transported off-site for recycling/reuse | | |
| Reused on-site | | |

*Provide a description of any implemented waste reduction programs for the site in the space provided on Page 3.*

**III. Transportation/Shipping:** Quantify the distances travelled for delivery of supplies, shipping of laboratory samples, and the removal of waste.

| | **Current Reporting Period (miles)** | **Total to Date (miles)** |
|---|---|---|
| Standby Engineer/Contractor | | |
| Laboratory Courier/Delivery Service | | |
| Waste Removal/Hauling | | |

*Provide a description of all mileage reduction programs for the site in the space provided on Page 3. Include specifically any local vendor/services utilized that are within 50 miles of the site.*

**IV. Water Usage:** Quantify the volume of water used on-site from various sources.

| | **Current Reporting Period (gallons)** | **Total to Date (gallons)** |
|---|---|---|
| Total quantity of water used on-site | | |
| **Of that total amount, provide quantity:** | | |
| Public potable water supply usage | | |
| Surface water usage | | |
| On-site groundwater usage | | |
| Collected or diverted storm water usage | | |

*Provide a description of any implemented water consumption reduction programs for the site in the space provided on Page 3.*

**V. Land Use and Ecosystems:** Quantify the amount of land and/or ecosystems disturbed and the area of land and/or ecosystems restored to a pre-development condition (i.e. Green Infrastructure).

| | **Current Reporting Period (acres)** | **Total to Date (acres)** |
|---|---|---|
| Land disturbed | | |
| Land restored | | |

*Provide a description of any implemented land restoration/green infrastructure programs for the site in the space provided on Page 3.*

| **Description of green remediation programs reported above**<br>(Attach additional sheets if needed) |
|---|
| Energy Usage: |
| Waste Generation: |
| Transportation/Shipping: |
| Water usage: |
| Land Use and Ecosystems: |
| Other: |

| **CONTRACTOR CERTIFICATION** |
|---|
| I, _____ (**Name**) do hereby certify that I am _____ (**Title**) of _____ (**Contractor Name**), which is responsible for the work documented on this form. According to my knowledge and belief, all of the information provided in this form is accurate and the site management program complies with the DER-10, DER-31, and CP-49 policies.<br><br>_____<br>**Date** **Contractor** |

# LOW-FLOW GROUNDWATER SAMPLING RECORD

| | | | |
|---|---|---|---|
| PROJECT | | H&A FILE NO. | |
| LOCATION | | PROJECT MGR. | |
| CLIENT | | FIELD REP | |
| CONTRACTOR | | DATE | |

## GROUNDWATER SAMPLING INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| Well ID: | | Well Volume: | | Start Time: | |
| Well Depth: | | Equipment: | | Sample Time: | |
| Depth to Water: | | | | | |

| Time | Volume purged, gallons | Temp, C (+/-3%) | Conductivity, us/cm (+/- 3%) | Dissolved Oxygen, mg/L (+/- 10%) | pH (+/-0.1) | ORP/eH, mv (+/-10mv) | Turbidity, NTU (<5 NTU) | Depth to Water (ft) |
|---|---|---|---|---|---|---|---|---|
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# APPENDIX J
# Remedial System Optimization Table of Contents

**REMEDIAL SYSTEM OPTIMIZATION FOR [FORMER JUST4WHEELS SITE]**

**TABLE OF CONTENTS**