DECISION DOCUMENT

PRD Electronics Manufacturing Site
Brownfield Cleanup Program
Brooklyn, Kings County
Site No. C224342
March 2023

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

PRD Electronics Manufacturing Site
Brownfield Cleanup Program
Brooklyn, Kings County
Site No. C224342
March 2023

Statement of Purpose and Basis

This document presents the remedy for the PRD Electronics Manufacturing Site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the PRD Electronics Manufacturing Site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to

improve energy efficiency as an element of construction.

2. Excavation

Excavation and off-site disposal of contaminant source areas, including:

- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Excavation and off-site disposal of all on-site soils which exceed restricted residential soil cleanup objectives (SCOs), as defined by 6NYCRR Part 375-6.8 in the upper 15 feet. If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy.

Collection and analysis of confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation/documentation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

Approximately 54 cubic yards of contaminated soil will be removed from the site.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Clean fill meeting the requirements of 6 NYCRRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

4. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- require compliance with the Department approved Site Management Plan.

5. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

- Institutional Controls: The Environmental Easement discussed in Paragraph 4 above.
- Engineering Controls: Cover system (if necessary) discussed in paragraph 6.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 6 below (if needed) will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs)
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

Contingent Remedial Elements

In the event that Track 2 restricted residential use is not achieved, the following contingent remedial elements will be required, and the remedy will achieve a Track 4 restricted residential cleanup

6. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

March 1, 2023

Date

Jane H. O'Connell, Regional Remediation Engineer
Region 2

DECISION DOCUMENT

PRD Electronics Manufacturing Site
Brooklyn, Kings County
Site No. C224342
March 2023

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C224342

Brooklyn Community Board 2
350 Jay Street, 8th Floor
Brooklyn, NY 11201
Phone: (718) 596-5410

Brooklyn Public Library-Walt Whitman Branch
93 St. Edwards Street
Brooklyn, NY 11205
Phone: (718) 935-0244

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Site Location:
The 0.759-acre site is located at 202-208 Tillary Street in downtown Brooklyn and is comprised of tax parcels Block 2050, lots 98 and 100.The site is in a mixed-use area with surrounding property uses including several residential apartment complexes, restaurants, stores, and municipal buildings. Tillary Street, an apartment complex, and an entrance ramp to Route 278 are located north of the site. The NYC Housing Authority Ingersoll House apartment complex is located east and south of the site. The Tillary Street Woman's Shelter, Prince Street, the NYC 84th Precinct Police Department, and a NYC Fire Department Station, are located west of the site.

Site Features:
The site has been vacant since August 2021. Lot 98 is currently developed as an outdoor, at-grade asphalt paved parking lot. A six-foot chain-link perimeter fence encloses the outdoor parking lot. The entire footprint of lot 100 is a basement foundation slab associated with five-story self-storage building that is now demolished.

Current Zoning and Land Use:
The site is currently located in the C6-4 Commercial and the Special Downtown Brooklyn (DB) Districts, which allows for commercial and residential uses. The surrounding property uses include several residential apartment complexes, restaurants, stores, and municipal buildings. The closest residential buildings to the site are the apartment complexes located on the adjacent Lot 1. The B Subway line is located approximately a tenth of a mile to the west of the site.

Past Use of the Site:
In 1887, the footprint of Lot 100 was occupied by stores, dwellings, and stables. Maps from 1904 and 1915 show a hides and tallow factory, and a wool factory were located north of the site. By 1938, many of the dwellings and stores were demolished. Four dwellings were present on the western side of the site along Prince Street. In 1948, a manufacturing building was constructed

which had various operators including an electronic company known as PRD Electronics, a garage, headwear/curtain/textile companies, a binding company, wholesalers/traders, a beverage company, a vegetable company, and a self-storage facility. By 2001, the usage had changed to include commercial space on the first floor. The second floor appears vacant in maps from 2001 to 2007.

Site Geology and Hydrogeology:
The site is located approximately 20 feet above mean sea level and is generally flat. Groundwater at the site is encountered at approximately 15 feet below ground surface (ft-bgs) and flows in the northerly direction from beneath the site towards the East River.

The stratigraphy of the site, from the surface down, consists of approximately 16 feet of urban historic fill overlying native fine to medium grained sand. The urban historic fill layer consists of brown silty sand with varying amounts of gravel, concrete, and brick fragments.

The site is located approximately 0.44 miles from the Navy Yard Basin, which connects to Wallabout Bay and the East River.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative that restricts the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;

- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

benzene
ethylbenzene
toluene
1,2,4-trimethylbenzene
xylene (mixed)
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene

chrysene	vinyl chloride
dibenz[a,h]anthracene	cis-1,2-dichloroethene
indeno(1,2,3-cd)pyrene	methylene chloride
sec-butylbenzene	1,2,4,5-tretramethylbenzene

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination:
Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Soil vapor was analyzed for VOCs. The primary contaminants of concern include VOCs, SVOCs, and metals.

Soil - Exceedances of the restricted residential use soil cleanup objectives (RRSCOs) were found in two of the eight soil borings at the site at a depth up to18 feet below ground surface (bgs). Odors were also detected in one location up to 20 feet below ground surface (bgs).VOCs detected at concentrations exceeding their respective RRSCOs include: benzene up to 16 parts per million (ppm) (RRSCO of 4.8 ppm), ethylbenzene up to 190 ppm (RRSCO of 41 ppm), toluene up to 540 ppm (RRSCO of 100 ppm), 1,2,4-trimethylbenze up to 110 ppm (RRSCO of 52 ppm), and xylenes up to 300 ppm (RRSCO of 100 ppm).

SVOCs detected at concentrations exceeding RRSCOs were shallow, from 0 to 2 ft-bgs, and include: benzo(a)anthracene up to 6.4 ppm (RRSCO of 1 ppm), benzo(a)pyrene up to 6.8 ppm (RRSCO 1 ppm), benzo(b)fluoranthene up to 8.7 ppm (RRSCO of 1 ppm), chrysene up to 5.3 ppm (RRSCO of 3.9 ppm), dibenzo(a,h)anthracene up to 0.8 ppm (RRSCO of 0.33 ppm), and indeno(1,2,3-cd)pyrene up to 3.8 ppm (RRSCO of 0.5 ppm).

No metals, pesticides, or PCBs exceeded their RRSCOs and the PFAS perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) did not exceed their respective restricted residential guidance values.

Data does not indicate any off-site impacts in soil related to this site.

Groundwater - VOCs were detected at concentrations above Class GA Ambient Water Quality Standards (AWQS) in one monitoring well as follows: sec-butylbenzene at 7.4 ppb and 1,2,4,5-tetramethylbenzene at 12 ppb, both with a AWQS value of 5 ppb.

No SVOCs, metals, pesticides, or PCBs were detected above their AWQS.

For PFAS compounds, PFOA and PFOS were reported at concentrations up to 55.1 parts per trillion (ppt) and 67.1 ppt respectively, exceeding the Maximum Contaminant Level (MCL) (drinking water standard) of 10 ppt each in groundwater. The compound 1,4- dioxane was not detected. There are no public water supply wells within a half a mile and there is a municipal prohibition for use of groundwater at the site.

Data does not indicate any off-site impacts in groundwater related to this site.

Soil Vapor - Chlorinated VOCs were detected in several soil vapor samples including: vinyl chloride (max. 598 micrograms per cubic meter, or ug/m3), methylene chloride (max. 184 ug/m3), cis-1,2-dichloroethene (max. 1,300 ug/m3), trichloroethene (TCE) (max. 3.97 ug/m3), and tetrachloroethene (PCE) (max 54.9 ug/m3).

Data does not indicate any off-site impacts in soil vapor related to this site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Since the site is covered by asphalt or concrete, people will not come into contact with site-related soil and groundwater contamination unless they dig below the surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not contaminated by the site. Volatile organic compounds in soil vapor (air spaces within the soil) may move into buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because there is no on-site building, inhalation of site contaminants in indoor air due to soil vapor intrusion does not represent a concern for the site in its current condition. However, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site development. Environmental sampling indicates soil vapor intrusion is not a concern for off-site buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 2: Restricted use with generic soil cleanup objectives.

The selected remedy is referred to as the Excavation and Vapor Intrusion Evaluation remedy.

The elements of the selected remedy, as shown in Figure 2, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design,

implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

Excavation and off-site disposal of contaminant source areas, including:

- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Excavation and off-site disposal of all on-site soils which exceed restricted residential soil cleanup objectives (SCOs), as defined by 6NYCRR Part 375-6.8 in the upper 15 feet. If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy.

Collection and analysis of confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation/documentation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

Approximately 53 cubic yards of contaminated soil will be removed from the site.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Clean fill meeting the requirements of 6 NYCRRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

4. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- require compliance with the Department approved Site Management Plan.

5. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

- Institutional Controls: The Environmental Easement discussed in Paragraph 4 above.
- Engineering Controls: Cover system (if necessary) discussed in paragraph 6.

This plan includes, but may not be limited to:

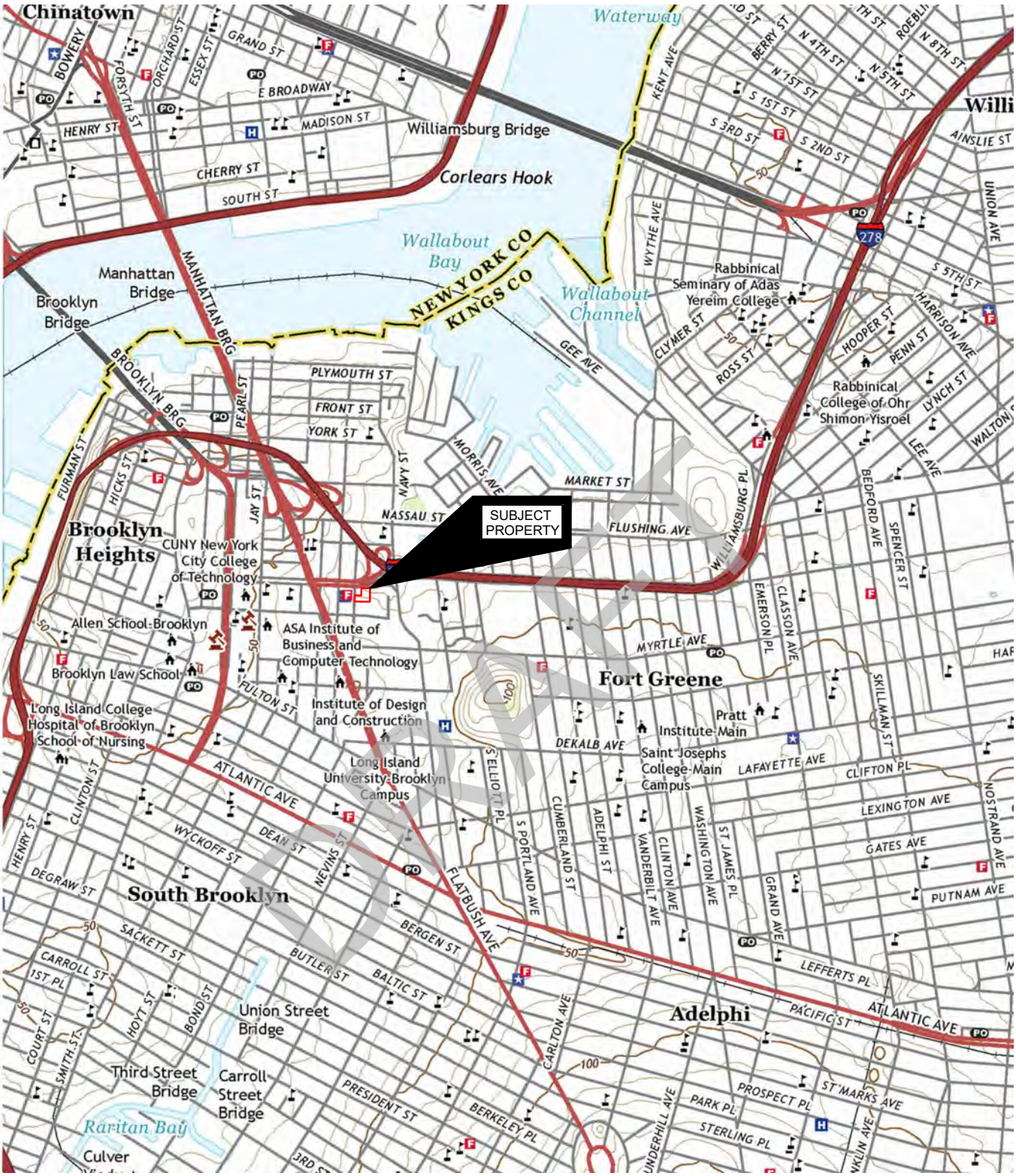
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 6 below (if needed) will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs)
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

Contingent Remedial Elements

In the event that Track 2 restricted residential use is not achieved, the following contingent remedial elements will be required, and the remedy will achieve a Track 4 restricted residential cleanup.

6. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.



SCALE: 1 : 24,000
PHOTO REVISED: 2019

0′ 1000′ 2000′

SCALE: 1"=2000′

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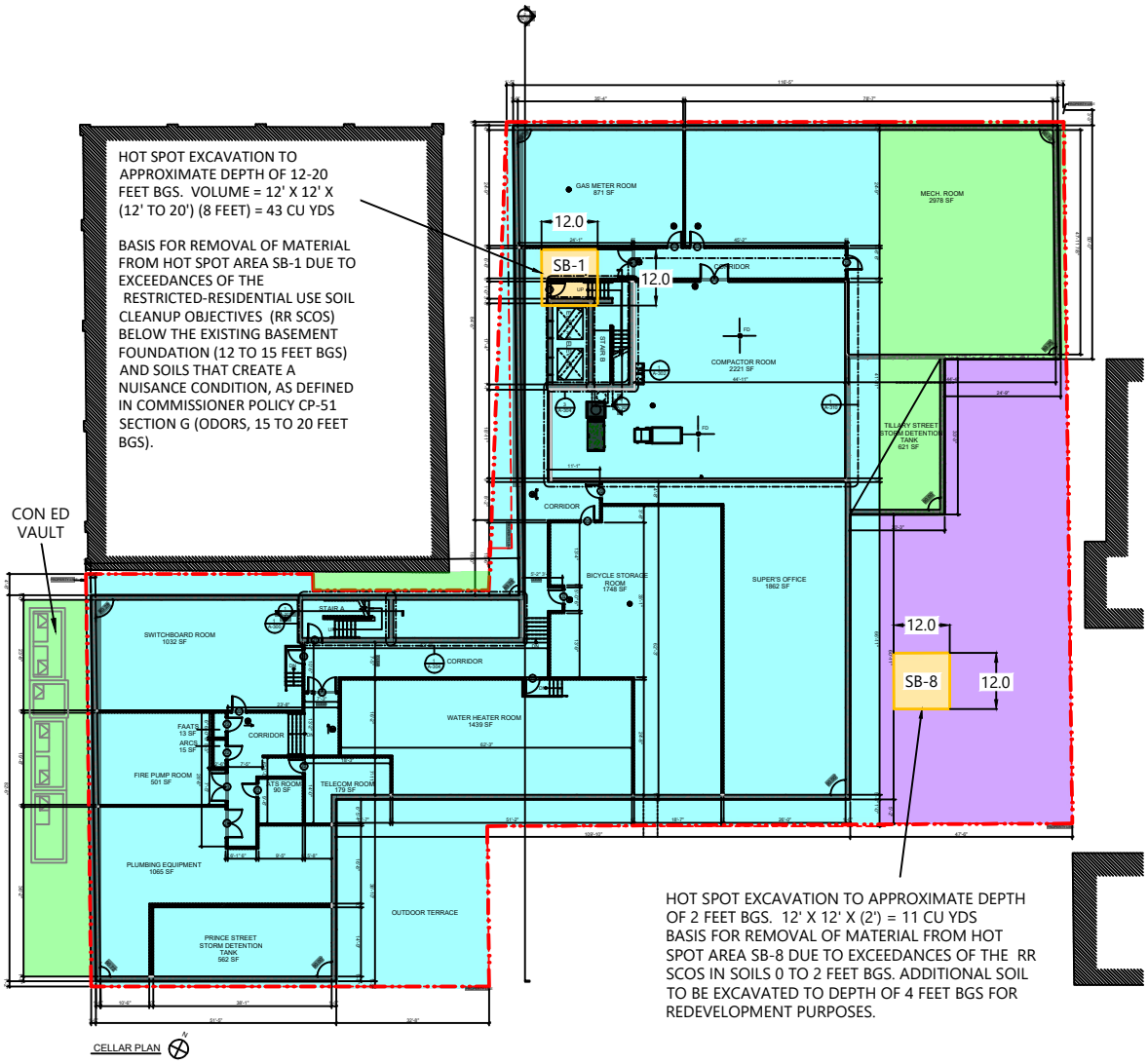
FIGURE 1 – SITE LOCATION MAP
U.S.G.S. TOPOGRAPHIC BROOKLYN, NY QUAD
202 – 208 TILLARY STREET
BLOCK 2050, LOT 100 AND A PORTION OF LOT 1
BOROUGH OF BROOKLYN, KINGS COUNTY, NEW YORK

DATE: 6/17/21	JOB NO.: 21183.01	SCALE: 1″ = 2000′



LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- PROPOSED DEVELOPMENTAL EXCAVATION AREA TO APPROXIMATELY 4 FEET BGS
- EXISTING CELLAR FOUNDATION SLAB AT 12 FEET BGS. NO EXCAVATION IS PROPOSED IN THIS AREA.
- PROPOSED HOT SPOT EXCAVATION
- PROPOSED DEVELOPMENTAL EXCAVATION AREA TO APPROXIMATELY 12 FEET BGS

NOTE:
1. RR SCO = RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVES.
2. TRACK 2 RR SCOS ARE PROPOSED.
3. A TRACK 4 RESTRICTED CLEANUP WOULD REQUIRE SOURCE REMOVAL OR TREATMENT (ODORS) AND REMOVAL OF RR SCO EXCEEDANCES IN THE UPPER 2 FEET OF THE SITE AND INCLUDE A SITE COVER.

0' 20' 40'

SCALE: 1"= 40'

vhb

FIGURE 10 - PROPOSED EXCAVATION MAP

202 - 208 TILLARY STREET
BLOCK 2050, LOTS 98 & 100
BOROUGH OF BROOKLYN, KINGS COUNTY, NEW YORK

DATE: 2/6/23	JOB NO.: 21183.01	SCALE: 1" = 40'