

DECISION DOCUMENT

C Block
Brownfield Cleanup Program
Brooklyn, Kings County
Site No. C224435
June 2026



**Department of
Environmental
Conservation**

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

DECLARATION STATEMENT - DECISION DOCUMENT

C Block
Brownfield Cleanup Program
Brooklyn, Kings County
Site No. C224435
June 2026

Statement of Purpose and Basis

This document presents the remedy for the C Block 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 (NYSDEC) for the C Block site and the public's input to the proposed remedy presented by NYSDEC.

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, optimization, 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 gases 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 shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

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

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards; and
- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Track 1 Area

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8(a) within the footprints of future Buildings C2 and C3. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy in the area of the site encompassing the redevelopment footprints of Buildings C2 and C3. In the event that Track 1 unrestricted use is not achieved, including achievement of soil and soil vapor remedial objectives, the remedy will revert to a Track 2 restricted residential cleanup.

Track 4 Area

Excavation and off-site disposal of all on-site soils in the upper two feet which exceed restricted-residential SCOs, as defined by 6 NYCRR Part 375-6.8(b) in the area of the site that encompasses the redevelopment footprint of Building C1 and all exterior areas outside of the footprints of Buildings C2 and C3 within the boundary of the site.

Approximately 50,300 cubic yards of contaminated soil will be removed from the site. Collection and analysis of confirmation samples at the remedial excavation depths in the Track 1 area will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify NYSDEC, submit the sample results and, in consultation with NYSDEC, 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. Documentation samples will be collected from all other remedial excavation extents.

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 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil or complete the backfilling of the excavation and establish the designed grades at the site.

4. Cover System

A site cover currently exists in areas not occupied by buildings and will be maintained in the Track 4 area to allow for restricted residential use of the site. Any site redevelopment will maintain the existing site cover. The site cover may include paved surface parking areas, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR part 375-6.7(d). 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, sidewalks, building foundations, and building slabs.

5. Soil Vapor Extraction (SVE)

Soil vapor extraction (SVE) will be implemented to remove volatile organic compound (VOC) vapors from the subsurface and prevent off-site migration of contaminated vapor. VOCs will be

physically removed from the subsurface by applying a vacuum to wells that have been installed into the vadose zone (the area below the ground but above the water table). The vacuum draws air through the soil matrix which carries the VOC vapors from the soil to the SVE well. The air extracted from the SVE wells is then treated as necessary prior to being discharged to the atmosphere.

Upon system startup, SVE wells will be tested to confirm vacuum influence and effectiveness of the system. If there are no SVE wells located near the site boundary of concern, vacuum monitoring points will be installed near the site boundary to evaluate SVE effectiveness at preventing off-site migration of contaminated vapors.

6. Vapor Mitigation

Any on-site buildings, and off-site buildings impacted by the site will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

As part of the Track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

7. Institutional Control

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required for any areas of the site that do not achieve Track 1 unrestricted use cleanup. In the event that Track 1 unrestricted use is not achieved in the area of the site encompassing the redevelopment footprints of Buildings C2 and C3, the remedy for that portion of the site will achieve a Track 2 restricted residential cleanup, which does not include a cover system. The remedy for the remainder of the site will achieve a Track 4 restricted residential cleanup at a minimum and will include imposition of a site cover.

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

- require the remedial party or site owner to complete and submit to NYSDEC 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 NYSDOH or NYCDOHMH; and
- require compliance with the NYSDEC approved Site Management Plan.

8. Site Management Plan (SMP)

An SMP is required in the Track 4 area, 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 engineering controls remain in place and effective:

- Institutional Controls: The Environmental Easement discussed in Remedy Element 7 above.
- Engineering Controls: The cover system for the Track 4 area discussed in Remedy Element 4, the Soil Vapor Extraction system discussed in Remedy Element 5, and the Vapor Mitigation system discussed in Remedy Element 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 that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Remedy Element 3 above 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 NYSDEC notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- monitoring of groundwater, soil vapor, and indoor air on and off-site to assess the performance and effectiveness of the remedy;
 - a schedule of monitoring and frequency of submittals to NYSDEC;
 - monitoring for vapor intrusion for any buildings on the site and off-site, as may be required by the Institutional and Engineering Control Plan discussed above; and
- c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:
- procedures for operating and maintaining the systems;
 - compliance inspection of the systems to ensure proper O&M as well as providing the data for any necessary reporting;
 - maintaining site access controls and NYSDEC notification; and
 - providing NYSDEC access to the site and O&M records.

Declaration

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

June 30, 2026



Date

Scott Deyette, Director
Remedial Bureau B

DECISION DOCUMENT

C Block
Brooklyn, Kings County
Site No. C224435
June 2026

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (NYSDEC), 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.

NYSDEC 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

NYSDEC 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 NYSDEC 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=C224435>

Brooklyn Public Library
107 Norman Avenue at Leonard Street
Brooklyn, NY 11222
Phone: 718-389-4394

Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY 11211
Phone: 718-839-0009

Receive Site Citizen Participation Information By Email

Please note that NYSDEC'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

Location: The site is located at 21 Freeman Street (proposed Building C1), 37 Freeman Street (proposed Building C2), and 209 West Street (proposed Building C3) in the Greenpoint neighborhood of Brooklyn, NY and is identified on the Brooklyn Borough Tax Map as Block 2502, p/o Lot 1 and p/o Lot 5, and Block 2510, p/o Lot 1 and Lot 100. The site is about 163,000 square feet (± 3.74 acres) in area and is bound by Greenpoint Landing Parcel D (Block 2472, Lots 2, 3, 4, 21 and 23, Block 2502, Lot 2 and part of Lot 5) to the north; West Street to the east, a parking lot to the south, and the East River to the west. The northern-adjointing property (Greenpoint Landing Parcel D) was enrolled in the New York City Office of Environmental Remediation (NYCOER) Voluntary Cleanup Program (VCP) as Site No. 19CVCP053K. The Greenpoint Landing Parcel D site received its Certificate of Completion in February 2023.

Site Features: The site is paved and vacant lot. The 2023 USGS 7.5-minute quadrangle topographic map for Brooklyn depicts the site at an elevation of approximately 10 feet above mean sea level (msl). The topographic gradient of the site is generally flat, and the surrounding properties slope gently towards the west. The elevation of the site ranges from about el. 12 NAVD88 at West Street to about el. 7 NAVD88 at shoreline of the East River.

Current Zoning and Land Use: According to the New York City Planning Commission Zoning Map 12c, the site is located within R6, R8, and C2-4 zoning districts. Zoning district R6 is a residential district that includes a diverse mix of building types and heights, including large-scale developments in built-up areas of medium density. Zoning district R8 is a residential district that includes apartment buildings ranging from mid-rise to taller buildings set back from the street on large zoning lots. Zoning district C2-4 is classified as an area with a commercial overlay mapped within residential districts.

Land use within a half-mile radius of the site is urban and includes residential, commercial, industrial and institutional uses, and parks. The nearest ecological receptors are the East River (located adjoining to the west of the site) and Newtown Creek (located about 0.2 miles north/northeast of the site). The proposed use is consistent with applicable zoning laws and maps.

Past Use of the Site: Historical maps from the mid to late 1800s show the original shoreline of the East River crossed the site in a northeast-southwest orientation originating from a point near the present-day intersection of Eagle Street and West Street and extending out a point near the westernmost boundary of the site. This finding indicates about half or two-thirds of the site lies entirely on reclaimed land, a result of historical filling activities.

A review of historical records indicates the site was located in a densely developed urban area characterized by commercial, residential, and industrial uses since at least the 1890s. Coal, lumber, and masonry material storage were the primary uses of the site for more than 100 years from the late 1800s until circa 2000. In 1916, the southeastern part of the site was occupied by a manufacturing and packing facility. The Newtown Creek Corporation occupied part of the site in 1922, and Newtown Creek Coal and Coke Co. Inc. occupied part of the site in 1928. Parts of the site appeared to have been vacant between 1916 through the 1940s. The site was again used for lumber storage from the early 1950s to circa 2000. The site has been used by various commercial and industrial tenants since the early 2000s (including Bay Crane) for parking and storage of construction materials and equipment).

Potential sources of contamination include non-native fill from unknown sources and historical industrial land uses (i.e., coal/lumber yard).

Site Geology and Hydrogeology: The site is underlain by non-native fill, predominantly consisting of tannish brown to black fine-grained sand with varying amounts of gravel, silt, clay, brick, asphalt, concrete, glass, coal, coal ash, slag, wood, mortar, ceramics, organics, and shell fragments encountered from site grade to depths ranging from about 7 to 19 feet below grade surface (ft bgs). Non-native fill was underlain by native soil composed of glacial outwash deposits (tannish brown to dark grey sand with varying amounts silt, clay, gravel, mica, and shells). Bedrock was not encountered during environmental site investigations. Bedrock was encountered during a geotechnical investigation at the site between about 55 to 108 ft bgs. Groundwater was observed between 5.64 and 9.50 ft bgs and groundwater elevations ranged from el 0.20 to 2.92 NAVD88 in monitoring wells installed across the site. Groundwater flows to the west towards the East River.

A site location map is attached as Figure 1 and a site plan is attached as Figure 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

NYSDEC 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) 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 Participant. NYSDEC, in consultation with NYSDOH, has determined that this site does pose a significant threat to public health and the environment. The Applicant has an obligation to address on-site and off-site contamination; 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

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. NYSDEC has developed SCGs for groundwater, surface water, sediments, and soil. 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 contaminants of concern identified at this site are:

carbon tetrachloride	pyrene
naphthalene	arsenic
tetrachloroethene (PCE)	cadmium
benzo(a)anthracene	chromium
benzo(a)pyrene	copper
benzo(b)fluoranthene	lead
benzo(g,h,i) perylene	mercury
benzo(k)fluoranthene	zinc
chrysene	DDD
dibenzo(a,h)anthracene	DDE
dibenzofuran	DDT
fluoranthene	polychlorinated biphenyls (PCBs)
indeno(1,2,3-cd)pyrene	
phenanthrene	

The contaminants of concern exceed the applicable SCGs for:

- soil
- groundwater

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 samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern include petroleum-related VOCs, SVOCs, metals, PCBs, and pesticides in soil and SVOCs in groundwater.

Soil:

Sample results were compared against the unrestricted soil cleanup objectives (UUSCO) in the Track 1 area, to restricted residential soil cleanup objectives (RRSCO) in the Track 4 area, and to the protection of groundwater soil cleanup objectives (PGSCOs) for those contaminants found in groundwater above applicable standards.

Track 1 Area

VOCs were detected, including concentrations of acetone up to 0.1 parts per million (ppm) (UUSCO of 0.03 ppm).

SVOCs were detected, including concentrations of benzo(a)anthracene up to 9.5 ppm (UUSCO of 1 ppm), benzo(a)pyrene up to 8.7 ppm (UUSCO of 1 ppm), benzo(b)fluoranthene up to 9.2 ppm (PGSCO of 2.1 ppm), benzo(g,h,i)perylene up to 4.2 ppm (UUSCO of 0.64 ppm), benzo(k)fluoranthene up to 2.7 ppm (PGSCO of 2 ppm), chrysene up to 7 ppm (PGSCO of 1 ppm), dibenzo(a,h)anthracene up to 0.98 ppm (UUSCO of 0.33 ppm), dibenzofuran up to 2.2 ppm (UUSCO of 2.1 ppm), indeno(1,2,3-cd)pyrene up to 5.2 ppm (PGSCO of 6.6 ppm), and phenanthrene up to 16 ppm (UUSCO of 1.1 ppm).

Metals were detected, including concentrations of arsenic up to 54.5 ppm (UUSCO of 13 ppm), barium up to 552 ppm (UUSCO of 410 ppm), cadmium up to 54.9 ppm (UUSCO of 2.5 ppm), trivalent chromium up to 73 ppm (UUSCO of 30 ppm), copper up to 330 ppm (UUSCO of 50 ppm), lead up to 1,310 ppm (UUSCO of 63 ppm), mercury up to 0.928 ppm (UUSCO of 0.18 ppm), nickel up to 30.4 ppm (UUSCO of 30 ppm), and zinc up to 19,200 ppm (UUSCO of 109 ppm).

Total PCBs were detected at concentrations up to 0.625 ppm (UUSCO of 0.1 ppm).

Pesticides were detected, including concentrations of 4,4'-DDD up to 0.492 ppm (UUSCO of 0.0033 ppm), 4,4'-DDE up to 0.261 ppm (UUSCO of 0.0033 ppm), and 4'-DDT up to 0.188 ppm (UUSCO of 0.0033 ppm).

No PFAS were detected in soil.

Track 4 Area

SVOCs were detected at concentrations of anthracene up to 150 ppm (RRSCO of 100 ppm), benzo(a)anthracene up to 230 ppm (RRSCO of 1.4 ppm), benzo(a)pyrene up to 230 ppm (RRSCO of 1 ppm), benzo(b)fluoranthene up to 250 ppm (RRSCO of 1.4 ppm), benzo(g,h,i)perylene up to 100 ppm (RRSCO of 4.9 ppm), benzo(k)fluoranthene up to 32 ppm (PGSCO of 2 ppm), chrysene up to 190 ppm (PGSCO of 1 ppm), dibenzo(a,h)anthracene up to 31 ppm (RRSCO of 0.33 ppm),

dibenzofuran up to 48 ppm (RRSCO of 18 ppm), fluoranthene up to 480 ppm (RRSCO of 100 ppm), indeno(1,2,3-cd)pyrene up to 130 ppm (RRSCO of 1.4 ppm), phenanthrene up to 470 ppm (RRSCO of 4.9 ppm), phenol up to 2.4 ppm (PGSCO of 0.33 ppm), and pyrene up to 400 ppm (RRSCO of 100 ppm).

Metals were detected at concentrations of arsenic up to 180 ppm (RRSCO of 16 ppm), cadmium up to 16.7 ppm (RRSCO of 2.5 ppm), copper up to 346 ppm (RRSCO of 280 ppm), lead up to 1,010 ppm (RRSCO of 400 ppm), and mercury up to 1.61 ppm (RRSCO of 0.30 ppm).

Total PCBs were detected at concentrations up to 3.25 ppm (RRSCO of 1 ppm).

Pesticides were detected at concentrations of 4,4'-DDD up to 0.492 ppm (UUSCO of 0.0033 ppm), 4,4'-DDE up to 0.261 ppm (UUSCO of 0.0033 ppm), and 4'-DDT up to 0.188 ppm (UUSCO of 0.0033).

No VOCs, pesticides, or PFAS were detected in soil.

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

Groundwater:

Track 1 Area

Exceedances of the Ambient Water Quality Standards and Guidance Values (AWQSGVs) for SVOCs include benzo(k)fluoranthene up to 0.01 ppb (AWQSGV of 0.002 ppb), and phenol up to 34 ppb (AWQSGV of 1 ppb).

Other than naturally occurring minerals such as sodium, iron, and magnesium, no dissolved metals were detected above their respective AWQSGVs.

Perfluorooctanesulfonic acid (PFOS) up to 37 parts per trillion (ppt) (AWQSGV of 2.7 ppt) and perfluorooctanoic acid (PFOA) up to 67.5 ppt (AWQSGV of 6.7 ppt).

No VOCs, PCBs or pesticides were detected above their respective AWQSGVs.

Track 4 Area

Exceedances of the AWQSGVs for SVOCs include benzo(b)fluoranthene up to 0.02 ppb (AWQSGV of 0.002 ppb), benzo(k)fluoranthene up to 0.01 ppb (AWQSGV of 0.002 ppb), chrysene up to 0.02 ppb (AWQSGV of 0.002 ppb), phenol up to 46 ppb (AWQSGV of 1 ppb), and indeno(1,2,3-cd)pyrene up to 1.3 ppb (AWQSGV of 0.002 ppb).

Other than naturally occurring minerals such as sodium, iron, and magnesium, the only dissolved metal detected above their respective AWQSGVs was thallium up to 3.2 ppb (AWQSGV of 0.5 ppb).

Perfluorooctanesulfonic acid (PFOS) up to 22.5 parts per trillion (ppt) (AWQSGV of 2.7 ppt) and perfluorooctanoic acid (PFOA) up to 48.8 ppt (AWQSGV of 6.7 ppt).

No VOCs, PCBs or pesticides were detected above their respective AWQSGVs.

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

Soil Vapor:

Track 1 Area

Petroleum-related and chlorinated VOCs were detected in soil vapor as follows: carbon tetrachloride up to 3,330 micrograms per cubic meter (ug/m³), cyclohexane up to 187 ug/m³, and n-hexane up to 294 ug/m³.

Track 4 Area

Petroleum-related and chlorinated VOCs were detected in soil vapor as follows: carbon tetrachloride up to 4,230 micrograms per cubic meter (ug/m³), PCE up to 1,110 ug/m³, cyclohexane up to 151 ug/m³, n-heptane up to 2,860 ug/m³, and n-hexane up to 2,460 ug/m³.

Data indicates off-site impacts in soil vapor related to this site. VOCs were detected in soil vapor off-site as follows: PCE up to 888 ug/m³, cyclohexane up to 478 ug/m³, n-hexane at 719 ug/m³, and m,p-xylene up to 222 ug/m³.

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*.

Access to the site is unrestricted. 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 affected by this contamination. 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 both off-site and for any future on-site development.

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.

The remedial action objectives for this site are:

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 multi-track Track 1: Unrestricted use remedy and Track 4: Restricted Residential use with site-specific soil cleanup objectives remedy.

The selected remedy is referred to as the Excavation, Soil Vapor Extraction, and Cover System remedy.

The elements of the selected remedy, as shown in Figures 4-8, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, 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 gases 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 shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

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

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards; and
- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Track 1 Area

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8(a) within the footprints of future Buildings C2 and C3. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy in the area of the site encompassing the redevelopment footprints of Buildings C2 and C3. In the event that Track 1 unrestricted use is not achieved, including achievement of soil and soil vapor remedial objectives, the remedy will revert to a Track 2 restricted residential cleanup.

Track 4 Area

Excavation and off-site disposal of all on-site soils in the upper two feet which exceed restricted-residential SCOs, as defined by 6 NYCRR Part 375-6.8(b) in the area of the site that encompasses the redevelopment footprint of Building C1 and all exterior areas outside of the footprints of Buildings C2 and C3 within the boundary of the site.

Approximately 50,300 cubic yards of contaminated soil will be removed from the site. Collection and analysis of confirmation samples at the remedial excavation depths in the Track 1 area will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify NYSDEC, submit the sample results and, in consultation with NYSDEC, 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. Documentation samples will be collected from all other remedial excavation extents.

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 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil or complete the backfilling of the excavation and establish the designed grades at the site.

4. Cover System

A site cover currently exists in areas not occupied by buildings and will be maintained in the Track 4 area to allow for restricted residential use of the site. Any site redevelopment will maintain the existing site cover. The site cover may include paved surface parking areas, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR part 375-6.7(d). 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, sidewalks, building foundations, and building slabs.

5. Soil Vapor Extraction (SVE)

Soil vapor extraction (SVE) will be implemented to remove volatile organic compound (VOC) vapors from the subsurface and prevent off-site migration of contaminated vapor. VOCs will be physically removed from the subsurface by applying a vacuum to wells that have been installed into the vadose zone (the area below the ground but above the water table). The vacuum draws air through the soil matrix which carries the VOC vapors from the soil to the SVE well. The air extracted from the SVE wells is then treated as necessary prior to being discharged to the atmosphere.

Upon system startup, SVE wells will be tested to confirm vacuum influence and effectiveness of the system. If there are no SVE wells located near the site boundary of concern, vacuum monitoring points will be installed near the site boundary to evaluate SVE effectiveness at preventing off-site migration of contaminated vapors.

6. Vapor Mitigation

Any on-site buildings, and off-site buildings impacted by the site will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

As part of the Track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

7. Institutional Control

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required for any areas of the site that do not achieve Track 1 unrestricted use cleanup. In the event that Track 1 unrestricted use is not achieved in the area of the site encompassing the redevelopment footprints of Buildings C2 and C3, the remedy for that portion of the site will achieve a Track 2 restricted residential cleanup, which does not include a cover system. The remedy for the remainder of the site will achieve a Track 4 restricted residential cleanup at a minimum and will include imposition of a site cover.

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

- require the remedial party or site owner to complete and submit to NYSDEC 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 NYSDOH or NYCDOHMH; and
- require compliance with the NYSDEC approved Site Management Plan.

8. Site Management Plan

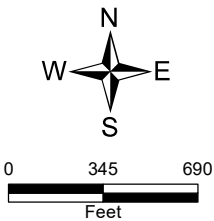
A Site Management Plan is required in the Track 4 area, which includes the following:

- 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 engineering controls remain in place and effective:
 - Institutional Controls: The EE discussed in Remedy Element 5 above.
 - Engineering Controls: The Site Cover discussed in Remedy Element 4, the Vapor Mitigation system discussed in Remedy Element 5, and the Vapor Mitigation system discussed in Remedy Element 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 that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Remedy Element 3 above 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 NYSDEC notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
 - monitoring of groundwater, soil vapor, and indoor air on and off-site to assess the performance and effectiveness of the remedy;
 - a schedule of monitoring and frequency of submittals to NYSDEC;
 - monitoring for vapor intrusion for any buildings on the site and off-site, as may be required by the Institutional and Engineering Control Plan discussed above; and
 - c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:
 - procedures for operating and maintaining the systems;

- compliance inspection of the systems to ensure proper O&M as well as providing the data for any necessary reporting;
- maintaining site access controls and NYSDEC notification; and
- providing NYSDEC access to the site and O&M records.

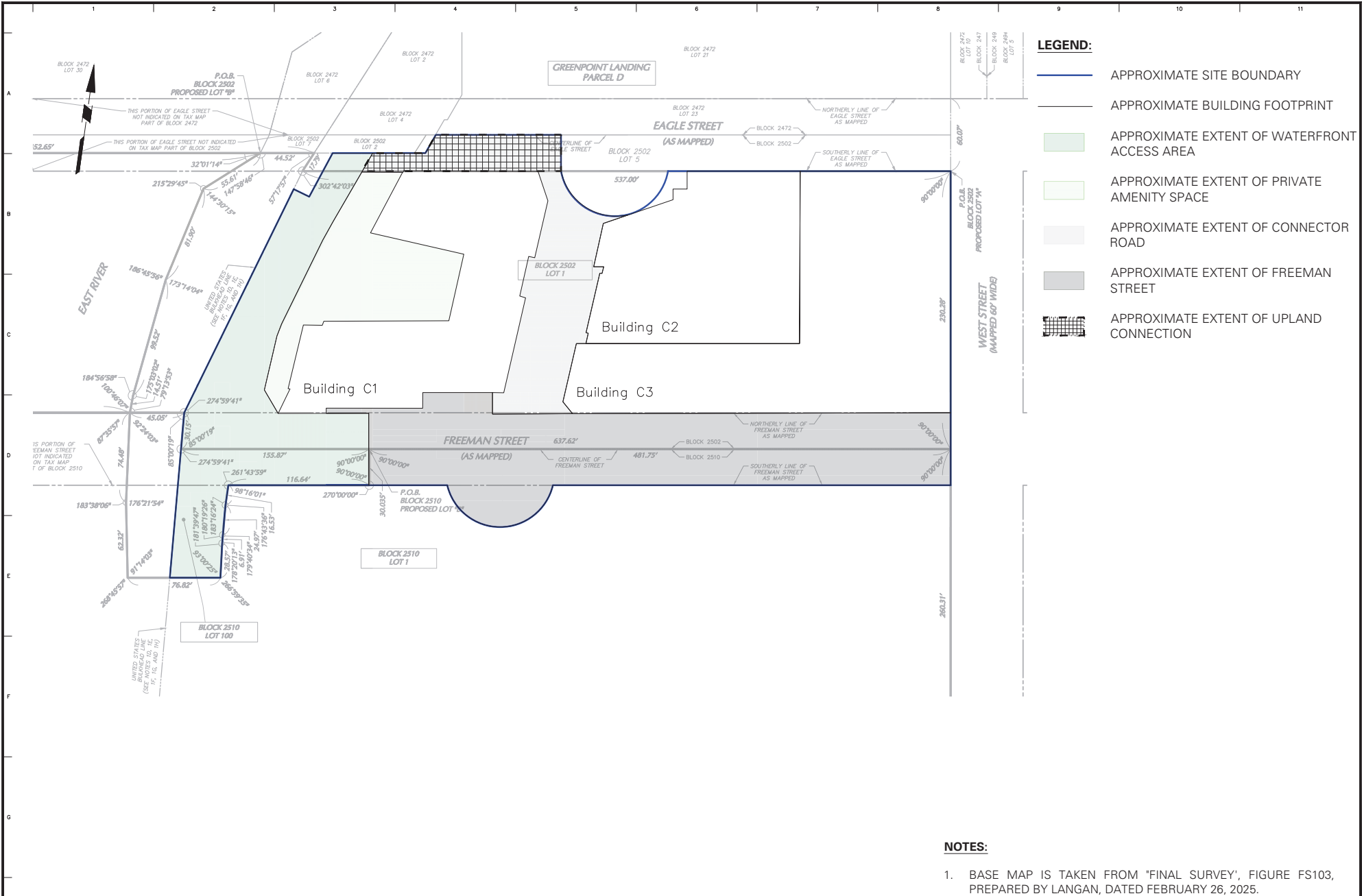


Site Map

C Block
Brooklyn, NY
Site No. C224435



Department of
Environmental
Conservation

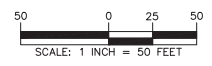


LEGEND:

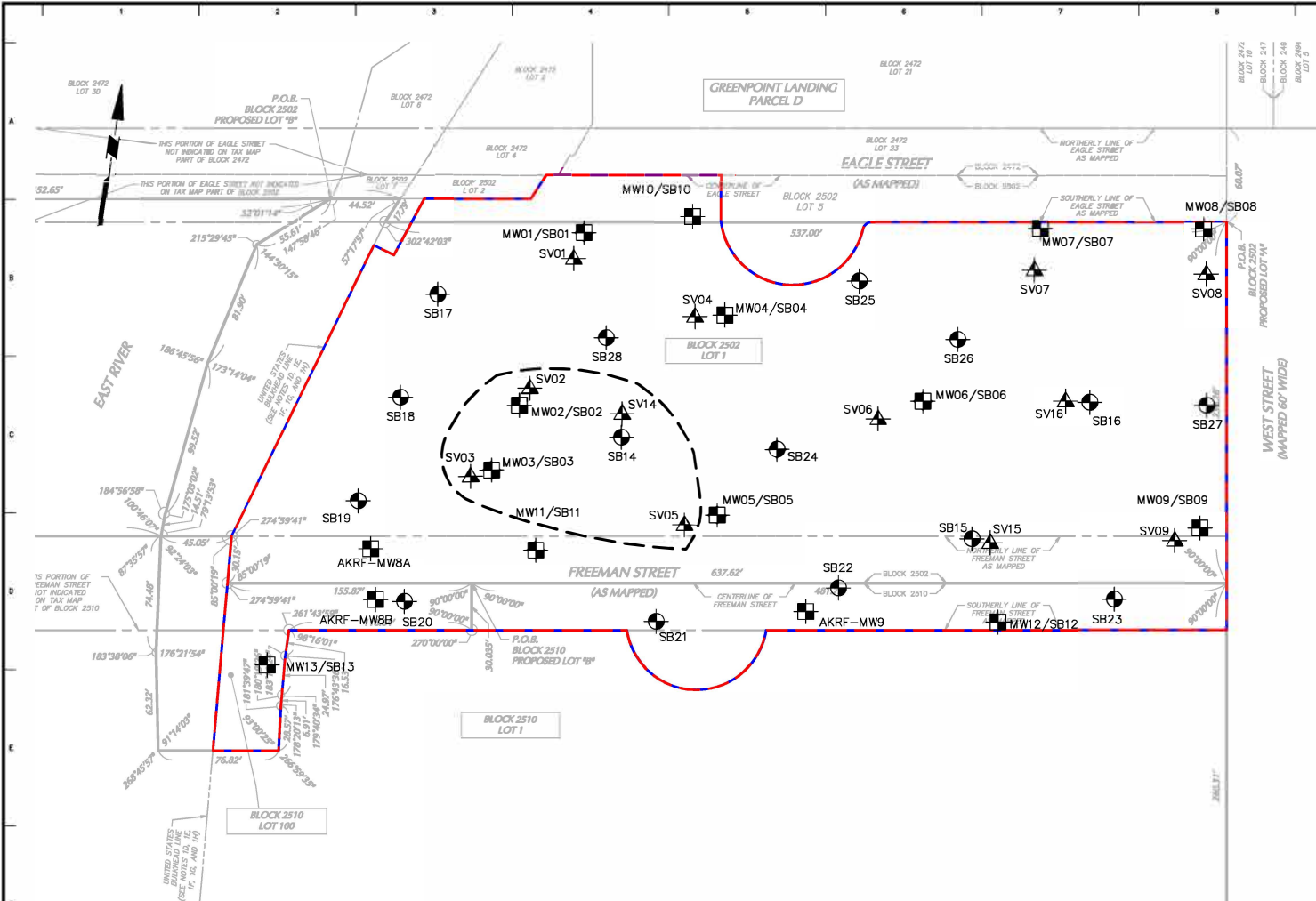
- APPROXIMATE SITE BOUNDARY
- APPROXIMATE BUILDING FOOTPRINT
- APPROXIMATE EXTENT OF WATERFRONT ACCESS AREA
- APPROXIMATE EXTENT OF PRIVATE AMENITY SPACE
- APPROXIMATE EXTENT OF CONNECTOR ROAD
- APPROXIMATE EXTENT OF FREEMAN STREET
- APPROXIMATE EXTENT OF UPLAND CONNECTION

- NOTES:**
1. BASE MAP IS TAKEN FROM "FINAL SURVEY", FIGURE FS103, PREPARED BY LANGAN, DATED FEBRUARY 26, 2025.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 368 Ninth Avenue, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com	Project	Figure Title	Project No.	Figure
	C BLOCK	SITE PLAN	170229030	2
	BLOCK NO. 2502, p/o LOT NOS. 1 & 5, AND BLOCK NO. 2510, p/o LOT NOS. 1 & 100		Date	
			05/13/2025	
			Drawn By	
			VK	
			Checked By	
			GW	

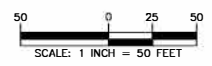


LEGEND:

- APPROXIMATE SITE BOUNDARY
- - - POST RI AOC 1: HISTORICAL SITE USE AND NON-NATIVE FILL
- - - POST RI AOC 2: CVOC-IMPACTED SOIL VAPOR
- APPROXIMATE LOCATION OF SOIL BORING
- APPROXIMATE LOCATION OF SOIL BORING/ PERMANENT GROUNDWATER MONITORING WELL
- APPROXIMATE LOCATION OF SOIL VAPOR POINT

- NOTES:**
1. BASE MAP IS TAKEN FROM "FINAL SURVEY", FIGURE FS103, PREPARED BY LANGAN, DATED FEBRUARY 26, 2025.
 2. ALL LOCATIONS ARE APPROXIMATE.
 3. AOC = AREA OF CONCERN.
 4. CVOC = CHLORINATED VOLATILE ORGANIC COMPOUND.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

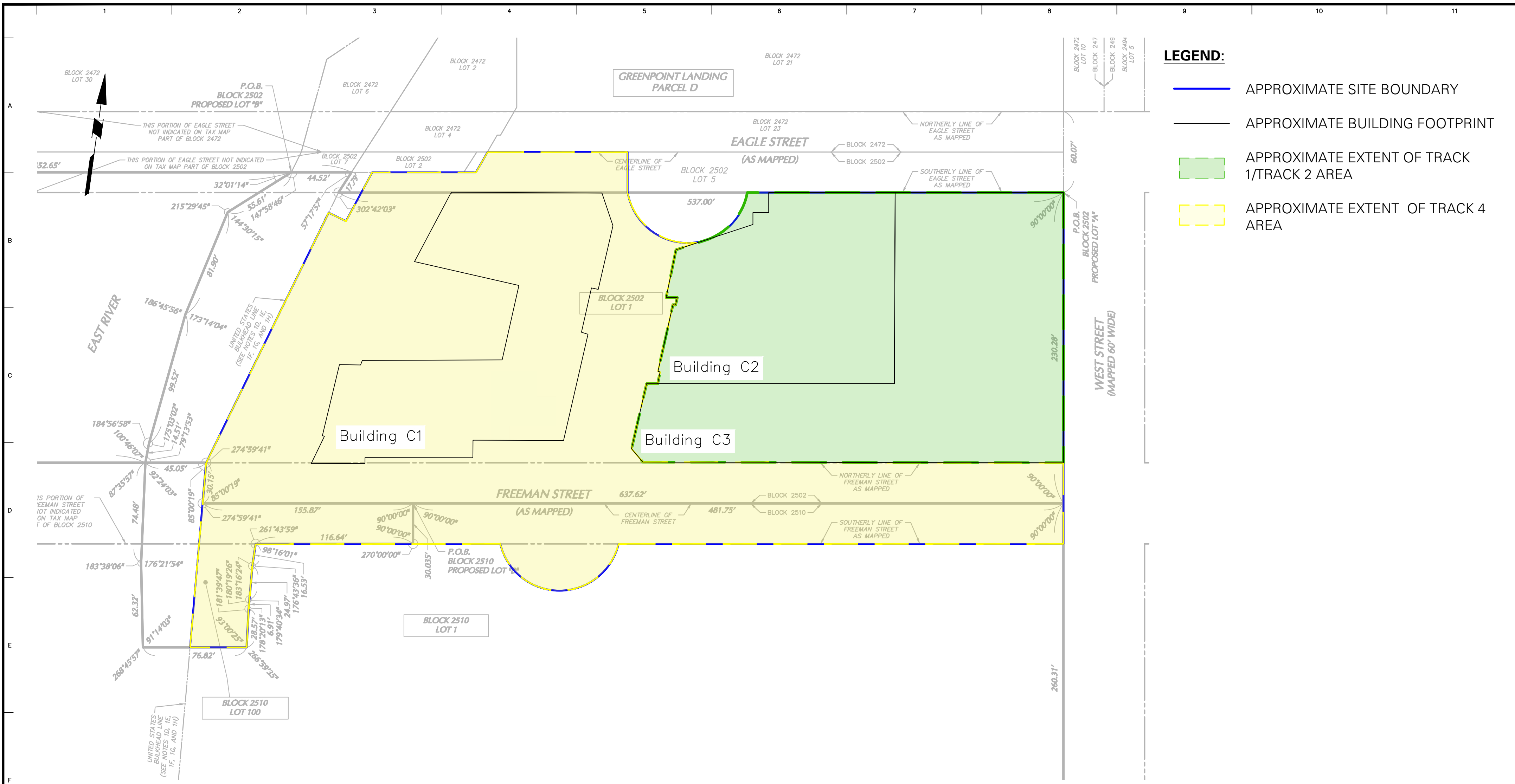


LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 368 Ninth Avenue, 8th Floor
 New York, NY 10001
 T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
C BLOCK
 BLOCK NO. 2502, p/o LOT NOS. 1 & 5, AND BLOCK NO. 2510, p/o LOT NOS. 1 & 100
 KINGS NEW YORK

Figure Title
AREA OF CONCERN MAP

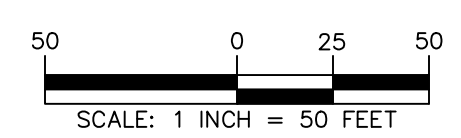
Project No. 170229030	3
Date 05/13/2025	
Drawn By VK	
Checked By GW	



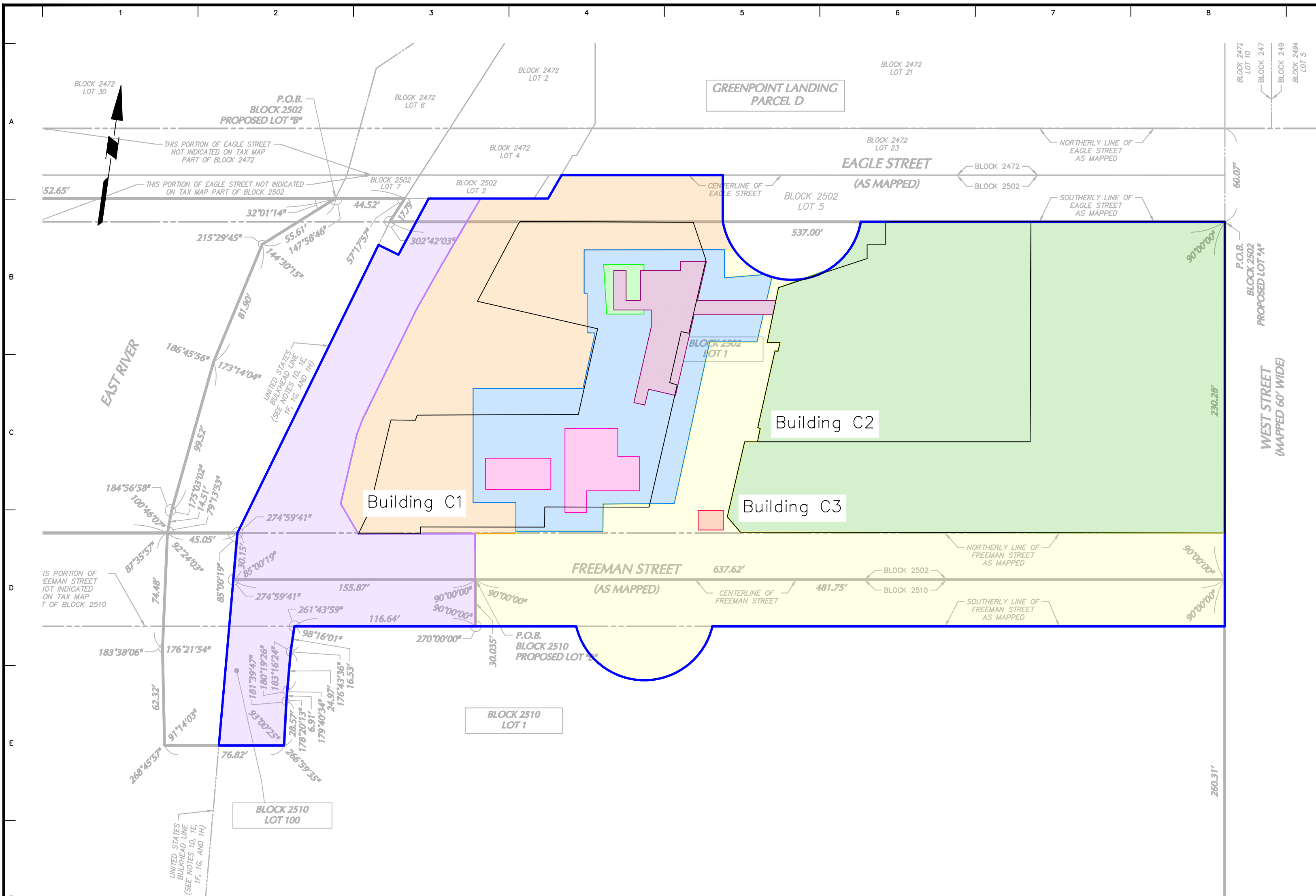
NOTES:

1. BASE MAP IS TAKEN FROM "FINAL SURVEY", FIGURE FS103, PREPARED BY LANGAN, DATED FEBRUARY 26, 2025.
2. IN THE EVENT THAT A TRACK 1 REMEDY IS DEEMED INFEASIBLE BASED ON REQUIRED EXCAVATION DEPTH, A TRACK 2 REMEDY WILL BE PROPOSED IN THE C2 AND C3 BUILDING FOOTPRINT.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



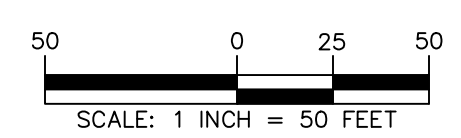
<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 368 Ninth Avenue, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	Project	Figure Title	Project No.	Figure
	<p>C BLOCK BLOCK NO. 2502, p/o LOT NOs. 1 & 5, AND BLOCK NO. 2510, p/o LOT NOs. 1 & 100</p>	<p>ALTERNATIVE II: REMEDIAL TRACK AREAS</p>	<p>170229030</p>	<p>4</p>
	KINGS	NEW YORK	Date	
			<p>05/13/2025</p>	
			Drawn By	
			<p>VK</p>	
			Checked By	
			<p>GW</p>	



- LEGEND:**
- APPROXIMATE SITE BOUNDARY
 - APPROXIMATE BUILDING FOOTPRINT
 - APPROXIMATE EXTENT OF REMEDIAL EXCAVATION TO ABOUT 15 FEET BGS (ABOUT EL. -5) TO REMOVE FILL MATERIAL AND SOIL EXCEEDING THE NYSDEC PART 375 UU SCOS
 - APPROXIMATE EXTENT OF LOCALIZED EXCAVATION UP TO A MAXIMUM OF ABOUT 6 FEET BGS (ABOUT EL. 2)
 - APPROXIMATE EXTENT OF REMEDIAL EXCAVATION UP TO 2 FEET BGS FOR COMPOSITE COVER SYSTEM INSTALLATION
 - APPROXIMATE EXTENT OF REMEDIAL EXCAVATION TO AT LEAST 2 FEET BGS FOR REMOVAL OF LEAD-IMPACTED SOIL HOTSPOT (DELINEATION NECESSARY, ADDITIONAL EXCAVATION MAY BE REQUIRED)
 - APPROXIMATE EXTENT OF REMEDIAL EXCAVATION TO BETWEEN ABOUT 6 AND 8 FEET BGS (ABOUT EL. 3.5 TO 2)
 - APPROXIMATE EXTENT OF LOCALIZED REMEDIAL EXCAVATION TO ABOUT 14 FEET BGS (ABOUT EL. -5)
 - APPROXIMATE EXTENT OF LOCALIZED REMEDIAL EXCAVATION TO ABOUT 9.5 FEET BGS (ABOUT EL. -0.5)
 - APPROXIMATE EXTENT OF LOCALIZED REMEDIAL EXCAVATION TO ABOUT 17 FEET BGS (ABOUT EL. -7)
 - APPROXIMATE EXTENT OF NO REMEDIAL EXCAVATION OF BELOW EXISTING GROUND SURFACE (AREA OF FILL ONLY)

NOTES:

1. BASE MAP IS TAKEN FROM "FINAL SURVEY", FIGURE FS103, PREPARED BY LANGAN, DATED FEBRUARY 26, 2025.
2. THE VAPOR MITIGATION SYSTEM PLAN IS SHOWN IN FIGURE 7.
3. THE COMPOSITE COVER SYSTEM DETAILS ARE SHOWN IN FIGURE 8.
4. IN THE EVENT THAT A TRACK 1 REMEDY IS DEEMED INFEASIBLE BASED ON REQUIRED EXCAVATION DEPTH, A TRACK 2 REMEDY WILL BE PROPOSED IN THE C2 AND C3 BUILDING FOOTPRINT.
5. BGS = BELOW GRADE SURFACE
6. NYSDEC PART 375 = NEW YORK STATE DEPARTMENT OF CONSERVATION TITLE 6 OF THE NEW YORK CODES, RULES AND REGULATIONS PART 375-1, 3.8, 6.8
7. UU = UNRESTRICTED USE
8. SCO = SOIL CLEANUP OBJECTIVE



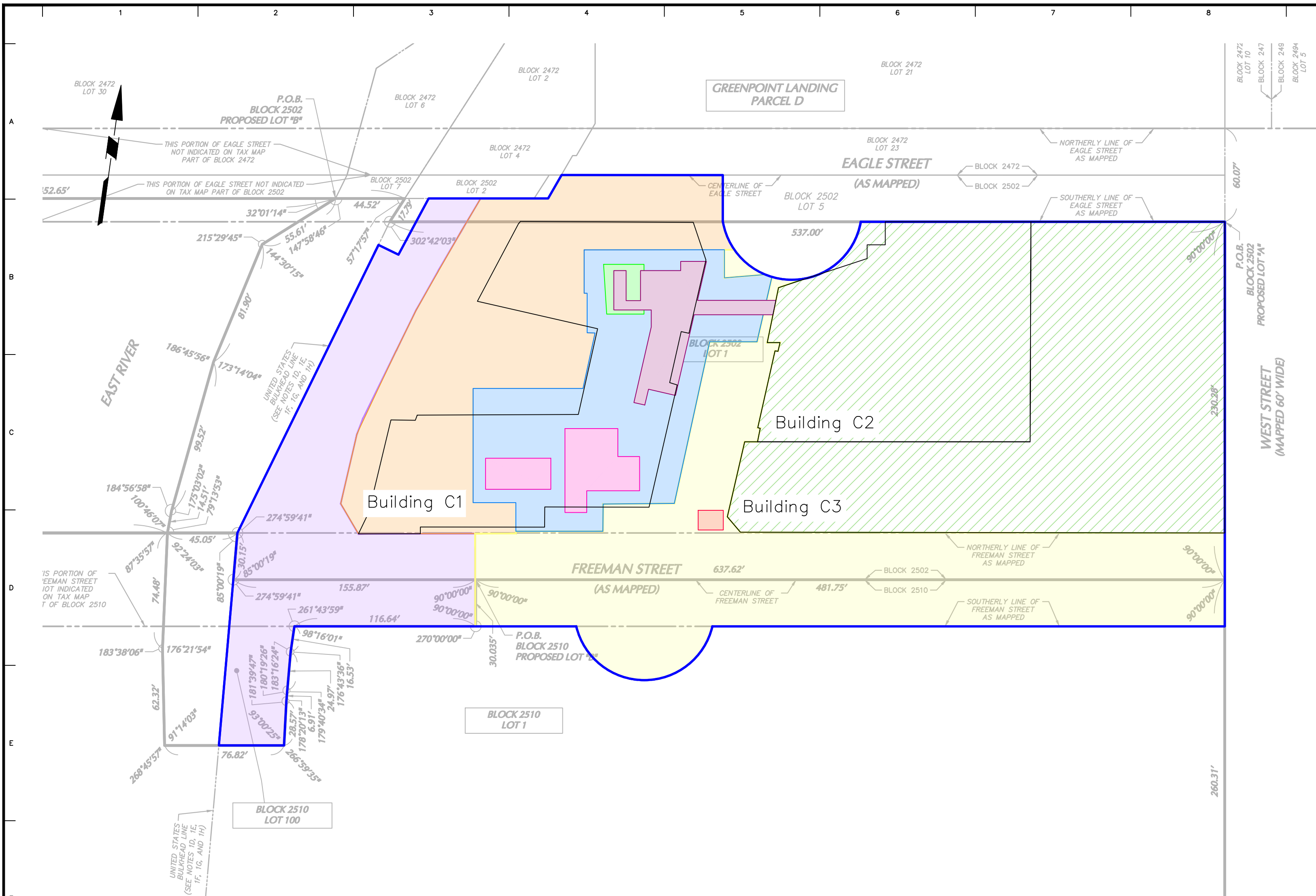
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 368 Ninth Avenue, 8th Floor
 New York, NY 10001
 T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
C BLOCK
 BLOCK NO. 2502, p/o LOT NOs.
 1 & 5, AND BLOCK NO. 2510, p/o LOT
 NOs. 1 & 100
 KINGS NEW YORK

Figure Title
**ALTERNATIVE II:
 TRACK 1 AND TRACK 4
 CLEANUP PLAN**

Project No. 170229030	Figure
Date 06/24/2026	5
Drawn By VK	
Checked By GW	

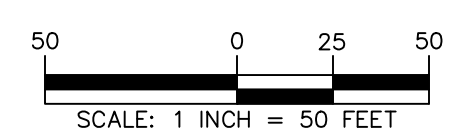


- LEGEND:**
- APPROXIMATE SITE BOUNDARY
 - APPROXIMATE BUILDING FOOTPRINT
 - APPROXIMATE EXTENT OF REMEDIAL EXCAVATION TO ABOUT 15 FEET BGS (ABOUT EL. -5) TO REMOVE SOIL/FILL AND SOURCE MATERIAL, IF ENCOUNTERED
 - APPROXIMATE EXTENT OF LOCALIZED EXCAVATION UP TO A MAXIMUM OF ABOUT 6 FEET BGS (ABOUT EL. 2)
 - APPROXIMATE EXTENT OF REMEDIAL EXCAVATION UP TO 2 FEET BGS FOR COMPOSITE COVER SYSTEM INSTALLATION
 - APPROXIMATE EXTENT OF REMEDIAL EXCAVATION TO AT LEAST 2 FEET BGS FOR REMOVAL OF LEAD-IMPACTED SOIL HOTSPOT (DELINEATION NECESSARY, ADDITIONAL EXCAVATION MAY BE REQUIRED)
 - APPROXIMATE EXTENT OF REMEDIAL EXCAVATION TO BETWEEN ABOUT 6 AND 8 FEET BGS (ABOUT EL. 3.5 TO 2)
 - APPROXIMATE EXTENT OF LOCALIZED REMEDIAL EXCAVATION TO ABOUT 14 FEET BGS (ABOUT EL. -5)
 - APPROXIMATE EXTENT OF LOCALIZED REMEDIAL EXCAVATION TO ABOUT 9.5 FEET BGS (ABOUT EL. -0.5)
 - APPROXIMATE EXTENT OF LOCALIZED REMEDIAL EXCAVATION TO ABOUT 17 FEET BGS (ABOUT EL. -7)
 - APPROXIMATE EXTENT OF NO REMEDIAL EXCAVATION OF BELOW EXISTING GROUND SURFACE (AREA OF FILL ONLY)

NOTES:

1. BASE MAP IS TAKEN FROM "FINAL SURVEY", FIGURE FS103, PREPARED BY LANGAN, DATED FEBRUARY 26, 2025.
2. THE VAPOR MITIGATION SYSTEM PLAN IS SHOWN IN FIGURE 7.
3. THE COMPOSITE COVER SYSTEM DETAILS ARE SHOWN IN FIGURE 8.
4. IN THE EVENT THAT A TRACK 1 REMEDY IS DEEMED INFEASIBLE BASED ON REQUIRED EXCAVATION DEPTH, A TRACK 2 REMEDY WILL BE PROPOSED IN THE C2 AND C3 BUILDING FOOTPRINT.
5. BGS = BELOW GRADE SURFACE

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

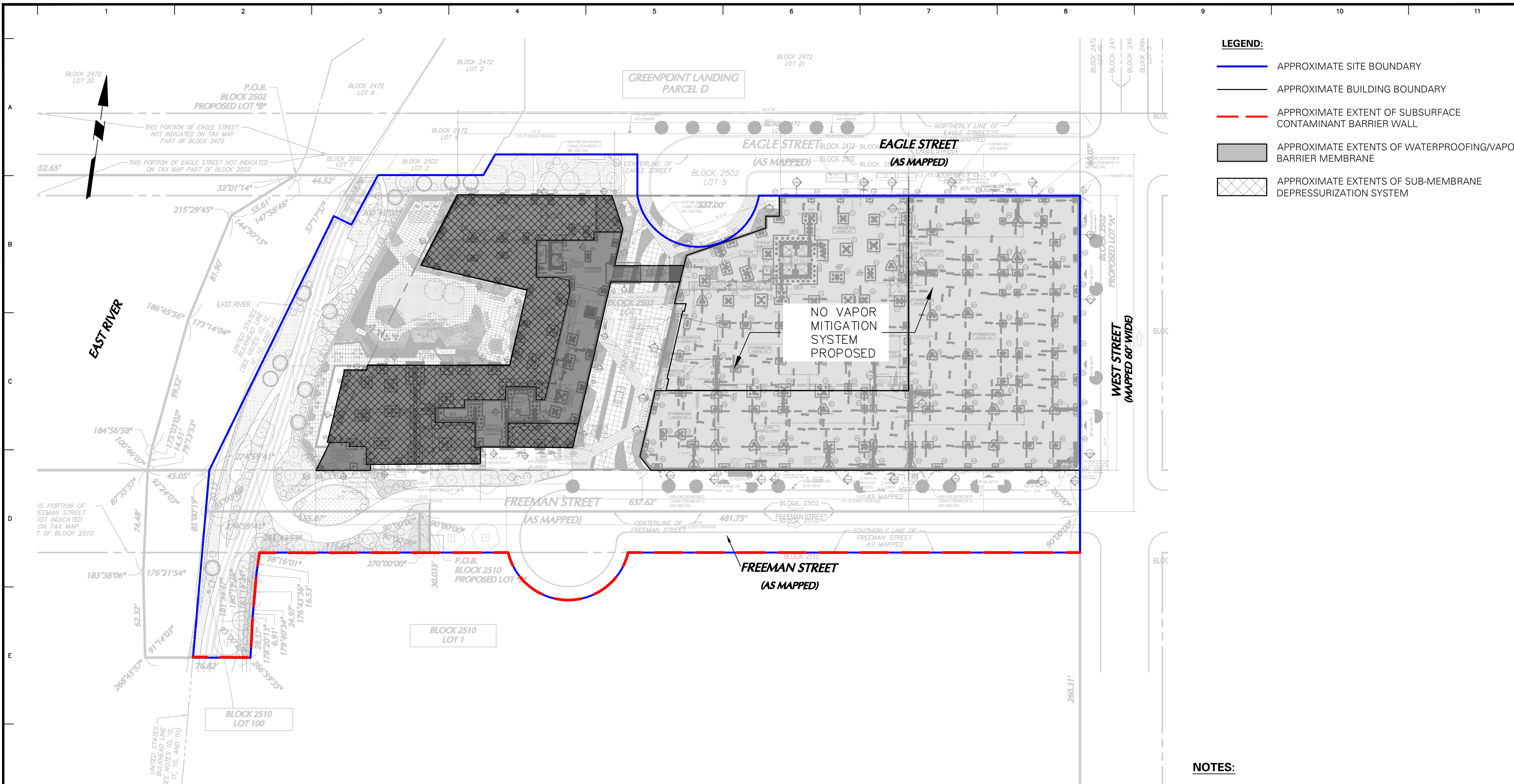


LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 368 Ninth Avenue, 8th Floor
 New York, NY 10001
 T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
C BLOCK
 BLOCK NO. 2502, p/o LOT NOs.
 1 & 5, AND BLOCK NO. 2510, p/o LOT
 NOs. 1 & 100
 KINGS NEW YORK

Figure Title
**ALTERNATIVE II:
 CONTINGENT TRACK 2
 AND TRACK 4
 CLEANUP PLAN**

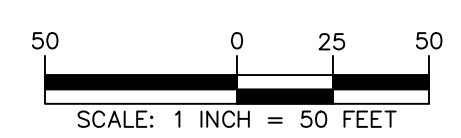
Project No. 170229030	6
Date 06/24/2026	
Drawn By VK	
Checked By GW	



- LEGEND:**
- APPROXIMATE SITE BOUNDARY
 - APPROXIMATE BUILDING BOUNDARY
 - APPROXIMATE EXTENT OF SUBSURFACE CONTAMINANT BARRIER WALL
 - APPROXIMATE EXTENTS OF WATERPROOFING/VAPOR BARRIER MEMBRANE
 - APPROXIMATE EXTENTS OF SUB-MEMBRANE DEPRESSURIZATION SYSTEM

- NOTES:**
1. SURVEY BASE MAP IS REFERENCED FROM "TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY", PREPARED BY LANGAN, DATED SEPTEMBER 05, 2025.
 2. BASE MAP REFERENCED FROM "SITE PLAN", FIGURE A-001.00, PREPARED BY HANDEL ARCHITECTS, DATED JANUARY 30, 2026, FROM "FOUNDATION PLAN (C1)", FIGURE FO-100.00, PREPARED BY WSP BUILDING STRUCTURES, DATED APRIL 10, 2026, AND FROM "CELLAR PLAN (FOUNDATION)(C2)", FIGURE FO-100.00, PREPARED BY WSP BUILDING STRUCTURES, DATED APRIL 10, 2026.
 3. ALL LOCATIONS ARE APPROXIMATE.
 4. DESIGN AND SPECIFICATIONS ON THE CONTAMINANT BARRIER WALL WILL BE DEVELOPED DURING REMEDIAL DESIGN.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

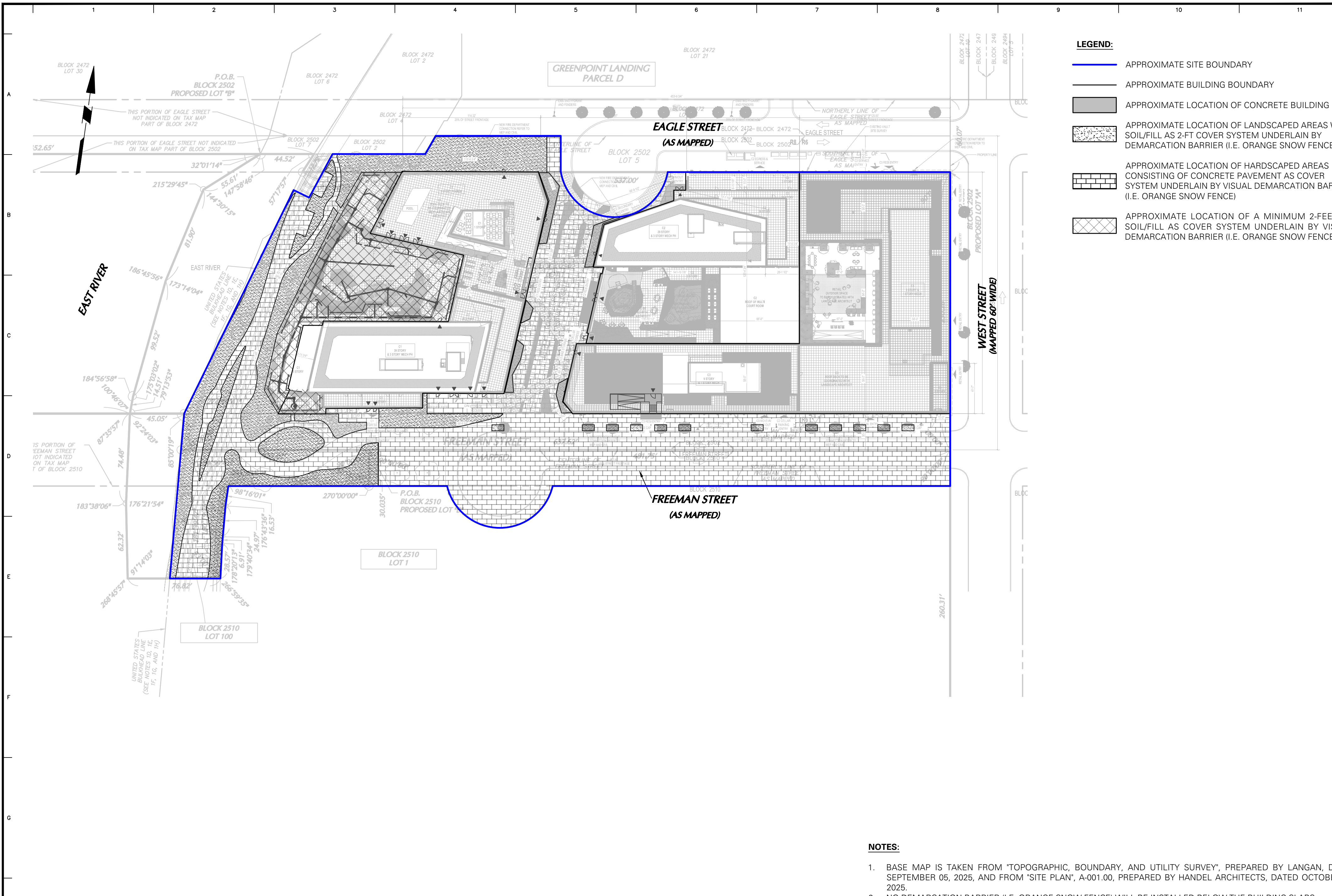


LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 368 Ninth Avenue, 8th Floor
 New York, NY 10001
 T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
C BLOCK
 BLOCK NO. 2502, p/o LOT NOs.
 1 & 5, AND BLOCK NO. 2510, p/o LOT
 NOs. 1 & 100
 KINGS NEW YORK

Figure Title
**VAPOR MITIGATION
 SYSTEM PLAN**

Project No.	170229030	7
Date	04/20/2026	
Drawn By	VK	
Checked By	GW	



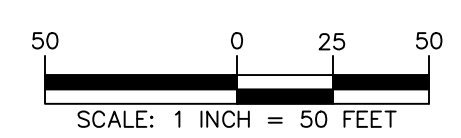
LEGEND:

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE BUILDING BOUNDARY
- APPROXIMATE LOCATION OF CONCRETE BUILDING SLAB
- ▨ APPROXIMATE LOCATION OF LANDSCAPED AREAS WITH SOIL/FILL AS 2-FT COVER SYSTEM UNDERLAIN BY DEMARCATION BARRIER (I.E. ORANGE SNOW FENCE)
- ▤ APPROXIMATE LOCATION OF HARDSCAPED AREAS CONSISTING OF CONCRETE PAVEMENT AS COVER SYSTEM UNDERLAIN BY VISUAL DEMARCATION BARRIER (I.E. ORANGE SNOW FENCE)
- ▥ APPROXIMATE LOCATION OF A MINIMUM 2-FEET OF SOIL/FILL AS COVER SYSTEM UNDERLAIN BY VISUAL DEMARCATION BARRIER (I.E. ORANGE SNOW FENCE)

NOTES:

1. BASE MAP IS TAKEN FROM "TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY", PREPARED BY LANGAN, DATED SEPTEMBER 05, 2025, AND FROM "SITE PLAN", A-001.00, PREPARED BY HANDEL ARCHITECTS, DATED OCTOBER 17, 2025.
2. NO DEMARCATION BARRIER (I.E. ORANGE SNOW FENCE) WILL BE INSTALLED BELOW THE BUILDING SLABS.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 368 Ninth Avenue, 8th Floor
 New York, NY 10001
 T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
C BLOCK
 BLOCK NO. 2502, p/o LOT NOs.
 1 & 5, AND BLOCK NO. 2510, p/o LOT
 NOs. 1 & 100
 KINGS NEW YORK

Figure Title
**COMPOSITE COVER
 SYSTEM PLAN**

Project No. 170229030	8
Date 04/20/2026	
Drawn By VK	
Checked By GW	