



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. **C231087**

Site Name **Former 110th Street Service Station**

Site Address: 2040 Frederick Douglass Boulevard Zip Code: 10026

City/Town: New York

County: New York **aka 285 West 110th Street**

Site Acreage: 0.310

Reporting Period: March 24, 2017 to March 24, 2020

YES NO

1. Is the information above correct?

☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?

☒ ☐

Condo sales

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

☒ ☐

Community Facility build out with DOB permits issued

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development?

☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?

☒ ☐

7. Are all ICs in place and functioning as designed?

☐ ☒

Please see attached supplemental response.

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

☐☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

☒☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C231087**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**1-1826-1**

Crescent 110 Equities LLC

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

A series of Institutional Controls (ICs) is required by the Decision Document to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to Restricted Residential uses only. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under the Site Management Plan (SMP). ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. These ICs are:

- The property may be used for: restricted residential use;
- All ECs must be operated and maintained as specified in the SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the NY City Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in the SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;
- Vegetable gardens and farming on the site are prohibited (refers to gardening in on- site soil and does not prohibit raised gardens, rooftop gardens, etc.)

Box 4**Description of Engineering Controls**

Parcel

1-1826-1

Engineering Control

Cover System

A portion of the site has achieved a Track 4 cleanup. The cover system, consisting of concrete-covered sidewalks and concrete building slab, is a required engineering control (EC) in these areas in order to prevent exposure to residual soil contamination. ~~The other EC is a chemical oxidant treatment system, consisting of injection wells for chemical oxidant in the event additional groundwater treatment is required. A network of monitoring wells also exists for monitoring groundwater quality and the effectiveness of the groundwater treatment.~~

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control(s) certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. For each Engineering Control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

- (a) the Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C231087

Box 6

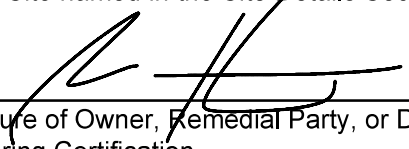
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Ronen Haron at 316 West 118th Street, NY, NY 10026,
print name print business address

am certifying as Authorized Signatory (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.



Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

4/23/20

Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Charles Sosik at 1808 Middle Country Road, Ridge, NY,
print name print business address

am certifying as a Qualified Environmental Professional for the Owner
(Owner or Remedial Party)

		<u>4/23/2020</u>
Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date

Supplemental Explanation for Question #7 in box 2

Crescent 110 Equities LLC (Sponsor) sold 32 condominium units during the reporting period. The Offering Plan and the individual deeds for each condominium unit contain the fifteen-point bold-faced statement required by paragraph 2.E of the recorded Environmental Easement (Notice Requirements). The Sponsor does not monitor or track subsequent re-sales of condominium units and cannot certify compliance with the Notice Requirements for any third-party transfers. However, since any such future transferee would be provided a copy of the Offering Plan and would have actual notice of the original deed, Sponsor believes any future transferee would have actual notice of the Institutional Controls (ICs) and Engineering Controls (ECs).

From a practical standpoint, the residential condominium units are located on the upper floors of the building and have no practical ability to enforce or violate the IC/ECs. The Sponsor owns the commercial condominium units that occupy the ground floor of the building and certifies compliance with the ICs.

FORMER 110TH STREET SERVICE STATION

2040 FREDERICK DOUGLASS BOULEVARD, NEW YORK 11206

PERIODIC REVIEW REPORT

NYSDEC BCP Number: C231087

Submitted to:



**New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
47-40 21st Street
Long Island City, NY 11101-5407**

Prepared by:



AMC Engineering PLLC
18-36 42nd St
Astoria, NY 11105

REPORTING PERIOD:

MARCH 24, 2017 TO MARCH 24, 2020

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(MARCH 24, 2017 TO MARCH 24, 2020)
FORMER 110th STREET STATION

2040 FREDERICK DOUGLASS BOULEVARD, NEW YORK, NEW YORK 10026

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I. EXECUTIVE SUMMARY

AMC Engineering (AMC) has prepared the following Periodic Review Report for the time period of March 24, 2017, to March 24, 2020, for the property located at 2040 Frederick Douglass Boulevard in New York, New York 10026 under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by the New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with the Brownfield Cleanup Agreement (BCA) C231087.

Based on groundwater sampling results on October 20, 2016, a letter from the NYSDEC approved the request of groundwater monitoring cessation, which is included in Appendix B. The existing SMP is being revised to address this change.

Exposure to remaining contamination at the Site is prevented by a cover system placed over the Track 4 portions of the Site. The cover system is comprised of concrete building slabs. Cover inspections will be performed annually.



II. SITE OVERVIEW

A. Site Location

The Site is located in New York County, New York City, New York and is identified as Block 1826 and condo lots 7053 on the New York City Department of Finance Tax Map. A United States Geological Survey (USGS) topographical quadrangle map (**Figure 1**) shows the Site location. The Site consists of a total of 0.31-acres and is bordered on the west by Frederick Douglass Boulevard, on the south by West 110th Street (Central Park North), on the north by West 111th Street, and on the east by mixed commercial and residential buildings.

B. Site Chronology

Remedial Action for the Site was performed in accordance with the scope of work presented in the NYSDEC-approved Remedial Work Plan and RAWP amendment. Remedial Action consisted of the following:

1. Excavation and disposal of soil to approximately 30 feet below grade for the majority of the site. Over excavation was performed at several locations to either meet SCOs or to accommodate structural elements of the new building;
2. Installation of a cover system comprised of concrete-covered sidewalks and concrete building slabs over the Track 4 portions of the Site in order to prevent exposure to remaining contamination;
3. Injection of chemical oxidant solution (sodium persulfate) through PVC injection points installed into the water table to remediate the contaminated groundwater beneath the Site, as well as post-remediation groundwater monitoring for a minimum of two years. The NYSDEC granted groundwater monitoring cessation on October 20, 2016.

Based on the soil vapor intrusion evaluation completed during the Remedial Investigation, no additional actions were needed to address potential soil vapor intrusion at the site.

III. REMEDY PERFORMANCE, EFFECTIVENESS & PROTECTIVENESS

The Remedial Action performed at the Site included the excavation and disposal of source area soils except for a small isolated area in the southeast corner of the Site. Impacted soil in this area was in a clay zone above the water table which was further stabilized with a grout injection. Additionally, the remaining low-level impacts to groundwater were treated with a chemical oxidant injection.

The chemical oxidant injections that were performed at the Site consisted of injected a 10-20% sodium persulfate solution. The solution was activated with chelated iron, and the solution was injected into either temporary or permanent injection wells. The injection wellpoints were installed to a depth of approximately 45 feet below grade and had a 10-foot PVC screen.

The remedy achieved a Track 2 / Track 4 Cleanup and included the following elements:

- Removal of nine underground storage tanks
- Excavation of soil/fill exceeding Track 2 restricted use SCOs and groundwater protection SCOs in the majority of the Site to depths as great as 30 feet below grade;
- Excavation of VOC hotspot areas to depths ranging from 32 to 37ft below grade;
- Removal of free phase gasoline and perched groundwater from the UST excavation, via pumping;
- Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive Site work;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the performance of the remedy with respect to attainment of unrestricted SCOs and groundwater standards;
- Appropriate off-Site disposal of all material removed from the Site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;
- Installation of twelve injection wells and treatment of residual groundwater contamination via injection of chemical oxidants;
- Import of materials used for backfill and cover in compliance with: (1) chemical limits and other specifications, (2) all Federal, State and local rules and regulations for handling and transport of material;
- Injection of a cement grout to isolate and immobilize petroleum VOCs in soil in a 10 x 15 foot area in the southeast corner of the Site;
- Installation of six monitoring wells and the collection and analysis of two rounds of post excavation groundwater samples to assess bulk reduction in groundwater contamination following source removal;
- Construction of a composite cover system consisting of the concrete building slabs;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the Engineering Controls; and
- An Environmental Easement was filed against the Site to ensure implementation of the SMP.

Groundwater

Groundwater monitoring activities have been stopped. This request was granted on October 20, 2016 via a letter from the NYSDEC approving the request of groundwater monitoring cessation.

IV. IC/EC PLAN COMPLIANCE REPORT

A1. IC Requirements and Compliance

I. IC Controls

A series of Institutional Controls (ICs), required under the Site Management Plan, were placed on the property in the form of an Environmental Easement which was recorded with the NYC Department of Finance, Office of the City Register (NYSDOF-OCR). The recorded ICs are as follows:

- implement, maintain and monitor Engineering Control systems;
- prevent future exposure to residual contamination by controlling disturbances of the subsurface contamination; and,
- limit the use and development of the site to restricted residential uses only.

Adherence to these Institutional Controls on the Site (Controlled Property) is required under the Environmental Easement and will be implemented under the Site Management Plan. These Institutional Controls are:

- Compliance with the Environmental Easement by the Grantor and the Grantor's successors and assigns with all elements of the SMP;
- All Engineering Controls must be operated and maintained as specified in the SMP;
- A composite cover system consisting of concrete-covered sidewalks and concrete building slabs must be inspected, certified and maintained as required in the SMP;
- All Engineering Controls on the Controlled Property must be inspected and certified at a frequency and in a manner defined in the SMP;
- Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner as defined in the SMP;
- Engineering Controls may not be discontinued without an amendment or the extinguishment of the Environmental Easement.

Site restrictions include:

- The property may only be used for restricted residential use provided that the long-term Engineering and Institutional Controls included in the SMP are employed;
- The property may not be used for a higher level of use, such as unrestricted use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;

- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- The use of the groundwater underlying the property is prohibited without treatment rendering it suitable for intended use;
- Vegetable gardens and farming on the property are prohibited;
- The site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

2. *Status of each IC*

An inquiry was made with the NYCDOF-OCR to confirm that the Environmental Easement, as described above, remains in place and has not been changed, revised or modified.

3. *Corrective Measures*

No deficiencies in the ICs were noted for this time period, therefore no corrective measures were required.

4. *IC Conclusions and Recommendations*

It is recommended that the environmental easement remain in place and to not be changed, revised or modified.

A2. EC Requirements and Compliance

1. EC Controls

Cover (or Cap)

Exposure to remaining contamination at the site is prevented by a cover system placed over the Track 4 portions of the Site. This cover system is comprised of concrete-covered sidewalks and concrete building slabs. **Figure 2** presents the location of the cover system and applicable demarcation layers. The Excavation Work Plan (EWP) outlines the procedures required to be implemented in the event the cover system is breached, penetrated or temporarily removed, and any underlying remaining contamination is disturbed. Procedures for the inspection of this cover are provided in the Monitoring and Sampling Plan included in Section 4.0 of the SMP. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) and associated Community Air Monitoring Plan (CAMP) prepared for the site.

Chemical Oxidant Treatment

To continue reductions in any remaining residual mass of VOCs in groundwater within the petroleum "hotspot" areas, a chemical oxidant (sodium persulfate) has been injected into the groundwater at the locations with remaining petroleum VOCs in groundwater during previous reporting periods. The last injection event occurred in September 2015.

Procedures for performing the chemical oxidant injections are documented in the Operation and Maintenance Plan (Section 5.0 of this SMP).

2. Status of each EC

Cover (or Cap)

Inspections of the sub-cellar and first floor concrete slabs were performed on March 18, 2020 and were both found to be in good condition, with no cracks, perforations, or patching observed.

Composite cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in accordance with the SMP, in perpetuity.

Oxidant Injections

The SMP indicates that the need for subsequent applications would be determined following the collection and analysis of performance monitoring samples. Since results of groundwater monitoring indicated a drastic reduction in VOC concentrations in the groundwater, and the NYSDEC approved the cessation of groundwater monitoring. Therefore, additional chemical injections are no longer performed at the site.

Monitoring Wells associated with Monitored Natural Attenuation

Groundwater monitoring activities have been stopped. This request was granted on October 20, 2016 via a letter from the NYSDEC approving the request of groundwater monitoring cessation.



3. *Corrective Measures*

There were no cracks in the cellar level concrete slab cover system. No deficiencies in the ECs were noted for this time period, therefore, no corrective measures are required.

4. *EC Conclusions and Recommendations*

We recommend that the EC in the form of Site Cover be inspected at a 3-year frequency.



B. IC/EC Certification

I, Ariel Czemerinski, am currently a registered professional engineer licensed by the State of New York. I have inspected the Engineering Controls for the Former 110th Street Service Station Site (NYSDEC Site No. C231087).

I certify that all of the following statements are true:

- The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;
- Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;
- Use of the site is compliant with the environmental easement;
- The engineering control systems are performing as designed and are effective;
- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program and generally accepted engineering practices; and
- The information presented in this report is accurate and complete.
- No new information has come to my attention, including groundwater monitoring data from wells located at the site boundary, if any, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid; and
- The assumptions made in the qualitative exposure assessment remain valid.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Ariel Czemerinski, of 18-36 42nd Street, am certifying as Remedial Party for the site."

076508

NYS Professional Engineer #

10/21/2020

Date



V. MONITORING PLAN COMPLIANCE REPORT

A. Components of the Monitoring Plan

Groundwater monitoring activities were discontinued following approval by the NYSDEC on October 20, 2016. Therefore, the monitoring of components is not applicable.

VI. OPERATIONS & MAINTENANCE PLAN COMPLIANCE REPORT

A. Components of the O&M Plan

The site remedy does not rely on any mechanical systems, such as groundwater treatment systems, sub-slab depressurization systems or air sparge / soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components is not included in this SMP.



VII. OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS

A. Compliance with SMP

The SMP required that while the PRR was to be reported every three years, an inspection of the engineering controls was to be conducted annually.

This was subsequently explained to us by the Department. AMC and EBC were under the assumption that inspection would be only be required once during the reporting period considering that the potential for exposure is so improbable and in such a small area, that yearly inspections of the slab every year would not be required.

As indicated, the inspection revealed that the Track 4 portion of the slab is intact, and that no perforations/penetrations were observed which could result in potential exposure to the remaining sub-slab contamination. Furthermore, the subcellar slab in a parking space for the tenants/residents, and as such, it is ventilated in accordance with the NYC Building Code, meaning that even if there had been a breach (which there was none) then the residents would not have been harmed by any potential intrusion of soil vapors into the indoor air because these would have been removed by the existing ventilation. All other requirements of the SMP were implemented during this PRR reporting period. In order to implement the remaining SMP requirements, the following items were completed:

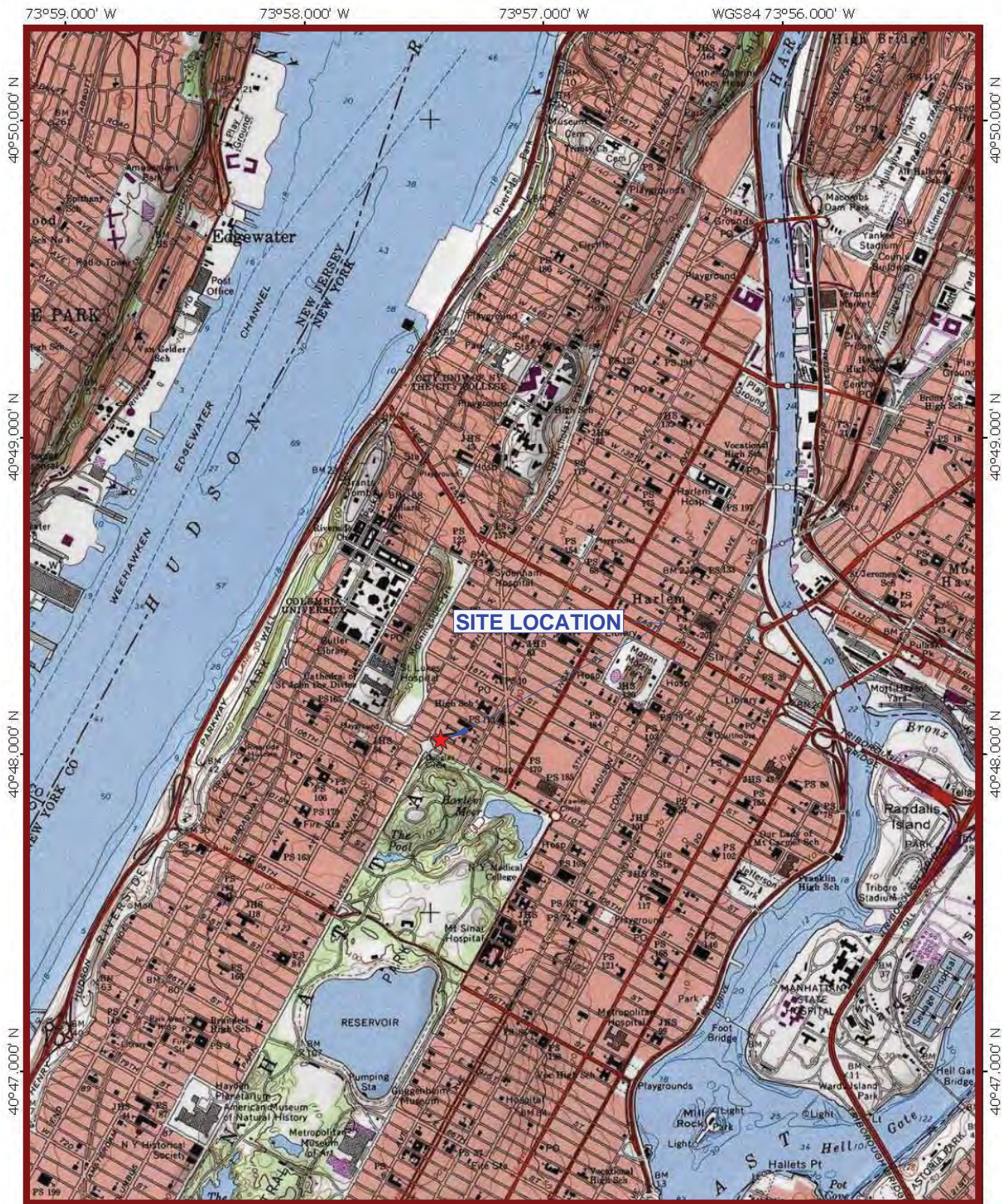
- The cover system was inspected, and the checklist was completed.
- The ICs/ECs were inspected and certified by the remedial engineer.

B. Future PRR Submittals

The next PRR submittal will reflect the PRR reporting period from the present until March 24, 2023.

FIGURES





ENVIRONMENTAL BUSINESS CONSULTANTS

Phone 631.504.6000
Fax 631.924.2870

FORMER 110TH STREET SERVICE STATION
2040 FREDERICK DOUGLASS BOULEVARD, HARLEM, NY

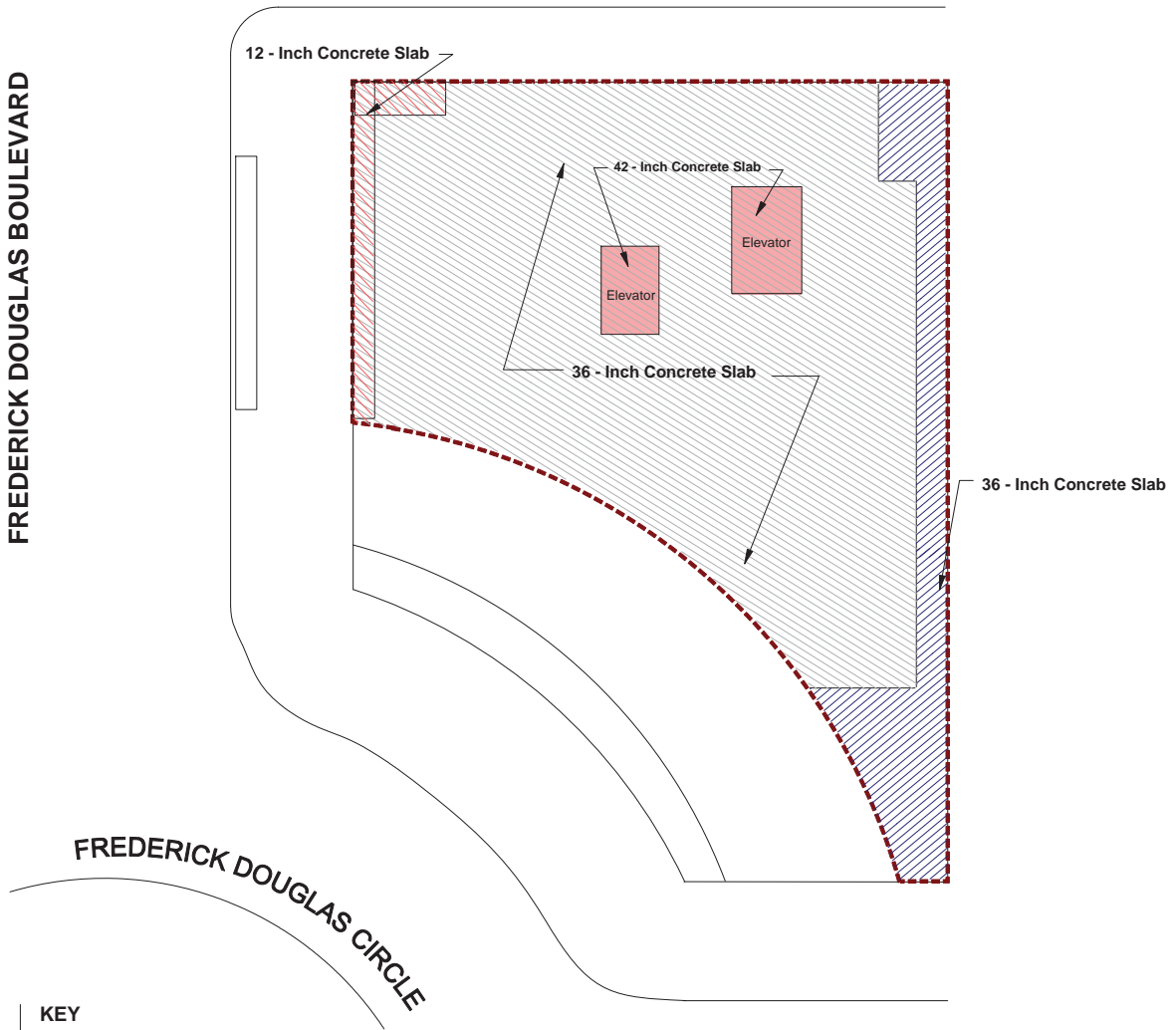
FIGURE 1

TOPOGRAPHIC MAP

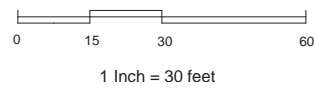


FREDERICK DOUGLAS BOULEVARD

W. 111th STREET



CENTRAL PARK NORTH (W. 110th STREET)



Phone 631.504.6000
Fax 631.924.2870

ENVIRONMENTAL BUSINESS CONSULTANTS

FIGURE

2

SITE ADDRESS: FORMER 110TH STREET SERVICE STATION 2040 FREDERICK DOUGLAS BOULEVARD, HARLEM, NY	
DRAWING TITLE: SITE COVER SYSTEM	21

APPENDIX A **ANNUAL CHECKLIST**



SITE INSPECTION CHECKLIST

Site Inspection Checklist - Cover System
2040 Frederick Douglass Boulevard
Harlem, NY

Date: 3/18/20 Time: 1:00pm

Inspector Name/Organization: Derek Merker - Environmental Business Consultants

Confirm Site Use: Businesses on ground floor, residential on upper floors

VISUAL INSPECTION OF SUB-CELLAR CONCRETE SLAB

Building Interior Inspect basement concrete slab for cracks, perforations and patching

Describe General Condition of Slab

Slab intact with no cracks, perforations
or patching.

Describe any Cracks or New Penetrations

No cracks or new penetrations.

Describe any Patching

No work performed on slab since
last inspection.

VISUAL INSPECTION OF FIRST FLOOR CONCRETE SLAB

Building Exterior Inspect concrete slab for cracks, perforations and patching

Describe General Condition of Slab

Slab intact with no cracks, perforations
or patching.

Describe any Cracks or New Penetrations

No cracks or new penetrations.

Describe any Patching

No work performed on slab since
last inspection.

Repairs Needed and / or Maintenance at this time?

No repairs or maintenance needed at this time.

No intrusive work into soil performed.

Signature: D. Merker

Date: 3/18/20

APPENDIX B
NYSDEC APPROVAL LETTER FOR
CESSATION OF GROUNDWATER
MONITORING



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4995
www.dec.ny.gov

October 20, 2016

Mr. Ronen Haron
Crescent 110 Equities LLC
316 West 118th Street
New York, NY 10026

Re: Former 110th Street Service Station
BCP Index C231087
New York, NY
Third Quarter 2016 Groundwater Monitoring Report

Dear Mr. Haron:

The New York State Department of Environmental Conservation (Department) has reviewed the Third Quarter 2016 Groundwater Monitoring Report (GWMR) dated August 22, 2016, which was prepared by Environmental Business Consultants (EBC), on behalf of Crescent 110 Equities LLC (the Volunteer). A request for cessation of the groundwater monitoring at the site was included in the GWMR. Based on the Department's review of this GWMR and the previous data obtained during six groundwater monitoring events, the Department approves the cessation of the groundwater monitoring at the site.

Please ensure that a copy of this letter and all the groundwater monitoring reports are placed in the document repositories. All remaining monitoring wells associated with this project should be closed in accordance with the Department's Groundwater Monitoring Well Decommissioning Procedures (CP-43).

If you have any questions please contact me at (718) 482-4065 or ioana.munteanu-ramnic@dec.ny.gov.

Sincerely,

Ioana Munteanu-Ramnic, P.E.
Environmental Engineer



Department of
Environmental
Conservation

ec: J. O'Connell, J. Nehila - NYSDEC
J. Deming, J. Kenney - NYSDOH
A. Czemerinski - AMC Engineering
C. Sosik - EBC
L. Schnapf – Schnapf LLC