

DECISION DOCUMENT

252 Third Avenue
Brownfield Cleanup Program
New York, New York County
Site No. C231154
September 2025



**Department of
Environmental
Conservation**

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

DECLARATION STATEMENT - DECISION DOCUMENT

252 Third Avenue
Brownfield Cleanup Program
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Site No. C231154
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Statement of Purpose and Basis

This document presents the remedy for the 252 Third Avenue 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 252 Third Avenue 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

The existing on-site buildings will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy.

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8 to depths ranging from 0 to 23.5 feet below grade (ft bg). Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 3,000 cubic yards of contaminated soil will be removed from the site for remediation. Collection and analysis of confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation 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.

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

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

4. Vapor Mitigation

Any on-site buildings 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. The system and any vapor intrusion monitoring must no longer be needed within 5 years of the date of the Certificate of Completion, or the remedy would result in a Track 2 restricted residential cleanup.

5. Soil Vapor Extraction (SVE)

Soil vapor extraction (SVE) will be implemented to remove chlorinated volatile organic compound (VOC) vapors from the subsurface and prevent off-site migration of contaminated vapor. Chlorinated 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. Specifics about the installation of the SVE will be determined during the remedial design. The system and any soil vapor monitoring must no longer be needed within 5 years of the date of the Certificate of Completion, or the remedy would result in a Track 2 restricted residential cleanup.

6. Groundwater Extraction & Treatment

The proposed maximum depth of remedial excavation is down to bedrock. Bedrock was found at approximately 20 to 30 ft bg, which is below the static water table at approximately 15 to 20 ft bg. Groundwater extraction and treatment as needed will be implemented to treat chlorinated VOCs in groundwater and to ensure contaminated groundwater does not migrate off-site. The groundwater extraction system will be designed and installed so that the capture zone is sufficient to cover the areal and vertical extent of the area of concern and intercept the groundwater contaminant plume to stop further migration. The extraction system will create a depression of the water table so that contaminated groundwater is directed toward the extraction wells within the plume area. Groundwater will be extracted from the subsurface across the majority of the site where chlorinated VOCs were found to be elevated in groundwater. Further details of the extraction system will be determined during the remedial design.

Monitoring will be required upgradient, downgradient, and within the treatment zone influenced by the groundwater extraction wells. Monitoring will be conducted for chlorinated VOCs at all locations.

7. Enhanced Bioremediation

In-situ chemical reduction (ISCR) with enhanced biodegradation will be implemented to treat groundwater contaminated with chlorinated VOCs. The biological breakdown of contaminants through anaerobic reductive dechlorination will be enhanced by the injection of zero valent iron (ZVI) and an electron donor to destroy the chlorinated VOCs in groundwater. The method, depth of injection and phasing will be determined during the remedial design.

Prior to the full implementation of this technology, additional laboratory scale studies will be conducted, and additional geochemical data will be collected to define design parameters more clearly.

Monitoring will be required upgradient, downgradient, and within the treatment zone. Monitoring will be conducted for chlorinated VOCs at all locations as well as for dissolved oxygen and oxidation/reduction potential upgradient and downgradient of the treatment zone. Existing monitoring wells will be used for monitoring the groundwater treatment, and if needed, additional wells will be installed. Monitoring well locations will be determined during design.

8. Local Institutional Controls

If no Environmental Easement (EE) or Site Management Plan (SMP) is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article 141 of the NYCDOHMH code, which prohibits potable use of groundwater without prior approval.

Conditional Track 1

The intent of the remedy is to achieve a Track 1 unrestricted use therefore, no environmental easement or site management plan is anticipated. If the remedial action objectives (RAOs) for groundwater and soil vapor intrusion are not achieved prior to completion of the Final Engineering Report, then a SMP and EE will be required, and a Track 1 cleanup can only be achieved if no engineering controls are needed and the RAOs are achieved within 5 years of the date of the Certificate of Completion.

In the event that Track 1 unrestricted use is not achieved, the following contingent remedial elements will be required, and the remedy will achieve a Track 2 restricted residential cleanup at a minimum.

Contingent Remedial Elements

9. Institutional Controls

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 the 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 the NYSDOH or NYCDOHMH; and
- require compliance with the NYSDEC approved SMP.

10. Site Management Plan (SMP)

A SMP is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and engineering controls remain in place and effective:
 - Institutional Controls: The Environmental Easement discussed in Remedy Element 9 above.
 - Engineering Controls: The sub-slab depressurization system discussed in Remedy Element 4, the soil vapor extraction system discussed in Remedy Element 5, the groundwater extraction and treatment system discussed in Remedy Element 6, and the monitoring well network associated with the in-situ injections discussed in Remedy Element 7 above.

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;
- 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 to assess the performance and effectiveness of the remedy; and
 - a schedule of monitoring and frequency of submittals to the NYSDEC.
- c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation systems. The plan includes, but is not limited to:
 - procedures for operating and maintaining the systems; and
 - compliance inspection of the systems to ensure proper O&M as well as providing the data for any necessary reporting.

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.

September 19, 2025

Date



Scott Deyette, Director
Remedial Bureau B

DECISION DOCUMENT

252 Third Avenue
New York, New York County
Site No. C231154
September 2025

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=C231154>

Manhattan Community Board #6
211 East 43rd Street, Suite 1404
New York, NY 10017
Phone: (212) 319-3750

The New York Public Library - Epiphany Branch
228 East 23rd Street
New York, NY 10010
Phone: (212) 679-2645

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 252 Third Avenue site is located in the Gramercy section of Manhattan. The site occupies Block 876, Lots 25, 26, 29, 30, 31, and 32. The site is bounded to the north by East 21st Street followed by multi-family residential buildings, to the east by Third Avenue followed by mixed-use residential and commercial properties, to the south by mixed-use residential and commercial properties along Third Avenue followed by East 20th Street, and to the west by Gramercy Park East.

Site Features: The 0.32-acre site consists of six (6) contiguous tax parcels. Previously, all six parcels contained structures with mixed-use residential and commercial uses but are currently vacant. Demolition of all existing structures is ongoing.

Current Zoning and Land Use: The site is currently zoned as C1-9A commercial. The onsite properties were generally utilized for commercial purposes with upper floor residential uses. Currently, all onsite buildings are vacant and continuing or awaiting demolition. The surrounding properties are characterized by mixed-use residential and commercial uses.

Past Use of the Site: Site history indicates the site was developed with mixed-use residential and commercial buildings from at least 1887 to 1955. Julius Klein Cleaners, a former drycleaner, operated at 258 Third Avenue (Block 876, Lot 29) from approximately 1956 through 1995. Other historical uses of the on-site buildings include a carpenter, confectioner, a grocery store, a plumbing supply store, a soap company, restaurants, and a spa.

Site Geology and Hydrogeology: The site stratigraphy from the surface down includes an urban fill layer approximately 2 to 5 feet thick consisting of a mixture of gravel, sand, silt, clay, brick, and concrete. This fill layer is underlain by potentially native soils consisting of a layer of coarse to fine sand with varying amounts of silt and gravel, followed by a layer of fine material composed of silty clay and/or clayey silt approximately 15 to 25 feet thick. Bedrock was observed between approximately 20 and 30 feet below the ground surface (ft bgs) and is

described as gray schist.

Groundwater was observed at approximately 15 to 20 ft bgs and generally follows the topography, flowing east toward the East River.

A site location map is attached as Figure 1 and a site layout 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 which allows for 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 Volunteer. The Applicant does not have an obligation to address off-site contamination. However, the NYSDEC in consultation with NYSDOH has determined that this site poses a significant threat to public health or the environment; accordingly, an enforcement action is necessary.

NYSDEC will seek to identify any parties (other than the Volunteer) known or suspected to be responsible for contamination at or emanating from the site, referred to as Potentially Responsible Parties (PRPs). NYSDEC will bring an enforcement action against the PRPs. If an enforcement action cannot be brought or does not result in the initiation of a remedial program by any PRPs, NYSDEC will evaluate the off-site contamination for action under the State Superfund. The PRPs are subject to legal actions by the State for recovery of all response costs the State incurs or has incurred.

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
- indoor air
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

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

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

6.1.2: RI Results

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

benzene	manganese
bis(2-ethylhexyl)phthalate	mercury
chloroform	naphthalene
chromium	perfluorooctane sulfonic acid (PFOS)
chrysene	perfluorooctanoic acid (PFOA)
cis-1,2-dichloroethene	tetrachloroethene (PCE)
DDD	toluene
hexane	trans-1,2-dichloroethene
lead	trichloroethene (TCE)

vinyl chloride

1,2,4-trimethylbenzene (TMB)

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor intrusion

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.

The following IRM has been completed at this site based on conditions observed during the RI.

IRM – Soil Vapor Mitigation

An IRM was proposed by the Volunteer to address soil vapor intrusion exposures during continued occupancy, prior to building demolition and the complete remediation of the site. An IRM Work Plan was approved by NYSDEC in November 2023. The IRM consisted of the installation of ventilation systems in still-occupied buildings on-site and the sealing of any cracks or pathways for vapors to enter still-occupied building basements. IRM field work was completed in April 2024. The results of the IRM are documented in the Construction Completion Report and will be further documented in the Final Engineering Report.

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), pesticides, per- and polyfluoroalkyl substances (PFAS), and 1,4- dioxane. Soil vapor was analyzed for VOCs. The primary contaminants of concern at the site include metals and VOCs in soil; metals, pesticides, SVOCs, and VOCs in groundwater; and chlorinated and petroleum-related VOCs in soil vapor.

Soil

Exceedances of the unrestricted use soil cleanup objectives (UUSCOs) were primarily found in the historic fill layer below the former building slab which extends from approximately 8 feet to 13 feet below grade (ft bg). In general, the highest concentrations were detected in the upper foot of the historic fill layer with some deeper exceedances extending up to 20 ft bg.

VOCs detected at concentrations exceeding their respective UUSCOs include tetrachloroethene (PCE) up to 36,000 parts per million (ppm) (UUSCO of 1.3 ppm), trichloroethene (TCE) up to 720 ppm (UUSCO of 0.47 ppm), and cis-1,2-dichloroethene (DCE) up to 600 ppm (UUSCO of 0.25 ppm).

SVOCs detected at concentrations exceeding their respective UUSCOs include benzo(b)fluoranthene up to 1.1 ppm (UUSCO of 1 ppm), and indeno(1,2,3-cd) pyrene up to 0.56 ppm (UUSCO of 0.5 ppm).

Metals detected at concentrations exceeding their respective UUSCOs include cadmium up to 6.28 ppm (UUSCO of 2.5 ppm), chromium up to 125 ppm (UUSCO of 30 ppm), lead up to 1,380 ppm (UUSCO of 63 ppm), and mercury up to 4.78 ppm (UUSCO of 0.18 ppm).

Pesticides detected at concentrations exceeding their respective UUSCOs include 4,4'-DDD up to 3.98 ppm (UUSCO of 0.0033 ppm), 4,4'-DDE up to 0.0795 ppm (UUSCO of 0.0033 ppm), and 4,4'-DDT up to 0.918 (UUSCO of 0.0033 ppm).

PFAS detected at concentrations exceeding their respective Unrestricted Use Guidance Values (UUGV) include perfluorooctanoic acid (PFOA) up to 2.85 parts per billion (ppb) (UUGV of 0.66 ppb), and perfluorooctanesulfonic acid (PFOS) up to 24.3 ppb (UUGV of 0.88 ppb).

No PCBs or 1,4-dioxane were detected above their respective UUSCOs.

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

Groundwater

VOCs detected at concentrations exceeding Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs) include PCE up to 340,000 ppb (AWQSGV of 5 ppb), TCE up to 36,000 ppb (AWQSGV of 5 ppb), DCE up to 57,000 ppb (AWQSGV of 5 ppb), vinyl chloride up to 1,100 ppb (AWQSGV of 2 ppb), and 1,2,4-trimethylbenzene (TMB) up to 160 ppb (AWQSGV of 5 ppb).

SVOCs detected at concentrations exceeding their respective AWQSGVs include benzo(a)anthracene up to 0.09 ppb (AWQSGV of 0.002 ppb), benzo(b)fluoranthene up to 0.09 ppb (AWQSGV of 0.002 ppb), bis(2-ethylhexyl) phthalate up to 33 ppb (AWQSGV of 5 ppb), chrysene up to 0.18 ppb (AWQSGV of 0.002 ppb), and naphthalene up to 130 ppb (AWQSGV of 10 ppb).

Dissolved metals detected at concentrations exceeding their respective AWQSGVs include chromium up to 58.73 ppb (AWQSGV of 50 ppb), lead up to 121.7 ppb (AWQSGV of 25 ppb), and manganese up to 6,328 ppb (AWQSGV of 300 ppb).

Pesticides detected at concentrations exceeding their respective AWQSGVs include chlordane up to 1.38 ppb (AWQSGV of 0.05 ppb), dieldrin up to 0.132 ppb (AWQSGV of 0.004 ppb), 4,4'-DDD up to 32.2 ppb (AWQSGV of 0.3 ppb), and 4,4'-DDE up to 0.61 ppb (AWQSGV of 0.2 ppb).

PFAS detected at concentrations exceeding their respective AWQSGVs include PFOA up to 131 parts per trillion (ppt) (AWQSGV of 6.7 ppt), and PFOS up to 83.6 ppt (AWQSGV of 2.7 ppt).

No PCBs or 1,4-dioxane were detected above their respective AWQSGVs.

Data indicates that there is a potential for off-site impacts in groundwater related to this site.

Soil Vapor, Sub-Slab Soil Vapor & Indoor Air

Various chlorinated VOCs were detected in soil vapor including PCE up to 3,630,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), TCE up to 439,000 $\mu\text{g}/\text{m}^3$, DCE up to 456,000 $\mu\text{g}/\text{m}^3$, trans-1,2-DCE up to 3,870 $\mu\text{g}/\text{m}^3$, and vinyl chloride up to 2,280 $\mu\text{g}/\text{m}^3$. Several chlorinated VOCs were also detected in sub-slab soil vapor including PCE up to 290,000 $\mu\text{g}/\text{m}^3$, TCE up to 59,700 $\mu\text{g}/\text{m}^3$, DCE up to 175,000 $\mu\text{g}/\text{m}^3$, and vinyl chloride up to 997 $\mu\text{g}/\text{m}^3$.

Several chlorinated VOCs were also detected in indoor air including PCE up to 9 $\mu\text{g}/\text{m}^3$, TCE up to 0.59 $\mu\text{g}/\text{m}^3$, DCE up to 0.78 $\mu\text{g}/\text{m}^3$, and vinyl chloride up to 0.39 $\mu\text{g}/\text{m}^3$.

Various petroleum-related VOCs were detected in soil vapor including benzene up to 64,000 $\mu\text{g}/\text{m}^3$, hexane up to 180,000 $\mu\text{g}/\text{m}^3$, toluene up to 75,000 $\mu\text{g}/\text{m}^3$, and TMB up to 98,000 $\mu\text{g}/\text{m}^3$. Petroleum-related VOCs were detected in sub-slab soil vapor including hexane up to 416 $\mu\text{g}/\text{m}^3$.

Several petroleum-related VOCs were also detected in indoor air including benzene up to 9.3 $\mu\text{g}/\text{m}^3$, hexane up to 17.9 $\mu\text{g}/\text{m}^3$, toluene up to 15.4 $\mu\text{g}/\text{m}^3$, and TMB up to 22.3 $\mu\text{g}/\text{m}^3$.

Evaluation of these data in accordance with NYSDOH's Soil Vapor Intrusion Guidance indicates mitigation is necessary.

Data indicates that there is a potential for off-site impacts in soil vapor related to this site.

6.4: Summary of Human Exposure Pathways

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

Since the site is fenced and 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. The site is vacant so inhalation of site contaminants in indoor air via vapor intrusion is not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion both off-site and for any future on-site buildings.

6.5: Summary of the Remediation Objectives

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

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.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of ground or surface water contamination.

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 or surface water 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 Conditional Track 1 remedy.

The selected remedy is referred to as the Excavation, Vapor Mitigation, Soil Vapor Extraction, Groundwater Extraction and Treatment, and Enhanced Bioremediation remedy.

The elements of the selected remedy, as shown in Figures 3, 4, and 5 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), SiteWiseTM (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

The existing on-site buildings will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy.

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8 to depths ranging from 0 to 23.5 feet below grade (ft bg). Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 3,000 cubic yards of contaminated soil will be removed from the site for remediation. Collection and analysis of confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation 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.

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

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

4. Vapor Mitigation

Any on-site buildings 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. The system and any vapor intrusion monitoring must no longer be needed within 5 years of the date of the Certificate of Completion, or the remedy would result in a Track 2 restricted residential cleanup.

5. Soil Vapor Extraction (SVE)

Soil vapor extraction (SVE) will be implemented to remove chlorinated volatile organic compound (VOC) vapors from the subsurface and prevent off-site migration of contaminated vapor. Chlorinated 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. Specifics about the installation of the SVE will be determined during the remedial design. The system and any soil vapor monitoring must no longer be needed within 5 years of the date of the Certificate of Completion, or the remedy would result in a Track 2 restricted residential cleanup.

6. Groundwater Extraction & Treatment

The proposed maximum depth of remedial excavation is down to bedrock. Bedrock was found at approximately 20 to 30 ft bg, which is below the static water table at approximately 15 to 20 ft bg. Groundwater extraction and treatment as needed will be implemented to treat chlorinated VOCs in groundwater and to ensure contaminated groundwater does not migrate off-site. The groundwater extraction system will be designed and installed so that the capture zone is sufficient to cover the areal and vertical extent of the area of concern and intercept the groundwater contaminant plume to stop further migration. The extraction system will create a depression of the water table so that contaminated groundwater is directed toward the extraction wells within the plume area. Groundwater will be extracted from the subsurface across the majority of the site where chlorinated VOCs were found to be elevated in groundwater. Further details of the extraction system will be determined during the remedial design.

Monitoring will be required upgradient, downgradient, and within the treatment zone influenced by the groundwater extraction wells. Monitoring will be conducted for chlorinated VOCs at all locations.

7. Enhanced Bioremediation

In-situ chemical reduction (ISCR) with enhanced biodegradation will be implemented to treat groundwater contaminated with chlorinated VOCs. The biological breakdown of contaminants through anaerobic reductive dechlorination will be enhanced by the injection of zero valent iron (ZVI) and an electron donor to destroy the chlorinated VOCs in groundwater. The method, depth of injection and phasing will be determined during the remedial design.

Prior to the full implementation of this technology, additional laboratory scale studies will be conducted, and additional geochemical data will be collected to define design parameters more clearly.

Monitoring will be required upgradient, downgradient, and within the treatment zone. Monitoring will be conducted for chlorinated VOCs at all locations as well as for dissolved oxygen and oxidation/reduction potential upgradient and downgradient of the treatment zone. Existing monitoring wells will be used for monitoring the groundwater treatment, and if needed, additional wells will be installed. Monitoring well locations will be determined during design.

8. Local Institutional Controls

If no Environmental Easement (EE) or Site Management Plan (SMP) is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article 141 of the NYCDOHMH code, which prohibits potable use of groundwater without prior approval.

Conditional Track 1

The intent of the remedy is to achieve a Track 1 unrestricted use therefore, no environmental easement or site management plan is anticipated. If the remedial action objectives (RAOs) for groundwater and soil vapor intrusion are not achieved prior to completion of the Final Engineering Report, then a SMP and EE will be required, and a Track 1 cleanup can only be achieved if no engineering controls are needed and the RAOs are achieved within 5 years of the date of the Certificate of Completion.

In the event that Track 1 unrestricted use is not achieved, the following contingent remedial elements will be required, and the remedy will achieve a Track 2 restricted residential cleanup at a minimum.

Contingent Remedial Elements

9. Institutional Controls

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 the 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 the NYSDOH or NYCDOHMH; and
- require compliance with the NYSDEC approved SMP.

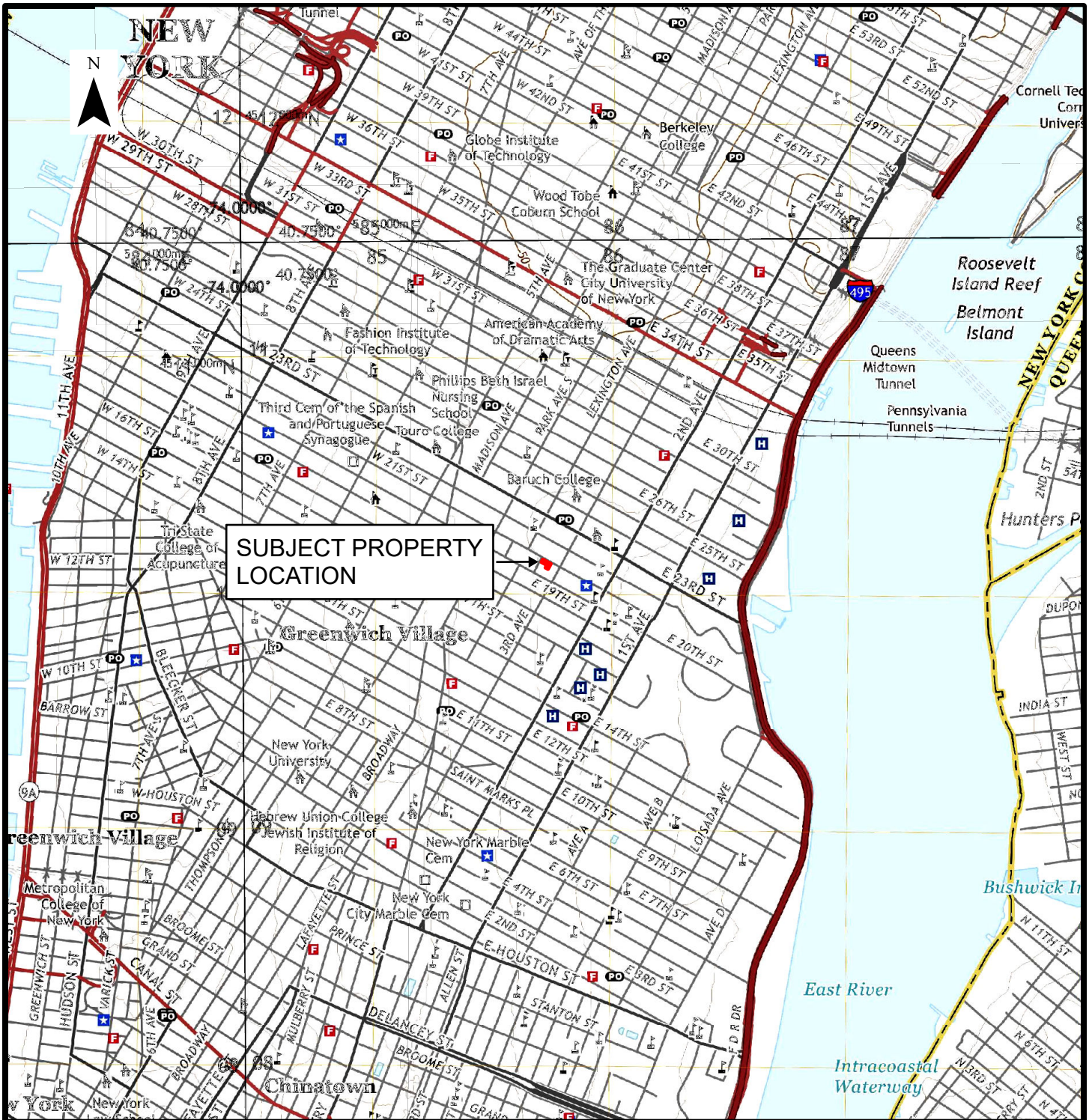
10. Site Management Plan (SMP)

A SMP is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and engineering controls remain in place and effective:
 - Institutional Controls: The Environmental Easement discussed in Remedy Element 9 above.
 - Engineering Controls: The sub-slab depressurization system discussed in Remedy Element 4, the soil vapor extraction system discussed in Remedy Element 5, the groundwater extraction and treatment system discussed in Remedy Element 6, and the monitoring well network associated with the in-situ injections discussed in Remedy Element 7 above.

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;
 - 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 to assess the performance and effectiveness of the remedy; and
 - a schedule of monitoring and frequency of submittals to the NYSDEC.
 - c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation systems. The plan includes, but is not limited to:
 - procedures for operating and maintaining the systems; and
 - compliance inspection of the systems to ensure proper O&M as well as providing the data for any necessary reporting.



REFERENCE:

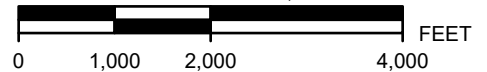
UNITED STATES GEOLOGICAL SURVEY (USGS)
BROOKLYN, NY USGS QUADRANGLE - 2019

LEGEND:



SUBJECT PROPERTY
LOCATION

SCALE: 1" = 2,000'



37 GRAMERCY PARK EAST AND
38 GRAMERCY PARK NORTH
BLOCK 876, LOTS 25 AND 26
NEW YORK, NY 10010

SUBJECT PROPERTY LOCATION MAP

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FIG-1

DRAWN BY: KBV

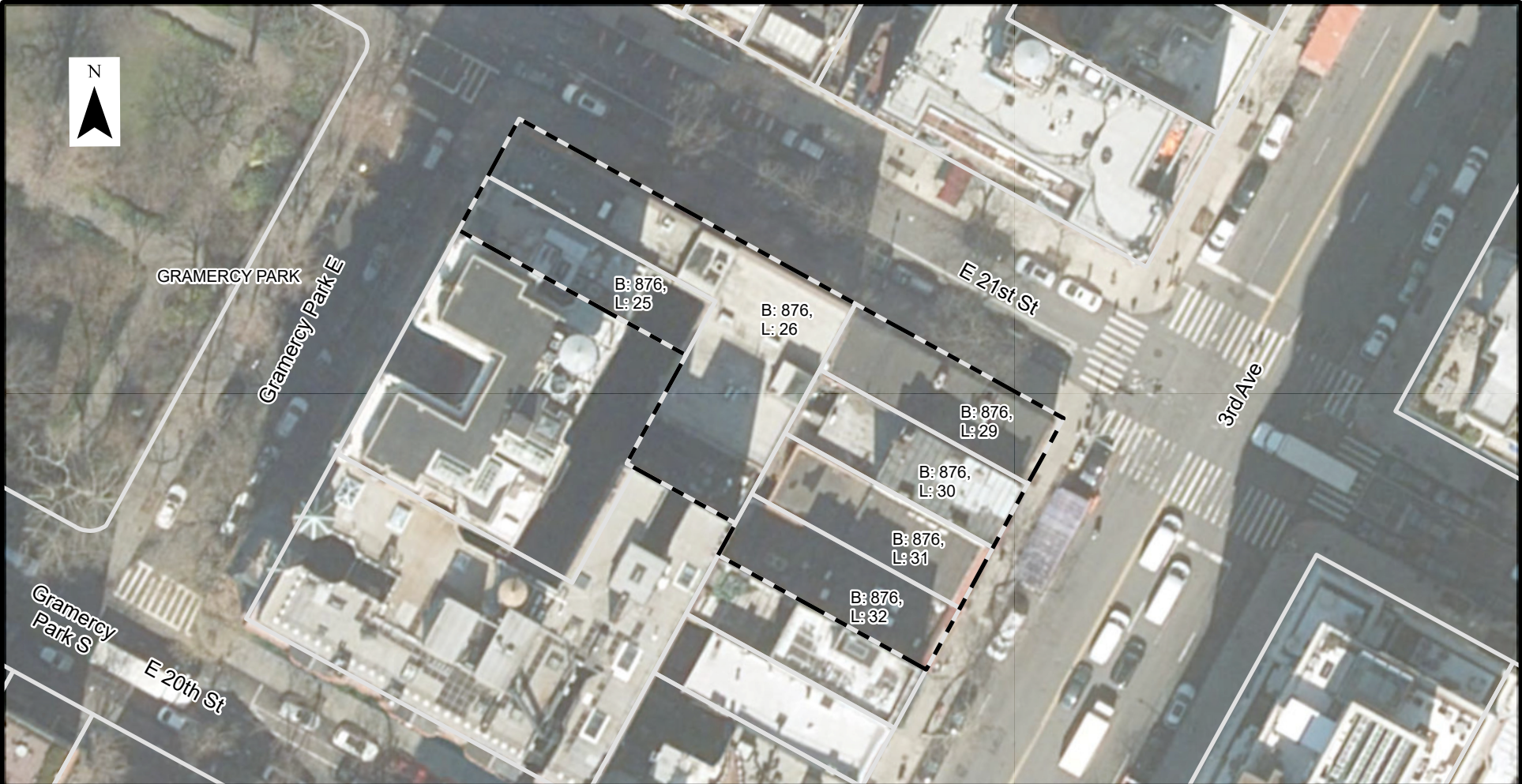
CHECKED BY: CM

SCALE: AS NOTED

DATE: 9/18/2024

JOB NO: 13542

Y:\GIS\Project_Numbers\13542\APRX_PROJECT\APRX_Phase1_P1j_No.aprx, 10/9/2024 9:40 AM, Kim VanderKlein, LAYOUT: FIG-1.3

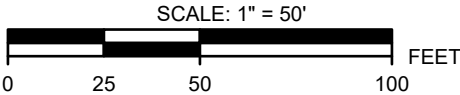


REFERENCE:

NEW YORK STATE, MAXAR, MICROSOFT, NYS OFFICE OF
INFORMATION TECHNOLOGY SERVICES -
GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND
FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES

LEGEND:

-  SUBJECT PROPERTY
LOCATION
-  TAX PARCELS



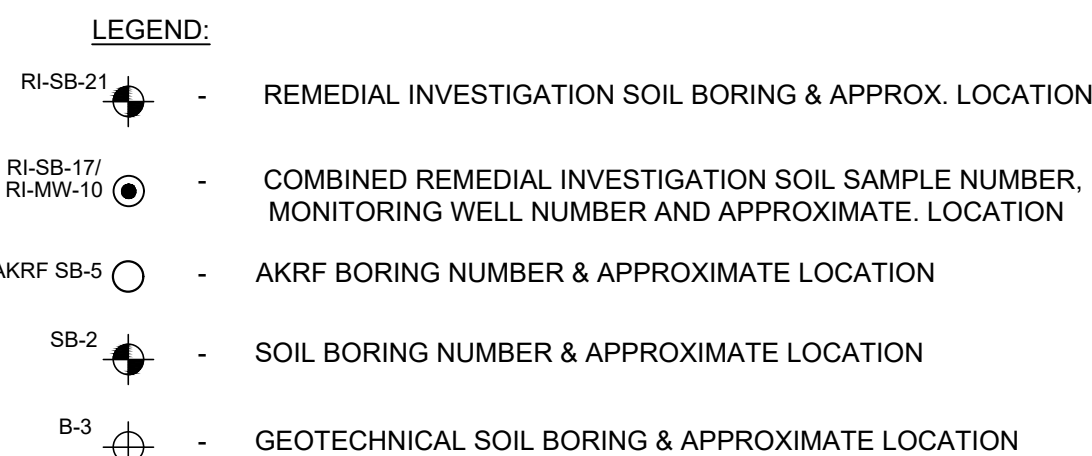
37 GRAMERCY PARK EAST, 38 GRAMERCY PARK NORTH, 252
TO 258 3RD AVENUE
BLOCK 876, LOTS 25, 26, AND 29-32
NEW YORK, NEW YORK 10010

SUBJECT PROPERTY PLAN

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FIG-2
DRAWN BY: KBV
CHECKED BY: CM
SCALE: AS NOTED
DATE: 10/9/2024
JOB NO.: 13542



1. ALL BORINGS ADVANCED FROM BASEMENT ACCEPT RI-SB-3, 8, 9, 12, 13 (ADVANCED FROM STREET LEVEL).
2. ALL DEPTHS ARE REMEDIATION DEPTHS.
3. ALL EXCAVATION DEPTHS IN FEET BELOW STREET LEVEL (E.D. 15 ft - bgs).
4. BASEMENT DEPTH IS 8 ft FROM STREET LEVEL

NOTES:

1. Results are measured in mg/kg.

2. Results are compared to NYSDEC UIUSCOs, NYSDEC PGWSCO, NYSDEC RSCO and NYSDEC RFSOcs.

 = concentration exceeds UIUSCO

 = concentration exceeds RSCO

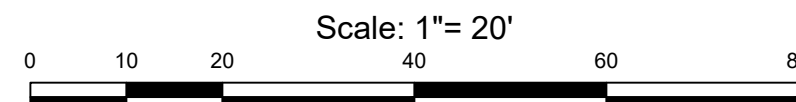
 = concentration exceeds RFSOcs

 = concentration exceeds PGWSCO

NYSDEC = New York State Department of Environmental Conservation.
 USCSO = NYSDDEC Unrestricted Use Soil Cleanup Objectives (6 NYCRR 375-6 12/06).
 RSCO = NYSDDEC Residential Soil Cleanup Objectives
 PRSCO = NYSDDEC Restricted Use Soil Cleanup Objectives w/CP-51 (1/10) (6 NYCRR 375-6 12/06).
 PWSO/CSO = NYSDDEC Protection of Groundwater Soil Cleanup Objectives (6 NYCRR Part 375 12/06)
 mg/kg = Milligrams per kilogram.
 Sample Depth is reported in feet below sidewalk surface

1. EXISTING CONDITIONS & BOUNDARY IS A DOWNLOADED FILE TAKEN FROM WEBSITE ZOLA.PLANNING.NYC.GOV. - NYC DEPARTMENT OF CITY PLANNING. DATE: UNKNOWN

THIS PLAN IS FOR LOCATING BORINGS & TEMP WELLS ONLY.
OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.

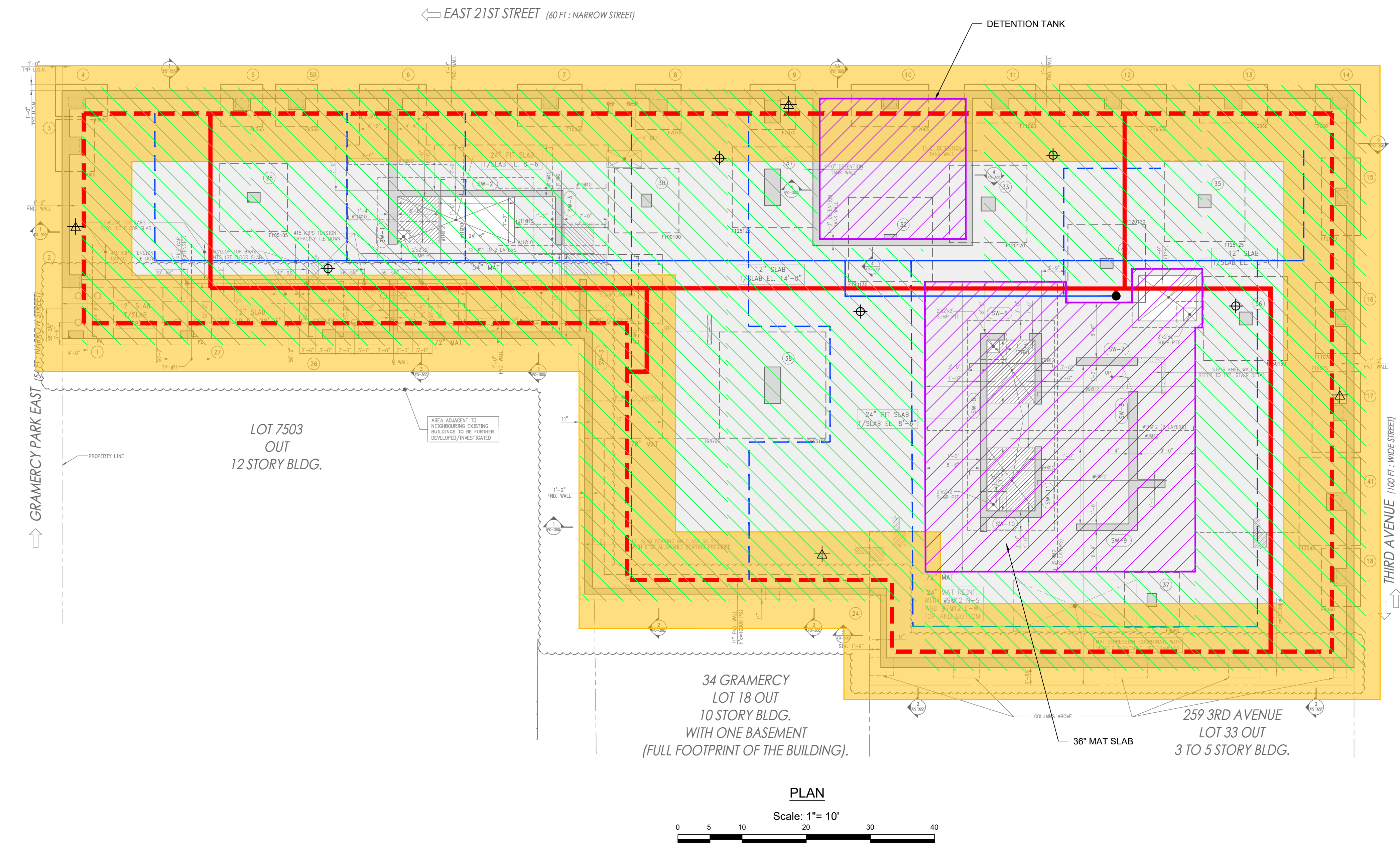
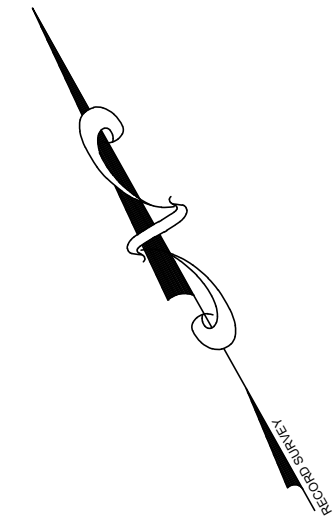


Date: 08/13/2025

08.9050

13542

FIG-3



SSDS NOTE:
1. VAPOR INTRUSION RISK IS NOT EXPECTED IN THE 36-INCH MAT SLAB AREA DUE TO THE THICKNESS OF THE SINGLE SLAB WITHOUT SEAMS OR IN THE DETENTION TANK AREA DUE TO THE PRESENCE OF THE TANK. SSDS IS INSTALLED SURROUNDING THESE AREAS.

- NOTES:**
1. TERMINATION OF PASSIVE VENT RISER SHALL BE AS FOLLOWS:
A. 10' MIN. AWAY FROM, OR AT LEAST 3' ABOVE ANY OPENABLE WINDOW, DOOR, OPENING OR AIR INTAKE, OR VENT SHAFT.
B. EXTEND THROUGH THE VENT FLASHING, 24" MIN. ABOVE THE ROOF, AND 1' MIN. FROM ANY PARAPET OR BUILDING WALL.
 2. SUPPORT ALL PIPING.
 3. THE PIPING OF THE VENTING SYSTEM SHALL BE TESTED WITH AIR.

REFERENCE:
EXISTING CONDITIONS & BOUNDARY ARE TAKEN FROM "CELLAR (FOUNDATION) (EAST/WEST) OF 2 GRAMERCY PARK EAST - FO-100.01" PREPARED BY SLCE ARCHITECTS, LLP, DATED 04/30/2024, REVISED 07/28/2025.

NYS Education Law
Unauthorized alterations or additions to this plan are a violation of section 2209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.
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- LEGEND:**
- - 4" RISER
 - ⊕ - SUB-SLAB AND INDOOR AIR SAMPLE APPROX. LOCATION
 - ⚡ - SVE SAMPLE PORT
 - (blue) — - 4" SSDS SOLID SCHEDULE 80 PVC HEADER
 - - - (blue) - - - - 4" SSDS PERFORATED SCHEDULE 80 PVC VENT OR APPROVED EQUAL
 - - - (red) - - - - 4" SVE PERFORATED PIPE
 - (red) — - 4" SVE SOLID PIPE
 - (yellow) — - SVE RADIUS OF INFLUENCE
 - (purple) — - SSDS NOT INSTALLED
 - (green) — - SSDS RADIUS OF INFLUENCE

KEY MAP

rev date description

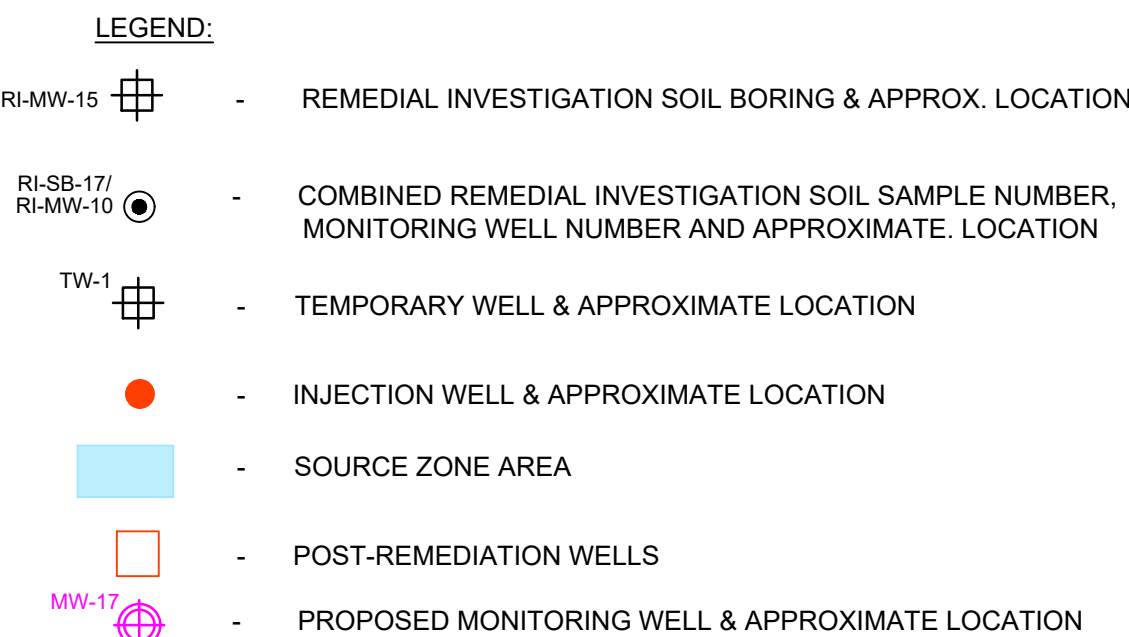
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DRAFT

project:
GRAMERCY PARK EAST
15 EAST 21ST STREET
NEW YORK, NEW YORK

title:
SSDS/SVE LAYOUT

dwg by: AW job no. 13542
chk by: JN drawing no.
scale: AS NOTED **FIG-4**
date: 09/15/2025



Analyte	Units	NYSDEC AVOS
Aluminum, Dissolved	ug/l	2000
Chromium, Dissolved	ug/l	50
Iron, Dissolved	ug/l	300
Lead, Dissolved	ug/l	25
Magnesium, Dissolved	ug/l	35000
Manganese, Dissolved	ug/l	300
Sodium, Dissolved	ug/l	20000
Dieldrin	ug/l	0.004
4,4'-DDE	ug/l	0.2
4,4'-DDD	ug/l	0.3
Chlordane	ug/l	0.05
PFQA	ug/l	0.0067
PFOS	ug/l	0.0027
1,4-Dichlorobenzene	ug/l	3
Bis(2-ethylhexyl)phthalate	ug/l	5
Phenol	ug/l	1
Acenaphthene	ug/l	20
Naphthalene	ug/l	10
Benzo(a)anthracene	ug/l	0.002
Benzo(b)fluoranthene	ug/l	0.002
Chrysene	ug/l	0.002
Phenanthrene	ug/l	50
Chloroform	ug/l	7
Tetrachloroethene	ug/l	5
Benzene	ug/l	1
Vinyl chloride	ug/l	2
trans-1,2-Dichloroethene	ug/l	5
Trichloroethene	ug/l	5
cis-1,2-Dichloroethene	ug/l	5
n-Butylbenzene	ug/l	5
sec-Butylbenzene	ug/l	5
Isopropylbenzene	ug/l	5
Naphthalene	ug/l	10
n-Propylbenzene	ug/l	5
1,2,4-Trimethylbenzene	ug/l	5
1,2,4,5-Tetramethylbenzene	ug/l	5

ABBREVIATIONS:

NYDEC = New York State Department of Environmental Conservation

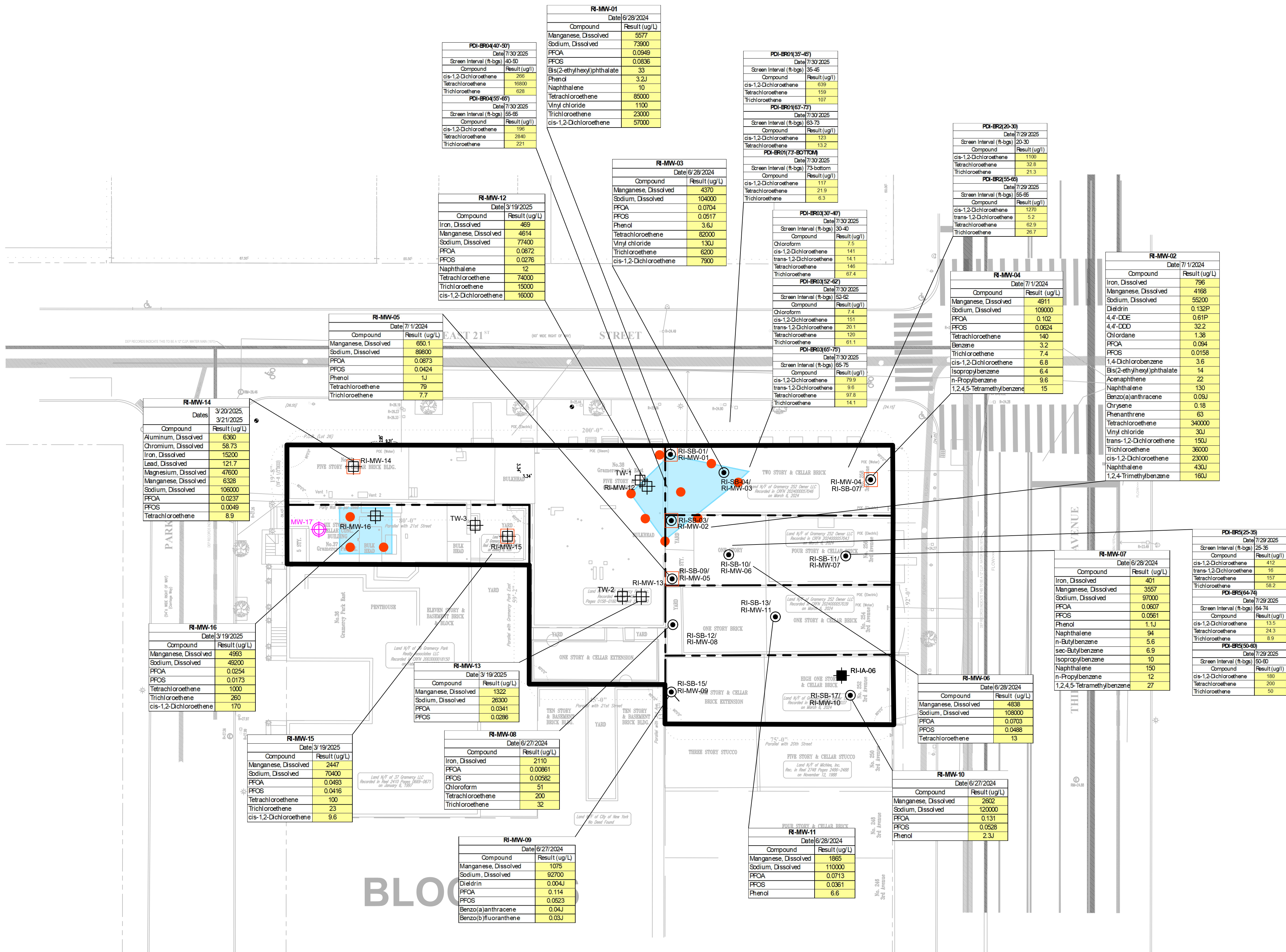
A/AQS = Ambient Water Quality Standards

ug/l = Micrograms per liter

J- Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TIC)

BGS- Below Ground Surface

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MONITORING WELL NOTES:

1. EXISTING MONITORING WELLS WILL BE PROTECTED DURING CONSTRUCTION.
2. RI-MW-16 WILL BE USED TO MONITOR THE WESTERN SOURCE ZONE AREA.
3. RI-MW-15 WILL BE USED TO MONITOR DOWNGRADEMENT OF THE WESTERN SOURCE ZONE AREA.
4. PROPOSED MW-17 WILL BE USED TO MONITOR UPGRADEMENT OF THE WESTERN SOURCE ZONE AREA.
5. RI-MW-01, RI-MW-02, RI-MW-03, RI-MW-05, AND RI-MW-12 WILL BE USED TO MONITOR THE EASTERN SOURCE ZONE AREA.
6. RI-MW-04, RI-MW-06, AND RI-MW-07 WILL BE USED TO MONITOR DOWNGRADEMENT OF THE EASTERN SOURCE ZONE AREA.
7. RI-MW-15 WILL BE USED TO MONITOR UPGRADEMENT OF THE EASTERN SOURCE ZONE AREA.

dwg by: APG
chk by: JL
scale: AS NOTED
date: 09/18/2025

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 252 TO 258 3RD AVENUE
 BLOCK 876, LOTS 25, 26, AND 29-32
 NEW YORK, NEW YORK 10010

ANTICIPATED GROUNDWATER
 TREATMENT PLAN

job no. 13542
drawing no.

FIG-5

