



Periodic Review Report

HPS Parcel F
NYSDEC BCP #C241225
1-15 57th Avenue
Long Island City, New York

May 19, 2025

Prepared for:

GO HPS LLC
GO HPS LIHTC LLC
432 Park Ave South, 2nd Floor
New York, New York

Prepared by:

**Roux Environmental Engineering
and Geology, D.P.C.**
209 Shafter Street
Islandia, New York 11749

Certification

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

- The institutional 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;
- Use of the site is compliant with the environmental easement;
- The information presented in this report is accurate and complete; and
- 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if any, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid.

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, Jessica L. Taylor, of Roux Environmental Engineering and Geology, D.P.C., 209 Shafter St. Islandia, NY 11749, am certifying as GO HPS LLC’s Designated Site Representative and I have been authorized and designated by all Site owners to sign this certification for the Site.


<u>Jessica L. Taylor, P.G.</u>	<u>May 19, 2025</u>	<u></u>
Name	Date	Signature

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- C. Site Inspection Checklist
- D. Photograph Log

Executive Summary

This document is required as an element of the remedial program at the HPS Parcel F Site located at 1-15 57th Avenue, Long Island City New York (hereinafter referred to as the “Site”) under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index # C241225-11-18, Site Number C241225, which was executed on December 3, 2018. BCA Amendment #1 was executed on July 20, 2020 to transfer the Site ownership from New York City Housing Preservation and Development to GO HPS LLC. BCA Amendment #2 was executed on October 5, 2020 to add GO HPS LIHTC LLC as a requestor on the BCA. BCA Amendment #3 was executed on November 5, 2020 to document that the Volunteer is eligible for tangible property tax credits.

The Site received a Certificate of Completion certifying a Track 2 Restricted Use cleanup of the Site on December 29, 2020. The results of the Remedial Investigation indicated the presence of polycyclic aromatic hydrocarbons (PAHs) and metals in soil above Restricted Residential Use Soil Cleanup Objectives (RRSCOs), several naturally-occurring metals above NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs) in groundwater, and VOCs detected in soil vapor. The RI data did not indicate any off-site impacts related to the Site. Remedial activities consisted of excavation of contaminated soil to a minimum depth of 15 feet below land surface (ft bls) across the Site. At the time the Certificate of Completion (COC) was obtained in December 2020, the building foundation was poured across the entire footprint of the Site and the building construction was ongoing.

The Site Management Plan (SMP), dated November 2020, was approved by NYSDEC on December 11, 2020. In accordance with the SMP, annual Site-wide inspections are being completed during the SMP monitoring phase. The reporting period for this Periodic Review Report (PRR) is April 29, 2022 to April 29, 2025. Since the last PRR was submitted on May 27, 2022, Roux has documented the Site-wide inspections in Annual Inspection Reports submitted to the NYSDEC dated April 25, 2023, and March 15, 2024. The components included in this PRR demonstrate that the institutional controls are performing as intended, are effective, and are compliant with specifications described in the SMP. No changes to the monitoring plan are recommended by Roux Environmental Engineering and Geology, D.P.C. (Roux) at this time.

1. Introduction

This Periodic Review Report (PRR) documents post-remediation activities performed at the HPS Parcel F Site located at 1-15 57th Avenue, Long Island City, New York Site (Figure 1) from April 29, 2022 to April 29, 2025. GO HPS LLC (Volunteer) entered into Brownfield Cleanup Agreement (BCA) Index # C241225-11-18, Site Number C241225, which was executed on December 3, 2018. BCA Amendment #1 was executed on July 20, 2020 to transfer the Site ownership from New York City Housing Preservation and Development to GO HPS LLC. BCA Amendment #2 was executed on October 5, 2020 to add GO HPS LIHTC LLC as a requestor on the BCA. BCA Amendment #3 was executed on November 5, 2020 to document that the Volunteer is eligible for tangible property tax credits.

The Site Management Plan (SMP), dated November 2020, was approved by NYSDEC on December 11, 2020. A Site-specific Environmental Easement has been recorded with the City Register of the City of New York (CRFN: 2020000283092) that provides an enforceable means to ensure the continued and proper management of residual contamination and protection of public health and the environment.

Site Management activities, reporting, and Institutional Control (IC) certification are scheduled on a certification period basis. This certification is based on the submission of a PRR, submitted to the NYSDEC every year beginning fifteen months after the COC was issued and once per year thereafter for the respective reporting periods. These PRRs will identify and assess all of the ICs required by the remedy for the Site, any environmental monitoring data and/or information generated during the reporting period, and a complete Site evaluation which discusses the overall performance and effectiveness of the previous remedy.

2. Site Overview

2.1 Site Description and History

The Site is located in the County of Queens, New York and is identified as Block 6 and Lot 30 on the New York City Tax Map. The Site is situated on an approximately 32,500 square foot area bounded by Center Boulevard and 56th Avenue to the north, a New York City public school (PS 384) to the south, 56th Avenue to the east, and 57th Avenue to the west (see Figure 1). Historically, the Site was used as sugar refinery (including large warehouses, a boiler house, and conveyors to Newtown Creek) between 1916 and 1962; a newspaper publishing plant between the mid-1970s to 2003, and used as a parking lot until the last user vacated the premises before entering it into the BCP.

The results of the Remedial Investigation indicated the presence of polycyclic aromatic hydrocarbons (PAHs) and metals in soil above Restricted Residential Use Soil Cleanup Objectives (RRSCOs), several naturally-occurring metals above NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs) in groundwater, and VOCs detected in soil vapor. The RI data did not indicate any off-site impacts related to the Site.

2.2 Summary of Remedial Action

The Site was remediated in accordance with the remedy selected by the NYSDEC in the Remedial Action Work Plan (RAWP) dated November 22, 2019 and the Decision Document dated November 26, 2020. All remedial work was done with oversight, understanding, and direction from the NYSDEC.

The following are the components of the completed remedy:

1. A remedial design program was implemented to provide details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques were 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; and
 - Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.
 - Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this Site, any future on-Site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation and off-Site disposal of on-Site soil/fill exceeding Track 2 Restricted Residential Soil Cleanup Objectives (RRSCOs) to a minimum depth of 15 feet. A total of approximately 37,051 tons of contaminated soil was removed from the Site.
3. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) was brought in to replace the excavated soil and establish the designed grades at the Site.
4. Dewatering at the Site was required to enable excavation and subgrade work. Groundwater from dewatering operations was treated as necessary prior to discharge to the municipal sewer system.
5. Imposition of an Institutional Control in the form of an Environmental Easement for the controlled property that:
 - Requires the remedial party of Site owner to complete and submit to the Department a periodic certification of institutional end engineering controls in accordance with Part 375-1.8 (h)(3);
 - Allows 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;
 - Restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or New York City Department of Health (NYCDOH); and
 - Requires compliance with a Department-approved Site Management Plan (SMP).
6. A SMP, which included an Institutional Control (IC) Plan that identifies all use restrictions for the Site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective. The Environmental Easement will govern the ICs for the Site.

This IC Plan includes, but may not be limited to:

- Descriptions of the provisions of the environmental easement including any land use and groundwater restrictions;
- A provision that should a building foundation or building slab be removed in the future, a cover system will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable SCOs;
- Provisions for the management and inspection of the identified ECs;
- Maintaining the Site access controls and Department notification; and
- The steps necessary for the periodic reviews and certification of the ICs.

Remediation was completed between February 2020 and September 2020. Over 180 tons of hazardous soil and 36,000 tons of non-hazardous soil were removed and disposed during remediation.

2.3 Remaining Contamination

The property was remediated to Track 2 Restricted Residential use, and the building was completed and opened to residents in November 2022. As described in the NYSDEC-approved SMP, soil exceeding the RRSCOs including metals and PAHs remain onsite.

The remedial elements, including excavation, were expected to improve groundwater and soil vapor quality by reducing or eliminating potential source material. In addition, as part of construction, a waterproofing barrier was installed below the foundation and the along subsurface walls which will also act as a vapor barrier to prevent vapor intrusion.

3. SMP Requirements and Compliance Monitoring

This section details the elements of the SMP including the inspection and reporting requirements, ICs, whether the IC requirements were met, and regulatory notification and certification requirements. The subsections below also include an evaluation of the remedy performance, effectiveness, and protectiveness. An IC Certification Form for the controls that are currently in place is included as Appendix A.

3.1 Institutional Controls

As part of the NYSDEC-approved SMP, ICs have been incorporated into the Site remedy to prevent future exposure to remaining contamination and limit the use and development of the Site to restricted residential and commercial uses only.

A Site-specific Environmental Easement has been recorded with the New York City Register that provides an enforceable means to manage the remaining contamination at the Site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. The ICs presented in the SMP consist of the following:

- The property may be used for restricted residential and commercial use;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or the New York City Department of Health and Mental Hygiene (NYCDOHMH) 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;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP; and
- 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.

3.2 Inspections

All inspections were conducted at the frequency specified in the schedule provided in the SMP. At a minimum, one comprehensive Site-wide inspection will be conducted annually within each respective reporting period. Details of requirements and completed inspections are provided below. The inspections will determine and document the following:

- Compliance with all ICs, including site usage;
- General site conditions at the time of the inspection;
- The site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement; and
- If Site records are complete and up to date.

Inspections will also be performed in the event of an emergency. An inspection of the site will be conducted within 5 days of the event to verify the effectiveness of the ICs implemented at the site by a qualified environmental professional, as determined by the NYSDEC.

On March 30, 2023, March 7, 2024, and April 3, 2025, Roux performed the annual Site-wide inspections. The Annual Inspection Reports for 2023 and 2024 are included in Appendix B. The completed Site Inspection Checklist for 2025 is provided in Appendix C. This inspection determined that the cellar foundation was observed to be performing as designed during the reporting period of the PRR and the ICs continue to be protective of human health and the environment. The new building covers the entire footprint of the Site and there are no outdoor areas to observe during the inspection. No corrective actions or changes to the monitoring program are recommended. Photographs taken during the 2025 Site-wide inspection are provided in the Photo Log included in Appendix D.

4. Conclusions and Recommendations

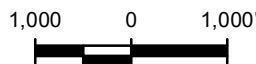
The ICs are performing as designed, are effective, and are compliant with specifications described in the SMP. No changes to the SMP are recommended at this time. Based upon an evaluation of the components of the SMP, the ICs are continuing to achieve the remedial objectives for the Site. Roux does not recommend any changes to the frequency of the submittal of PRRs at this time.

FIGURE

1. Site Location Map



QUADRANGLE LOCATION



Title:

SITE LOCATION MAP

HPS PARCEL F
NYSDEC BCP SITE C241225

Prepared for:

GO HPS LLC



Compiled by: E.B.

Date: 09/18/20

FIGURE

Prepared by: M.S.R.

Scale: AS SHOWN

Project Mgr: L.C.

Project: 3084.0001Y002

File: 3084.0001Y152.1.mxd

1

APPENDICES

- A. IC/EC Certification Form
- B. Annual Inspection Reports for 2023 and 2024
- C. Site Inspection Checklist
- D. Photograph Log

IC/EC Certification Form

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. C241225**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**6 - 30**~~Stephanie Rhodes~~

GO HPS LLC
GO HPS LIHTC LLC

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

- The property may be used for restricted residential and commercial use;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the NYCDOH 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;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP; and
- 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.

Box 4**Description of Engineering Controls**

None Required

Not Applicable/No EC's

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 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

☐ ☐
NA (no ECs)

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

☐ ☐
NA (no ECs)

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. C241225

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 Phil Lavoie at 111 5th Ave, 9th floor, New York, NY 10003,
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

05/29/2025
Date

Annual Inspection Reports for 2023 and 2024

April 25, 2023

Christopher Allan
Project Manager
NYSDEC Division of Environmental Remediation, Region 2
47-40 21st Street
Long Island City, New York 11101

Re: Annual Inspection Report
HPS Parcel F, Site No. C241225
1-15 57th Avenue, Long Island City, New York

Dear Mr. Allan:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of GO HPS LLC and GO HPS LIHTC LLC (collectively referred to as the Volunteer), is submitting this Annual Inspection Report to document the Annual Inspection as required by the Site Management Plan (SMP) for the HPS Parcel F site located at 1-15 57th Avenue in Long Island City, New York (Site). This annual inspection period is for the period from April 29, 2022 through April 29, 2023.

On March 30, 2023, Roux performed a Site-wide inspection. The completed Site Inspection Checklist is provided in Attachment 1. This inspection determined that the cellar foundation was observed to be performing as designed during the reporting period and the ICs continue to be protective of human health and the environment. The building covers the entire footprint of the Site and there are no outdoor areas to observe during the inspection. No corrective actions or changes to the monitoring program are recommended. Photographs taken during the Site-wide inspection are provided in the Photo Log included in Attachment 2.

The ICs are performing as designed, are effective, and are compliant with specifications described in the SMP. Site inspections will occur annually as described in the SMP, and the next Periodic Review Report will address the reporting period from April 29, 2022 through April 29, 2025.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Jessica L. Taylor, P.G.
Principal Hydrogeologist

Attachments

3084.0001Y167/LR

Site Inspection Checklist, HPS Parcel F, BCP C241225, Queens, NY

Date: 3/30/2023

Completed By: Brooke Hildebrand

Description	Status			Actions Taken / Comments
	Ok	Action Req.	N/A	
<u>Institutional Controls</u>				
1 Confirm that the site usage is in compliance with the institutional controls.	X			
2 Vulnerability Assessment: Any evidence of flooding, erosion, or other elements that could adversely impact the Site?	X			
<u>Site Records</u>				
1 Inspect site records and confirm that they are on-Site and up to date (e.g., Site Management Plan, Site Inspection Checklists, etc.)	X			



Photo 1: Cellar entrance from Second Street (looking southwest).

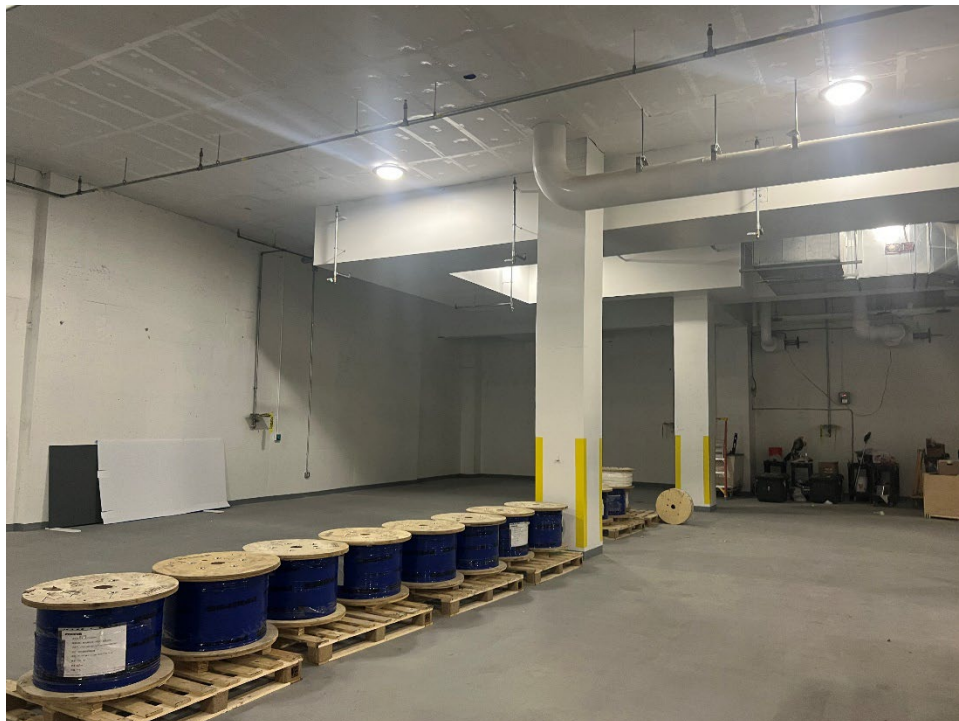


Photo 2: Cellar with building materials storage.



Photo 3: Cellar parking area with electric charging stations.



Photo 4: One of the Site's mechanical rooms in cellar.



Photo 5: Trash compactor room in the cellar.



Photo 6: Mechanical room with floor drain in the cellar.



Photo 7: Staff break room in the Site's cellar.



Photo 8: Staff break room in the Site's cellar.

March 15, 2024

Mr. Christopher Allan
Project Manager
NYSDEC Division of Environmental Remediation, Region 2
47-40 21st Street
Long Island City, New York 11101

Re: Annual Inspection Report
HPS Parcel F, Site No. C241225
1-15 57th Avenue, Long Island City, New York

Dear Mr. Allan:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of GO HPS LLC and GO HPS LIHTC LLC (collectively referred to as the Volunteer), is submitting this Annual Inspection Report to document the Annual Inspection as required by the Site Management Plan (SMP) for the HPS Parcel F site located at 1-15 57th Avenue in Long Island City, New York (Site). This annual inspection period is for the period from April 29, 2023 through April 29, 2024.

On March 7, 2024, Roux performed a Site-wide inspection. The completed Site Inspection Checklist is provided in Attachment 1. This inspection determined that the cellar foundation was observed to be performing as designed during the reporting period and the ICs continue to be protective of human health and the environment. The building covers the entire footprint of the Site and there are no outdoor areas to observe during the inspection. No corrective actions or changes to the monitoring program are recommended. Photographs taken during the Site-wide inspection are provided in the Photo Log included in Attachment 2.

The ICs are performing as designed, are effective, and are compliant with specifications described in the SMP. Site inspections will occur annually as described in the SMP, and the next Periodic Review Report will address the reporting period from April 29, 2022 through April 29, 2025.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Brooke Hildebrand
Project Scientist



Jessica L. Taylor, P.G.
Principal Hydrogeologist

Attachments

3084.0001Y003.168/LR

Annual Inspection Report
HPS Parcel F, Site No. C241225
1-15 57th Avenue , Long Island City, New York

ATTACHMENTS

1. Site Inspection Checklist
2. Photograph Log

Annual Inspection Report
HPS Parcel F, Site No. C241225
1-15 57th Avenue , Long Island City, New York

ATTACHMENT 1

Site Inspection Checklist

Site Inspection Checklist, HPS Parcel F, BCP C241225, Queens, NY

Date: 3/7/2024

Completed By: Christine Mosley

Description	Status			Actions Taken / Comments
	Ok	Action Req.	N/A	
<u>Institutional Controls</u> 1 Confirm that the site usage is in compliance with the institutional controls.	X			
<u>Site Records</u> 1 Inspect site records and confirm that they are on-Site and up to date (e.g., Site Management Plan, Site Inspection Checklists, etc.)	X			

Annual Inspection Report
HPS Parcel F, Site No. C241225
1-15 57th Avenue , Long Island City, New York

ATTACHMENT 2

Photograph Log



Photo 1: Fire safety room in cellar with floor drain.

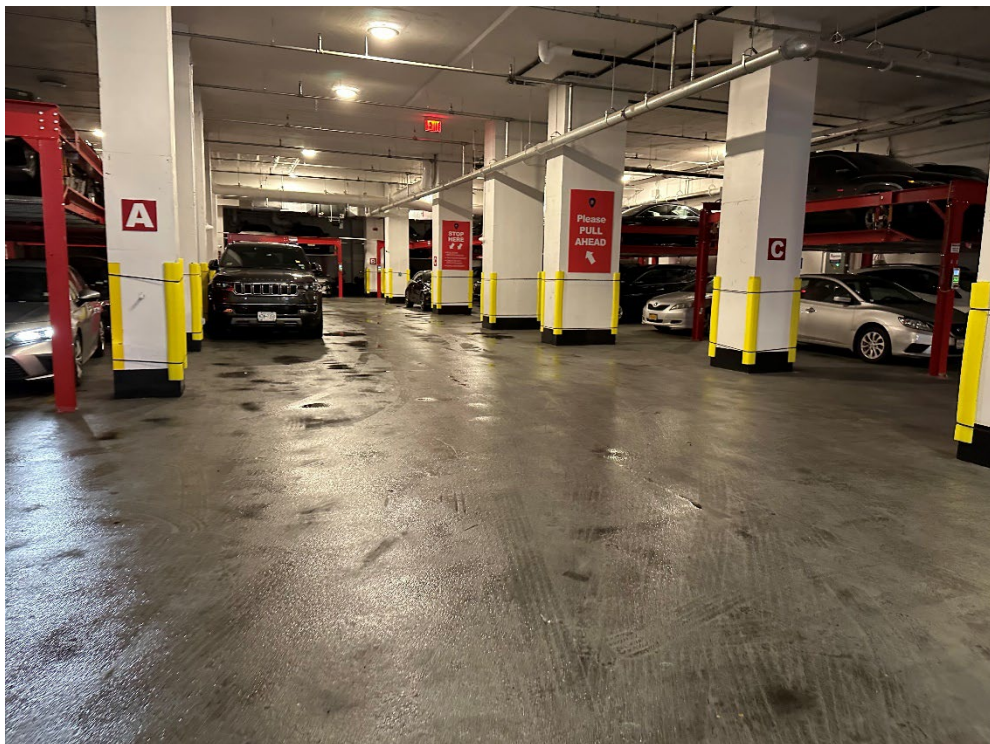


Photo 2: Parking garage area located on the cellar level.



Photo 3: Trash compactor room in cellar with floor drain.

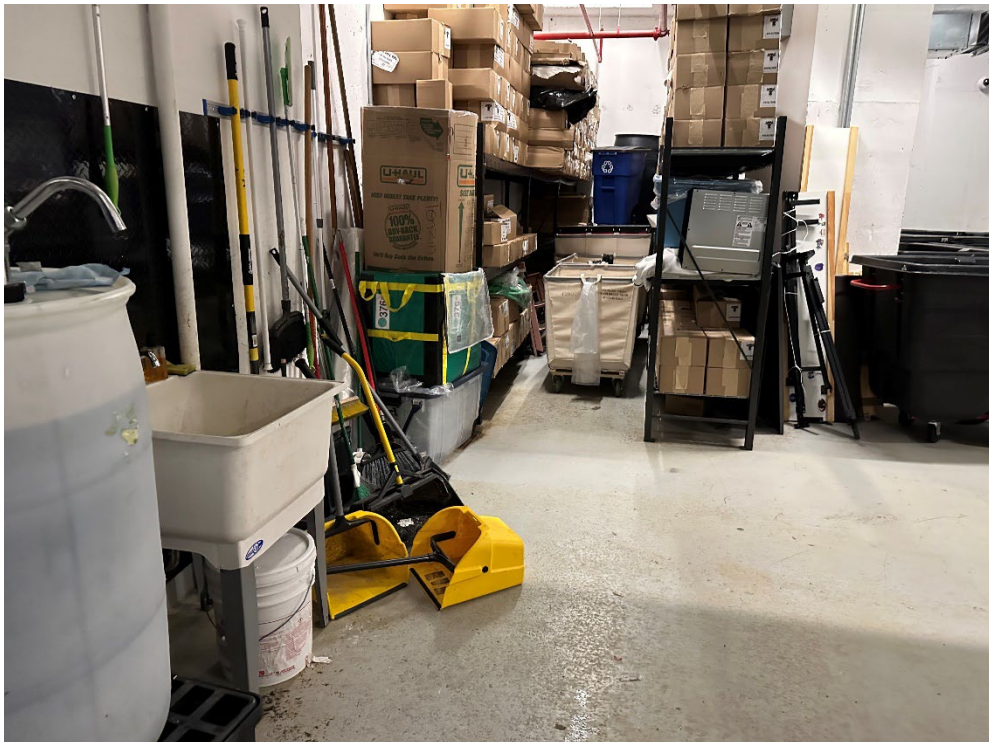


Photo 4: Equipment storage located in one of the trash compactor rooms in the cellar.



Photo 5: Kitchen in staff break room in the Site's cellar.

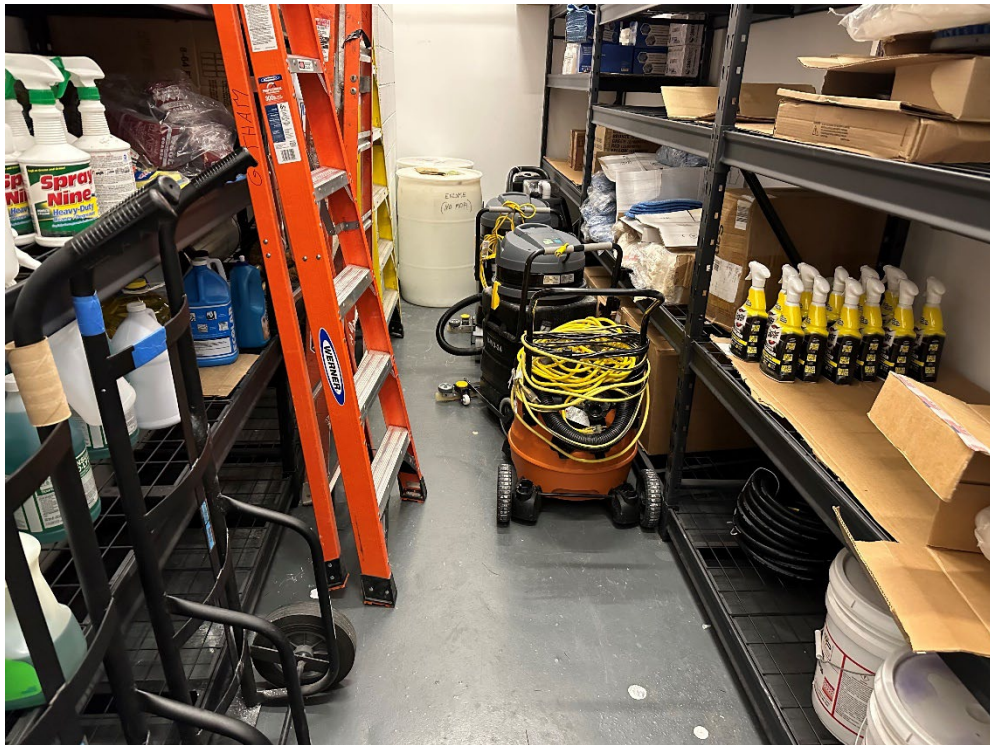


Photo 6: Storage room in the Site's cellar.

Site Inspection Checklist

Site Inspection Checklist, HPS Parcel F, BCP C241225, Queens, NY

Date: 4/3/2025

Completed By: Max Tanner

Description	Status			Actions Taken / Comments
	Ok	Action Req.	N/A	
<u>Institutional Controls</u>				
1 Confirm that the site usage is in compliance with the institutional controls.	✓			
2 Vulnerability Assessment: Any evidence of flooding, erosion, or other elements that could adversely impact the Site?	✓			
<u>Site Records</u>				
1 Inspect site records and confirm that they are on-Site and up to date (e.g., Site Management Plan, Site Inspection Checklists, etc.)	✓			

Photograph Log



Photo 1: View of pet spa room located in the basement with floor drain.

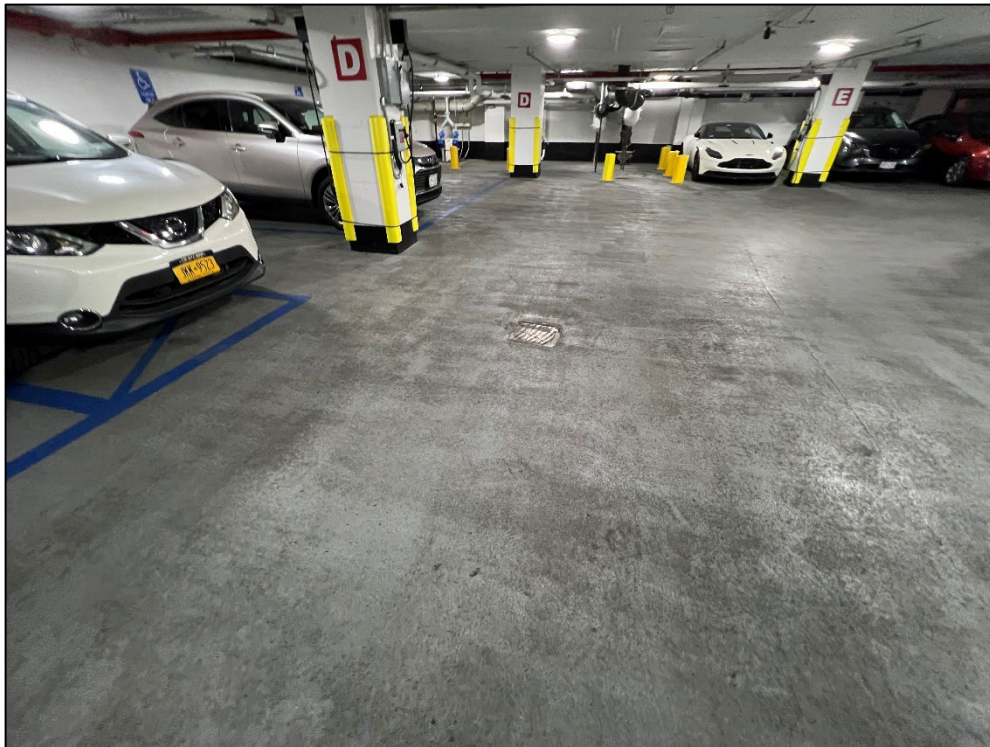


Photo 2: View of parking garage located in the basement.

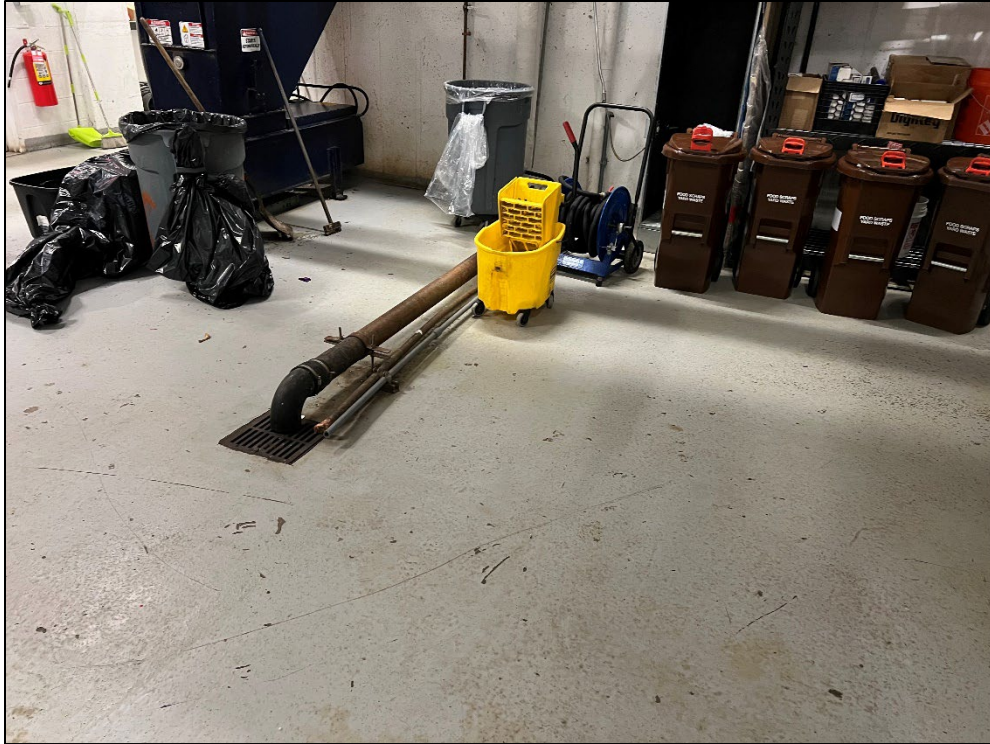


Photo 3: View of trash compactor room located in the basement with floor drain.

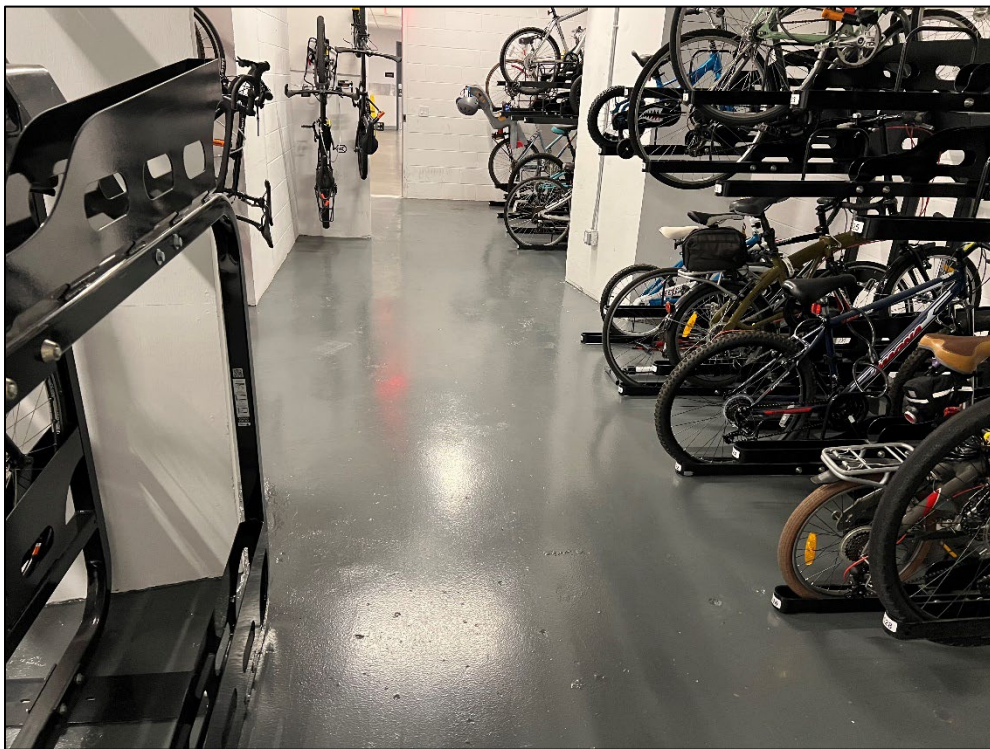


Photo 4: View of bike storage room located in the basement.



Photo 5: View of lockers in staff break room located in the basement.



Photo 6: View of storage room located in the basement.