



# Periodic Review Report

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HPS Parcel G  
NYSDEC BCP #C241226  
56-27 2<sup>nd</sup> Street  
Long Island City, New York

August 23, 2022

Prepared for:

**GO HPS LLC**  
**GO HPS LIHTC LLC**  
432 Park Ave South, 2nd Floor  
New York, New York 10016

Prepared by:

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

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# Executive Summary

This document is required as an element of the remedial program at the HPS Parcel G Site located at 57-28 2<sup>nd</sup> Street, 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 current owner is South Point Housing Development Fund Corporation (Owner). The Site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index # C241226-11-18, Site Number C241226, which was executed on December 3, 2018. BCA Amendment #1 was executed on July 8, 2020, to transfer the Site ownership from New York City Housing Preservation and Development to South Point Housing Development Fund Corporation. 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 combination Track 2 and Track 4 Restricted Use cleanup of the Site on December 28, 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 the upper 15 feet of soil in the central portion of the Site for construction of the basement, with limited excavation and a cover system to achieve the Track 4 remedy along the perimeter of two sides of the Site. At the time the Certificate of Completion (COC) was obtained in December 2020, the building foundation was poured and temporary cover was in place around the exterior of the new building. Building construction was ongoing and has been completed.

The Site Management Plan (SMP), dated November 2020, was approved by NYSDEC on December 17, 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 December 29, 2020 to April 29, 2022. 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. Modifications were made to the Site cover system in the Track 4 area to place the permanent cover during this reporting period. The imported topsoil was not sampled and approved prior to import; therefore, a Corrective Measures Work Plan is included within this PRR.

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 G Site located at 57-28 2<sup>nd</sup> Street, Long Island City New York (hereinafter referred to as the “Site”), shown in Figure 1, from December 29, 2020 to April 29, 2022. GO HPS LLC (Volunteer) entered into Brownfield Cleanup Agreement (BCA) Index # C241226-11-18, Site Number C241226, which was executed on December 3, 2018. BCA Amendment #1 was executed on July 8, 2020, to transfer the Site ownership from New York City Housing Preservation and Development to South Point Housing Development Fund Corporation. 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 17, 2020. A Site-specific Environmental Easement has been recorded with the City Register of the City of New York (CRFN: 2020092901190004) 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)/ Engineering Control (EC) 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 and ECs required by the remedy for the Site, any environmental monitoring data and/or information generated during the reporting period, and a complete Site evaluation that 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 20 on the New York City Tax Map. The Site is situated on an approximately 0.45-acre area bounded by 2<sup>nd</sup> Street to the north, public open space and Newtown Creek to the south, public open space to the east, and public open space and the East River 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 use 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 RRSCOs to a minimum depth of 15 feet within the Track 2 Remedial Area. The remainder of the Site had limited excavation and a cover system to achieve a Track 4 remedy. A total of approximately 12,045 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. An engineered, composite cover system was required to allow for restricted residential use of the Site in the Track 4 areas to prevent exposure to residual contaminated soils. The permanent Site cover is comprised of a concrete building slab and foundation walls and will include concrete paver covered walkways underlain with a concrete slab and landscaped areas (a minimum of two feet of soil placed over a demarcation layer). The concrete building foundation slab and walls and a temporary cover consisting of a four-inch minimum concrete slab were installed in the outdoor areas in 2020. The permanent cover system was placed in early 2022 to prevent human exposure to remaining contaminated soil/fill remaining at the Site. Soil cover material, including any fill material brought to the Site, will meet the SCOs for cover material for the use of the Site as set forth in 6 NYCRR Part 375-6.7(d).
6. 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 and 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).
7. A SMP that included an Institutional Control and Engineering Control (IC/EC) Plan that identifies all use restrictions and engineering controls for the Site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls mains in place and effective:
  - Institutional Controls (ICs): The Environmental Easement discussed above.
  - Engineering Controls (ECs): The Cover System discussed above.

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

- An Excavation Work Plan that 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 restrictions;
- A provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described herein 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 and ECs.

Substantial remediation was completed between February 2020 and September 2020, with final Site cover placement in early 2022. Over 12,000 tons of non-hazardous soil were removed and disposed during remediation.

## **2.3 Remedy Performance, Effectiveness, and Protectiveness**

The property was remediated to Track 2/Track 4 restricted residential use. 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 that will also act as a vapor barrier to prevent vapor intrusion. The Site Cover in the Track 4 area is in place and functioning as designed with the exception of the sampling of soil prior to import, as discussed in Sections 3.1 and 4.

### 3. SMP Requirements and Compliance Monitoring

This section details the Monitoring Plan activities currently implemented to evaluate the performance and effectiveness of the ICs and ECs in reducing or mitigating contamination at the Site.

#### 3.1 Institutional and Engineering Control Plan Compliance

Engineering Controls (ECs) and Institutional Controls (ICs) are required to protect human health and the environment.

##### 3.1.1 Institutional Control Plan Compliance

A series of Institutional Controls are in place to implement, maintain, and monitor the Engineering Control. An Environmental Easement is in place and requires compliance with these Institutional Controls. These Institutional Controls consist of the following:

- The property may be used for restricted residential and commercial use;
- All ECs must be operated and maintained as specified in this 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 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;
- Maintenance, inspection, and reporting of any physical component of the remedy shall be performed as defined in this 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;
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on Figure 2, and appropriate actions to address exposures must be implemented; and
- Vegetable gardens and farming at the Site are prohibited.

As indicated on the attached certification form (Appendix A), all ICs are in place and effective.

##### 3.1.2 Engineering Control Plan Compliance

The Engineering Control in place for the Site is a composite cover placed over the Site. The permanent cover system is comprised of a combination of concrete building foundation and slab and outdoor areas covered in pavement and hardscaping or exposed soil in planted beds. A temporary cover was utilized in the outdoor areas during the remainder of building construction at the Site until the area was ready for landscaping installation. Where a soil cover is used, it is a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer.

During the monitoring period, the temporary cover at the exterior of the Site, within the Track 4 area, was replaced with the permanent Site cover in early 2022. This cover consists of pathways with hardscaping (i.e., paving stones) and planted areas. Roux was not present to observe the removal of the temporary cover and placement of the permanent cover. However, photographs provided by the construction manager indicate that the work was performed as designed and shown in the SMP. The soil cover is a minimum of two-foot thickness and has been planted with flowers and other ornamental vegetation.

### **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 April 26, 2022, Roux performed a Site-wide inspection. The completed Site Inspection Checklist is provided in Appendix B. This inspection determined that the new building slab and 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 temporary cover on the exterior areas of the Site was removed and permanent landscaping was installed in March and April 2022, as described in Section 3.1.2. Photographs taken during the Site-wide inspection, landscaping, and placement of imported fill are provided in the Photo Log included in Appendix C.

## 4. Corrective Measure Work Plan

As discussed above, the placement of the final topsoil within the landscaped Track 4 areas as part of the composite cover was not performed in accordance with the SMP. Specifically, a demarcation layer was not placed beneath the topsoil layer and the material was not sampled prior to import. To confirm that the soil imported for cover in the landscaping areas meets the Site-specific cover system requirements, Roux proposes the following corrective measures:

- Sampling of existing soil placed in landscaped areas in accordance with the SMP Appendix D, Excavation Work Plan; and
- Performing test boreholes during soil sampling to confirm that the cover system is a minimum of two feet.

Import tickets provided by the Volunteer and attached in Appendix D indicate the approximate volume of topsoil imported was 140 cubic yards (7 loads) from Downes Trees Service, Inc. of Hawthorne, New Jersey. Soil samples will be collected and analyzed in accordance with the SMP Appendix D, Excavation Work Plan and DER-10 Table 5.4(e)10: Recommended Number of Soil Samples for Soil Imported to or Exported from a Site. Three VOC samples and one composite sample for SVOCs, pesticides, PCBs, metals, and PFAS will be collected and analyzed. The results will be compared to RRSCOs and Protection of Groundwater SCOs (PGWSCOs) listed in 6NYCRR 375-6.8(b).

Based on records of topsoil import provided by the Volunteer, approximately 140 cubic yards of soil were placed in the landscaped areas. Using the area of the Site covered by topsoil and the volume imported, the approximate thickness should meet or exceed the required two feet cover. The landscaping plan is provided in Appendix D. Roux will verify this by using a hand auger at each sampling location described above to advance the borehole to the topsoil interface and measure the thickness.

Results of the analytical sampling will be transmitted to the NYSDEC case manager within 30 days after sampling occurs.

## 5. Conclusions and Recommendations

The ICs are performing as designed, are effective, and are compliant with specifications described in the SMP. EC plan compliance will be addressed through the implementation of the Corrective Measures Work Plan provided in Section 4.

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 and the ECs will be brought into compliance. Roux does not recommend and changes to the frequency of the submittal of PRRs at this time.

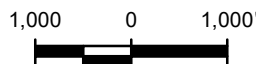
**FIGURE**

1. Site Location Map





# QUADRANGLE LOCATION



Title:

## SITE LOCATION MAP

HPS PARCEL G  
NYSDEC BCP SITE C241226

Prepared for:

GO HPS LLC



Compiled by: E.B.

Date: 06/29/20

FIGURE

Prepared by: M.S.R.

Scale: AS SHOWN

Project Mgr: L.C.

Project: 3084.0001Y003

File: 3084.0001Y145.1.mxd

1

**APPENDICES**

- A. IC/EC Certification Form
- B. Site Inspection Checklist
- C. Photograph Log
- D. Topsoil Tickets and Landscaping Plan

IC/EC Certification Form



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.**            **C241226**

**Site Name** **HPS Parcel G**

Site Address: 57-28 2nd Street      Zip Code: 11101  
City/Town: Long Island City  
County: Queens  
Site Acreage: 0.450

Reporting Period: December 28, 2020 to April 28, 2022

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? ☐    ☒

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? ☐    ☒

**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? ☒    ☐  
Restricted-Residential, Commercial, and Industrial

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

**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. C241226****Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**6 - 20**

South Point Housing Development Fund Cor

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

- The property may be used for: restricted residential and commercial use;
- All ECs must be operated and maintained as specified in this 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 NYC 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.
- 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;
- Maintenance, inspection, and reporting of any physical component of the remedy shall be performed as defined in 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**ParcelEngineering Control**6 - 20**

Cover System

Exposure to remaining contamination at the Site is prevented by a cover system placed over the Site. The permanent cover system is comprised of a combination of concrete building foundation and slab and outdoor areas covered in pavement and hardscaping or exposed soil. Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. A temporary cover meeting this criteria will be utilized in the outdoor areas during the remainder of building construction at the Site until the area is ready for landscaping installation. The permanent cover system will be in place prior to building occupancy.

**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

☒ ☐

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.**



David L. Pickett, Authorized Signatory, GO HPS LLC

8/17/2022

Signature of Owner, Remedial Party or Designated Representative

Date

**IC CERTIFICATIONS  
SITE NO. C241226**

**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 David L. Picket at 432 Park Avenue South, 2nd Floor New York, NY 10016  
print name print business address

am certifying as Owner (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

8/17/22

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 McGuckin at 209 Shafter St. Islandia, NY 11749,  
print name print business address

am certifying as a Qualified Environmental Professional for the Owner

(Owner or Remedial Party)

Permanent Engineering Control requires testing of topsoil cover as defined in Corrective Measures Plan.



Signature of Qualified Environmental Professional, for  
the Owner or Remedial Party, Rendering Certification



Stamp  
(Required for PE)

August 23, 2022

Date



## Site Inspection Checklist

Site Inspection Checklist, HPS Parcel G, Queens, NY

Date: 4/26/2022

Completed By: Brooke Hildebrand

Description	Status			Actions Taken / Comments
	Ok	Action Req.	N/A	
<b><u>Site Cover System</u></b>				
1 Inspect site cover system for cracks and leaks including concrete and vegetated landscape areas.	X			all areas of site cover intact
2 Check for any leaks on piping, fittings, etc.	X			
<b><u>Institutional Controls</u></b>				
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			
<b><u>Site Records</u></b>				
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			

Photograph Log



Photo 1: Photo of the permanent Site cover system installation.



Photo 2: Photo of the final permanent Site cover system and landscaping (looking northeast).





Photo 3: Photo of the permanent Site cover system installation (looking northeast).



Photo 4: Photo of the permanent Site cover system installation.





Photo 5: Photo of the Site cover system topsoil installation.

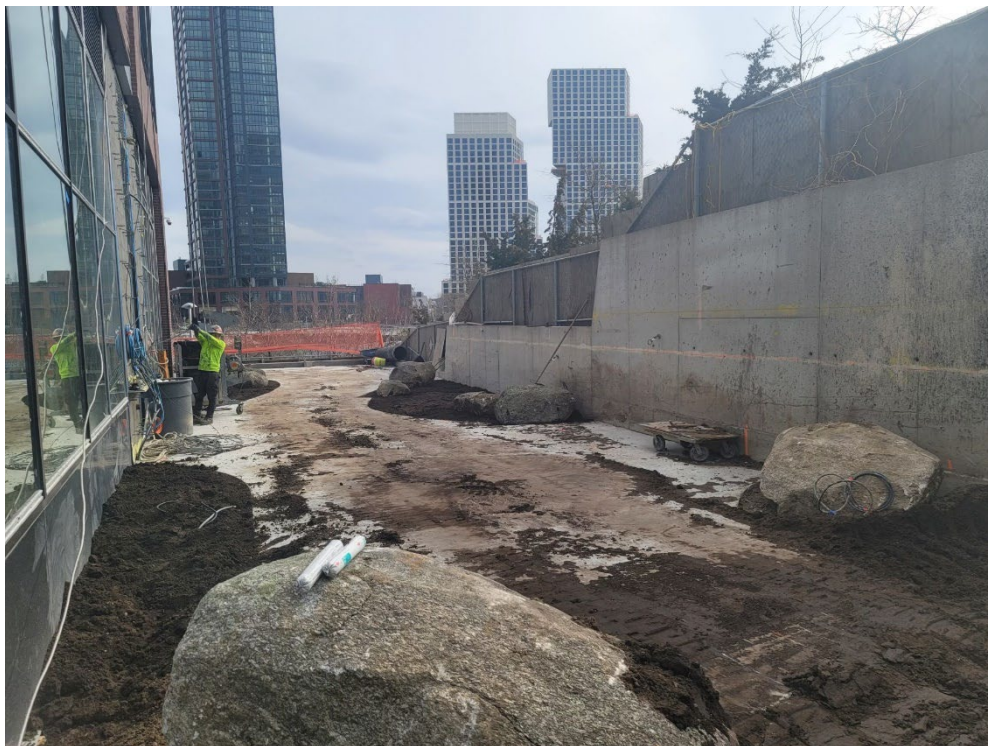


Photo 6: Photo of the Site cover system installation.





Photo 7: Photo of the concrete slab in one of the mechanical rooms in the Site's cellar.

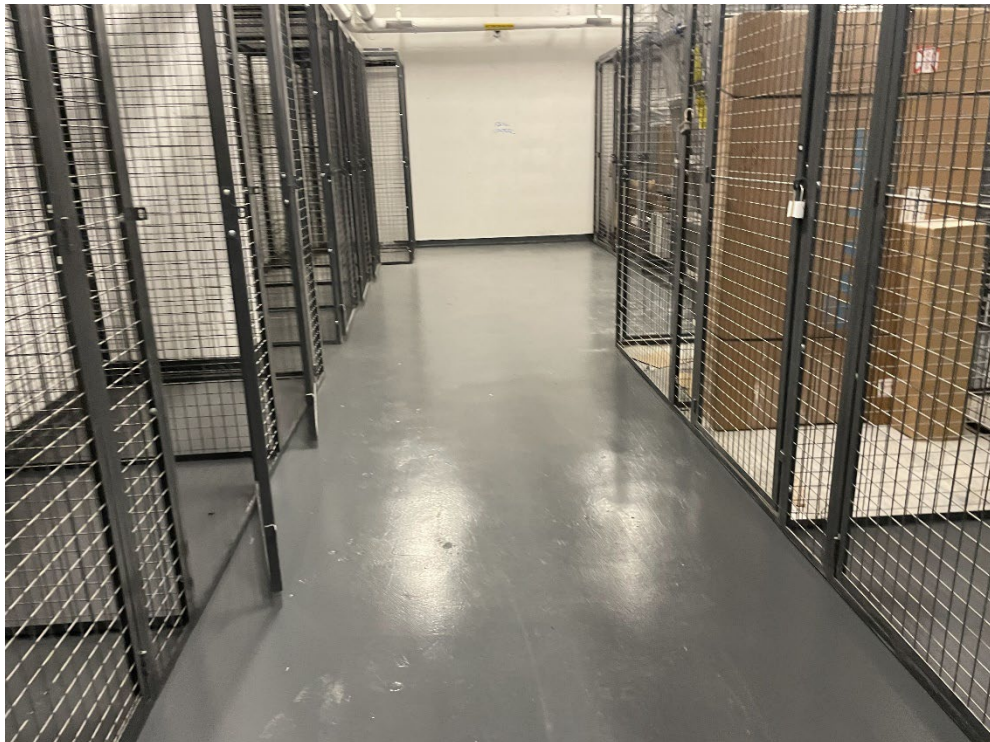


Photo 8: Photo of the concrete slab in the tenant storage room in the Site's cellar.



Photo 9: Photo of the concrete slab in the bike storage room in the Site's cellar.



Photo 10: Photo of the concrete slab in a storage room in the Site's cellar.



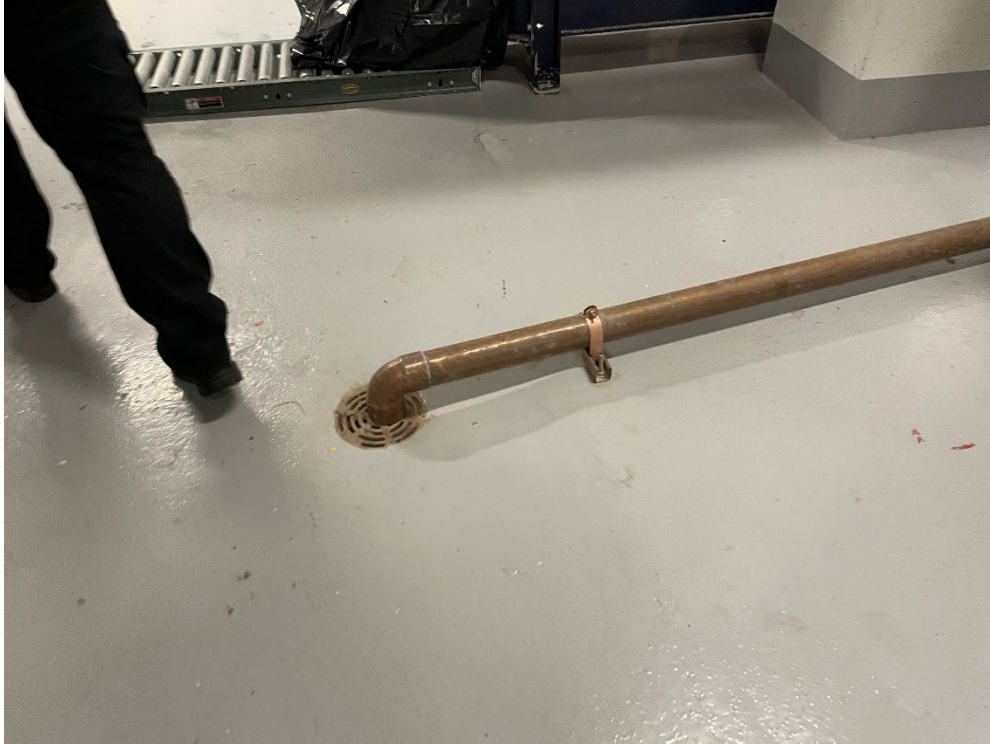


Photo 11: Photo of the concrete slab in a mechanical room in the Site's cellar.

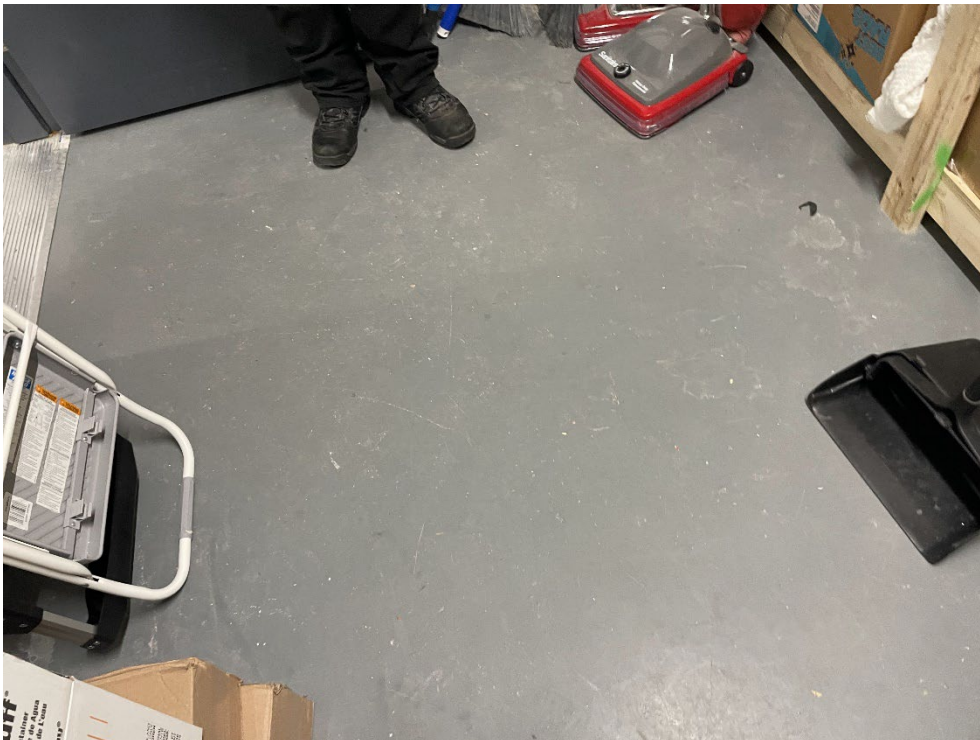


Photo 12: Photo of the concrete slab in a storage room in the Site's cellar.



Photo 13: Photo of the concrete slab in a storage room in the Site's cellar.



Photo 14: Photo of the concrete slab in a storage room of the Site's cellar.





Photo 15: Photo of the concrete slab in a hallway of the Site's cellar.



Photo 16: Photo of the concrete slab in a storage room of the Site's cellar.



Photo 17: Photo of the concrete slab in the garbage room of the Site's cellar.

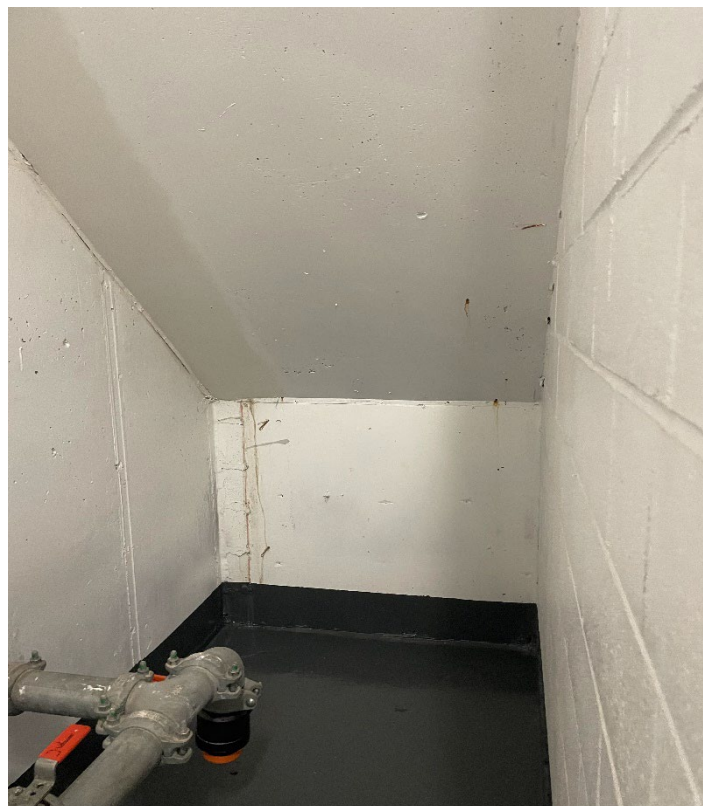


Photo 17: Photo of the concrete slab in a mechanical room of the Site's cellar.

Topsoil Tickets and Landscaping Plan

# DTS Trucking, LLC

65 Royal Ave. • Hawthorne, NJ 07506

P: 973-238-1510

F: 973-238-0222

STOCKPILE:		TICKET NO.: <b>H 98204</b>		
BILL TO: <i>Let it Grow</i> <i># 16</i>		DELIVER TO:		
P.O. _____		Home #: _____		
Office #: _____		Cell #: _____		
<b>METHOD OF PAYMENT</b> <input type="checkbox"/> C.O.D. <input type="checkbox"/> Cash <input type="checkbox"/> Net Terms <input type="checkbox"/> Check # _____ Credit Card #: _____ Name _____ On Card _____ SEC #: _____ Exp. _____		Delivery Date: <i>2-1-22</i> Driver/Truck #: _____		
QUANTITY	U/M	DESCRIPTION	UNIT PRICE	EXTENSION
<i>20</i>	<i>yd</i>	<i>Topsoil</i>		
Customer agrees to pay any and all fines incurred by DTS as a result of its containers being overweight or overfilled by the customer. Customer shall be responsible for all damages to DTS's equipment while in the customer's possession and/or control. Customer shall defend, indemnify and save DTS harmless from suits, actions, damages, liability and expense in conjunction with any and all losses. DTS shall not be responsible or liable at any time for any loss or damage incurred by customer after crossing the customer's curbline, driveway, sidewalk and / or property. Customer agrees to pay all costs and expenses relating to the enforcement or preservation of DTS's rights under this agreement including reasonable attorney fees.			SUBTOTAL	
			SALES TAX	
			TOTAL	

BOX # DROP

PICKUP

DIRECTIONS:

*Left*

Accepted By: \_\_\_\_\_

PRINT NAME

SIGNATURE



# DTS Trucking, LLC

65 Royal Ave. • Hawthorne, NJ 07506

P: 973-238-1510

F: 973-238-0222

STOCKPILE:		TICKET NO.: <b>H 98239</b>		
BILL TO: <i>Let it Grow.</i> <i># 16</i>		DELIVER TO:		
P.O. _____		Home #: _____		
Office #: _____		Cell #: _____		
<b>METHOD OF PAYMENT</b> <input type="checkbox"/> C.O.D. <input type="checkbox"/> Cash <input type="checkbox"/> Net Terms <input type="checkbox"/> Check # _____		Delivery Date: <i>2 8 2 2</i>		
Credit Card #: _____		Driver/Truck #:		
Name _____				
On Card _____ SEC #: _____ Exp. _____				
QUANTITY	U/M	DESCRIPTION	UNIT PRICE	EXTENSION
<i>20</i>	<i>YLS</i>	<i>Parson</i>		
<small>Customer agrees to pay any and all fines incurred by DTS as a result of its containers being overweight or overfilled by the customer. Customer shall be responsible for all damages to DTS's equipment while in the customer's possession and/or control. Customer shall defend, indemnify and save DTS harmless from suits, actions, damages, liability and expense in conjunction with any and all losses. DTS shall not be responsible or liable at any time for any loss or damage incurred by customer after crossing the customer's curtilage, driveway, sidewalk and / or property. Customer agrees to pay all costs and expenses relating to the enforcement or preservation of DTS's rights under this agreement including reasonable attorney fees.</small>			SUBTOTAL	
			SALES TAX	
			TOTAL	

BOX # DROP

PICKUP

DIRECTIONS:

*Hunter point*

*STAFF*

Accepted By: \_\_\_\_\_

PRINT NAME

SIGNATURE

# DTS Trucking, LLC

65 Royal Ave. • Hawthorne, NJ 07506

P: 973-238-1510

F: 973-238-0222

STOCKPILE: <u>2 / 7 / 22</u>		TICKET NO.: <b>L</b> <b>66860</b>		
BILL TO:  <u>LET IT GROW</u>		DELIVER TO:		
P.O. _____		Home #: _____		
Office #: _____		Cell #: _____		
<b>METHOD OF PAYMENT</b> <input type="checkbox"/> C.O.D. <input type="checkbox"/> Cash <input type="checkbox"/> Net Terms <input type="checkbox"/> Check # _____ Credit Card #: _____ Name _____ On Card _____ SEC #: _____ Exp. _____		Delivery Date: _____ Driver/Truck #: _____		
QUANTITY	U/M	DESCRIPTION	UNIT PRICE	EXTENSION
<u>20</u>	<u>YAS</u>	<u>STS</u>		
Customer agrees to pay any and all fines incurred by DTS as a result of its containers being overweight or overfilled by the customer. Customer shall be responsible for all damages to DTS's equipment while in the customer's possession and/or control. Customer shall defend, indemnify and save DTS harmless from suits, actions, damages, liability and expense in conjunction with any and all losses. DTS shall not be responsible or liable at any time for any loss or damage incurred by customer after crossing the customer's curtilage, driveway, sidewalk and / or property. Customer agrees to pay all costs and expenses relating to the enforcement or preservation of DTS's rights under this agreement including reasonable attorney fees.			SUBTOTAL	
			SALES TAX	
			TOTAL	

BOX # DROP

PICKUP

DIRECTIONS:

Hunter's point

[Signature]

Accepted By: \_\_\_\_\_

PRINT NAME

SIGNATURE



# DTS Trucking, LLC

65 Royal Ave. • Hawthorne, NJ 07506

P: 973-238-1510

F: 973-238-0222

STOCKPILE:		TICKET NO.: <b>H-53775</b>		
BILL TO: <i>Let It Grow</i> <i>#16</i>		DELIVER TO:		
P.O. _____		Home #: _____		
Office #: _____		Cell #: _____		
<b>METHOD OF PAYMENT</b> <input type="checkbox"/> C.O.D. <input type="checkbox"/> Cash <input type="checkbox"/> Net Terms <input type="checkbox"/> Check # _____ Credit Card #: _____ Name _____ On Card _____ SEC #: _____ Exp. _____		Delivery Date: <i>3-3-22.</i> Driver/Truck #: _____		
QUANTITY	U/M.	DESCRIPTION	UNIT PRICE	EXTENSION
<i>20</i>	<i>Ys</i>	<i>Torso</i>		
Customer agrees to pay any and all fines incurred by DTS as a result of its containers being overweight or overfilled by the customer. Customer shall be responsible for all damages to DTS's equipment while in the customer's possession and/or control. Customer shall defend, indemnify and save DTS harmless from suits, actions, damages, liability and expense in conjunction with any and all losses. DTS shall not be responsible or liable at any time for any loss or damage incurred by customer after crossing the customer's curbline, driveway, sidewalk and / or property. Customer agrees to pay all costs and expenses relating to the enforcement or preservation of DTS's rights under this agreement including reasonable attorney fees.			SUBTOTAL	
			SALES TAX	
			TOTAL	

BOX # DROP

PICKUP

DIRECTIONS:

*Jeff. Hunters point*

Accepted By: \_\_\_\_\_

PRINT NAME

SIGNATURE

# DTS Trucking, LLC

65 Royal Ave. • Hawthorne, NJ 07506

P: 973-238-1510

F: 973-238-0222

STOCKPILE: <b>3/7/22</b>		TICKET NO.: <b>L 66949</b>		
BILL TO: <b>LET IT GROW</b>		DELIVER TO:		
P.O. _____		Home #: _____		
Office #: _____		Cell #: _____		
<b>METHOD OF PAYMENT</b> <input type="checkbox"/> C.O.D. <input type="checkbox"/> Cash <input type="checkbox"/> Net Terms <input type="checkbox"/> Check # _____		Delivery Date: _____		
Credit Card #: _____		Driver/Truck #: _____		
Name _____				
On Card _____ SEC #: _____ Exp. _____				
QUANTITY	U/M	DESCRIPTION	UNIT PRICE	EXTENSION
20		5AS STS		
		PIU 3/7		
Customer agrees to pay any and all fines incurred by DTS as a result of its containers being overweight or overfilled by the customer. Customer shall be responsible for all damages to DTS's equipment while in the customer's possession and/or control. Customer shall defend, indemnify and save DTS harmless from suits, actions, damages, liability and expense in conjunction with any and all losses. DTS shall not be responsible or liable at any time for any loss or damage incurred by customer after crossing the customer's curtilage, driveway, sidewalk and / or property. Customer agrees to pay all costs and expenses relating to the enforcement or preservation of DTS's rights under this agreement including reasonable attorney fees.			SUBTOTAL	
			SALES TAX	
			TOTAL	

BOX # DROP

PICKUP

DIRECTIONS:

Hunter's point

Accepted By:

PRINT NAME

SIGNATURE

# DTS Trucking, LLC

65 Royal Ave. • Hawthorne, NJ 07506

P: 973-238-1510

F: 973-238-0222

STOCKPILE: <b>3/8/22</b>		TICKET NO.: <b>L 66960</b>		
BILL TO: <b>LET IT GROW</b>		DELIVER TO:		
P.O. _____		Home #: _____		
Office #: _____		Cell #: _____		
<b>METHOD OF PAYMENT</b> <input type="checkbox"/> C.O.D. <input type="checkbox"/> Cash <input type="checkbox"/> Net Terms <input type="checkbox"/> Check # _____ Credit Card #: _____ Name _____ On Card _____ SEC #: _____ Exp. _____		Delivery Date: _____ Driver/Truck #: _____		
<b>QUANTITY</b>	<b>U/M</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>EXTENSION</b>
<b>20</b>	<b>SAS</b>	<b>STS</b>		
		<b>DU 318</b>		
<small>Customer agrees to pay any and all fines incurred by DTS as a result of its containers being overweight or overfilled by the customer. Customer shall be responsible for all damages to DTS's equipment while in the customer's possession and/or control. Customer shall defend, indemnify and save DTS harmless from all actions, damages, liability and expense in conjunction with any and all losses. DTS shall not be responsible or liable at any time for any loss or damage incurred by customer after crossing the customer's outline, driveway, sidewalk and / or property. Customer agrees to pay all costs and expenses relating to the enforcement or preservation of DTS's rights under this agreement including reasonable attorney fees.</small>			<b>SUBTOTAL</b>	
			<b>SALES TAX</b>	
			<b>TOTAL</b>	

BOX # DROP

PICKUP

DIRECTIONS:

**Hunters point**

Accepted By:

**Terry Butler**  
PRINT NAME

**[Signature]**  
SIGNATURE

# DTS Trucking, LLC

25 Royal Ave. • Hawthorne, NJ 07506

P: 973-238-1510

F: 973-238-0222

STOCKPILE:		TICKET NO.: <b>H 53840</b>		
BILL TO: <b>Let it Grow</b> <b>#16</b>		DELIVER TO:		
P.O.:		Home #:		
Office #:		Cell #:		
<b>METHOD OF PAYMENT</b> <input type="checkbox"/> C.O.D. <input type="checkbox"/> Cash <input type="checkbox"/> Net Terms <input type="checkbox"/> Check # Credit Card #: Name On Card SEC #: Exp.:		Delivery Date: <b>3-9-27</b> Driver/Truck #:		
<b>QUANTITY</b>	<b>U/M</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>EXTENSION</b>
<b>2.0</b>	<b>yds</b>	<b>Topsoil</b>		
<small>Customer agrees to pay any and all fines incurred by DTS as a result of its containers being overweight or overfilled by the customer. Customer shall be responsible for all damages to DTS's equipment while in the customer's possession and/or control. Customer shall defend, indemnify and hold DTS harmless from suits, actions, damages, liability and expense in conjunction with any and all losses. DTS shall not be responsible or liable at any time for any loss or damage incurred by customer after crossing the customer's curbline, driveway, sidewalk and / or property. Customer agrees to pay all costs and expenses relating to the enforcement or preservation of DTS's rights under this agreement including reasonable attorney fees.</small>			<b>SUBTOTAL</b>	
			<b>SALES TAX</b>	
			<b>TOTAL</b>	

BOX # DROP

PICKUP

DIRECTIONS:

**Hunter's point**  
**SEFF.**

Accepted By:

PRINT NAME

SIGNATURE



# HPS

HUNTER'S POINT SOUTH  
PARCEL G

## MASTER DEVELOPER

GOHAM ORGANIZATION  
432 PARK AVENUE SOUTH, 2ND FLOOR  
NEW YORK, NY 10016  
T: 212.599.0520

## SENIOR HOUSING DEVELOPER

RISEBORO COMMUNITY PARTNERSHIP  
555 BUSHWICK AVENUE  
BROOKLYN, NY 11206  
T:

## ARCHITECT

HANDEL ARCHITECTS, LLP  
120 Broadway, 6th Floor  
New York, NY 10021  
T: 212.595.4112 F: 212.595.9032

## STRUCTURAL ENGINEER

DESMONE CONSULTING ENGINEERS  
140 BROADWAY 25TH FLOOR  
NEW YORK, NY 10005  
T: 212.532.2211

## MEP ENGINEER

COSENTINI ASSOCIATES  
2 PENNSYLVANIA PLAZA  
NEW YORK, NY 10121  
T: 212.615.3767

## CIVIL ENGINEERING CONSULTANT

BOHLER ENGINEERS  
14 PENN PLAZA  
NEW YORK, NY 10122  
T: 646.661.4200

## LANDSCAPE ARCHITECT

LANGAN  
21 PENN PLAZA, 360 WEST 31ST ST  
8TH FLR  
NEW YORK, NY 10001  
T: 212.479.5400

## LANDSCAPE DESIGNER

FUTURE GREEN  
18 BAY STREET  
BROOKLYN, NY 11231  
T: 718.855.8995

## EXTERIOR WALL CONSULTANT

FRANK SETA & ASSOCIATES  
224 WEST 30TH STREET, SUITE 206  
NEW YORK, NY 10001  
T: 212.465.1600

## CODE CONSULTANT

MILROSE  
496 SEVENTH AVENUE, 8TH FLOOR  
NEW YORK, NY 10018  
T: 212.643.4545

## LIGHTING CONSULTANT

ONELUX  
158 W 29TH ST, NEW YORK, NY 10001  
T: 212.201.5790

## Addendum #1-IFC

Received

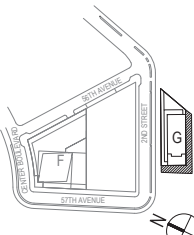
2/11/20

GILBAINE RESIDENTIAL CO.

JOB NO. L08273

ISSUANCE	DATE
50% CONSTRUCTION DOCUMENTS	05.01.2019
DOB FILING SET	05.17.2019
85% CONSTRUCTION DOCUMENTS	06.26.2019
CONSTRUCTION DOCUMENTS	07.31.2019
ADDENDUM 1	01.31.2020

## KEY PLAN



SCALE 1/4" = 1'-0"  
PROJECT NO: 100722201  
SEAL & SIGNATURE MICHAEL ISURA  
REGISTERED LANDSCAPE ARCHITECT  
NEW YORK, L.C. No. 07981

DRAWING TITLE:  
GROUND FLOOR  
LAYOUT & ELEVATION  
PLAN

DRAWING NO:

L-111.00

NYC DOB NO:

## LAYOUT NOTES:

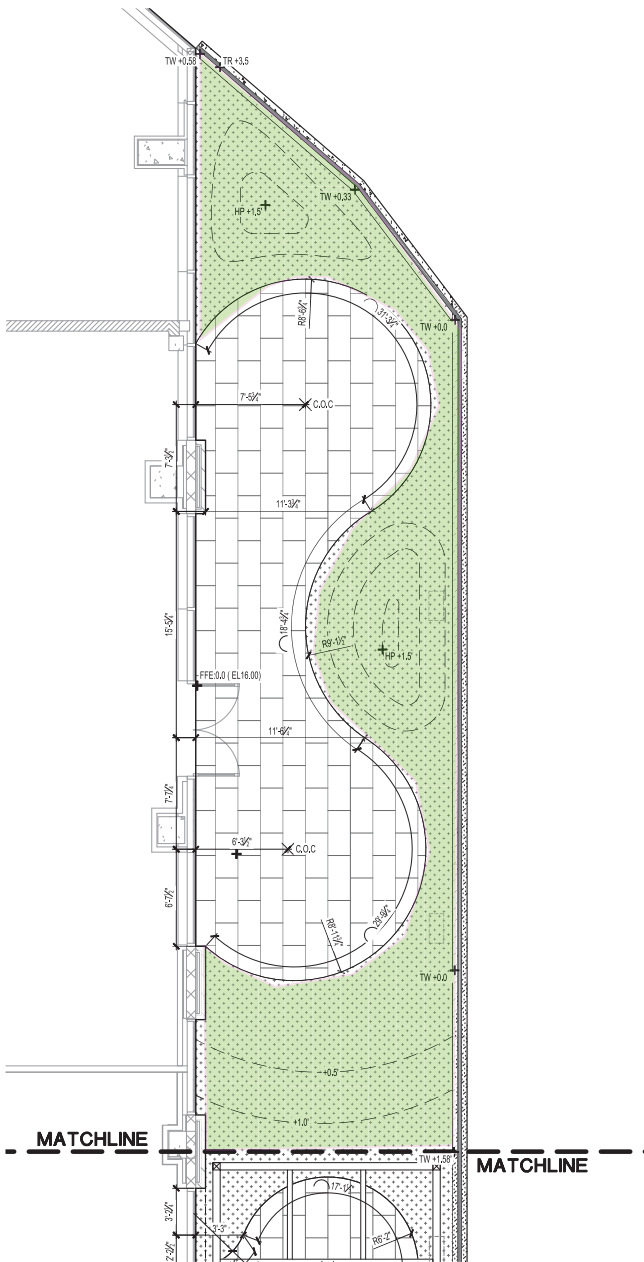
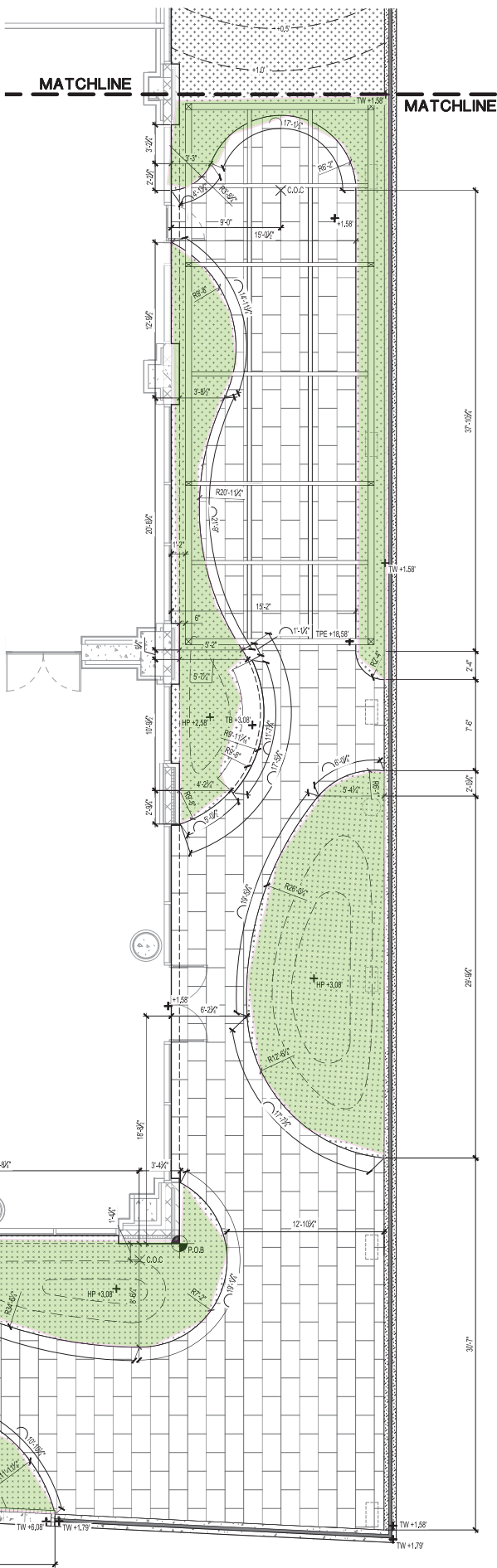
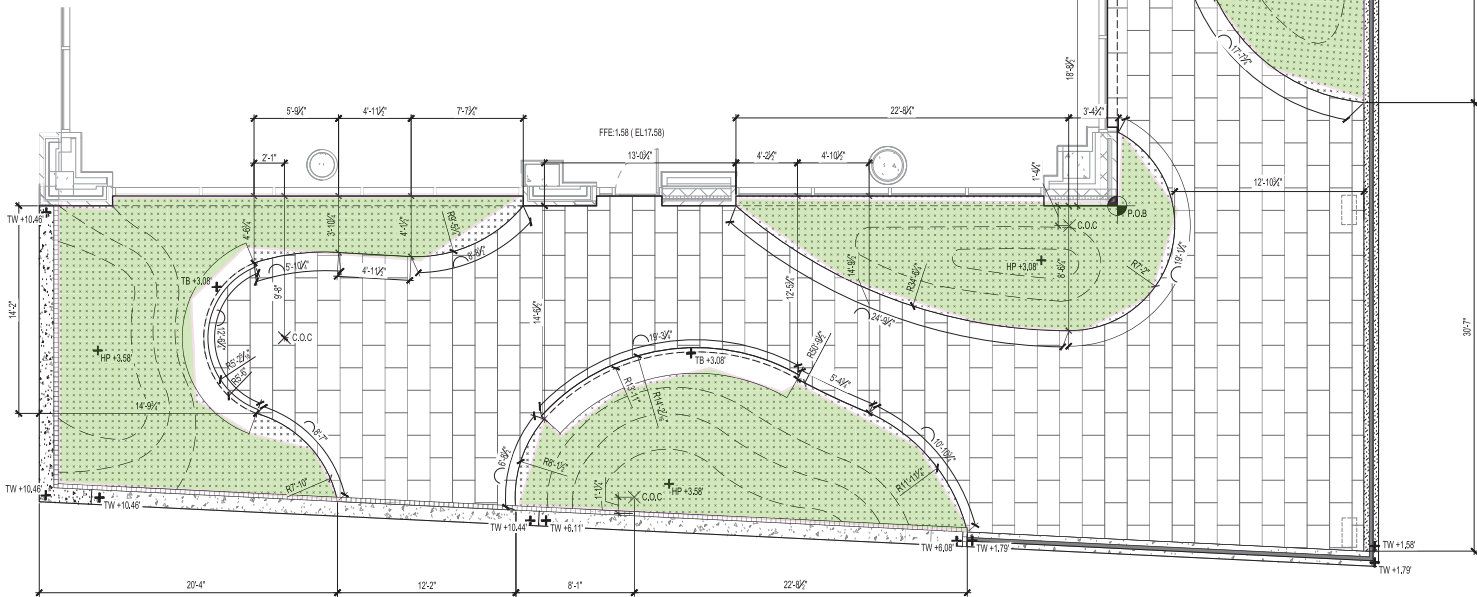
- CONTRACTOR TO LOCATE AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING CONSTRUCTION AND TO REPAIR / REPLACE ANY ELEMENT DAMAGED DURING CONSTRUCTION.
- CONTRACTOR TO NOTIFY OWNER, ARCHITECT AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR ERROR BETWEEN PLAN AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- ALL BUILT ELEMENTS IN THE LANDSCAPE SHALL BE CONSTRUCTED TO MEET ALL APPLICABLE BUILDING CODES. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- WORK REQUIRING CONNECTION TO SLAB AND/OR IMPACTS WATERPROOFING SHALL BE FULLY COORDINATED WITH WORK OF OTHER TRADES PRIOR TO INSTALLATION OF WATERPROOFING MEMBRANE AND INSULATION PROTECTION TO AVOID DISTURBANCE ONCE IN PLACE.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- LAYOUT AND ALIGNMENT OF SCREENS, FIXED SEATING, EDGING, PLANTERS AND OTHER STRUCTURAL ELEMENTS ASSOCIATED WITH LANDSCAPE TO BE VERIFIED IN FIELD AND APPROVED BY THE ARCHITECT AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

## DIGITAL DIMENSION NOTE:

- PLANTING BEDS, CURBS AND DRAIN INLETS ARE TO BE LOCATED IN THE FIELD BY A LICENSED SURVEYOR USING DIGITAL FILES SUPPLIED BY LANDSCAPE ARCHITECT; STAKEOUT IS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

## GRADING AND SOIL INSTALLATION NOTES:

- GRADES INDICATED ARE FINISHED GRADES. GRADING MAY REQUIRE ADJUSTMENTS AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO LOCATE AND PROTECT ALL UTILITIES, STRUCTURES AND GREENROOF ASSEMBLY PRIOR TO AND DURING CONSTRUCTION AND TO REPAIR/REPLACE ANY ELEMENT DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONFIRM ALL QUANTITIES AGAINST PLANTING AND GRADING DRAWINGS AND VERIFY IN FIELD.
- DO NOT PLACE, COMPACT, GRADE OR HANDLE SOILS THAT ARE WET.
- DO NOT PLACE GROWING MEDIUM ON SUBGRADE PRIOR TO INSPECTION AND APPROVAL OF LANDSCAPE ARCHITECT FOR COMPLIANCE WITH GREENROOF ROOT STOP BARRIER, INSULATION, DRAINAGE SYSTEM AND TREE ANCHORING SYSTEM. REQUEST INSPECTION BEFORE PROCEEDING WITH GROWING MEDIUM INSTALLATION.
- CONTRACTOR TO ROUGH GRADE FOR PLANTING AREAS TO THE DEPTHS INDICATED AS PER GRADING AND GROWING MEDIUM PROFILES. COORDINATE WITH LANDSCAPE PLANTINGS.
- CONTRACTOR TO SPREAD GROWING MEDIUM TO GRADES SHOWN AND RAKE CLEAN AFTER INSTALLATION.
- LANDSCAPE ARCHITECT TO FIELD VERIFY FINAL GRADING LAYOUT PRIOR TO PLACING FINAL GRADE BY CONTRACTOR.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO ROOFTOP DRAIN INLETS. SHOULD THERE BE ANY FOUND OBSTRUCTION TO PREVENT SUCH DRAINAGE FLOW, OR WHICH WOULD PREVENT IMPLEMENTING GRADING PLAN AS SHOWN, THE CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
- CONTRACTOR SHALL COORDINATE EARTHWORK AND PLANTING ACTIVITY WITH SITE ELECTRICAL AND PLUMBING/ IRRIGATION INSTALLATIONS.
- CONTRACTOR TO LEAVE THE SITE IN A SAFE AND NEAT CONDITION AT THE END OF EACH WORK DAY.



## LEGEND

	POINT OF BEGINNING		TOP OF RAILING
	CONTOUR		TOP OF BENCH
	HIGH POINT		TOP OF EDGING
	TOP OF WALL		TOP OF PERGOLA
	BOTTOM OF WALL		CENTER OF CURVE

NOTE: REFER TO CIVIL DRAWINGS FOR THE GROUND FLOOR GRADING PLAN.

