



# 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

April 5, 2023

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

# Table of Contents

Table of Contents ..... i

Executive Summary ..... ii

1. Introduction ..... 1

2. Site Overview ..... 2

    2.1 Site Description and History ..... 2

    2.2 Summary of Remedial Action ..... 2

    2.3 Remedy Performance, Effectiveness, and Protectiveness ..... 4

3. SMP Requirements and Compliance Monitoring ..... 5

    3.1 Institutional and Engineering Control Plan Compliance ..... 5

        3.1.1 Institutional Control Plan Compliance ..... 5

        3.1.2 Engineering Control Plan Compliance ..... 5

    3.2 Inspections ..... 6

4. Corrective Measures ..... 7

5. Conclusions and Recommendations ..... 8

## Figure

- 1. Site Location Map

## Appendices

- A. IC/EC Certification Form
- B. 2022 Site Inspection Checklist
- C. 2022 Photograph Log
- D. 2023 Site Inspection Checklist
- E. 2023 Photograph Log

# Executive Summary

This document is required as an element of the remedial program at the HPS Parcel G Site located at 56-27 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 through March 7, 2023. The original reporting period described in the SMP was for sixteen months, through April 29, 2022. The reporting period was extended to allow for Corrective Measures to occur in accordance with an approved Corrective Measures Work Plan (CMWP). 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 was prepared and implemented to sample the imported topsoil within the planting beds. Roux prepared a Corrective Measures Report, dated February 23, 2023, which was accepted by NYSDEC on March 7, 2023. NYSDEC requested that an annual Site inspection for 2023 be performed and included within this PRR. Roux performed the annual inspection on March 30, 2023. 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 G Site located at 56-27 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 sixteen 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.

The reporting period for this Periodic Review Report (PRR) is December 29, 2020 through March 7, 2023. The original reporting period described in the SMP was for sixteen months, through April 29, 2022. The reporting period was extended to allow for Corrective Measures to occur in accordance with an approved Corrective Measures Work Plan (CMWP). 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 was prepared and implemented to sample the imported topsoil within the planting beds. Roux prepared a Corrective Measures Report, dated February 23, 2023, which was accepted by NYSDEC on March 7, 2023. NYSDEC requested that an annual Site inspection for 2023 be performed and included within this PRR. Roux performed the annual inspection on March 30, 2023.



## 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 a 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 the Site was entered 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.

### 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.

In March and April 2022, the temporary cover at the exterior of the Site, within the Track 4 area, was replaced with the permanent Site cover. This cover consists of pathways with hardscaping (i.e., paving stones) and planted areas. Roux was not notified of these activities or 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. Roux submitted an initial version of this PRR in August 2022 for the reporting period ending April 29, 2022, which included a Corrective Measures Sampling Plan to sample the imported soil. NYSDEC reviewed the PRR and directed Roux to prepare a standalone CMWP and implement the plan to sample the imported fill. A summary of the Corrective Measures is provided in Section 4.

### **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. Since the reporting period included in this PRR was extended through March 7, 2023, two Site-wide inspections are included in the PRR. 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 through April 2022. 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 Sections 3.1.2 and 4. Photographs taken by others during the landscaping and fill import/placement work and by Roux during the Site-wide inspection are provided in the Photo Log included in Appendix C.

On March 30, 2023, Roux performed a Site-wide inspection. The completed Site Inspection Checklist is provided in Appendix D. This inspection determined that the new building slab, foundation, and landscaped/paved outdoor areas were 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 through the end of the reporting period. Photographs taken by Roux during the Site-wide inspection are provided in the Photo Log included in Appendix E.

## 4. Corrective Measures

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. There are six separate planting beds within the landscaped areas. Import tickets provided by the Volunteer indicate the approximate volume of topsoil imported was 140 cubic yards (7 loads) from Downes Trees Service, Inc. of Hawthorne, New Jersey.

To confirm that the soil imported for cover in the landscaping areas meets the Site-specific cover system requirements, Roux prepared a CMWP on December 7, 2022, which was approved by NYSDEC on December 9, 2022. On December 29, 2022, Roux implemented the CMWP, which included collecting soil samples from eight borings using hand tools (e.g., post hole digger, shovel, hand auger, etc.) to approximately two feet below land surface. Six discrete samples (one per bed) were collected for volatile organic compound (VOC) analysis, and three composite samples were collected from the eight borings. In accordance with the SMP and the NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation (DER-10), the composite samples were analyzed for semivolatile organic compounds (SVOCs), metals, pesticides, polychlorinated biphenyls (PCBs), and the emerging contaminants 1,4-dioxane and per- and polyfluoroalkyl substances (PFAS). Samples from each boring were submitted to Eurofins Test America in Edison, New Jersey, an Environmental Laboratory Approved Program (ELAP)-certified laboratory, and composited and analyzed at the laboratory. Based on the results of the December 29, 2022 sampling, an additional mobilization occurred on February 1, 2023 to collect two additional soil grab samples for acetone analysis from the original VOC-3 and VOC-6 locations. All sampling methodology was performed in the same manner as described above.

The results were compared to RRSCOs and Protection of Groundwater SCOs (PGWSCOs) listed in 6 NYCRR 375-6.8(b). The results of the initial sampling indicated that concentrations of all analytes were below RRSCOs and PGWSCOs for VOCs, SVOCs, metals, PCBs, pesticides, and PFAS with the exception of acetone. Acetone was detected at concentrations above the PGWSCO of 0.05 milligrams per kilogram (mg/kg) in the soil samples collected from VOC-3 (0.16 mg/kg) and VOC-6 (0.052 mg/kg). Roux mobilized again on February 1, 2023 and collected two soil samples, VOC-3B and VOC-6B, for acetone analysis. Laboratory analysis indicated acetone was not detected above RRSCOs or PGWSCOs in either of the samples.

Roux documented the results of this soil sampling in the Corrective Measures Report, dated February 22, 2022, which was accepted by NYSDEC on March 7, 2023.

## 5. Conclusions and Recommendations

The ICs and ECs are performing as designed, are effective, and are compliant with specifications described in the SMP. EC plan compliance was addressed through the implementation of the Corrective Measures described 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 and ECs 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.

**Periodic Review Report**  
***HPS Parcel G***  
***NYSDEC BCP Site No. 241226***  
***56-27 2nd Street, Long Island City, New York***

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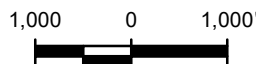
**FIGURE**

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**

**Periodic Review Report  
HPS Parcel G  
NYSDEC BCP Site No. 241226  
56-27 2nd Street, Long Island City, New York**

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**APPENDICES**

- A. IC/EC Certification Form
- B. 2022 Site Inspection Checklist
- C. 2022 Photograph Log
- D. 2023 Site Inspection Checklist
- E. 2023 Photograph Log

**Periodic Review Report**  
***HPS Parcel G***  
***NYSDEC BCP Site No. 241226***  
***56-27 2nd Street, Long Island City, New York***

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**APPENDIX A**

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:     56-27  
                         ~~57-28~~ 2nd Street     Zip Code: 11101  
City/Town:   Long Island City  
County:   Queens  
Site Acreage:   0.450

Reporting Period:   December 28, 2020 to March 07, 2023

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

- |   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | YES                      | NO                                  |
| 8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**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?<br>(The Qualitative Exposure Assessment must be certified every five years) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|

**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**

### Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
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.

### Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
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

YES NO



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

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO



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

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

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date



IC CERTIFICATIONS  
SITE NO. 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

4/5/23  
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 Street, Islandia, New York 11749,  
print name print business address

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

Charles McGuckin



April 4, 2023

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

Stamp  
(Required for PE)

Date





# Certificate of Occupancy

CO Number: 4619857-0000006

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	<b>Borough:</b> QUEENS <b>Address:</b> 56-27 2ND STREET <b>Building Identification Number(BIN):</b> 4619857	<b>Block Number:</b> 6 <b>Lot Number(s):</b> 7503 <b>Additional Lot Number(s):</b> <b>Application Type:</b> NB - NEW BUILDING	<b>Full Building Certificate Type:</b> Temporary <b>Date Issued:</b> 01/19/2023
<b>This building is subject to this Building Code:</b> 2014			
<b>This Certificate of Occupancy is associated with job#</b> 420665355-01			
B.	<b>Construction Classification:</b> I-B: 2 HOUR PROTECTED - NON-COMBUST <b>Building Occupancy Group classification:</b> R-2 - RESIDENTIAL: APARTMENT HOUSES <b>Multiple Dwelling Law Classification:</b> HAEA		
	<b>No. of stories:</b> 33	<b>Height in feet:</b> 360	<b>No. of dwelling units:</b> 443
C.	<b>Fire Protection Equipment:</b> Fire Alarm System, Sprinkler System, Standpipe System		
D.	<b>Parking Spaces and Loading Berths:</b> Open Parking Spaces: 0 Enclosed Parking Spaces: 0 Total Loading Berths: Not available		
E.	<b>This Certificate is issued with the following legal limitations:</b> Restrictive Declaration: None      Zoning Exhibit: None BSA Calendar Number(s): None      CPC Calendar Number(s): None		
<b>Borough Comments:</b> Must provide FDNY cert. fireguards to occupy all floors until FDNY LOA is obtained .			

Borough Commissioner

Commissioner

  
 Acting Commissioner of Buildings



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	R-2	16	OG	2		420665355	Temporary	04/19/2023
Description of Use: Apartment House RESIDENTIAL AMENITIES						Exceptions:		
Cellar	F-2	8	OG	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOMS						Exceptions:		
Cellar	S-2	14	OG	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials STORAGE, BICYCLE STORAGE, TRASH ROOM						Exceptions:		
Open Space	B	11	OG	4		420665355	Temporary	04/19/2023
Description of Use: Business and Service ACCESSORY NON-PROFIT INSTITUTION OUTDOOR SPACE						Exceptions:		
Open Space	R-2	49	OG	4		420665355	Temporary	04/19/2023
Description of Use: Apartment House ACCESSORY OUTDOOR RESIDENTIAL SPACE						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 1	B	27	100	4		420665355	Temporary	04/19/2023
Description of Use: Business and Service NON-PROFIT INSTITUTION(MARKETING FLOOR LOBBY)						Exceptions:		
Floor 1	R-2	76	100	2		420665355	Temporary	04/19/2023
Description of Use: Apartment House LOBBY, PACKAGE ROOM, MAIL ROOM, RESIDENTIAL AMENITIES (MARKETING FLOOR LOBBY)						Exceptions:		
Floor 1	F-2	3	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOMS(MARKETING FLOOR LOBBY)						Exceptions:		
Floor 1	S-1	11	125	4		420665355	Temporary	04/19/2023
Description of Use: Storage of Flammable or Combustible Materials COMMUNITY KAYAK RENTAL(MARKETING FLOOR LOBBY)						Exceptions:		
Floor 2	R-2	N/A	40	2	16	420665355	Temporary	04/19/2023
Description of Use: Apartment House (16) CLASS 'A' APARTMENTS						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 2	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM						Exceptions:		
Floor 2	F-2	10	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOMS						Exceptions:		
Floor 3	R-2	N/A	40	2	20	420665355	Temporary	04/19/2023
Description of Use: Apartment House (20) CLASS 'A' APARTMENTS						Exceptions:		
Floor 3	F-2	3	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOMS						Exceptions:		
Floor 3	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 4	R-2	4	100	2		420665355	Temporary	04/19/2023
Description of Use: Apartment House LAUNDRY						Exceptions:		
Floor 4	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM						Exceptions:		
Floor 4	R-2	N/A	40	2	19	420665355	Temporary	04/19/2023
Description of Use: Apartment House (19) CLASS 'A' APARTMENTS						Exceptions:		
Floor 4	F-2	2	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM						Exceptions:		
Floor 5	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 5	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM						Exceptions:		
Floor 5	R-2	N/A	40	2	16	420665355	Temporary	04/19/2023
Description of Use: Apartment House (16) CLASS 'A' APARTMENTS						Exceptions:		
Floor 6	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM						Exceptions:		
Floor 6	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM						Exceptions:		
Floor 6	R-2	N/A	40	2	16	420665355	Temporary	04/19/2023
Description of Use: Apartment House (16) CLASS 'A' APARTMENTS						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 7	R-2	N/A	40	2	16	420665355	Temporary	04/19/2023
Description of Use: Apartment House (16) CLASS 'A' APARTMENTS						Exceptions:		
Floor 7	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM						Exceptions:		
Floor 7	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM						Exceptions:		
Floor 8	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM						Exceptions:		
Floor 8	R-2	N/A	40	2	16	420665355	Temporary	04/19/2023
Description of Use: Apartment House (16) CLASS 'A' APARTMENTS						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 8	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM						Exceptions:		
Floor 9	R-2	N/A	40	2	16	420665355	Temporary	04/19/2023
Description of Use: Apartment House (16) CLASS 'A' APARTMENTS						Exceptions:		
Floor 9	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM						Exceptions:		
Floor 9	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM						Exceptions:		
Floor 10	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM						Exceptions:		





## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 10	R-2	N/A	40	2	16	420665355	Temporary	04/19/2023
Description of Use: Apartment House (16) CLASS "A" APARTMENTS						Exceptions:		
Floor 10	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM						Exceptions:		
Floor 11	R-2	N/A	40	2	16	420665355	Temporary	04/19/2023
Description of Use: Apartment House (16) CLASS 'A' APARTMENTS						Exceptions:		
Floor 11	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM						Exceptions:		
Floor 11	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 12	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM						Exceptions:		
Floor 12	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM						Exceptions:		
Floor 12	R-2	N/A	40	2	16	420665355	Temporary	04/19/2023
Description of Use: Apartment House (16) CLASS 'A' APARTMENTS						Exceptions:		
Floor 13	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 14)						Exceptions:		
Floor 13	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 14)						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 13	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 14)						Exceptions:		
Floor 14	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 15)						Exceptions:		
Floor 14	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 15)						Exceptions:		
Floor 14	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 15)						Exceptions:		
Floor 15	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS MARKETING FLOOR 16						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 15	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 16)						Exceptions:		
Floor 15	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 16)						Exceptions:		
Floor 16	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 17)						Exceptions:		
Floor 16	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 17)						Exceptions:		
Floor 16	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 17)						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 17	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 18)						Exceptions:		
Floor 17	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 18)						Exceptions:		
Floor 17	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 18)						Exceptions:		
Floor 18	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 19)						Exceptions:		
Floor 18	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL CLOSET (MARKETING FLOOR 19)						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 18	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 19)						Exceptions:		
Floor 19	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 20)						Exceptions:		
Floor 19	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 20)						Exceptions:		
Floor 19	S-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 20)						Exceptions:		
Floor 20	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 21)						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 20	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 21)						Exceptions:		
Floor 20	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 21)						Exceptions:		
Floor 21	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 22)						Exceptions:		
Floor 21	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 22)						Exceptions:		
Floor 21	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 22)						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 22	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 23)						Exceptions:		
Floor 22	F-2	1	75	2	N/A	420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 23)						Exceptions:		
Floor 22	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 23)						Exceptions:		
Floor 23	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 24)						Exceptions:		
Floor 23	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 24)						Exceptions:		





## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 23	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 24)						Exceptions:		
Floor 24	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 25)						Exceptions:		
Floor 24	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 25)						Exceptions:		
Floor 24	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 25)						Exceptions:		
Floor 25	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 26)						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 25	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 26)						Exceptions:		
Floor 25	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 26)						Exceptions:		
Floor 26	R-2	N/A	40	2		420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 27)						Exceptions:		
Floor 26	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 27)						Exceptions:		
Floor 26	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 27)						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 27	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 28)						Exceptions:		
Floor 27	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 28)						Exceptions:		
Floor 27	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 28)						Exceptions:		
Floor 28	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 29)						Exceptions:		
Floor 28	R-2	N/A	40	2	14	420665355	Temporary	04/19/2023
Description of Use: Apartment House (14) CLASS 'A' APARTMENTS (MARKETING FLOOR 29)						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 28	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 29)						Exceptions:		
Floor 29	R-2	N/A	40	2	9	420665355	Temporary	04/19/2023
Description of Use: Apartment House (9) CLASS 'A' APARTMENTS (MARKETING FLOOR 30)						Exceptions:		
Floor 29	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOMS (MARKETING FLOOR 30)						Exceptions:		
Floor 29	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 30)						Exceptions:		
Floor 30	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 31)						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 30	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 31)						Exceptions:		
Floor 30	R-2	N/A	40	2	9	420665355	Temporary	04/19/2023
Description of Use: Apartment House (9) CLASS 'A' APARTMENTS (MARKETING FLOOR 31)						Exceptions:		
Floor 31	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 32)						Exceptions:		
Floor 31	R-2	N/A	40	2	9	420665355	Temporary	04/19/2023
Description of Use: Apartment House (9) CLASS 'A' APARTMENTS (MARKETING FLOOR 32)						Exceptions:		
Floor 31	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 32)						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 32	F-2	1	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM (MARKETING FLOOR 33)						Exceptions:		
Floor 32	R-2	N/A	40	2	9	420665355	Temporary	04/19/2023
Description of Use: Apartment House (9) CLASS 'A' APARTMENTS (MARKETING FLOOR 33)						Exceptions:		
Floor 32	S-2	1	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING FLOOR 33)						Exceptions:		
Floor 33	R-2	50	100	2		420665355	Temporary	04/19/2023
Description of Use: Apartment House RESIDENTIAL OUTDOOR TERRACE - PASSIVE RECREATIONAL USE (MARKETING FLOOR 34)						Exceptions:		
Floor 33	S-2	5	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials ATS AND BOILER ROOM						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 33	R-2	7	100	2		420665355	Temporary	04/19/2023
Description of Use: Apartment House RESIDENTIAL ELEVATOR LOBBY (MARKETING FLOOR 34)						Exceptions:		
Floor 33	F-2	10	75	2		420665355	Temporary	04/19/2023
Description of Use: Mechanical and/or electrical equipment rooms ELECTRICAL ROOM, MECHANICAL ROOMS, (MARKETING FLOOR 34)						Exceptions:		
Roof	S-2	16	125	2		420665355	Temporary	04/19/2023
Description of Use: Storage of non combustible Materials MECHANICAL ROOF (MARKETING FLOOR EMR MECH)						Exceptions:		

**CofO Comments:** (230) ENCLOSED BIKING SPOTS. (443) CLASS 'A' APARTMENTS IN TOTAL WITH (332) INCOME RESTRICTED UNITS. INCOME RESTRICTED UNIT STATEMENT: THE PORTION OF THE BUILDING CONTAINING INCOME-RESTRICTED HOUSING UNIT SHALL BE USED FOR INCOME-RESTRICTED HOUSING. THIS CERTIFICATE OF OCCUPANCY MAY BE AMENDED OR SUPERSEDED TO REFLECT THAT THE BUILDING OR PORTION THEREOF MAY CONTAIN OTHER THAN INCOME-RESTRICTED HOUSING UNITS ONLY IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING RESOLUTION. ZONING EXHIBIT I: CRFN 2019000426353. ZONING EXHIBIT III: CRFN 2019000426354 RESTRICTIVE DECLARATION: CRFN 2019000421723

Borough Commissioner

Commissioner

Acting Commissioner of Buildings

**Periodic Review Report**  
***HPS Parcel G***  
***NYSDEC BCP Site No. 241226***  
***56-27 2nd Street, Long Island City, New York***

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**APPENDIX B**

2022 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?				
<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			

**Periodic Review Report**  
***HPS Parcel G***  
***NYSDEC BCP Site No. 241226***  
***56-27 2nd Street, Long Island City, New York***

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**APPENDIX C**

2022 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.

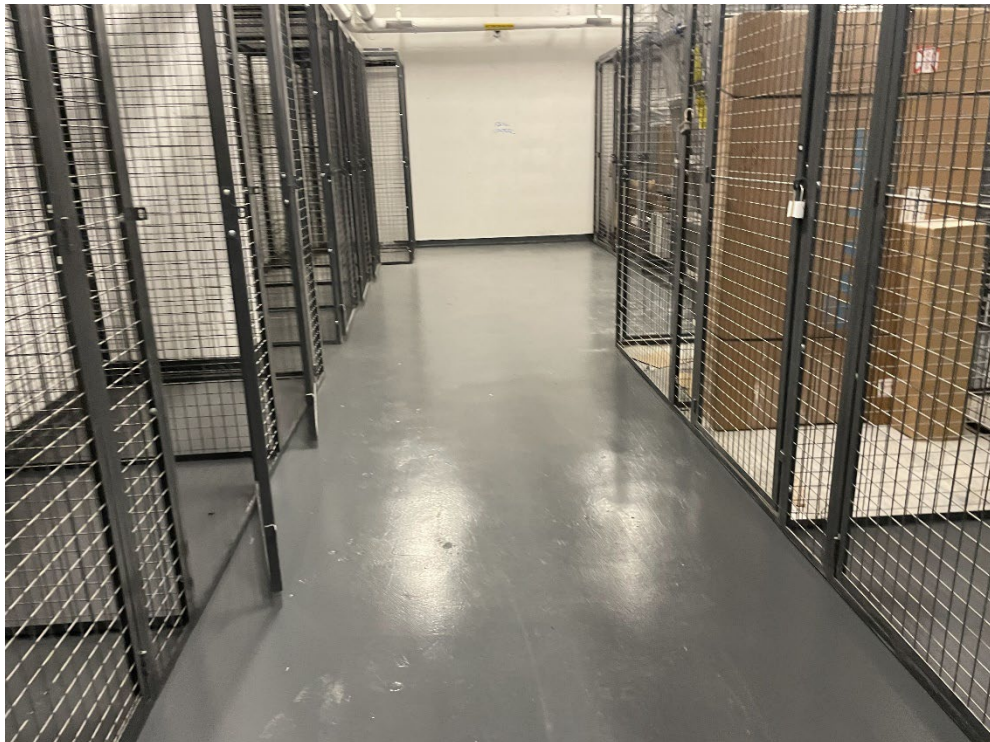


Photo 8: Photo of the concrete slab in the tenant storage room in the Site's cellar.



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.



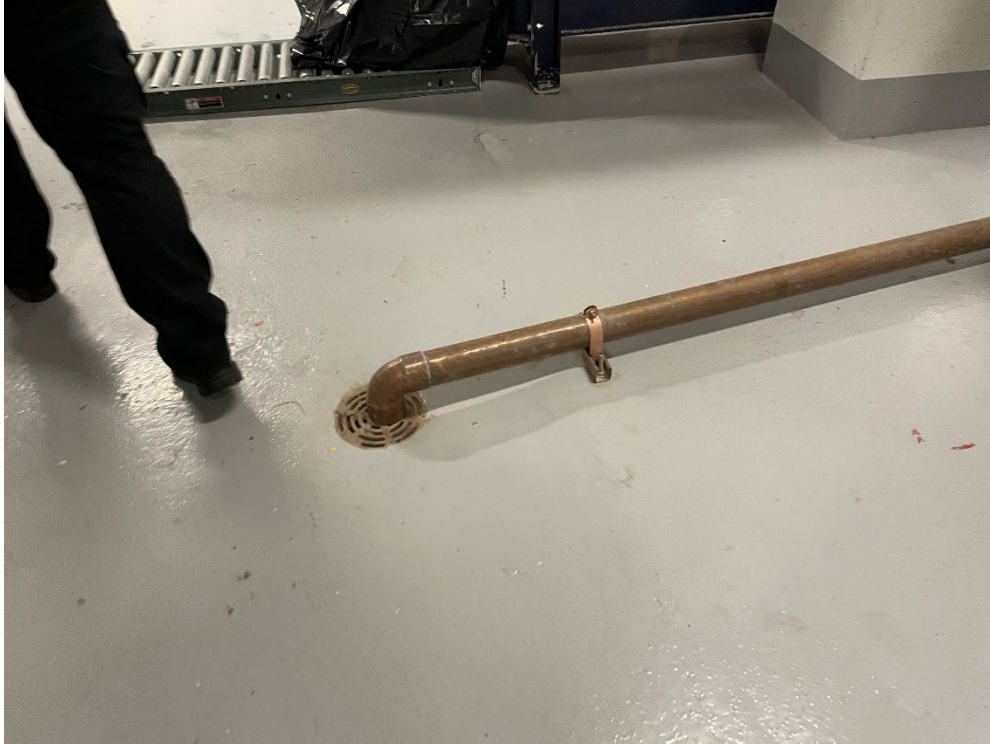


Photo 11: Photo of the concrete slab in a mechanical room in the Site's cellar.

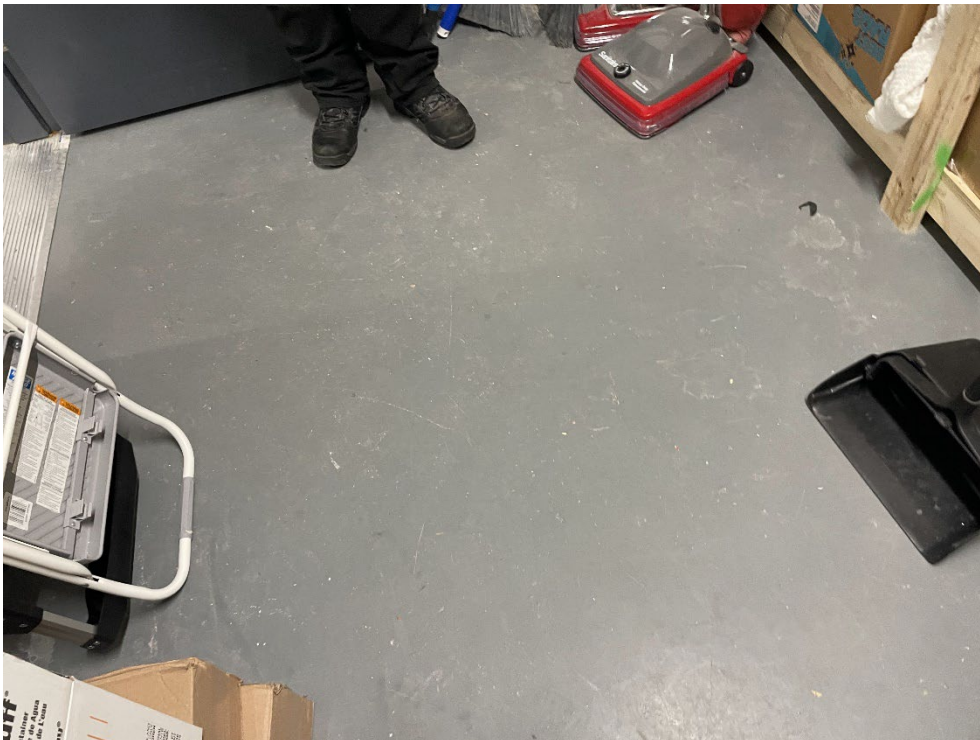


Photo 12: Photo of the concrete slab in a storage room in the Site's cellar.





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.

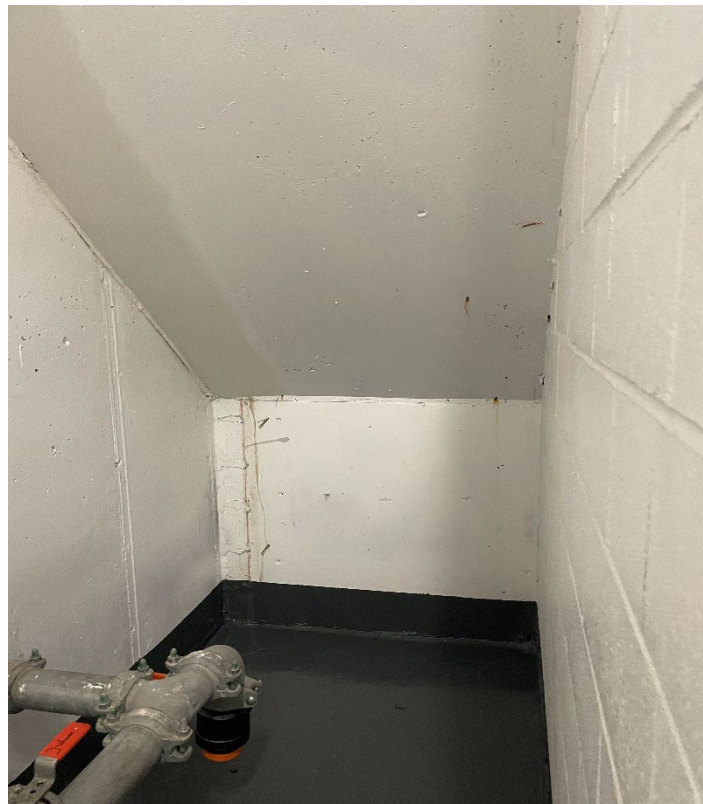


Photo 17: Photo of the concrete slab in a mechanical room of the Site's cellar.

**Periodic Review Report**  
***HPS Parcel G***  
***NYSDEC BCP Site No. 241226***  
***56-27 2nd Street, Long Island City, New York***

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**APPENDIX D**

2023 Site Inspection Checklist

Site Inspection Checklist, HPS Parcel G, Queens, NY

Date: 3/30/2023

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			

**Periodic Review Report**  
***HPS Parcel G***  
***NYSDEC BCP Site No. 241226***  
***56-27 2nd Street, Long Island City, New York***

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**APPENDIX E**

2023 Photograph Log



Photo 1: Photo of common area in first floor slab on grade section of building.



Photo 2: Photo of unfinished area of first floor.





Photo 3: Photo of the tenant storage area in cellar.



Photo 4: Photo of the bicycle storage area in cellar.





Photo 5: Photo of the recreation room in cellar.



Photo 6: Photo of the trash compactor room in cellar.





Photo 7: Photo of the southwest exterior composite cover.



Photo 8: Photo of the southern exterior composite cover.





Photo 9: Photo of the southeast exterior composite cover.



Photo 10: Photo of the southeast corner of the Site from offsite on the walking path. Site boundary is the concrete retaining wall.