NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "*BCA*" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ **Yes** ☑ **No** **If yes, provide existing site number:** _____

PART A (note: application is separated into Parts A and B for DEC review purposes) ***BCP App Rev 10***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME Kimco Kissena Center, LLC

ADDRESS 3333 New Hyde Park Road, Suite 100

CITY/TOWN New Hyde Park ZIP CODE 11042

PHONE (516) 869-7130 | FAX | E-MAIL pchristie@kimcorealty.com

Is the requestor authorized to conduct business in New York State (NYS)? ☑ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. Included in Attachment A

Do all individuals that will be certifying documents meet the requirements detailed below? ☑ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at? ☑ Investigation ☐ Remediation

   NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

3. Please attach a short description of the overall development project, including: Included in Attachment B
   - the date that the remedial program is to start; and
   - the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum		X	X
Chlorinated Solvents		X	X
Other VOCs	X	X	X
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs			
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

Included in Attachment C

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*
(*answering No will result in an incomplete application) ☑ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-op	☑ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☑ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: Printing Operation, Greenhouse, Commercial and Residential Uses

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Kissena Center Site

ADDRESS/LOCATION 46-15 to 46-31 Kissena Boulevard

CITY/TOWN Queens ZIP CODE 11355

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of New York

COUNTY Queens SITE SIZE (ACRES) 1.57

LATITUDE (degrees/minutes/seconds)						LONGITUDE (degrees/minutes/seconds)					
40	°	45	'	2.7	"	-73	°	49	'	5.1	"

Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS. Included in Attachment D

Parcel Address	Section No.	Block No.	Lot No.	Acreage
46-15 to 46-31 Kissena Boulevard, Flushing, NY	1	5208	45	1.57

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach an accurate map of the propsed site.

2. Is the required property map attached to the application? ☑ Yes ☐ No
   (application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
   (See DEC's website for more information) Yes ☑ No ☐

   Included in Attachment D

   If yes, identify census tract : 1205

   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☑ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☑ No

   If yes, identify name of properties (and site numbers if available) in related BCP applications:_____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☑ No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☑ No
   If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ☑ No
   If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas? If yes, identify here and attach appropriate information. *Not Applicable ☐ Yes ☑ No

Easement/Right-of-way Holder	Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information) *Not Applicable

Type	Issuing Agency	Description

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? Included in Attachment D ☑ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☑ Yes ☐ No
If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☑ No

13. If you have answered *Yes* to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____ _____ _____ _____ _____ _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Patrick L. Christie		
ADDRESS 3333 New Hyde Park Road, Suite 100		
CITY/TOWN New Hyde Park		ZIP CODE 11042
PHONE (516) 869-7130	FAX	E-MAIL pchristie@kimcorealty.com
NAME OF REQUESTOR'S CONSULTANT Jason Hayes - Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C		
ADDRESS 360 West 31st Street, 8th Floor		
CITY/TOWN New York, New York		ZIP CODE 10001
PHONE 212-479-5400	FAX	E-MAIL jhayes@langan.com
NAME OF REQUESTOR'S ATTORNEY Jennifer Coghlan - SIVE PAGET & RIESEL, P.C.		
ADDRESS 560 Lexington Avenue, 15th Floor		
CITY/TOWN New York		ZIP CODE 10022
PHONE (646) 378-7253	FAX (646) 459-4325	E-MAIL jcoghlan@sprlaw.com

Section VI. Current Property Owner/Operator Information – if not a Requestor Attachment E

CURRENT OWNER'S NAME		OWNERSHIP START DATE:
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
CURRENT OPERATOR'S NAME		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☑ No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? ☐ Yes ☑ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. ☐ Yes ☑ No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☑ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☑ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☑ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☑ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☑ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☑ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☑ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☑ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☑ VOLUNTEER

Attachment F

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):
☐ Previous Owner ☑ Current Owner ☐ Potential /Future Purchaser ☐ Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide relevant information as an attachment. ☐ Yes ☑ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☑ No
   If yes, please provide: Site #_____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☑ No
   If yes, please provide: Permit type:_____ EPA ID Number:_____
   Date permit issued:_____ Permit expiration date:_____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide: Order #_____ ☐ Yes ☑ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide explanation as an attachment. ☐ Yes ☑ No

Section IX. Contact List Information Included in Attachment G

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23 / Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? R3-2/C2-2

   What uses are allowed by the current zoning? (Check boxes, below)

   ☑ Residential ☑ Commercial ☐ Industrial

   If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☑ Commercial ☐ Industrial ☐ Vacant ☐ Recreational (check all that apply)

   Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☑ Residential ☑ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

   If residential, does it qualify as single family housing? ☐ Yes ☑ No

4. Do current historical and/or recent development patterns support the proposed use?	☑ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. Included in Attachment H.	☐ Yes ☑ No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. Included in Attachment H.	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am VP (title) of Kimco Kissena Center, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 2/17/19 Signature: _____

Print Name: Nicholas P. Brown

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
  - Chief, Site Control Section
  - New York State Department of Environmental Conservation
  - Division of Environmental Remediation
  - 625 Broadway
  - Albany, NY 12233-7020

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

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Property is in Bronx, Kings, New York, Queens, or Richmond counties.	☑ Yes ☐ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	☑ Yes ☐ No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	☑ Yes ☐ No
2. Is the property upside down or underutilized as defined below?	Upside Down? ☐ Yes ☑ No Underutilized? ☐ Yes ☑ No

From ECL 27-1405(31):

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)

375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and

(1) the proposed use is at least 75 percent for industrial uses; or

(2) at which:

(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;

(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and

(iii) one or more of the following conditions exists, as certified by the applicant:

(a) property tax payments have been in arrears for at least five years immediately prior to the application;

(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or

(c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; *the New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below:**

☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;

☑ Project is Planned as Affordable Housing, But Agreement is Not Yet Available* (*Checking this box will result in a "pending" status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);

☐ This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: Kissena Center Site **Site Address:** 46-15 to 46-31 Kissena Boulevard
City: Queens **County:** Queens **Zip:** 11355

Tax Block & Lot Section (if applicable): 1 **Block:** 5208 **Lot:** 45

Requestor Name: Kimco Kissena Center, LLC **Requestor Address:** 3333 New Hyde Park Road, Suite 100
City: New Hyde Park **Zip:** 11042 **Email:** pchristie@kimcorealty.com

Requestor's Representative (for billing purposes)
Name: Patrick L. Christie **Address:** 3333 New Hyde Park Road, Suite 100
City: New Hyde Park **Zip:** 11042 **Email:** pchristie@kimcorealty.com

Requestor's Attorney
Name: Jennifer Coghlan - SIVE PAGET & RIESEL, P.C. **Address:** 560 Lexington Avenue, 15th Floor
City: New York **Zip:** 10022 **Email:** jcoghlan@sprlaw.com

Requestor's Consultant
Name: Jason Hayes - Langan Engineering, Environmental, Surveying, Landscape Architecture **Address:** 360 West 31st Street, 8th Floor
City: New York, New York **Zip:** 10001 **Email:** jhayes@langan.com

Percentage claimed within an En-Zone: ☐ 0% ☐ <50% ☐ 50-99% ☑ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☑ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☑ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☑ No
DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined
Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☑ No
DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined
Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☑ Planned, No Contract
DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined
Notes:

ATTACHMENT A
SECTION I: REQUESTOR INFORMATION

A copy of the entity information for Kimco Kissena Center, LLC (Requestor) from the NYS Department of State Division of Corporations is included with this attachment. The proposed Brownfield Cleanup Program (BCP) site is currently owned by the Applicant, Kimco Kissena Center, LLC. The Applicant is wholly owned by KRCX New York Reality, LLC, which in turn is wholly owned by Kimco Realty Corporation, a publicly traded corporation.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through December 27, 2018.

Selected Entity Name: KIMCO KISSENA CENTER, LLC

Selected Entity Status Information

Current Entity Name:	KIMCO KISSENA CENTER, LLC
DOS ID #:	3532069
Initial DOS Filing Date:	JUNE 18, 2007
County:	NASSAU
Jurisdiction:	DELAWARE
Entity Type:	FOREIGN LIMITED LIABILITY COMPANY
Current Entity Status:	ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

C/O CT CORPORATION SYSTEM
111 EIGHTH AVENUE
NEW YORK, NEW YORK, 10011

Registered Agent

CT CORPORATION SYSTEM
111 EIGHTH AVENUE
NEW YORK, NEW YORK, 10011

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

# of Shares	Type of Stock	$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUN 18, 2007	Actual	KIMCO KISSENA CENTER, LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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ATTACHMENT B
SECTION II: PROJECT DESCRIPTION

Purpose and Scope of the Project

The purpose of the project is to develop an underutilized, contaminated parcel of land into a viable commercial and affordable housing redevelopment, while implementing remedial measures that are protective of human health and the environment. Kimco Kissena Center, LLC worked with the New York City Office of Environmental Remediation (NYCOER) to investigate the site in anticipation of the proposed commercial and affordable housing redevelopment. Preliminary plans consist of demolishing the existing one-story commercial building on Block 5208, Lot 45 (46-15 to 46-31 Kissena Blvd) that occupies about 22,520 square feet of the about 68,200-square-foot (1.57 acres) site, and the construction of a new commercial and affordable housing development. The new multi-story development is anticipated to include two below-grade levels of ventilated parking.

The proposed project will include:

- A remedial investigation to characterize the nature and extent of contamination and subsequent remedial measures;
- Demolition of the existing on-site building;
- Excavation and off-site disposal of contaminated soil; and
- Implementation of remedial elements, if and as required, simultaneously with development.

According to New York City Planning Commission Zoning Map 10d, the site is situated within the Flushing Residential District (R3-2) with a commercial overlay (C2-2) in the western portion of the site along Kissena Boulevard. Residential R3-2 districts allow a variety of housing types, including low-rise attached houses, small multi-family apartment houses, and detached and semi-detached one- and two-family residences. Commercial C2-2 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, typical uses include grocery stores, restaurants, beauty parlors, funeral homes, and repair services. The surrounding properties are zoned for residential (R2/R3) uses with commercial overlays (C1/C2) along major thoroughfares. The applicable zoning map is included in this attachment.

Redevelopment construction and related spending will directly and indirectly support about 50 to 150 construction jobs. Ongoing commercial operations at the completed project site are projected to create about 20 to 30 full-time-equivalent jobs.

Two subsurface investigations were performed at the site in 2018, and are further summarized in Attachment C. The site will be further investigated and findings of the investigation will be

documented in a Remedial Investigation Report (RIR). A Remedial Investigation Work Plan (RIWP) is included with this BCP Application. Future remediation plans to address the identified impacts will be detailed in a Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development. The RAWP will be prepared and submitted in accordance with New York State Department of Environmental Conservation (NYSDEC) guidelines. A timeline of anticipated Brownfield Cleanup Program (BCP) milestones is included in this attachment.

Brownfield Cleanup Program Application
46-15 to 46-31 Kissena Boulevard
Queens, New York
Attachment B - Section II: Project Description

Estimated Project Schedule

Item	Action	2019 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2020 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	Preparation and Submission of BCP Application, RIWP and CPP	■	■																						
2	30-Day Public Comment Period for BCP Application and RIWP			■																					
3	Execute BCA and NYSDEC & NYSDOH approval of RIWP				■																				
4	Implementation of Remedial Investigation					■																			
5	Preparation and Submission of RIR and RAWP						■																		
6	NYSDEC & NYSDOH Review of RIR and RAWP							■	■																
7	45-Day Public Comment Period for RAWP and Issuance of Decision Document									■	■														
8	Implementation of RAWP with Engineering Oversight											■	■	■	■	■	■								
9	Preparation of an Environmental Easement, FER, and SMP (if required)																■	■	■						
10	NYSDEC & NYSDOH Review of FER (and SMP, if required)																		■	■	■	■			
11	NYSDEC Issues COC																						■		

Notes:

a) This is an estimated schedule; all items are subject to change.
b) Completion of Item 8 refers to the completion of remediation and not the end of overall construction.
c) BCP = Brownfield Cleanup Program
d) NYSDEC = New York State Department of Environmental Conservation
e) BCA = Brownfield Cleanup Agreement
f) RIWP = Remedial Investigation Work Plan
g) CPP = Citizen Participation Plan
h) NYSDOH = New York State Department of Health
i) RIR = Remedial Investigation Report
j) RAWP = Remedial Action Work Plan
k) FER = Final Engineering Report
l) SMP = Site Management Plan
m) COC = Certificate of Completion

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

08-22-2013 C 130170 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

N

MAP KEY

10a	10c	11a
10b	**10d**	11b
14a	14c	15a

ZONING MAP **10d**

600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

ATTACHMENT C
SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1- Reports

Environmental reports prepared for the site include the following:

- April 2007 Phase I Environmental Site Assessment (ESA), prepared by Enviro-Sciences (of Delaware), Inc.
- January 16, 2018 Phase I ESA, prepared by EAI, Inc.
- June 15, 2018 Due Diligence Investigation Report, prepared by EAI, Inc.
- September 2018 Draft RIR, prepared by EAI, Inc.
- October 2018 Draft Supplemental Soil Vapor Sampling, prepared by EAI, Inc.

Reports are summarized below and appended to this attachment.

April 2007 Phase I ESA

Enviro-Sciences (of Delaware), Inc. conducted a Phase I ESA in general conformance with the ASTM E-1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for the purpose of identifying Recognized Environmental Conditions (RECs) in connection with the site.

The following RECs were identified in the Phase I:

REC 1 - Historic Dry Cleaning Operations

A former dry cleaning facility operated at the site (Kissena Park French Dry Cleaners at 46-21 Kissena Boulevard) and manifest records indicate disposal of hazardous waste in 1986. Leaks or spills of solvents, and/or other hazardous materials associated with dry cleaning operations during on-site operations may have adversely affected soil, groundwater and/or soil vapor at the site. The report identifies Star Laundromat and Cleaners as an active commercial tenant. No dry cleaning operations were reported at the site. [Note that this tenant is still active at the Site; it is not a dry cleaner and has not been permitted to operate a dry cleaner on the Site during the term of its lease commencing in 2000.]

REC 2 - Historic Heating Source of On-Site Buildings

Enviro-Sciences (of Delaware), Inc., identified the former heating system as a potential petroleum storage concern. It may have been located within the site cellar; however, a fuel source was not confirmed. One brick chimney was identified along the eastern portion of the building exterior. No fill or vent lines or evidence of former fuel oil storage was identified during the site reconnaissance.

REC 3 – Potential Asbestos Containing Materials (ACM)

The building was constructed in 1961 and there is potential for building materials to contain asbestos-containing materials.

While the report identifies potential ACM as a REC, ASTM notes that ACM in building components is a business risk beyond the scope of ASTM E-1527. The report also notes a de minimis condition of a hose observed next to a stormwater catch basin behind Gold City at the site.

January 16, 2018 Phase I ESA

EAI, Inc. prepared a Phase I ESA in January 2018 in general conformance with ASTM International's Standard Practice for Environmental Site Assessments E1527-13 and the USEPA AAI Rule, for the purpose of identifying RECs in connection with the site.

The following RECs were identified in the Phase I:

REC 1 - Historic Site Use

A former dry cleaning facility (Imperial French Cleaners/Kissena Park French Dry at 46-21 Kissena Boulevard) at the site was identified during database report review (radius report of EDR historic cleaners and the City Directory abstract) from at least 1976 to 2008. [Note that this claim is not supported by further review of property lease documentation that indicates dry cleaning operations were no longer in place at the site as of 2000. Additionally, no RCRA database records or manifests for chlorinated solvents were available for review beyond 1997. The current property owner, Kimco Kissena Center LLC, confirmed on-site dry cleaning operations were not conducted following acquisition of the property in 2007. A site walk on January 10, 2019 confirmed no dry cleaning operations at the site].

Portions of the site formerly operated as a greenhouse (1931 to about 1960) and may have been occupied by a printing operation (1983 to about 1991). Leaks or spills of solvents, petroleum products, and/or other hazardous materials associated with on-site operations may have adversely affected soil, groundwater and/or soil vapor at the site.

REC 2 - Dry Well Identified in the Vicinity of On-Site Cleaner Operations

A dry well was identified during the site reconnaissance in the alleyway behind the historic dry cleaning operation at 46-21 Kissena Boulevard. The dry well may have been impacted by chlorinated solvents as a result of the on-site dry cleaning operations.

June 15, 2018 Due Diligence Investigation Report

EAI, Inc. completed the Due Diligence Investigation to further investigate RECs identified in the January 2018 Phase I ESA. The investigation was conducted in May 2018 and included a geophysical survey, advancement of four soil borings, installation of four groundwater monitoring

wells, installation of four soil vapor sample probes, and collection of soil, groundwater, and soil vapor samples. Field observations and laboratory analytical results are summarized below:

- Geophysical Survey: The geophysical survey did not identify subsurface anomalies indicative of underground storage tanks (UST).
- Site Geology and Hydrogeology: Beneath the asphalt and concrete pavement observed throughout the site, historic fill that predominately consisted of silty clay and sandy clay was observed to about 4 feet bgs. The historic fill was underlain by fine to medium dense sand with some gravel. Groundwater was encountered at depths ranging from about 28 to 29 feet bgs.

  Soil: Metals including mercury, lead, and zinc were detected at concentrations above Title 6 NYCRR Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) at boring B-3A, with mercury exceeding the Restricted Use Restricted-Residential (RRU) SCO. One volatile organic compound (VOC), acetone, was detected at a concentration above the Part 375 UU SCOs in one sample location (B-2A). Several semivolatile organic compounds (SVOC) exceeded their respective RRU and UU SCOs in one soil sample collected from shallow fill (B-3A), with one compound exceeding Commercial Use (CU) SCOs. A summary of soil sample exceedances for metals and SVOCs is provided below (concentrations exceeding the RRU SCOs are shown in bold and concentrations exceeding the CU SCOs are shown in bold and are underlined):

  Metals

  - Lead – 394 milligrams per kilogram (mg/kg) in B-3A (UU SCO 63 mg/kg, RRU SCO 400 mg/kg)
  - Mercury – **1.66 mg/kg** in B-3A (UU SCO 0.18 mg/kg, RRU SCO 0.81 mg/kg)
  - Zinc – 207 mg/kg in B-3A (UU SCO 109 mg/kg)

  SVOCs

  - Benzo(a)anthracene – **2.7 mg/kg** in B-3A (UU SCO 1 mg/kg, RRU SCO 1 mg/kg)
  - Benzo(a)pyrene – **2.8 mg/kg** in B-3A (UU SCO 1 mg/kg, RRU SCO 1 mg/kg, CU SCO 1 mg/kg)
  - Benzo(b)fluoranthene – **3.7 mg/kg** in B-3A (UU SCO 1 mg/kg, RRU SCO 1 mg/kg)
  - Benzo(k)fluoranthene – 1.4 mg/kg in B-3A (UU SCO 0.8 mg/kg)
  - Chrysene – 2.6 mg/kg in B-3A (UU SCO 1 mg/kg)
  - Dibenzo(a,h)anthracene – **0.41 mg/kg** in B-3A (UU SCO 0.33 mg/kg, RRU SCO 0.33 mg/kg)
  - Indeno(1,2,3-cd)pyrene – **2.1 mg/kg** in B-3A (UU SCO 0.5 mg/kg, RRU SCO 0.5 mg/kg)

Herbicides, pesticides and PCBs were not identified above UU SCOs.

- Groundwater: SVOCs and metals (total and dissolved) were detected in all groundwater samples at concentrations above their respective NYSDEC Title 6 NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA water (collectively NYSDEC SGVs). Chlorinated volatile organic compounds (CVOC) were detected above NYSDEC SGVs in groundwater samples B-1 GW, B-2 GW, and B-3 GW. Site groundwater samples exceeded NYSDEC SGVs for the following compounds:

  VOCs

  - Benzene – ranged from 2.9 micrograms per liter (µg/L) in B-3 GW to 12 µg/L in B-2 GW (NYSDEC SGV 1 µg/L)
  - Chloroform – 7.6 µg/L in B-1 GW (NYSDEC SGV 7 µg/L)
  - Tetrachloroethene (PCE) – ranged from 9.5 µg/L in B-2 GW to 36 µg/L in B-1 GW (NYSDEC SGV 5 µg/L)
  - Trichloroethene (TCE) – 13 µg/L in B-2 GW (NYSDEC SGV 5 µg/L)
  - Cis-1,2-dichloroethene – 11 µg/L in B-2 GW (NYSDEC SGV 5 µg/L)
  - 1,2,4,5-Tetramethylbenzene – 20 µg/L in B-2 GW (NYSDEC SGV 5 µg/L)

  SVOCs

  - Bis(2-ethylhexyl)phthalate – ranged from 6.1 µg/L in B-4 GW to 12 µg/L in B-2 GW (NYSDEC SGV 5 µg/L)
  - Benzo(a)anthracene – 0.06 µg/L in B-3 GW (NYSDEC SGV 0.002 µg/L)
  - Benzo(a)pyrene – ranged from 0.02 µg/L in B-2 GW to 0.07 µg/L in B-3 GW (NYSDEC SGV 0 µg/L)
  - Benzo(b)fluoranthene – ranged from 0.01 µg/L in B-4 GW to 0.11 µg/L in B-3 GW (NYSDEC SGV 0.002 µg/L)
  - Benzo(k)fluoranthene – ranged from 0.01 µg/L in B-1 GW to 0.04 µg/L in B-3 GW (NYSDEC SGV 0.002 µg/L)
  - Chrysene – ranged from 0.02 µg/L in B-2 GW to 0.08 µg/L in B-3 GW (NYSDEC SGV 0.002 µg/L)
  - Indeno(1,2,3-cd)pyrene – ranged from 0.01 µg/L in B-1 GW and B-2 GW to 0.04 µg/L in B-3 GW (NYSDEC SGV 0.002 µg/L)

  Metals (only dissolved metals shown below)

  - Dissolved Magnesium – ranged from 52,300 µg/L in B-1 GW to 58,400 µg/L in B-4 GW (NYSDEC SGV 35,000 µg/L)

- Dissolved Manganese – ranged from 6,681 µg/L in B-1 GW to 15,220 µg/L in B-2 GW (NYSDEC SGV 300 µg/L)
- Dissolved Sodium – ranged from 76,100 µg/L in B-1 GW to 1,700,000 µg/L in B-4 GW (NYSDEC SGV 20,000 µg/L)

The groundwater analytical results indicate CVOC contamination potentially originating from the historic dry cleaner area or an off-site source. The source of the benzene levels observed in monitoring wells B-2 GW and B-3 GW may be associated with gasoline stations and auto body repair shops that are operating or operated proximate to the site along Kissena Boulevard.

- Soil Vapor: Soil vapor analytical results were compared to the Air Guidance Values (AGV) specified in the NYSDOH guidance document. PCE concentrations detected in soil vapor samples ranged from 452 micrograms per cubic meter (µg/m^3) in soil vapor sample SV-2 to 37,300 µg/m^3 in soil vapor sample SV-1, which is greater than the NYSDOH AGV of 30 µg/m^3 (note that the AGV is not a direct comparison standard and is used only as a reference). TCE concentrations detected in soil vapor samples ranged from 452 µg/m^3 in soil vapor sample SV-2 to 29,300 µg/m^3 in soil vapor sample SV-1, which is greater than the NYSDOH AGV of 2 µg/m^3. Elevated concentrations of CVOCs including vinyl chloride (maximum concentration of 1,420 µg/m^3), 1,1-dichloroethene (maximum concentration of 89.6 µg/m^3), and cis-1,2-dichloroethene (maximum concentration of 14,600 µg/m^3) were also detected in soil vapor sample SV-1, which was collected in the vicinity of the former dry cleaning operation.

September 2018 Draft Remedial Investigation Report

EAI, Inc.'s RIR includes the results from the May 2018 investigation (described above) and the results from the additional investigation completed in August 2018 in accordance with the NYC OER-approved Remedial Investigation Work Plan. The purpose of the investigation was to: 1) investigate subsurface conditions at the site resulting from potential sources on-site and/or at adjacent and surrounding properties, and 2) determine the vertical and lateral extent of contamination.

The August 2018 investigation included a geophysical survey, advancement of six additional soil borings (10 soil borings total), installation of seven additional soil vapor points, and collection of soil and soil vapor samples. Field observations and laboratory analytical results from the RI are summarized below:

- Soil: One VOC, acetone (maximum concentration of 0.073 mg/kg), was detected in soil sample B-6A at a concentration above UU SCOs. Several SVOCs including benzo(a)anthracene (maximum concentration of 2.7 mg/kg), benzo(a)pyrene (maximum concentration of 2.8 mg/kg), benzo(b)fluoranthene (maximum concentration of 3.7

mg/kg), benzo(k)fluoranthene (maximum concentration of 1.4 mg/kg), chrysene (maximum concentration of 2.6 mg/kg), dibenzo(a,h)anthracene (maximum concentration of 0.41 mg/kg), and indeno(1,2,3-cd)pyrene (maximum concentration of 2.1 mg/kg) were detected in shallow historic fill collected from soil boring B-3A exceeding UU and/or RRU SCOs, with benzo(a)pyrene exceeding the CU SCO. Metals including lead (maximum concentration of 394 mg/kg), mercury (maximum concentration of 1.66 mg/kg) and zinc (maximum concentration of 207 mg/kg) were detected in soil boring B-3A at concentrations exceeding UU SCOs, with mercury in exceedance of RRU SCOs. Pesticides and PCBs were not identified above UU SCOs.

- Groundwater: No additional groundwater samples were collected during the August 2018 portion of the RI. Groundwater analytical results for the June 15, 2018 Due Diligence Investigation Report are summarized above.
- Soil Vapor: Soil vapor analytical results from the May and August 2018 soil vapor sampling events were compared to the AGVs specified in the NYSDOH guidance document (not a direct comparison, but provided for reference). Soil vapor analytical results for the June 15, 2018 Due Diligence Investigation Report are summarized above. During the August 2018 soil vapor investigation, PCE concentrations detected in soil vapor samples ranged from 47.7 µg/m^3 in soil vapor sample SV-7 to 753 µg/m^3 in soil vapor sample SV-11, which are above the NYSDOH AGV of 30 µg/m^3. TCE was detected in soil vapor sample SV-11 at a concentration of 27.2 µg/m^3, which is above the NYSDOH AGV of 2 µg/m^3. An elevated concentration of cis-1,2-dichloroethene (maximum concentration of 2.84 µg/m^3) was detected in soil vapor sample SV-11 collected in the vicinity of the former dry cleaning operation.

  Benzene, toluene, ethylbenzene and xylenes (BTEX) compounds were detected in soil vapor samples collected during the August 2018 soil vapor sampling event. Benzene concentrations detected in soil vapor samples ranged from 7.38 µg/m^3 in soil vapor sample SV-11 to 33.9 µg/m^3 in soil vapor sample SV-6. Toluene concentrations detected in soil vapor samples ranged from 45.2 µg/m^3 in soil vapor sample SV-11 to 122 µg/m^3 in soil vapor sample SV-9. Ethylbenzene concentrations detected in soil vapor samples ranged from 11.7 µg/m^3 in soil vapor sample SV-11 to 32.6 µg/m^3 in soil vapor sample SV-9.

October 2018 Draft Supplemental Soil Vapor Sampling

EAI, Inc. performed supplemental soil vapor sampling in October 2018, in the vicinity of soil vapor sample SV-1, which identified elevated concentrations of CVOCs during the May/August 2018 RI. The October 2018 investigation included advancement of three additional soil vapor points

and collection of soil vapor samples. Analytical results from the investigation are summarized below:

- Soil Vapor: Soil vapor analytical results from the October 2018 soil vapor sampling event were compared to the AGVs specified in the NYSDOH guidance document (not a direct comparison, but provided for reference). PCE concentrations detected in soil vapor samples ranged from 1.5 µg/m^3 in soil vapor sample SV-5R to 1,140 µg/m^3 in soil vapor sample SV-12, which is above the NYSDOH AGV of 30 µg/m^3. TCE was detected in soil vapor sample SV-12 at a concentration of 9.35 µg/m^3, and in soil vapor sample SV-1R at a concentration of 11.9 µg/m^3, which is above the NYSDOH AGV of 2 µg/m^3.

Item 2- Sampling Data

Contaminant concentrations detected above applicable regulatory standards for each media tested in 2018 are summarized below. Laboratory analytical reports are included as attachments to the 2018 Due Diligence and Remedial Investigation Report.

Soil

Soil sample results were compared to the UU, RRU, and Commercial Use (CU) SCOs. Analytes detected above the UU SCOs are summarized below with those compounds above the RRU SCOs shown in **bold** and those above CU SCOs shown in **bold and underlined**. Maximum concentrations are shown in parenthesis after each compound.

VOCs

- B-2A: acetone (0.0069 mg/kg)
- B-6A: acetone (0.073 mg/kg)

SVOCs

- B-3A: **benzo(a)anthracene (2.7 mg/kg); benzo(a)pyrene (2.8 mg/kg); benzo(b)fluoranthene (3.7 mg/kg)**; benzo(k)fluoranthene (1.4 mg/kg); chrysene (2.6 mg/kg); **dibenzo(a)anthracene (0.41 mg/kg); indeno(1,2,3-cd)pyrene (2.1 mg/kg)**

Metals

- B-3A: lead (394 mg/kg); **mercury (1.66 mg/kg)**; zinc (207 mg/kg)
- B-6A: lead (79.8 mg/kg)

Pesticides, PCBs and Herbicides

- None

Groundwater

Groundwater sample results were compared to the NYSDEC SGVs, and analytes detected above the regulatory criteria are summarized below.

VOCs

- B-1 GW: chloroform (7.6 µg/L); PCE (36 µg/L)
- B-2 GW: 1,2,4,5-tetramethylbenzene (20 µg/L); benzene (12 µg/L); cis-1,2-dichloroethene (11 µg/L); PCE (9.5 µg/L); TCE (13 µg/L)
- B-3 GW: benzene (2.9 µg/L); PCE (13 µg/L)

SVOCs

- B-1 GW: benzo(b)fluoranthene (0.02 µg/L); benzo(k)fluoranthene (0.01 µg/L); indeno(1,2,3-cd)pyrene (0.01 µg/L)
- B-2 GW: bis(2-ethylhexyl)phthalate (12 µg/L); benzo(a)pyrene (0.02 µg/L); benzo(b)fluoranthene (0.03 µg/L); benzo(k)fluoranthene (0.02 µg/L); chrysene (0.02 µg/L); indeno(1,2,3-cd)pyrene (0.01 µg/L)
- B-3 GW: bis(2-ethylhexyl)phthalate (9.3 µg/L); benzo(a)anthracene (0.06 µg/L); benzo(a)pyrene (0.07 µg/L); benzo(b)fluoranthene (0.11 µg/L); benzo(k)fluoranthene (0.04 µg/L); chrysene (0.08 µg/L); indeno(1,2,3-cd)pyrene (0.04 µg/L)
- B-4 GW: bis(2-ethylhexyl)phthalate (6.1 µg/L); benzo(b)fluoranthene (0.01 µg/L)

Total Metals

- B-1 GW: chromium (333.9 µg/L); iron (79,300 µg/L); lead (46.58 µg/L); magnesium (70,400 µg/L); manganese (6,584 µg/L); nickel (143.8 µg/L); sodium (83,600 µg/L); thallium (0.54 µg/L)
- B-2 GW: chromium (120.7 µg/L); iron (45,200 µg/L); magnesium (70,900 µg/L); manganese (16,450 µg/L); sodium (148,000 µg/L)
- B-3 GW: beryllium (3.15 µg/L); chromium (531.8 µg/L); copper (215.9 µg/L); iron (68,000 µg/L); lead (812 µg/L); manganese (16,330 µg/L); nickel (100.4 µg/L); sodium (259,000 µg/L); thallium (0.56 µg/L)
- B-4 GW: beryllium (3.9 µg/L); chromium (990.9 µg/L); copper (291.7 µg/L); iron (107,000 µg/L); lead (75.18 µg/L); magnesium (70,800 µg/L); manganese (12,120 µg/L); nickel (231.5 µg/L); selenium (11.9 µg/L); sodium (2,040,000 µg/L); thallium (1.06 µg/L)

Dissolved Metals

- B-1 GW: magnesium (52,300 µg/L); manganese (6,681 µg/L); sodium (76,100 µg/L)
- B-2 GW: magnesium (58,400 µg/L); manganese 15,220 µg/L); sodium (135,000 µg/L)

- B-3 GW: manganese (11,370 µg/L); sodium (344,000 µg/L)
- B-4 GW: magnesium (58,000 µg/L); manganese (11,600 µg/L); sodium (1,700,000 µg/L)

Pesticides, PCBs and Herbicides

- None

Soil Vapor

Soil vapor analytical results from the May and August 2018 soil vapor sampling events were compared to the Air Guidance Values (AGV) specified in the New York State Department of Health (NYSDOH) guidance document (not a direct comparison, but provided for reference). The following summarizes PCE concentrations in soil vapor above the AGVs:

- SV-1: 37,300 µg/m^3 (northern part of the site)
- SV-1R: 632 µg/m^3 (northern part of the site)
- SV-2: 452 µg/m^3 (northwestern part of the site)
- SV-7: 47.7 µg/m^3 (northern part of the site)
- SV-11: 753 µg/m^3 (northern part of the site)
- SV-12: 1,140 µg/m^3 (northern part of the site)

The following summarizes TCE concentrations in soil vapor above the AGVs:

- SV-1: 29,600 µg/m^3 (northern part of the site)
- SV-1R: 11.9 µg/m^3 (northern part of the site)
- SV-2: 470 µg/m^3 (northwestern part of the site)
- SV-11: 27.2 µg/m^3 (northern part of the site)
- SV-12: 9.35 µg/m^3 (northern part of the site)

The following summarizes total VOC concentrations in soil vapor, and ambient air samples collected (excluding acetone, which is a common laboratory contaminant):

May 2018

- SV-1: 83,588 µg/m^3 (northern part of the site)
- SV-2: 1,287.61 µg/m^3 (northwestern part of the site)
- SV-3: 181.27 µg/m^3 (southwestern part of the site)
- SV-4: 275.79 µg/m^3 (southeastern part of the site)
- SV-D: 194.18 µg/m^3 (southeastern part of the site)

- AA-1: 14.44 µg/m³ (ambient air, northern part of the site)

August 2018

- SV-5: 856.69 µg/m³ (northern part of the site)
- SV-6: 774.35 µg/m³ (eastern part of the site)
- SV-7: 727.43 µg/m³ (northern part of the site)
- SV-7D: 598.05 µg/m³ (northern part of the site) - SV-7D is a duplicate of the parent sample SV-7.
- SV-8: 1,030.40 µg/m³ (northwestern part of the site)
- SV-9: 813.59 µg/m³ (southern part of the site)
- SV-10: 581.89 µg/m³ (eastern part of the site)
- SV-11: 1,059.69 µg/m³ (northern part of the site)
- AA-1: 392.17 µg/m³ (indoor ambient air, northern part of the site)
- AA-2: 56.88 µg/m³ (ambient air, northeastern part of the site)

October 2018

- SV-1R: 1,200.2 µg/m³ (northern part of the site)
- SV-5R: 420.77 µg/m³ (northern part of the site)
- SV-12: 1,710.12 µg/m³ (northern part of the site)

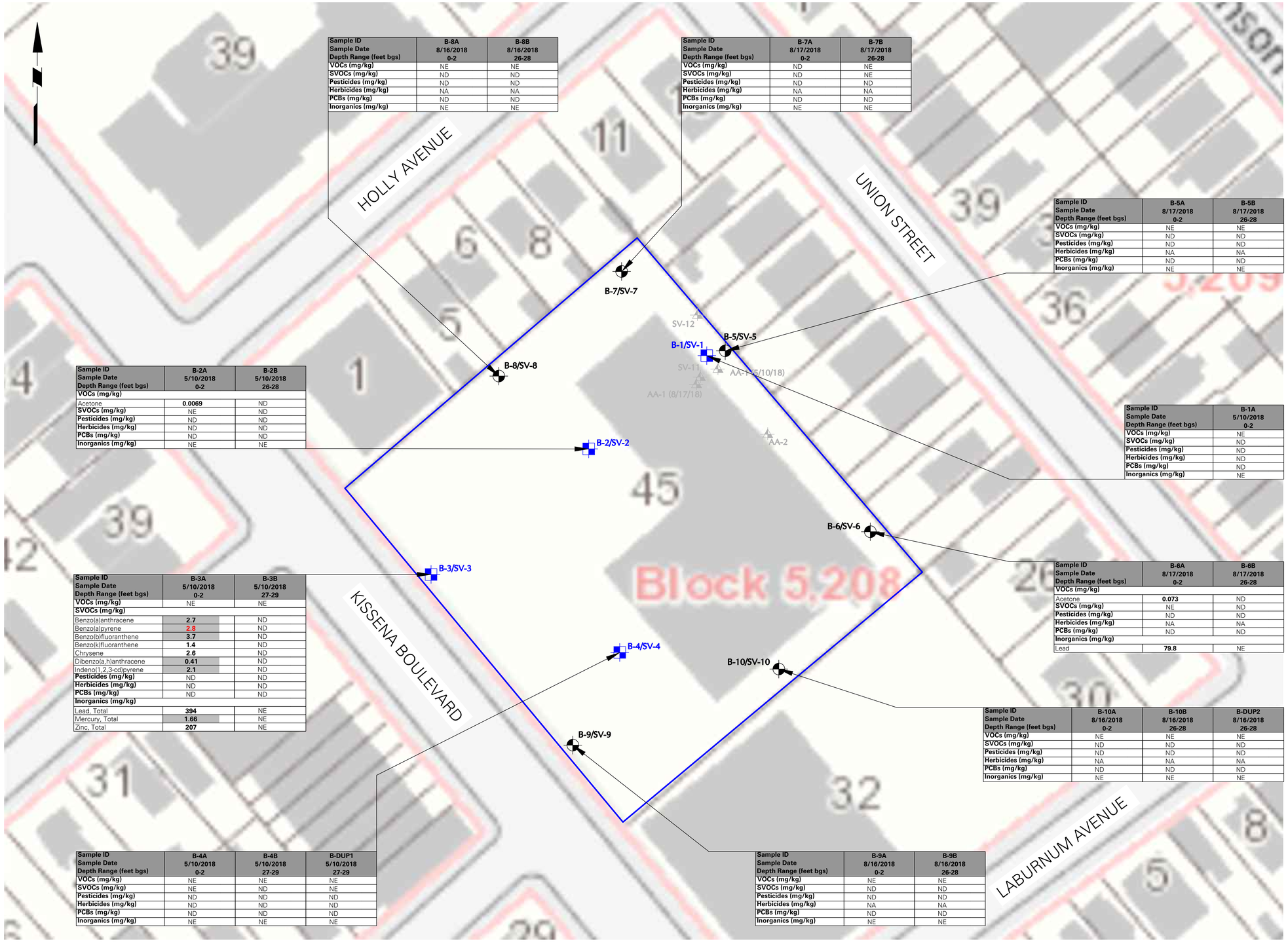
Item 3- Site Drawings

Figure C-1: Site Plan including soil boring locations advanced during the 2018 Investigations - Analytical results exceeding the NYSDEC Title 6 NYCRR Part 375 UU SCOs are bolded. Analytical results exceeding the NYSDEC Title 6 NYCRR Part 375 RRU SCOs are shaded and bolded. Analytical results exceeding the NYSDEC Title 6 NYCRR Part 375 CU SCOs are shaded and bolded red.

Figure C-2: Site Plan including monitoring well locations installed during the 2018 Investigations - Analytical results exceeding the NYSDEC SGVs are shaded and bolded.

Figure C-3: Site Plan including soil vapor, indoor air, and ambient air sampling locations from the 2018 investigations - Analytical results of soil vapor, detected at concentrations above ambient indoor and/or outdoor air samples are bolded. Analytical results of soil vapor detected at concentrations above the NYSDOH AGVs are bolded and shaded.

FIGURES



Sample ID Sample Date Depth Range (feet bgs)	B-8A 8/16/2018 0-2	B-8B 8/16/2018 26-28
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)	ND	ND
Pesticides (mg/kg)	ND	ND
Herbicides (mg/kg)	NA	NA
PCBs (mg/kg)	ND	ND
Inorganics (mg/kg)	NE	NE

Sample ID Sample Date Depth Range (feet bgs)	B-7A 8/17/2018 0-2	B-7B 8/17/2018 26-28
VOCs (mg/kg)	ND	NE
SVOCs (mg/kg)	ND	NE
Pesticides (mg/kg)	ND	ND
Herbicides (mg/kg)	NA	NA
PCBs (mg/kg)	ND	ND
Inorganics (mg/kg)	NE	NE

Sample ID Sample Date Depth Range (feet bgs)	B-5A 8/17/2018 0-2	B-5B 8/17/2018 26-28
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)	ND	ND
Pesticides (mg/kg)	ND	ND
Herbicides (mg/kg)	NA	NA
PCBs (mg/kg)	ND	ND
Inorganics (mg/kg)	NE	NE

Sample ID Sample Date Depth Range (feet bgs)	B-2A 5/10/2018 0-2	B-2B 5/10/2018 26-28
VOCs (mg/kg)		
Acetone	**0.0069**	ND
SVOCs (mg/kg)	NE	ND
Pesticides (mg/kg)	ND	ND
Herbicides (mg/kg)	ND	ND
PCBs (mg/kg)	ND	ND
Inorganics (mg/kg)	NE	NE

Sample ID Sample Date Depth Range (feet bgs)	B-1A 5/10/2018 0-2
VOCs (mg/kg)	NE
SVOCs (mg/kg)	ND
Pesticides (mg/kg)	ND
Herbicides (mg/kg)	ND
PCBs (mg/kg)	ND
Inorganics (mg/kg)	NE

Sample ID Sample Date Depth Range (feet bgs)	B-6A 8/17/2018 0-2	B-6B 8/17/2018 26-28
VOCs (mg/kg)		
Acetone	**0.073**	ND
SVOCs (mg/kg)	NE	ND
Pesticides (mg/kg)	ND	ND
Herbicides (mg/kg)	NA	NA
PCBs (mg/kg)	ND	ND
Inorganics (mg/kg)		
Lead	**79.8**	NE

Sample ID Sample Date Depth Range (feet bgs)	B-3A 5/10/2018 0-2	B-3B 5/10/2018 27-29
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)		
Benzo(a)anthracene	**2.7**	ND
Benzo(a)pyrene	**2.8**	ND
Benzo(b)fluoranthene	**3.7**	ND
Benzo(k)fluoranthene	**1.4**	ND
Chrysene	**2.6**	ND
Dibenzo(a,h)anthracene	**0.41**	ND
Indeno(1,2,3-cd)pyrene	**2.1**	ND
Pesticides (mg/kg)	ND	ND
Herbicides (mg/kg)	ND	ND
PCBs (mg/kg)	ND	ND
Inorganics (mg/kg)		
Lead, Total	**394**	NE
Mercury, Total	**1.66**	NE
Zinc, Total	**207**	NE

Sample ID Sample Date Depth Range (feet bgs)	B-10A 8/16/2018 0-2	B-10B 8/16/2018 26-28	B-DUP2 8/16/2018 26-28
VOCs (mg/kg)	NE	NE	NE
SVOCs (mg/kg)	ND	ND	ND
Pesticides (mg/kg)	ND	ND	ND
Herbicides (mg/kg)	NA	NA	NA
PCBs (mg/kg)	ND	ND	ND
Inorganics (mg/kg)	NE	NE	NE

Sample ID Sample Date Depth Range (feet bgs)	B-4A 5/10/2018 0-2	B-4B 5/10/2018 27-29	B-DUP1 5/10/2018 27-29
VOCs (mg/kg)	NE	NE	NE
SVOCs (mg/kg)	NE	ND	NE
Pesticides (mg/kg)	ND	ND	ND
Herbicides (mg/kg)	ND	ND	ND
PCBs (mg/kg)	ND	ND	ND
Inorganics (mg/kg)	NE	NE	NE

Sample ID Sample Date Depth Range (feet bgs)	B-9A 8/16/2018 0-2	B-9B 8/16/2018 26-28
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)	ND	ND
Pesticides (mg/kg)	ND	ND
Herbicides (mg/kg)	NA	NA
PCBs (mg/kg)	ND	ND
Inorganics (mg/kg)	NE	NE

LEGEND

- PROPOSED SITE BOUNDARY
- APPROXIMATE BUILDING FOOTPRINT
- B-1/SV-1: PREVIOUSLY INSTALLED SOIL BORING LOCATION WITH OVERBURDEN MONITORING WELL, AND CO-LOCATED SOIL VAPOR POINT (MAY, AUGUST, AND OCTOBER 2018 REMEDIAL INVESTIGATION)
- B-5/SV-5: PREVIOUSLY INSTALLED SOIL BORING LOCATION AND CO-LOCATED SOIL VAPOR POINT (MAY, AUGUST, AND OCTOBER 2018 REMEDIAL INVESTIGATION)
- SV-11: PREVIOUSLY INSTALLED SOIL VAPOR POINT (MAY, AUGUST, AND OCTOBER 2018 REMEDIAL INVESTIGATION)
- AA-1 (5/10/18): PREVIOUSLY INSTALLED AMBIENT AIR LOCATION (MAY AND AUGUST 2018 REMEDIAL INVESTIGATION)

NOTES

1. BASE MAP ACCESSED FROM (http://www.oasisnyc.net/map.aspx) ON JANUARY 2, 2019.
2. SOIL BORING, MONITORING WELL, AND SOIL VAPOR POINT LOCATIONS ARE REFERENCED FROM THE SEPTEMBER 2018 DRAFT REMEDIAL INVESTIGATION REPORT, FIGURE 2 - EXISTING CONDITIONS AND SAMPLE LOCATION MAP, PREPARED BY EAI, INC., DATED SEPTEMBER 5, 2018.
3. SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATES (NYCRR) PART 375 UNRESTRICTED USE, RESTRICTED USE RESTRICTED - RESIDENTIAL, AND COMMERCIAL SOIL CLEANUP OBJECTIVES (SCO).
4. ONLY COMPOUNDS DETECTED AT CONCENTRATIONS ABOVE THEIR RESPECTIVE SCOs ARE SHOWN.
5. ANALYTES DETECTED WITH CONCENTRATIONS ABOVE UNRESTRICTED USE SCOs ARE BOLDED.
6. ANALYTES DETECTED WITH CONCENTRATIONS ABOVE RESTRICTED USE RESTRICTED - RESIDENTIAL USE SCOs ARE SHADED.
7. ANALYTES DETECTED WITH CONCENTRATIONS ABOVE COMMERCIAL SCOs ARE BOLDED **RED** AND SHADED.
8. SAMPLE B-DUP1 IS A DUPLICATE OF THE PARENT SAMPLE B-4B.
9. SAMPLE B-DUP2 IS A DUPLICATE OF THE PARENT SAMPLE B-10B.
10. VOC = VOLATILE ORGANIC COMPOUND
11. SVOC = SEMIVOLATILE ORGANIC COMPOUND
12. PCB = POLYCHLORINATE BIPHENYLS
13. mg/kg = MILLIGRAM PER KILOGRAM
14. bgs = BELOW GRADE SURFACE
15. ND = NOT DETECTED
16. NA = NOT ANALYZED
17. NE = NO EXCEEDANCE

Compound	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restriced-Residential SCOs	NYSDEC Part 375 Commercial Use SCOs
VOCs (mg/kg)			
Acetone	0.05	100	500
SVOCs (mg/kg)			
Benzo(a)anthracene	1	1	5.6
Benzo(a)pyrene	1	1	1
Benzo(b)fluoranthene	1	1	5.6
Benzo(k)fluoranthene	0.8	3.9	56
Chrysene	1	3.9	56
Dibenzo(a,h)anthracene	0.33	0.33	0.56
Indeno(1,2,3-cd)pyrene	0.5	0.5	5.6
Inorganics (mg/kg)			
Lead, Total	63	400	1000
Mercury, Total	0.18	0.81	2.8
Zinc, Total	109	10000	10000

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Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

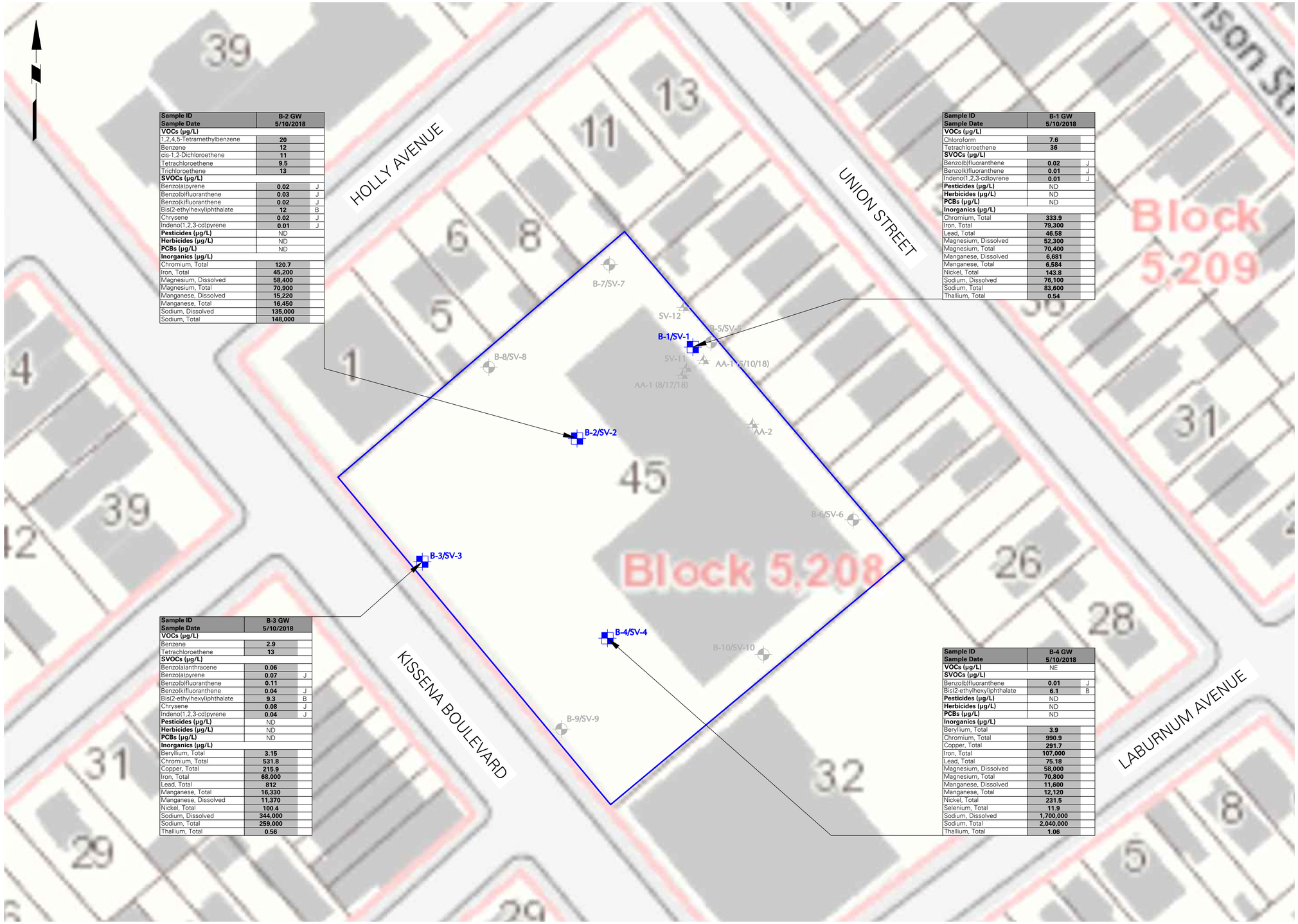
Project
46-15 TO 46-31 KISSENA BOULEVARD
BLOCK No. 5208, LOT No. 45
QUEENS NEW YORK

Figure Title
SOIL SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

Project No. 170564601
Date 12/31/2018
Drawn By NEK
Checked By ELS

Figure No. C-1
Sheet 1 of 3

LANGAN
PROJECT NO. 170564601



Sample ID Sample Date	B-2 GW 5/10/2018	
VOCs (µg/L)		
1,2,4,5-Tetramethylbenzene	**20**	
Benzene	**12**	
cis-1,2-Dichloroethene	**11**	
Tetrachloroethene	**9.5**	
Trichloroethene	**13**	
SVOCs (µg/L)		
Benzo(a)pyrene	**0.02**	J
Benzo(b)fluoranthene	**0.03**	J
Benzo(k)fluoranthene	**0.02**	J
Bis(2-ethylhexyl)phthalate	**12**	B
Chrysene	**0.02**	J
Indeno(1,2,3-cd)pyrene	**0.01**	J
Pesticides (µg/L)	ND	
Herbicides (µg/L)	ND	
PCBs (µg/L)	ND	
Inorganics (µg/L)		
Chromium, Total	**120.7**	
Iron, Total	**45,200**	
Magnesium, Dissolved	**58,400**	
Magnesium, Total	**70,900**	
Manganese, Dissolved	**15,220**	
Manganese, Total	**16,450**	
Sodium, Dissolved	**135,000**	
Sodium, Total	**148,000**	

Sample ID Sample Date	B-1 GW 5/10/2018	
VOCs (µg/L)		
Chloroform	**7.6**	
Tetrachloroethene	**36**	
SVOCs (µg/L)		
Benzo(b)fluoranthene	**0.02**	J
Benzo(k)fluoranthene	**0.01**	J
Indeno(1,2,3-cd)pyrene	**0.01**	J
Pesticides (µg/L)	ND	
Herbicides (µg/L)	ND	
PCBs (µg/L)	ND	
Inorganics (µg/L)		
Chromium, Total	**333.9**	
Iron, Total	**79,300**	
Lead, Total	**46.58**	
Magnesium, Dissolved	**52,300**	
Magnesium, Total	**70,400**	
Manganese, Dissolved	**6,681**	
Manganese, Total	**6,584**	
Nickel, Total	**143.8**	
Sodium, Dissolved	**76,100**	
Sodium, Total	**83,600**	
Thallium, Total	**0.54**	

Sample ID Sample Date	B-3 GW 5/10/2018	
VOCs (µg/L)		
Benzene	**2.9**	
Tetrachloroethene	**13**	
SVOCs (µg/L)		
Benzo(a)anthracene	**0.06**	
Benzo(a)pyrene	**0.07**	J
Benzo(b)fluoranthene	**0.11**	
Benzo(k)fluoranthene	**0.04**	J
Bis(2-ethylhexyl)phthalate	**9.3**	B
Chrysene	**0.08**	J
Indeno(1,2,3-cd)pyrene	**0.04**	J
Pesticides (µg/L)	ND	
Herbicides (µg/L)	ND	
PCBs (µg/L)	ND	
Inorganics (µg/L)		
Beryllium, Total	**3.15**	
Chromium, Total	**531.8**	
Copper, Total	**215.9**	
Iron, Total	**68,000**	
Lead, Total	**812**	
Manganese, Total	**16,330**	
Manganese, Dissolved	**11,370**	
Nickel, Total	**100.4**	
Sodium, Dissolved	**344,000**	
Sodium, Total	**259,000**	
Thallium, Total	**0.56**	

Sample ID Sample Date	B-4 GW 5/10/2018	
VOCs (µg/L)	NE	
SVOCs (µg/L)		
Benzo(b)fluoranthene	**0.01**	J
Bis(2-ethylhexyl)phthalate	**6.1**	B
Pesticides (µg/L)	ND	
Herbicides (µg/L)	ND	
PCBs (µg/L)	ND	
Inorganics (µg/L)		
Beryllium, Total	**3.9**	
Chromium, Total	**990.9**	
Copper, Total	**291.7**	
Iron, Total	**107,000**	
Lead, Total	**75.18**	
Magnesium, Dissolved	**58,000**	
Magnesium, Total	**70,800**	
Manganese, Dissolved	**11,600**	
Manganese, Total	**12,120**	
Nickel, Total	**231.5**	
Selenium, Total	**11.9**	
Sodium, Dissolved	**1,700,000**	
Sodium, Total	**2,040,000**	
Thallium, Total	**1.06**	

LEGEND

- PROPOSED SITE BOUNDARY
- APPROXIMATE BUILDING FOOTPRINT
- B-1/SV-1 — PREVIOUSLY INSTALLED SOIL BORING LOCATION WITH OVERBURDEN MONITORING WELL, AND CO-LOCATED SOIL VAPOR POINT (MAY, AUGUST, AND OCTOBER 2018 REMEDIAL INVESTIGATION)
- B-5/SV-5 — PREVIOUSLY INSTALLED SOIL BORING LOCATION AND CO-LOCATED SOIL VAPOR POINT (MAY, AUGUST, AND OCTOBER 2018 REMEDIAL INVESTIGATION)
- SV-11 — PREVIOUSLY INSTALLED SOIL VAPOR POINT (MAY, AUGUST, AND OCTOBER 2018 REMEDIAL INVESTIGATION)
- AA-1 (5/10/18) — PREVIOUSLY INSTALLED AMBIENT AIR LOCATION (MAY AND AUGUST 2018 REMEDIAL INVESTIGATION)

NOTES

1. BASE MAP ACCESSED FROM (http://www.oasisnyc.net/map.aspx) ON JANUARY 2, 2019.
2. SOIL BORING, MONITORING WELL, AND SOIL VAPOR POINT LOCATIONS ARE REFERENCED FROM THE SEPTEMBER 2018 DRAFT REMEDIAL INVESTIGATION REPORT, FIGURE 2 - EXISTING CONDITIONS AND SAMPLE LOCATION MAP, PREPARED BY EAI, INC., DATED SEPTEMBER 5, 2018.
3. GROUNDWATER ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATES (NYCRR) PART 703.5 AND THE NYSDEC TECHNICAL OPERATIONAL GUIDANCE SERIES (TOGS)1.1.1 AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES FOR CLASS GA WATER (COLLECTIVELY KNOWN AS NYSDEC SGVs).
4. ONLY COMPOUNDS DETECTED AT CONCENTRATIONS ABOVE THEIR RESPECTIVE NYSDEC SGVs ARE SHOWN.
5. ANALYTES DETECTED WITH CONCENTRATIONS ABOVE NYSDEC SGVs ARE BOLDED AND SHADED.
6. VOC = VOLATILE ORGANIC COMPOUND
7. SVOC = SEMIVOLATILE ORGANIC COMPOUND
8. µg/L = MICROGRAM PER LITER
9. ND = NOT DETECTED
10. NE = NO EXCEEDANCE
11. J = THE ANALYTE WAS POSITIVELY IDENTIFIED AND THE ASSOCIATED VALUE IS THE APPROXIMATE CONCENTRATION OF THE ANALYTE IN THE SAMPLE.
12. B = THE ANALYTE WAS DETECTED IN THE LABORATORY MATCH BLANK.

Compound	NYSDEC SGVs
VOCs (µg/L)	
1,2,4,5-Tetramethylbenzene	5
Benzene	1
Chloroform	7
cis-1,2-Dichloroethene	5
Tetrachloroethene	5
Trichloroethene	5
SVOCs (µg/L)	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Bis(2-ethylhexyl)phthalate	5
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Inorganics (µg/L)	
Beryllium, Total	3
Chromium, Total	50
Copper, Total	200
Iron, Total	300
Lead, Total	25
Magnesium, Dissolved	35,000
Magnesium, Total	35,000
Manganese, Dissolved	300
Manganese, Total	300
Nickel, Total	100
Selenium, Total	10
Sodium, Dissolved	20,000
Sodium, Total	20,000
Thallium, Total	0.5

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Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
46-15 TO 46-31 KISSENA BOULEVARD
BLOCK No. 5208, LOT No. 45
QUEENS NEW YORK

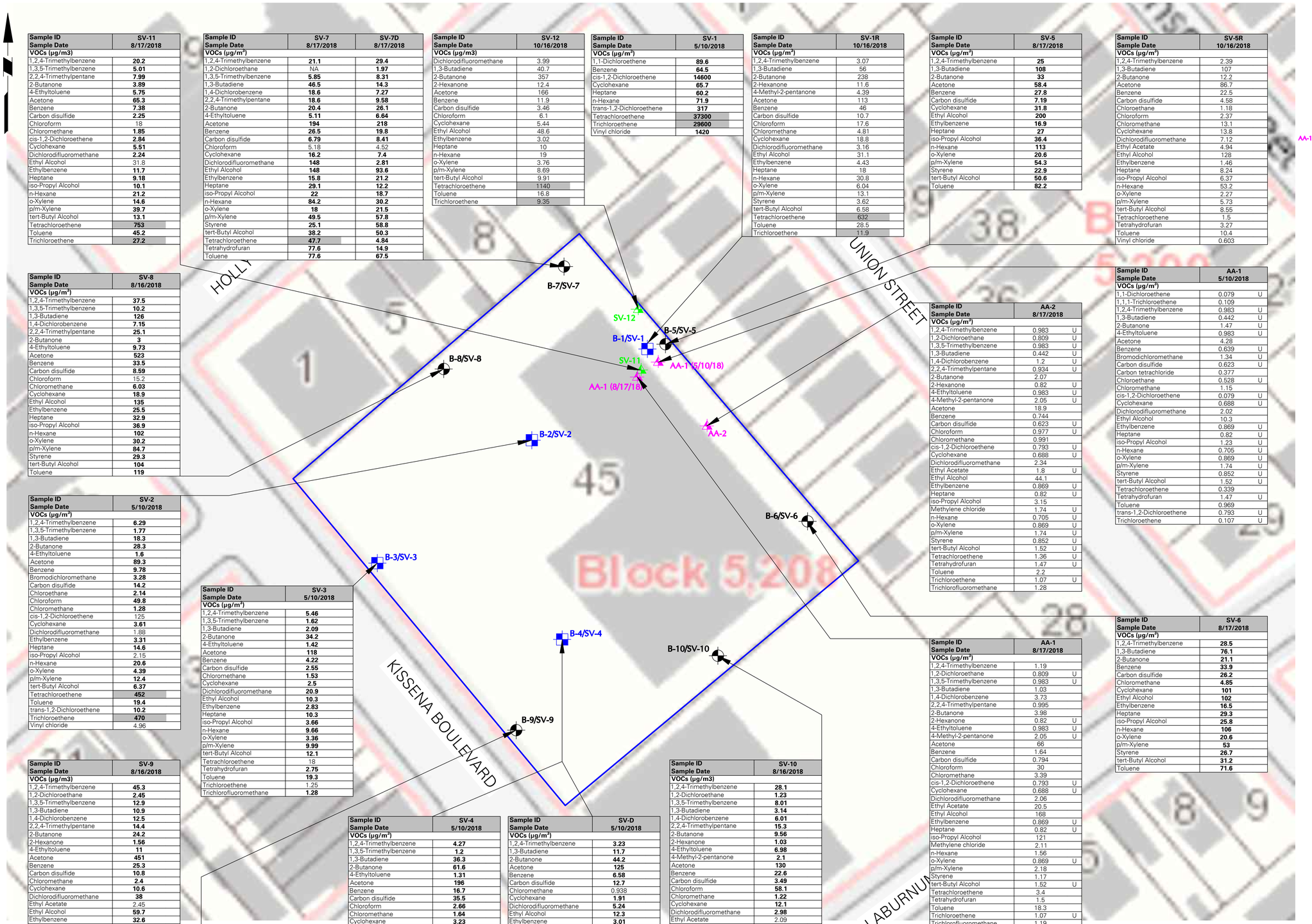
Figure Title
GROUNDWATER SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

Project No.	170564601
Date	12/31/2018
Drawn By	NEK
Checked By	ELS

Figure No. C-2

Sheet 2 of 3

PROJECT NO. 170564601



Sample ID Sample Date	SV-11 8/17/2018
VOCs (µg/m3)	
1,2,4-Trimethylbenzene	**20.2**
1,3,5-Trimethylbenzene	**5.01**
2,2,4-Trimethylpentane	**7.99**
2-Butanone	**3.89**
4-Ethyltoluene	**5.75**
Acetone	**65.3**
Benzene	**7.38**
Carbon disulfide	**2.25**
Chloroform	18
Chloromethane	**1.85**
cis-1,2-Dichloroethene	**2.84**
Cyclohexane	**5.51**
Dichlorodifluoromethane	**2.24**
Ethyl Alcohol	31.8
Ethylbenzene	**11.7**
Heptane	**9.18**
iso-Propyl Alcohol	**10.1**
n-Hexane	**21.2**
o-Xylene	**14.6**
p/m-Xylene	**39.7**
tert-Butyl Alcohol	**13.1**
Tetrachloroethene	**753**
Toluene	**45.2**
Trichloroethene	**27.2**

Sample ID Sample Date	SV-7 8/17/2018	SV-7D 8/17/2018
VOCs (µg/m³)		
1,2,4-Trimethylbenzene	**21.1**	**29.4**
1,2-Dichloroethane	NA	**1.97**
1,3,5-Trimethylbenzene	**5.85**	**8.31**
1,3-Butadiene	**46.5**	**14.3**
1,4-Dichlorobenzene	**18.6**	**7.27**
2,2,4-Trimethylpentane	**18.6**	**9.58**
2-Butanone	**20.4**	**26.1**
4-Ethyltoluene	**5.11**	**6.64**
Acetone	**194**	**218**
Benzene	**26.5**	**19.8**
Carbon disulfide	**6.79**	**8.41**
Chloroform	5.18	4.52
Cyclohexane	**16.2**	**7.4**
Dichlorodifluoromethane	**148**	**2.81**
Ethyl Alcohol	**148**	**93.6**
Ethylbenzene	**15.8**	**21.2**
Heptane	**29.1**	**12.2**
iso-Propyl Alcohol	**22**	**18.7**
n-Hexane	**84.2**	**30.2**
o-Xylene	**18**	**21.5**
p/m-Xylene	**49.5**	**57.8**
Styrene	**25.1**	**58.8**
tert-Butyl Alcohol	**38.2**	**50.3**
Tetrachloroethene	**47.7**	**4.84**
Tetrahydrofuran	**77.6**	**14.9**
Toluene	**77.6**	**67.5**

Sample ID Sample Date	SV-12 10/16/2018
VOCs (µg/m3)	
Dichlorodifluoromethane	3.99
1,3-Butadiene	40.7
2-Butanone	357
2-Hexanone	12.4
Acetone	166
Benzene	11.9
Carbon disulfide	3.46
Chloroform	6.1
Cyclohexane	5.44
Ethyl Alcohol	48.6
Ethylbenzene	3.02
Heptane	10
n-Hexane	19
o-Xylene	3.76
p/m-Xylene	8.69
tert-Butyl Alcohol	9.91
Tetrachloroethene	1140
Toluene	16.8
Trichloroethene	9.35

Sample ID Sample Date	SV-1 5/10/2018
VOCs (µg/m³)	
1,1-Dichloroethene	**89.6**
Benzene	**64.5**
cis-1,2-Dichloroethene	**14600**
Cyclohexane	**65.7**
Heptane	**60.2**
n-Hexane	**71.9**
trans-1,2-Dichloroethene	**317**
Tetrachloroethene	**37300**
Trichloroethene	**29600**
Vinyl chloride	**1420**

Sample ID Sample Date	SV-1R 10/16/2018
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	3.07
1,3-Butadiene	56
2-Butanone	238
2-Hexanone	11.6
4-Methyl-2-pentanone	4.39
Acetone	113
Benzene	46
Carbon disulfide	10.7
Chloroform	17.6
Chloromethane	4.81
Cyclohexane	18.8
Dichlorodifluoromethane	3.16
Ethyl Alcohol	31.1
Ethylbenzene	4.43
Heptane	18
n-Hexane	30.8
o-Xylene	6.04
p/m-Xylene	13.1
Styrene	3.62
tert-Butyl Alcohol	6.58
Tetrachloroethene	632
Toluene	28.5
Trichloroethene	11.9

Sample ID Sample Date	SV-5 8/17/2018
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	**25**
1,3-Butadiene	**108**
2-Butanone	**33**
Acetone	**58.4**
Benzene	**27.8**
Carbon disulfide	**7.19**
Cyclohexane	**31.8**
Ethyl Alcohol	**200**
Ethylbenzene	**16.9**
Heptane	**27**
iso-Propyl Alcohol	**36.4**
n-Hexane	**113**
o-Xylene	**20.6**
p/m-Xylene	**54.3**
Styrene	**22.9**
tert-Butyl Alcohol	**50.6**
Toluene	**82.2**

Sample ID Sample Date	SV-5R 10/16/2018
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	2.39
1,3-Butadiene	107
2-Butanone	12.2
Acetone	86.7
Benzene	22.5
Carbon disulfide	4.58
Chloroethane	1.18
Chloroform	2.37
Chloromethane	13.1
Cyclohexane	13.8
Dichlorodifluoromethane	7.12
Ethyl Acetate	4.94
Ethyl Alcohol	128
Ethylbenzene	1.46
Heptane	8.24
iso-Propyl Alcohol	6.37
n-Hexane	53.2
o-Xylene	2.27
p/m-Xylene	5.73
tert-Butyl Alcohol	8.55
Tetrachloroethene	1.5
Tetrahydrofuran	3.27
Toluene	10.4
Vinyl chloride	0.603

Sample ID Sample Date	SV-8 8/16/2018
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	**37.5**
1,3,5-Trimethylbenzene	**10.2**
1,3-Butadiene	**126**
1,4-Dichlorobenzene	**7.15**
2,2,4-Trimethylpentane	**25.1**
2-Butanone	**3**
4-Ethyltoluene	**9.73**
Acetone	**523**
Benzene	**33.5**
Carbon disulfide	**8.59**
Chloroform	15.2
Chloromethane	**6.03**
Cyclohexane	**18.9**
Ethyl Alcohol	**135**
Ethylbenzene	**25.5**
Heptane	**32.9**
iso-Propyl Alcohol	**36.9**
n-Hexane	**102**
o-Xylene	**30.2**
p/m-Xylene	**84.7**
Styrene	**29.3**
tert-Butyl Alcohol	**104**
Toluene	**119**

Sample ID Sample Date	AA-2 8/17/2018	
VOCs (µg/m³)		
1,2,4-Trimethylbenzene	0.983	U
1,2-Dichloroethane	0.809	U
1,3,5-Trimethylbenzene	0.983	U
1,3-Butadiene	0.442	U
1,4-Dichlorobenzene	1.2	U
2,2,4-Trimethylpentane	0.934	U
2-Butanone	2.07	
2-Hexanone	0.82	U
4-Ethyltoluene	0.983	U
4-Methyl-2-pentanone	2.05	U
Acetone	18.9	
Benzene	0.744	
Carbon disulfide	0.623	U
Chloroform	0.977	U
Chloromethane	0.991	
cis-1,2-Dichloroethene	0.793	U
Cyclohexane	0.688	U
Dichlorodifluoromethane	2.34	
Ethyl Acetate	1.8	U
Ethyl Alcohol	44.1	
Ethylbenzene	0.869	U
Heptane	0.82	U
iso-Propyl Alcohol	3.15	
Methylene chloride	1.74	U
n-Hexane	0.705	U
o-Xylene	0.869	U
p/m-Xylene	1.74	U
Styrene	0.852	U
tert-Butyl Alcohol	1.52	U
Tetrachloroethene	1.36	U
Tetrahydrofuran	1.47	U
Toluene	2.2	
Trichloroethene	1.07	U
Trichlorofluoromethane	1.28	

Sample ID Sample Date	AA-1 5/10/2018	
VOCs (µg/m³)		
1,1-Dichloroethene	0.079	U
1,1,1-Trichloroethene	0.109	
1,2,4-Trimethylbenzene	0.983	U
1,3-Butadiene	0.442	U
2-Butanone	1.47	U
4-Ethyltoluene	0.983	U
Acetone	4.28	
Benzene	0.639	U
Bromodichloromethane	1.34	U
Carbon disulfide	0.623	U
Carbon tetrachloride	0.377	
Chloroethane	0.528	U
Chloromethane	1.15	
cis-1,2-Dichloroethene	0.079	U
Cyclohexane	0.688	U
Dichlorodifluoromethane	2.02	
Ethyl Alcohol	10.3	
Ethylbenzene	0.869	U
Heptane	0.82	U
iso-Propyl Alcohol	1.23	U
n-Hexane	0.705	U
o-Xylene	0.869	U
p/m-Xylene	1.74	U
Styrene	0.852	U
tert-Butyl Alcohol	1.52	U
Tetrachloroethene	0.339	
Tetrahydrofuran	1.47	U
Toluene	0.969	
trans-1,2-Dichloroethene	0.793	U
Trichloroethene	0.107	U

Sample ID Sample Date	SV-2 5/10/2018
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	**6.29**
1,3,5-Trimethylbenzene	**1.77**
1,3-Butadiene	**18.3**
2-Butanone	**28.3**
4-Ethyltoluene	**1.6**
Acetone	**89.3**
Benzene	**9.78**
Bromodichloromethane	**3.28**
Carbon disulfide	**14.2**
Chloroethane	**2.14**
Chloroform	**49.8**
Chloromethane	**1.28**
cis-1,2-Dichloroethene	125
Cyclohexane	**3.61**
Dichlorodifluoromethane	1.88
Ethylbenzene	**3.31**
Heptane	**14.6**
iso-Propyl Alcohol	2.15
n-Hexane	**20.6**
o-Xylene	**4.39**
p/m-Xylene	**12.4**
tert-Butyl Alcohol	**6.37**
Tetrachloroethene	**452**
Toluene	**19.4**
trans-1,2-Dichloroethene	**10.2**
Trichloroethene	**470**
Vinyl chloride	4.96

Sample ID Sample Date	SV-3 5/10/2018
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	**5.46**
1,3,5-Trimethylbenzene	**1.62**
1,3-Butadiene	**2.09**
2-Butanone	**34.2**
4-Ethyltoluene	**1.42**
Acetone	**118**
Benzene	**4.22**
Carbon disulfide	**2.55**
Chloromethane	**1.53**
Cyclohexane	**2.5**
Dichlorodifluoromethane	**20.9**
Ethyl Alcohol	**10.3**
Ethylbenzene	**2.83**
Heptane	**10.3**
iso-Propyl Alcohol	**3.66**
n-Hexane	**9.66**
o-Xylene	**3.36**
p/m-Xylene	**9.99**
tert-Butyl Alcohol	**12.1**
Tetrachloroethene	18
Tetrahydrofuran	**2.75**
Toluene	**19.3**
Trichloroethene	1.25
Trichlorofluoromethane	**1.28**

Sample ID Sample Date	AA-1 8/17/2018	
VOCs (µg/m³)		
1,2,4-Trimethylbenzene	1.19	
1,2-Dichloroethane	0.809	U
1,3,5-Trimethylbenzene	0.983	U
1,3-Butadiene	1.03	
1,4-Dichlorobenzene	3.73	
2,2,4-Trimethylpentane	0.995	
2-Butanone	3.98	
2-Hexanone	0.82	U
4-Ethyltoluene	0.983	U
4-Methyl-2-pentanone	2.05	U
Acetone	66	
Benzene	1.64	
Carbon disulfide	0.794	
Chloroform	30	
Chloromethane	3.39	
cis-1,2-Dichloroethene	0.793	U
Cyclohexane	0.688	U
Dichlorodifluoromethane	2.06	
Ethyl Acetate	20.5	
Ethyl Alcohol	168	
Ethylbenzene	0.869	U
Heptane	0.82	U
iso-Propyl Alcohol	121	
Methylene chloride	2.11	
n-Hexane	1.56	
o-Xylene	0.869	U
p/m-Xylene	2.18	
Styrene	1.17	
tert-Butyl Alcohol	1.52	U
Tetrachloroethene	3.4	
Tetrahydrofuran	1.5	
Toluene	18.3	
Trichloroethene	1.07	U
Trichlorofluoromethane	1.19	

Sample ID Sample Date	SV-6 8/17/2018
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	**28.5**
1,3-Butadiene	**76.1**
2-Butanone	**21.1**
Benzene	**33.9**
Carbon disulfide	**26.2**
Chloromethane	**4.85**
Cyclohexane	**101**
Ethyl Alcohol	**102**
Ethylbenzene	**16.5**
Heptane	**29.3**
iso-Propyl Alcohol	**25.8**
n-Hexane	**106**
o-Xylene	**20.6**
p/m-Xylene	**53**
Styrene	**26.7**
tert-Butyl Alcohol	**31.2**
Toluene	**71.6**

Sample ID Sample Date	SV-9 8/16/2018
VOCs (µg/m3)	
1,2,4-Trimethylbenzene	**45.3**
1,2-Dichloroethane	**2.45**
1,3,5-Trimethylbenzene	**12.9**
1,3-Butadiene	**10.9**
1,4-Dichlorobenzene	**12.5**
2,2,4-Trimethylpentane	**14.4**
2-Butanone	**24.2**
2-Hexanone	**1.56**
4-Ethyltoluene	**11**
Acetone	**451**
Benzene	**25.3**
Carbon disulfide	**10.8**
Chloromethane	**2.4**
Cyclohexane	**10.6**
Dichlorodifluoromethane	**38**
Ethyl Acetate	2.45
Ethyl Alcohol	**59.7**
Ethylbenzene	**32.6**
Heptane	**17.5**
iso-Propyl Alcohol	**18.9**
Methylene chloride	**3.89**
n-Hexane	**40.2**
o-Xylene	**34.1**
p/m-Xylene	**95.6**
Styrene	**79.2**
tert-Butyl Alcohol	**75.8**
Tetrachloroethene	2.41
Tetrahydrofuran	**5.31**
Toluene	**122**
Trichlorofluoromethane	**1.62**

Sample ID Sample Date	SV-4 5/10/2018
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	**4.27**
1,3,5-Trimethylbenzene	**1.2**
1,3-Butadiene	**36.3**
2-Butanone	**61.6**
4-Ethyltoluene	**1.31**
Acetone	**196**
Benzene	**16.7**
Carbon disulfide	**35.5**
Chloroform	**2.66**
Chloromethane	**1.64**
Cyclohexane	**3.23**
Dichlorodifluoromethane	1.96
Ethylbenzene	**3.41**
Heptane	**15.7**
iso-Propyl Alcohol	**22.5**
n-Hexane	**22.5**
o-Xylene	**4.21**
p/m-Xylene	**12.3**
Styrene	**1.03**
tert-Butyl Alcohol	**11**
Tetrachloroethene	3.43
Tetrahydrofuran	**4.16**
Toluene	**27.7**

Sample ID Sample Date	SV-D 5/10/2018
VOCs (µg/m³)	
1,2,4-Trimethylbenzene	**3.23**
1,3-Butadiene	**11.7**
2-Butanone	**44.2**
Acetone	**125**
Benzene	**6.58**
Carbon disulfide	**12.7**
Chloromethane	0.938
Cyclohexane	**1.91**
Dichlorodifluoromethane	**5.24**
Ethyl Alcohol	**12.3**
Ethylbenzene	**3.01**
Heptane	**10.1**
iso-Propyl Alcohol	**4.99**
n-Hexane	**11.7**
o-Xylene	**3.29**
p/m-Xylene	**10.4**
Styrene	**0.86**
tert-Butyl Alcohol	**16.8**
Tetrachloroethene	5.8
Tetrahydrofuran	**3.83**
Toluene	**24.6**

Sample ID Sample Date	SV-10 8/16/2018
VOCs (µg/m3)	
1,2,4-Trimethylbenzene	**28.1**
1,2-Dichloroethane	**1.23**
1,3,5-Trimethylbenzene	**8.01**
1,3-Butadiene	**3.14**
1,4-Dichlorobenzene	**6.01**
2,2,4-Trimethylpentane	**15.3**
2-Butanone	**9.56**
2-Hexanone	**1.03**
4-Ethyltoluene	**6.98**
4-Methyl-2-pentanone	**2.1**
Acetone	**130**
Benzene	**22.6**
Carbon disulfide	**3.49**
Chloroform	**58.1**
Chloromethane	**1.22**
Cyclohexane	**12.1**
Dichlorodifluoromethane	**2.98**
Ethyl Acetate	2.09
Ethyl Alcohol	42.6
Ethylbenzene	**22.8**
Heptane	**19.6**
Methylene chloride	**3.45**
n-Hexane	**44.4**
o-Xylene	**24.2**
p/m-Xylene	**68.6**
Styrene	**47.7**
tert-Butyl Alcohol	**26**
Tetrahydrofuran	**4.1**
Toluene	**92.7**
Trichlorofluoromethane	**1.7**

LEGEND

- PROPOSED SITE BOUNDARY
- APPROXIMATE BUILDING FOOTPRINT
- B-1/SV-1 — PREVIOUSLY INSTALLED SOIL BORING LOCATION WITH OVERBURDEN MONITORING WELL, AND CO-LOCATED SOIL VAPOR POINT (MAY, AUGUST, AND OCTOBER 2018 REMEDIAL INVESTIGATION)
- B-5/SV-5 — PREVIOUSLY INSTALLED SOIL BORING LOCATION AND CO-LOCATED SOIL VAPOR POINT (MAY, AUGUST, AND OCTOBER 2018 REMEDIAL INVESTIGATION)
- SV-11 — PREVIOUSLY INSTALLED SOIL VAPOR POINT (MAY, AUGUST, AND OCTOBER 2018 REMEDIAL INVESTIGATION)
- AA-1 (5/10/18) — PREVIOUSLY INSTALLED AMBIENT AIR LOCATION (MAY AND AUGUST 2018 REMEDIAL INVESTIGATION)

NOTES

1. BASE MAP ACCESSED FROM (http://www.oasisnyc.net/map.aspx) ON JANUARY 2, 2019.
2. SOIL BORINGS, MONITORING WELLS, AND SOIL VAPOR POINTS WERE INSTALLED BY EAI, INC. DURING THE 2018 REMEDIAL INVESTIGATION.
3. SOIL BORING, MONITORING WELL, AND SOIL VAPOR POINT LOCATIONS ARE REFERENCED FROM THE SEPTEMBER 2018 DRAFT REMEDIAL INVESTIGATION REPORT, FIGURE 2 - EXISTING CONDITIONS AND SAMPLE LOCATION MAP, PREPARED BY EAI, INC., DATED SEPTEMBER 5, 2018.
4. SOIL VAPOR SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE AMBIENT AIR (AA) SAMPLE AND TO THE NEW YORK STATE DEPARTMENT OF HEALTH (NYSDOH) OCTOBER 2006 GUIDANCE FOR EVALUATING SOIL VAPOR INTRUSION IN THE STATE OF NEW YORK (AND SUBSEQUENT UPDATES) AIR GUIDANCE VALUES (AGV).
5. SOIL VAPOR SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE AMBIENT AIR SAMPLE COLLECTED ON THE SAME DAY. FOR THE DATA COLLECTED IN AUGUST 2018, SOIL VAPOR SAMPLES ANALYTICAL RESULTS ARE COMPARED TO THE LOWER OF THE TWO AMBIENT AIR CONCENTRATIONS COLLECTED. AN AMBIENT AIR SAMPLE WAS NOT COLLECTED DURING THE OCTOBER 2018 SUPPLEMENTAL SAMPLE COLLECTION. SOIL VAPOR SAMPLES COLLECTED ON OCTOBER 16, 2018 WERE NOT COMPARED TO ANY AMBIENT AIR CONCENTRATIONS.
6. SOIL VAPOR SAMPLE ANALYTICAL RESULTS DETECTED AT CONCENTRATIONS ABOVE THE AMBIENT AIR SAMPLE OR NYSDOH AGVs ARE SHOWN.
7. ANALYTES DETECTED WITH CONCENTRATIONS ABOVE THE AMBIENT AIR SAMPLE ARE BOLDED.
8. ANALYTES DETECTED WITH CONCENTRATIONS ABOVE THE DECISION MATRIX MINIMUM CONCENTRATION ARE SHADED.
9. VOC = VOLATILE ORGANIC COMPOUND
10. µg/m³= MICROGRAM PER LITER
11. ND = NOT DETECTED
12. NE = NO EXCEEDANCE
13. U = THE ANALYTE WAS ANALYZED FOR, BUT WAS NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE REPORTING LIMIT (RL); THE VALUE SHOWN IN THE TABLE IS THE RL.

Compound	NYSDOH AGVs
VOCs (µg/m³)	
Methylene Chloride	60
Tetrachloroethene	100
Trichloroethene	2

30 0 15 30
SCALE IN FEET

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

PROJECT NO. 170564601

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
46-15 TO 46-31 KISSENA BOULEVARD
BLOCK No. 5208, LOT No. 45
QUEENS NEW YORK

Figure Title
SOIL VAPOR SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

Project No. 170564601
Date 12/31/2018
Drawn By NEK
Checked By ELS
Figure No. C-3
Sheet 3 of 3

PREVIOUS ENVIRONMENTAL REPORTS

(Separate Attachment)

ATTACHMENT D
SECTION IV: PROPERTY INFORMATION

Item 1 – Metes and Bounds Description

The 68,200-square-foot (1.57 acres) proposed Brownfield Cleanup Program (BCP) site is located at 46-15 to 46-31 Kissena Blvd, Flushing, New York, which corresponds with Queens Tax Block 5208, Lot 45.

GIS Information (degrees/minutes/seconds):

- Latitude: 40°45'02.7"
- Longitude: -73°49'05.1"

NYC Tax Parcel Information:

Address	Section No.	Block No.	Lot No.	Acreage
46-15 to 46-31 Kissena Blvd, Flushing, NY	1	5208	45	1.57

Item 2 – Property Maps

Figure D-1: The Site Location Map is the required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the location of the proposed BCP property.

Figure D-2: The Site Plan includes a 1,000-foot radius surrounding the proposed BCP property.

Figure D-3: The Site Plan provides a property base map that shows map scale, north arrow orientation, date, and current Queens Tax Map boundaries with respect to the proposed BCP property boundary.

Figure D-4: The Surrounding Land Use Map provides a property base map that shows proposed brownfield property boundary lines, with adjacent property owners clearly identified, and surrounding land uses.

Figure D-5: Site Plan provides the property location and extents of the En-Zone (Type A) for Census Tract 1205.

Item 3 – Designated Environmental Zone (En-Zone)

Pursuant to Tax Law 21(b)(6), 100% of the site is located within an En-Zone (Type A, Census Tract 1205). Figure D-5 shows the property boundary inside of the En-Zone.

Item 10 - Property Description Narrative

Location

The site is located at 46-15 to 46-31 Kissena Boulevard in the Flushing neighborhood of Queens, New York and is identified as Tax Block 5208, Lot 45 on the Queens Borough Tax Map. The about 68,200-square-foot (1.57 acres) site is bounded by residential homes followed by Union Street and Holly Avenue to the north, an asphalt-paved parking lot and residential homes followed by Laburnum Avenue and Union Street to the east, a two-story restaurant followed by Kissena Boulevard and Laburnum Avenue to the south, and a two-story commercial building occupied by multiple restaurants followed Holly Avenue and Kissena Boulevard to the west.

Site Features

The site encompasses an area of about 68,200 square feet (1.57 acres) and is occupied by an about 22,520-square-foot, one-story shopping center and an asphalt-paved parking lot. Commercial tenants include Gold City Supermarket, Star Laundromat and Cleaners, Ming Xing Gift Shop, and Fay Da Bakery. The site building includes a full cellar.

Current Zoning and Land Use

According to New York City Planning Commission Zoning Map 10d, the site is situated within the Flushing Residential District (R3-2) with a commercial overlay (C2-2) in the western portion of the site along Kissena Boulevard. Residential R3-2 districts allow a variety of housing types, including low-rise attached houses, small multi-family apartment houses, and detached and semi-detached one- and two-family residences. Commercial C2-2 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, typical uses include grocery stores, restaurants, beauty parlors, funeral homes, and repair services. The surrounding properties are zoned for residential (R2/R3) uses with commercial overlays (C1/C2) along major thoroughfares.

Land use within a half-mile radius includes residential, commercial, and institutional developments. The nearest ecological receptor is Kissena Lake, located about 0.6 miles east of the site. Sensitive receptors, as defined in DER-10, located within a half mile of the site include those listed below:

Number	Name (Approximate distance from site)	Address
1	Muslim Center Elementary School (about 0.02 miles west of the site)	137-58 Geranium Avenue Flushing, NY 11355
2	P.S. 24 Andrew Jackson Elementary School (about 0.05 miles north of the site)	45-57 Union Street Flushing, NY 11355

Number	Name (Approximate distance from site)	Address
3	Rachel Carson Intermediate School 237 (about 0.18 miles west of the site)	46-21 Colden Street Flushing, NY 11355
4	Kissena Corridor Park (about 0.22 miles south of the site)	47-67 Colden Street Flushing, NY 11355
5	NYL Clearview School (about 0.25 miles northeast of the site)	146-28 Jasmine Avenue Flushing, NY 11355
6	Kissena Cherry Day Care Inc. (about 0.3 miles to the northwest)	140-26 Cherry Avenue Flushing, NY 11355
7	Sunny Kids Day Care (about 0.35 miles northeast of the site)	147-05 Jasmine Avenue Flushing, NY 11355
8	Honeypot Daycare Center Inc. (about 0.38 miles northwest of the site)	14022 Beech Avenue Flushing, NY 11355
9	Ivy Road Prep (about 0.38 miles northwest of the site)	43-44 Kissena Blvd. Flushing, NY 11355
10	Jack & Jill Nursery School (about 0.4 miles west of the site)	43-23 Colden Street Flushing, NY 11355
11	Red Apple Child Development (about 0.45 miles northwest of the site)	4231 Colden Street #101 Flushing, NY 11355
12	The Lowell School (about 0.46 miles southwest of the site)	142-45 58th Road Flushing, NY 11355
13	P.S. 244 (about 0.5 miles northwest of the site)	137-20 Franklin Avenue Flushing, NY 11355

Past Use of the Site

A former dry cleaning facility was reported to operate at the site (Imperial French Cleaners/Kissena Park French Dry at 46-21 Kissena Boulevard) from at least 1976 to 2008. [Note that this claim is not supported by further review of property lease documentation that indicates dry cleaning operations were no longer in place at the site as of 2000. Additionally, no RCRA database records or manifests for chlorinated solvents were available for review beyond 1997. The current property owner, Kimco Kissena Center LLC, confirmed on-site dry cleaning operations were not conducted following acquisition of the property in 2007. A site walk on January 10, 2019 confirmed no dry cleaning operations at the site.

Additional historic site uses include a greenhouse (1931 to about 1960), florist (1934, 1939, 1945), restaurant (1967, 1970, 1976, 1983, 1991, 2000), hair salon (1967, 1970, 1976), a wash and dry

laundromat (1967, 1970), newspaper (1976, 1983, 1991) a potential printing operation (1983 to about 1991), pharmacy (1967, 1970), and locksmith (2005).

Site Geology and Hydrogeology

According to soil descriptions provided in the June 15, 2018 Due Diligence Investigation and September 2018 Draft Remedial Investigation Report (RIR), both prepared by EAI Inc., the subsurface strata beneath the site consists of 4 to 5 feet of historic fill generally characterized as silty clay and sandy clay fill underlain by fine to medium dense sand with varying amounts of clay, silt and gravel. Bedrock was not encountered during previous investigations conducted at the site, and is anticipated to be located over 100 feet below grade surface (bgs) based on investigations conducted by Langan in the area.

According to the USGS Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, dated 1994, bedrock beneath the site is the Hartland formation. The Hartland formation typically consists of gray sillimanite-garnet-microcline gneiss and fine-grained biotite-muscovite-quartz schist interlayered with quartz-plagioclase-muscovite pegmatite, hornblende amphibolite, and coarse granoblastic-textured amphibolite gneiss.

Groundwater flow is typically topographically influenced, as shallow groundwater tends to originate in areas of topographic highs and flows toward areas of topographic lows, such as rivers, stream valleys, ponds, and wetlands. A broader, interconnected hydrogeologic network often governs groundwater flow at depth or in the bedrock aquifer. Groundwater depth and flow direction are also subject to hydrogeologic and anthropogenic variables such as precipitation, evaporation, extent of vegetation cover, coverage by impervious surfaces, and subsurface structures. Other factors influencing groundwater include depth to bedrock, the presence of anthropogenic fill, and variability in local geology and groundwater sources or sinks.

Infiltration of precipitation to the water table is likely minimal due to the presence of impervious surfaces throughout the site. Groundwater in New York City is not used as a potable water source. Potable water provided to the New York City is derived from surface impoundments in the Croton, Catskill, and Delaware watersheds.

Groundwater was encountered during the 2018 Remedial Investigation (RI) at depths ranging from about 28 to 30 feet bgs and is assumed to flow toward the south based on topography.

Environmental Assessment

Based on two previous subsurface investigations performed at the site in May and August 2018, the primary contaminants of concern include: semivolatile organic compounds (SVOCs), lead and mercury in soil; petroleum-related volatile organic compounds (VOCs), chlorinated volatile organic compounds (CVOCs), and SVOCs in groundwater; and CVOCs in soil vapor.

Soil –

One VOC, acetone (maximum concentration of 0.073 milligrams per kilogram [mg/kg]), was detected in soil sample B-6A at a concentration above New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use (UU) Soil Cleanup Objectives (SCOs).

Several SVOCs including benzo(a)anthracene (maximum concentration of 2.7 mg/kg), benzo(a)pyrene (maximum concentration of 2.8 mg/kg, benzo(b)fluoranthene (maximum concentration of 3.7 mg/kg), benzo(k)fluoranthene (maximum concentration of 1.4 mg/kg), chrysene (maximum concentration of 2.6 mg/kg), dibenzo(a,h)anthracene (maximum concentration of 0.41 mg/kg), and indeno(1,2,3-cd)pyrene (maximum concentration of 2.1 mg/kg) were detected in shallow historic fill collected from soil boring B-3A exceeding UU and/or Restricted Use Restricted-Residential (RRU) SCOs.

Metals including lead (maximum concentration of 394 mg/kg), mercury (maximum concentration of 1.66 mg/kg) and zinc (maximum concentration of 207 mg/kg) were detected in soil boring B-3A at concentrations exceeding UU SCOs, with mercury also exceeding the RRU SCO.

Pesticides and polychlorinated biphenyls (PCBs) were not identified above UU SCOs.

Groundwater –

SVOCs and metals (total and dissolved) were detected in all groundwater samples at concentrations above their respective NYSDEC Title 6 NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA water (collectively NYSDEC SGVs).

CVOCs were detected above NYSDEC SGVs in groundwater samples B-1 GW, B-2 GW, and B-3 GW. Concentrations of tetrachloroethene (PCE) detected in groundwater samples above NYSDEC SGVs ranged from 9.5 micrograms per liter (µg/L) in B-2 GW to 36 µg/L in B-1 GW. Trichloroethene (TCE) was detected above the NYSDEC SGV at a concentration of 13 µg/L in groundwater sample B-2 GW. Chloroform was detected above the NYSDEC SGV at a concentration of 7.6 µg/L in groundwater sample B-1 GW. Cis-1,2-dichloroethene was detected above the NYSDEC SGV at a concentration of11 µg/L in groundwater sample B-2 GW. The groundwater analytical results indicate CVOC contamination potentially originating from the historic dry cleaner area or an off-site source.

The source of the benzene levels observed in monitoring wells B-2 GW (12 µg/L) and B-3 GW (2.9 µg/L) and 1,2,4,5-Tetramethylbenzene levels observed in monitoring well B-2 GW (20 µg/L) may be associated with gasoline stations and auto body repair shops that are operating or operated proximate to the site along Kissena Boulevard.

Soil Vapor –

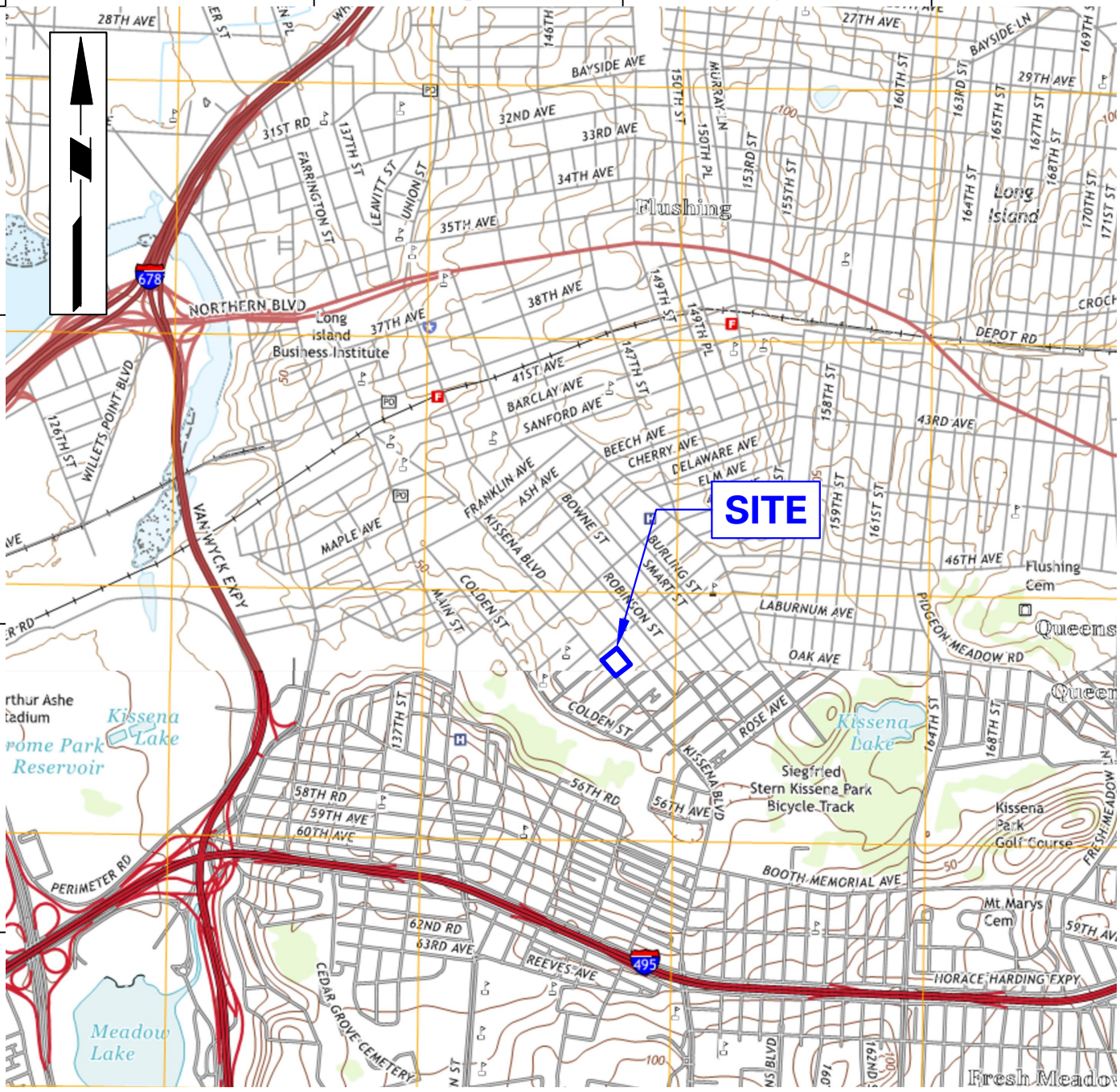
Soil vapor analytical results from the May, August, and October 2018 soil vapor sampling events were compared to the Air Guidance Values (AGV) specified in the New York State Department

of Health (NYSDOH) guidance document (not a direct comparison, but provided for reference). PCE concentrations detected above AGVs in soil vapor samples ranged from 47.7 micrograms per cubic meter (µg/m^3) in soil vapor sample SV-7 to 37,300 µg/m^3 in soil vapor sample SV-1, which is greater than the NYSDOH AGV of 30 µg/m^3. TCE concentrations detected above AGVs in soil vapor samples ranged from 9.35 µg/m^3 in soil vapor sample SV-12 to 29,300 µg/m^3 in soil vapor sample SV-1, which is greater than the NYSDOH AGV of 2 µg/m^3. Elevated concentrations of CVOCs including vinyl chloride (maximum concentration of 1,420 µg/m^3), 1,1-dichloroethene (maximum concentration of 89.6 µg/m^3), and cis-1,2-dichloroethene (maximum concentration of 14,600 µg/m^3) were also detected in soil vapor sample SV-1, which was collected in the vicinity of the former dry cleaning operation.

Benzene, toluene, ethylbenzene and xylenes (BTEX) were detected in soil vapor samples collected during the August 2018 soil vapor sampling event. Benzene concentrations detected in soil vapor samples ranged from 7.38 µg/m^3 in soil vapor sample SV-11 to 46 µg/m^3 in soil vapor sample SV-1R. Toluene concentrations detected in soil vapor samples ranged from 10.4 µg/m^3 in soil vapor sample SV-5R to 122 µg/m^3 in soil vapor sample SV-9. Ethylbenzene concentrations detected in soil vapor samples ranged from 1.46 µg/m^3 in soil vapor sample SV-5R to 32.6 µg/m^3 in soil vapor sample SV-9.

FIGURES

FIGURES



LEGEND

APPROXIMATE SITE BOUNDARY

NOTE

1. BACKGROUND IMAGE WAS REFERENCED FROM USGS QUADRANGLE MAPS (FLUSHING, JAMAICA).

2000 0 1000 2000

SCALE IN FEET

LANGAN

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

46-15 TO 46-31 KISSENA BOULEVARD

BLOCK No. 5208, LOT No. 45

QUEENS NEW YORK

Figure Title

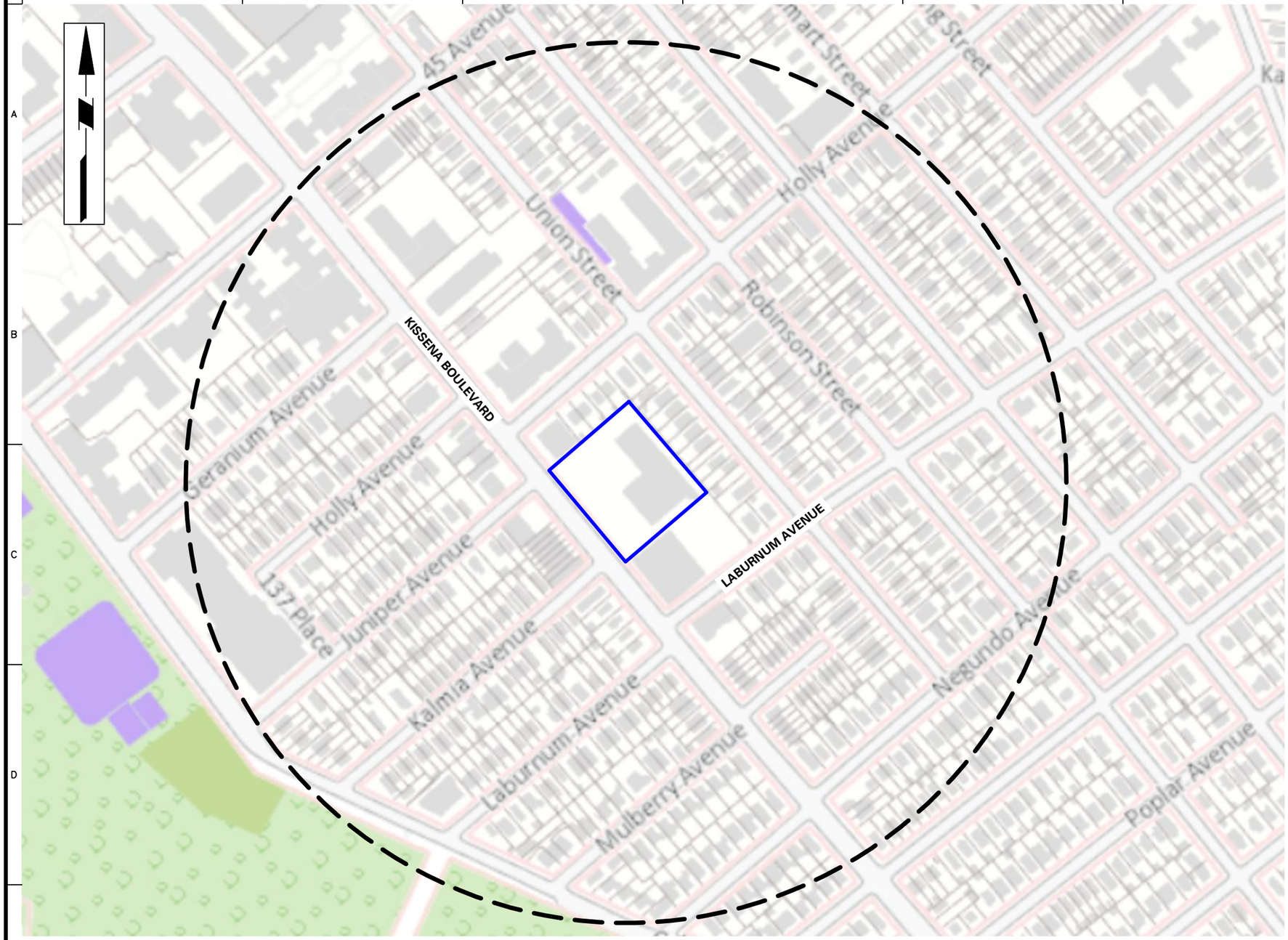
D1 - SITE LOCATION MAP

Project No.	170564601
Date	12/27/2018
Drawn By	KN
Checked By	ES

Figure No. **1**

Sheet 1 of 5

Filename: \\langan.com\data\NYC\data6\170564601\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figure D1 - Site Location Map.dwg Date: 1/11/2019 Time: 16:27 User: nkung Style Table: Langan.stb Layout: ANSIA-BP



LEGEND

PROPOSED BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY

APPROXIMATE 1000-FOOT RADIUS

NOTE

1. BASE MAP ACCESSED FROM NYC OASIS (http://www.oasisnyc.net/map.aspx) ON DECEMBER 27, 2018.

250 0 125 250

SCALE IN FEET

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Project	46-15 TO 46-31 KISSENA BOULEVARD BLOCK No. 5208, LOT No. 45 QUEENS NEW YORK
Figure Title	SITE MAP 1000-FOOT RADIUS
Project No.	170564601
Date	12/27/2018
Drawn By	KN
Checked By	ES
Figure No.	D-2
Sheet	2 of 5

Filename: \\langan.com\data\NYC\data6\170564601\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figures D2 - D4.dwg Date: 1/11/2019 Time: 16:23 User: nkung Style Table: Langan.stb Layout: D-2

LEGEND

PROPOSED BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY

NOTE

1. BASE MAP ACCESSED FROM (http://www.maps.nyc.gov/taxmap/map.htm) ON DECEMBER 27, 2018.

100 0 50 100

SCALE IN FEET

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New York, NY 10001

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Project: 46-15 TO 46-31 KISSENA BOULEVARD
BLOCK No. 5208, LOT No. 45
QUEENS NEW YORK

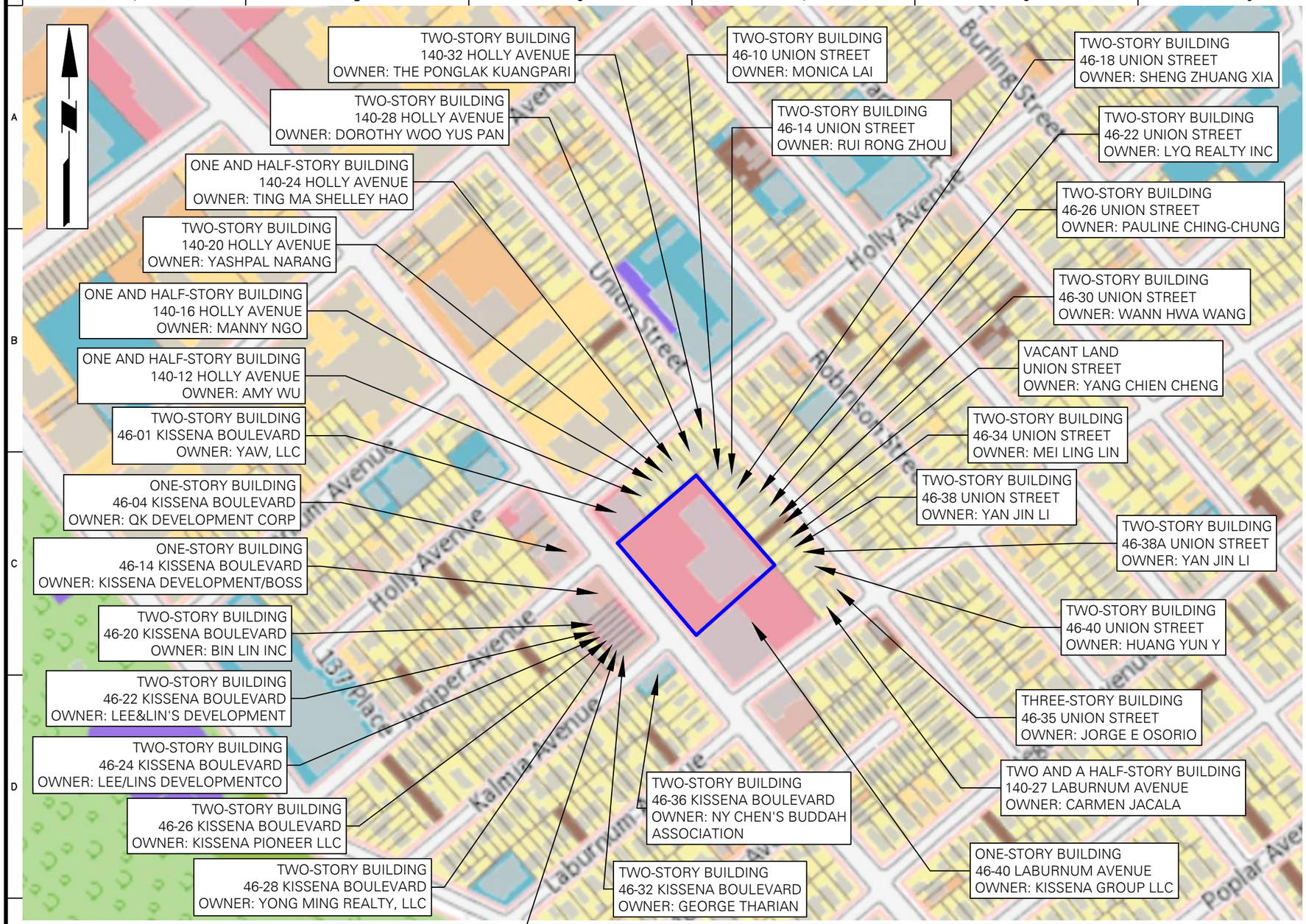
Figure Title: TAX BLOCK AND LOT MAP

Project No. 170564601
Date 12/27/2018
Drawn By KN
Checked By ES

Figure No. D-3

Sheet 3 of 5

Filename: \\langan.com\data\NYC\data6\170564601\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figures D2 - D4.dwg Date: 1/11/2019 Time: 16:24 User: nkung Style Table: Langan.stb Layout: D-3



LEGEND

- PROPOSED BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY
- 1 & 2 FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- OPEN SPACE & OUTDOOR RECREATION
- COMMERCIAL
- INSTITUTIONS
- INDUSTRIAL
- PARKING
- TRANSPORTATION/UTILITIES
- VACANT LOTS

NOTE

1. BASE MAP ACCESSED FROM (http://oasisnyc.net/map.aspx) ON DECEMBER 27, 2018.

250 0 125 250
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
46-15 TO 46-31 KISSENA BOULEVARD
BLOCK No. 5208, LOT No. 45
QUEENS NEW YORK

Figure Title
SURROUNDING LAND USE MAP

Project No. 170564601
Date 12/28/2018
Drawn By KN
Checked By ES

Figure No. D-4
Sheet 4 of 5

Filename: \\langan.com\data\NYC\data6\170564601\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\Figures D2 - D4.dwg Date: 1/11/2019 Time: 16:24 User: nkung Style Table: Langan.stb Layout: D-4

LEGEND

PROPOSED BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY

CENSUS TRACT 1205 - MEETS ELIGIBILITY A, WHICH IS DEFINED AS A POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYEENT RATE ACCORDING TO THE 2013 CENSUS

NOTE

1. BASE MAP ACCESSED FROM GOOGLE EARTH ON JANUARY 11, 2019.
2. BASE MAP IS SOURCED FROM THE NEW YORK STATE (NYS) ENVIRONMENTAL ZONES (EN-ZONES) BOUNDARY MAP DEVELOPED BY NYS DEPARTMENT OF LABOR, MADE AVAILABLE BY THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S DIVISION OF ENVIRONMENTAL REMEDIATION.

250 0 125 250

SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
46-15 TO 46-31 KISSENA BOULEVARD
BLOCK No. 5208, LOT No. 45
QUEENS NEW YORK

Figure Title
ENVIRONMENTAL ZONE MAP

Project No.	170564601
Date	12/27/2018
Drawn By	KN
Checked By	ES

Figure No. 5

Sheet 5 of 5

Filename: \\langan.com\data\NYC\data6\170564601\Project Data\CAD\01\SheetFiles\Environmental\BCP Application\D5 - En-Zone.dwg Date: 1/11/2019 Time: 16:21 User: nkung Style Table: Langan.stb Layout: D-5

ATTACHMENT E
SECTION VI: CURRENT PROPERTY OWNER / OPERATOR INFORMATION

Site Owner

The proposed Brownfield Cleanup Program (BCP) site is currently owned by the Applicant, Kimco Kissena Center, LLC. Kimco Kissena Center, LLC is in no way affiliated with the past property owners, operators, or the releases of contaminants associated with prior uses.

Site Owners and Operators Contact Information:

Current Owner (Site Owner Since 07/31/2007)

Kimco Kissena Center, LLC
3333 New Hyde Park Road
Suite 100
New Hyde Park, NY 11042

Current Operators

Fay Da Bakery
46-15 Kissena Boulevard
Flushing, New York 11355
Phone: (718) 353-0730

Ming Xing Gift Shop
46-17 Kissena Boulevard
Flushing, New York 11355
Phone: (718) 358-6055

Star Laundromat and Cleaners
46-21 Kissena Boulevard
Flushing, New York 11355
Phone: NA

Gold City Supermarket
46-31 Kissena Boulevard
Flushing, New York 11355
Phone: (718) 762-7688

Previous Site Owners

Block 5208, Lot 45				
Date	**Document Type**	**First Party**	**Second Party**	**Relationship of First Party to Applicant**
7/31/2007	DEED	Birchwood Associates	Kimco Kissena Center, LLC	None
8/10/1973	DEED	Cypress Estates, Inc.	Birchwood Associates	None
7/9/1973	DEED	Sosnow Morris	Cypress Estates, Inc.	None
3/4/1969	DEED	Jackson Heights Associates	Morris Sosnow Partners	None
6/6/1967	DEED	Jackson Heights Associates	Cypress Estates, Inc.	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/Index. An official Deed dated July 31, 2007 identifies the present owner of the property as Kimco Kissena Center, LLC. Current and former addresses and telephone numbers of the previous property owners are not available. There is no relationship between the requestor's corporate members and any of the previous owners.

Previous Site Operators

Block 5208, Lot 45				
Address	**Lot Number**	**Relationship to Property**	**Name**	**Relationship to Applicant**
46-15 to 46-31 Kissena Boulevard	45	Operator (1934, 1951)	Greenhouse/ Residential	None
46-15 Kissena Boulevard	45	Operator (2005)	Locksmith	None
		Operator (1967, 1970, 1976, 1983, 1991, 2000)	Restaurant	None
46-17 Kissena Boulevard	45	Operator (2010)	Stationary Store	None

Block 5208, Lot 45				
Address	**Lot Number**	**Relationship to Property**	**Name**	**Relationship to Applicant**
46-17 Kissena Boulevard	45	Operator (1991, 2000)	Ming Sing Gift Shop	None
		Operator (1967, 1970, 1976)	Happy Hair	None
		Operator (1945)	Florist	None
		Operator (1934, 1939)	Florist, Residence	None
46-19 Kissena Boulevard	45	Operator (1967, 1970)	Wonder Clear Wash & Dry	None
46-21 Kissena Boulevard	45	Operator (2000 to Present)	Star Laundromat and Cleaners	None
		Operator (1991)	Kissena Park French Dry Cleaners	None
		Operator (1976, 1983)	Imperial French Cleaners	None
		Operator (1970)	Paris Ann, Inc.	None
46-23 Kissena Boulevard	45	Operator (1991, 2000)	Looking Glass Aquariums	None
		Operator (1976)	In Jeans, Inc.	None
46-25 Kissena Boulevard	45	Operator (2000)	Hee Jo	None
		Operator (1976, 1983, 1991)	Newspaper	None
46-27 Kissena Boulevard	45	Operator (1983, 1991)	Multi-Medial Advertising, Typesetting, Printing and Distribution	None
		Operator (1967, 1970)	Jewel Pharmacy and Surgical Co.	None
46-29 Kissena Boulevard	45	Operator (1934)	Residential Occupants	None

References:

1. Environmental Data Resources, Inc. Sanborn Maps. Dated December 21, 2017, Inquiry No. 5143502.5
2. Environmental Data Resources, Inc. City Directory Abstract. Dated December 21, 2017, Inquiry No. 5143502.5
3. Environmental Data Resources, Inc. Radius Report. Dated December 21, 2018, Inquiry No. 5143502.2s
4. Internet Search dated December 28, 2018.

ATTACHMENT F
SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Status

The Applicant should be considered a Volunteer, as its potential liability "arises solely as a result of [its] ownership or operation of or involvement with the site subsequent to the disposal or discharge of contaminants" 6 NYCRR 375.3-2(c)(2). Dry cleaning operations had ceased prior to 2000; Applicant's acquisition of the Site was in 2007. The existing laundromat has been a tenant at the Site since at least 2000 and its lease specifically prohibits any on-site dry cleaning operations. The Applicant had no knowledge of site contamination until the recent sampling performed in contemplation of redevelopment of the Site. There is no visual or olfactory evidence of contamination at the Site and no old dry cleaning equipment was present at the Site at or since the time of acquisition by the Applicant. The Applicant is prepared to undertake all necessary investigation and remediation required to address identified site contamination and has agreed to perform off-site soil vapor sampling.

Requestor Relationship to Property

An official Deed dated July 31, 2007 identifies the present owner of the property as Kimco Kissena Center, LLC (the Requestor). As such, no access agreement is necessary to perform the requirements of the BCP at the property.

ATTACHMENT G
SECTION IX: CONTACT LIST INFORMATION

Item 1

Chief Executive Officer
Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission
Marisa Lago, Chair
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Queens, Borough President
Melinda Katz
120-55 Queens Blvd.
Kew Gardens, NY 11424
(718) 286-3000

Borough of Queens, Department of City Planning
Oudeshram Raj Rampershad
120-55 Queens Blvd., Room 201
Kew Gardens, NY 11424
(718) 520-2100

Item 2

Residents, owners, and occupants of the site and properties adjacent to the site
Owner information is provided in Attachment A. The site encompasses an area of about 68,200 square feet (1.57 acres) and is occupied by an about 22,520-square-foot one-story shopping center and an asphalt-paved parking lot. Commercial tenants include Gold City Supermarket, Star Laundromat and Cleaners, Ming Xing Gift Shop, and Fay Da Bakery.

Adjacent properties include:

YAW, LLC
46-01 Kissena Blvd.
Queens, NY 11355

Amy Wu
140-12 Holly Ave.
Queens, NY 11355

Manny Ngo
140-16 Holly Ave.
Queens, NY 11355

Yashpal Narang
140-20 Holly Ave.
Queens, NY 11355

Ting Ma Shelley Hao
140-24 Holly Ave.
Queens, NY 11355

Dorothy Woo Yus Pan
140-28 Holly Ave.
Queens, NY 11355

Monica Lai
46-10 Union St.
Queens, NY 11355

Rui Rong Zhuo
46-14 Union St.
Queens, NY 11355

Sheng Zhuang Xia
46-18 Union St.
Queens, NY 11355

LYQ Realty Inc.
46-22 Union St.
Queens, NY 11355

Pauline Ching-Chung
46-26 Union St.
Queens, NY 11355

Wann Hwa Wang
46-30 Union St.
Queens, NY 11355

Mei Ling Lin
46-34 Union St.
Queens, NY 11355

Yan Jin Li
46-38 Union St. & 46-38A Union St.
Queens, NY 11355

Kissena Group LLC
46-40 Laburnum Ave.
Queens, NY 11355

Kissena Group LLC
46-40 Laburnum Avenue
Queens, NY 11355

The Ponglak Kuangpari
140-32 Holly Ave.
Queens, NY 11355

Huang Yun Y
46-40 Union St.
Queens, NY 11355

Jorge E. Osorio
140-35 Union Street
Queens, NY 11355

Carmen Jacala
140-27 Laburnum Avenue
Queens, NY 11355

George Tharian
46-32 Kissena Boulevard
Queens, NY 11355

Kissena 168 LLC
46-30 Kissena Boulevard
Queens, NY 11355

Kissena Pioneer LLC
46-26 Kissena Boulevard
Queens, NY 11355

Yong Ming Realty, LLC
46-28 Kissena Boulevard
Queens, NY 11355

LEE/LINS DEVELOPMNTCO
46-24 Kissena Boulevard
Queens, NY 11355

LEE&LIN'S DEVELOPMENT
46-22 Kissena Boulevard
Queens, NY 11355

BIN LIN INC
46-20 Kissena Boulevard
Queens, NY 11355

Kissena Development
46-14 Kissena Boulevard
Queens, NY 11355

Item 3

Local news media from which the community typically obtains information

Queens Chronicle
71-19 80th Street, Suite 8-201
Glendale, NY 11385
(718) 205-1957

Item 4

Public Water Supply

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection, the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP
Vincent Sapienza, Acting Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5

Request for Contact

We are unaware of any requests for inclusion on the contact list

Item 6

Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

P.S. 024 Andrew Jackson
(about 0.05 miles north of the site)
Debra Cassidy, Principal
141-11 Holly Ave.
Flushing, NY 11355
(718) 359-2288

Muslim Center Elementary School
(about 0.02 miles west of the site)
Nahid R. Farooqi, Principal
137-58 Geranium Ave.
Flushing, NY 11355
(718) 460-2127

Rachel Carson Intermediate School 237
(about 0.18 miles west of the site)
Judith Friedman, Principal
46-21 Colden St.
Flushing, NY 11355
(718) 353-6464

NYL Clearview School
(about 0.25 miles northeast of the site)
Hilary Cohen, Educational Coordinator
146-28 Jasmine Ave.
Flushing, NY 11355

(718) 352-0104

Kissena Cherry Day Care Inc.
(about 0.3 miles to the northwest)
46-15 Kissena Blvd.
Flushing, NY 11355
(718) 762-7688

Sunny Kids Day Care
(about 0.35 miles northeast of the site)
147-05 Jasmine Ave
Flushing, NY 11355
(347) 827-6607

Honeypot Daycare Center Inc.
(about 0.38 miles northwest of the site)
14022 Beech Avenue
Flushing, NY 11355
(718) 762-7688

Jack & Jill Nursery School
(about 0.4 miles west of the site)
Mary Carroll French, Director
43-23 Colden St.
Flushing, NY 11355
(718) 762-1218

Ivy Road Prep
(about 0.38 miles northwest of the site)
43-44 Kissena Blvd.
Flushing, NY 11355
(347) 761-5500

The Lowell School
(about 0.46 miles southwest of the site)
Dede Proujansky, Director
142-45 58th Rd.
Flushing, NY 11355
(718) 445-4222

Red Apple Child Development
Miss Anna, Program Director
(about 0.45 miles northwest of the site)
4231 Colden St.

Flushing, NY 11355
(718) 762-1232

P.S. 244
(about 0.5 miles northwest of the site)
Bob Groff, Principal
137-20 Franklin Ave.
Flushing, NY 11355
(718) 445-5730

Item 7

Document Repository (e.g. local library)

Queens Library at Flushing
41-17 Main Street
Flushing, NY 11355
Phone: (718) 661-1200

Queens Community Board 7
133-32 41st Road - Suite 3B
Flushing, NY 11355
Phone: (718) 359-2800

Letters sent to the repositories acknowledging that both agree to act as a document repository for the project are included in this attachment.

Item 8 - Local Community Board

Queens Community Board 7
Eugene T. Kelty, Jr., Chair
133-32 41st Road - Suite 3B
Flushing, NY 11355
Phone: (718) 359-2800

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

January 16, 2019

Eugene T. Kelty, Jr.
Queens Community Board 7
133-32 41st Road — Suite 3B
Flushing, NY 11355

Re: Brownfield Cleanup Program Application
Kimco Kissena Center, LLC
46-15 to 46-31 Kissena Boulevard
Queens, New York 11355

Dear Mr. Kelty:

We represent Kimco Kissena Center, LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 46-15 to 46-31 Kissena Boulevard in Queens, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below if you are able to certify that your community board would be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
Langan Engineering, Environmental, Surveying and Landscape Architecture and Geology, D.P.C.

Jason J. Hayes, PE, LEED AP
Principal/Vice President

Yes, the Queens Community Board 7 is willing and able to act as a public repository on behalf of Kimco Kissena Center, LLC in their cleanup of 46-15 to 46-31 Kissena Boulevard under the NYSDEC BCP.

(Name) (Date) 1/16/19

(Title)

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

January 10, 2019

Yang Seng
Queens Library at Flushing
41-17 Main Street
Flushing, NY 11355

Re: Brownfield Cleanup Program Application
Kimco Kissena Center, LLC
46-15 to 46-31 Kissena Boulevard
Queens, New York 11355

Dear Ms. Seng:

We represent Kimco Kissena Center, LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 46-15 to 46-31 Kissena Boulevard in Queens, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below if you are able to certify that your library would be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
Langan Engineering, Environmental, Surveying and Landscape Architecture and Geology, D.P.C.

Jason J. Hayes, PE, LEED AP
Principal/Vice President

Yes, the Queens Library at Flushing in Queens, New York is willing and able to act as a public repository on behalf of Kimco Kissena Center, LLC in their cleanup of 46-15 to 46-31 Kissena Boulevard under the NYSDEC BCP.

Yang Zeng
(Name)

1/16/19
(Date)

Director, Flushing Library
(Title)

ATTACHMENT H
SECTION X: LAND USE FACTORS

Item 1 - Current Zoning

According to New York City Planning Commission Zoning Map 10d, the site is situated within the Flushing Residential District (R3-2) with a commercial overlay (C2-2) in the western portion of the site along Kissena Boulevard. Residential R3-2 districts allow a variety of housing types, including low-rise attached houses, small multi-family apartment houses, and detached and semi-detached one- and two-family residences. Commercial C2-2 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, typical uses include grocery stores, restaurants, beauty parlors, funeral homes, and repair services. The surrounding properties are zoned for residential (R2/R3) uses with commercial overlays (C1/C2) along major thoroughfares.

The Applicant is proposing a rezoning by the New York City Department of City Planning (DCP) pursuant to the Uniform Land Use Review Procedure (ULURP) to facilitate the redevelopment of the site and accomplish the project's goals, which include creating additional housing (including affordable housing) in a neighborhood with an acute need for housing, enhancing the existing retail use, as well as providing community facility uses in the community. The site would be rezoned from R3-2 and R3-2/C2-2 to R7A and R7A/C2-3 and would be mapped as a Mandatory Inclusionary Housing Area.

The Applicant is requesting a zoning text change to allow the Mandatory Inclusionary Housing ("MIH") program to apply to the site. The proposed development will meet either Option 1 or Option 2 of the MIH Program. Pursuant to Section 23-154 of the New York City Zoning Resolution, 25% or 30% of the residential floor area will be affordable to a weighted average of 80% of the area median income ("AMI"). There will be no more than three income bands and no income band will be greater than 130% of AMI.

Thirty percent of the Proposed Development's residential floor area amounts to approximately 71,077 zoning square feet. It is anticipated that this amount of square footage will translate into approximately 73 units of affordable housing.

Item 2 - Current Use

The site encompasses an area of about 68,200 square feet (1.57 acres) and is developed with an about 22,520-square-foot one-story shopping center and an asphalt-paved parking lot. Commercial tenants include Gold City Supermarket, Star Laundromat and Cleaners, Ming Xing Gift Shop, and Fay Da Bakery.

Item 3 - Intended Use Post-Remediation

Mixed commercial and residential use is proposed for the property. Preliminary plans consist of demolishing the existing one-story commercial building, and construction of a new commercial and affordable housing development. The new multi-story development is anticipated to include two below-grade levels of ventilated parking.

Item 5 - Consistency with Applicable Zoning Laws/Maps

The proposed site development (mixed commercial and residential use with affordable housing) is being evaluated through ULURP. The site is situated within the Flushing Residential District (R3-2) with a commercial overlay (C2-2) in the western portion of the site along Kissena Boulevard. Buildings in these districts often include low-rise attached houses, small multi-family apartment houses, and detached and semi-detached one- and two-family residences (for residential use) and grocery stores, restaurants, beauty parlors, funeral homes, and repair services (for commercial use). The applicable zoning map is included in Attachment B.

Item 6 - Comprehensive Plans

The Applicant is proposing a rezoning by the DCP pursuant to ULURP to facilitate the redevelopment of the site and accomplish the project's goals. The site would be rezoned from R3-2 and R3-2/C2-2 to R7A and R7A/C2-3 and would be mapped as a Mandatory Inclusionary Housing Area.

ATTACHMENT I
SECTION XI: STATEMENT OF CERTIFICATION AND SIGNATURES

Written confirmation binding the Applicant, Kimco Kissena Center, LLC and Signatory, Nicholas Brown, is included as an attachment.

WRITTEN CONSENT OF THE MANAGER

The undersigned, being the manager of KIMCO KISSENA CENTER, LLC, a New York limited liability company (the "Company"), does hereby resolve that:

1. Nicholas Brown is a Vice President of KRCX New York Realty, LLC, Manager of the Company and has the full power and authority on behalf of the Company, as an Authorized Signatory, to:

    a. Execute documents in connection with the application of the Company for participation in the New York State Brownfield Cleanup Program (the "BCP");

    b. Enter into agreements with the New York State Department of Environmental Conservation (the "DEC") in connection with the Company's participation in the BCP;

    c. Execute any and all documents in connection with the Company's participation in the BCP, including but not limited to applications, agreements, easements and tax returns;

    d. Take any action necessary to the furtherance of the Company's participation in the BCP, including but not limited to conducting negotiations on behalf of the Company.

2. The authority hereby conferred shall be deemed retroactive, and any and all acts authorized herein which were performed prior to the passage of this consent are hereby approved and ratified. The authority hereby conferred shall continue in full force and effect until the DEC shall have received notice, in writing, of the revocation hereof by a resolution duly adopted by the Manager of the Company. Any such revocation shall be effective only as to actions taken by the Company subsequent to DEC's receipt of such notice.

3. The undersigned hereby represents and warrants that (i) the undersigned is the Manager of the Company; and (ii) the consent of the Manager is sufficient to authorize the Company to take the aforementioned actions.

KRCX New York Realty, LLC,
Manager

By:_____
Nicholas Brown, Vice-President

Dated: 1/22/19 New Hyde Park, New York, NY