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ATTACHMENTS

- *Remedial Action Work Plan - Asian Americans for Equality (AAFE), 133-04 39th Avenue, Queens, New York*, NYC VCP Project No. 17CVCP014Q, Remedial Engineering, P.C., July 2017.
- *Phase I ESA – 133-04 39th Avenue, Queens, NY*, AKRF, Inc. (AKRF), August 2021.
- *RIR – 39-03 College Point Boulevard, Queens, NY*, AKRF, August 2022, updated December 2022.
- *Off-Site Soil Vapor Intrusion Report – 133-10 39th Avenue, Queens, NY*, AKRF, January 2023.

Attachment C – New York State Entity Status
Attachment D – Proof of Site Access
Attachment E – Document Repository Acknowledgement

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.
If yes, provide existing site number: _____ ○ Yes ◉ No

Is this a revised submission of an incomplete application?
If yes, provide existing site number: C241273 ◉ Yes ○ No

BCP App Rev 14 – January 2023

SECTION I: Property Information

PROPOSED SITE NAME: Magnolia Gardens
ADDRESS/LOCATION: 39-03 College Point Boulevard
CITY/TOWN: Flushing | ZIP CODE 11354
MUNICIPALITY (LIST ALL IF MORE THAN ONE): New York City
COUNTY: Queens | SITE SIZE (ACRES) 0.31

LATITUDE:			LONGITUDE:		
40 °	45 '	32.292 "	-73 °	50 '	3.66 "

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, 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 acreage column.
ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS. See Attachment A

Parcel Address	Section	Block	Lot	Acreage
39-03 College Point Boulevard, Flushing, NY		4973	6	0.31

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map provided in electronic format with the application? (Application will not be processed without a map) See Attachment A	◉	○
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) See Supplement to Section I If yes, identify census tract: 871 Percentage of property in En-zone (check one): 0% ○ 1-49% ○ 50-99% ○ 100% ◉	◉	○
4. Is the project located within a disadvantaged community? See Supplement to Section I See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information. See Supplement to Section I	◉	○
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. 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? If yes, attach relevant supporting documentation.	○	◉

SECTION I: Property Information (CONTINUED)

	Y	N
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type Issuing Agency Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format? See Supplement to Section I	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 10-12 of this form.	◉	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 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? Not Applicable	○	○

NOTE: If a tangible property tax credit determination is not being requested at the time of application, 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 I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: ○ Investigation ◉ Remediation

NOTE: If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (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, does it meet the requirements in ECL Article 27-1415(2)?

◉ Yes ○ No ○ N/A See Attachment B (Previous Studies) & Supplement to Section II

3. Have any draft work plans been submitted with the application (select all that apply)?

☐ RIWP ☑ RAWP ☐ IRM ☐ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.
Is this information attached? ◉ Yes ○ No See Supplement to Section II

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? C4-2

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☑ Commercial ☑ Industrial ☐

3. Current use (select all that apply):

Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☑

	Y	N
4. Please provide 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 by which the site became vacant. Is this summary included with the application? See Supplement to Section III	◉	○
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☑ Commercial ☐ Industrial ☐ If residential, does it qualify as single-family housing? ○ N/A	○	◉
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached? See Supplement to Section III	◉	○
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	○	◉
8. Do current and/or recent development patterns support the proposed use? See Supplement to Section III	◉	○
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation and additional documentation if necessary. See Supplement to Section III	◉	○
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation and additional documentation if necessary. See Supplement to Section III	◉	○

SECTION IV: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit 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). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.** See Data Summary Tables in Attachment A

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☑	☑	☐
Chlorinated Solvents	☑	☑	☑
Other VOCs	☑	☐	☐
SVOCs	☑	☑	☐
Metals	☑	☑	☐
Pesticides	☑	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☑	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:
   - Sample location
   - Date of sampling event
   - Key contaminants and concentration detected
   - For soil, highlight exceedances of reasonably anticipated use
   - For groundwater, highlight exceedances of 6 NYCRR part 703.5
   - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? See Attachment A, Figure 6, 7, 8A, 8B ◉ 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: Residential uses, office and potentially commercial uses, a furniture warehouse, and auto repair (circa 1961-2001), as detailed in the supporting documentation addendum.

SECTION V: Requestor Information

NAME: Magnolia Gardens Developer Inc.

ADDRESS: 108 Norfolk Street

CITY/TOWN: New York, NY | ZIP CODE 10002

PHONE: (347) 208-6269 | EMAIL: andrea_alexopoulos@aafe.org

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS 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 with this application to document that that requestor is authorized to conduct business in NYS. Is this attached? See Attachment C	◉	○
3. If the requestor is an LLC, the names of the members/owners need to be provided on a separate attachment. Is this attached? N/A	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must 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. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VI: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
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.	○	◉
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 or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
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?	○	◉
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved 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?	○	◉
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 a false statement in connection with any document or application submitted to DEC?	○	◉

SECTION VI: Requestor Eligibility (CONTINUED)	Y	N
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?	○	◉
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?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

12. 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 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 selecting this option, 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; and, (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.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes ◉ No ○ N/A ○ See Supplement to Section VI

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☐ Current Owner ☑ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** 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 environmental easement on the site.

Is this proof attached? ◉ Yes ○ No ○ N/A See Supplement to Section VI

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION VII: Requestor Contact Information		
REQUESTOR'S REPRESENTATIVE: Andrea Alexopoulos		
ADDRESS: Magnolia Gardens Developer Inc., 108 Norfolk Street		
CITY: New York, NY		ZIP CODE: 10002
PHONE: (347) 208-6269	EMAIL: andrea_alexopoulos@aafe.org	
REQUESTOR'S CONSULTANT (CONTACT NAME): Michelle Lapin		
COMPANY: AKRF, Inc.		
ADDRESS: 440 Park Avenue South, 7th Floor		
CITY: New York, NY		ZIP CODE: 10016
PHONE: (646) 388-9520	EMAIL: mlapin@akrf.com	
REQUESTOR'S ATTORNEY (CONTACT NAME): George C. D. Duke		
COMPANY: Connell Foley LLP		
ADDRESS: 875 Third Avenue, 21st Floor		
CITY: New York, NY		ZIP CODE: 10022
PHONE: (212) 307-3700	EMAIL: gduke@connellfoley.com	

SECTION VIII: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	◉	○
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? See Supplement to Section VII N/A ○	◉	○

SECTION IX: Current Property Owner and Operator Information		
CURRENT OWNER: Queens Housing and Immigrant Center Corp.		
CONTACT NAME: Andrea Alexopoulos		
ADDRESS: 108 Norfolk Street		
CITY: New York, NY		ZIP CODE: 10002
PHONE: (347) 208-6269	EMAIL: andrea_alexopoulos@aafe.org	
OWNERSHIP START DATE: 11/08/2004		
CURRENT OPERATOR: Magnolia Gardens Developer Inc.		
CONTACT NAME: Andrea Alexopoulos		
ADDRESS: 108 Norfolk Street		
CITY: New York, NY		ZIP CODE: New York, NY
PHONE: (347) 208-6269	EMAIL: andrea_alexopoulos@aafe.org	
OPERATION START DATE: 01/11/2023		

SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? 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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ◉	○	○
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information.	○	◉

SECTION XI: Site Contact List

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 mailing addresses of the following: See Supplement to Section XI

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- 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. See Attachment D

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby 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 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 President (title) of Magnolia Gardens Developer Inc. (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby 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 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: 5/4/2023 Signature: _____

Print Name: Thomas Yu

SUBMITTAL INFORMATION

- Two (2) copies, one unbound paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF) on an external storage device (such as thumb drive or CD), must be sent to:

  Chief, Site Control Section
  New York State Department of Environmental Conservation
  Division of Environmental Remediation
  625 Broadway, 11th Floor
  Albany, NY 12233-7020

PLEASE DO NOT SUBMIT SUPPORTING DOCUMENTS WITH THE HARD COPY APPLICATION FORM.
Please provide a hard copy of ONLY the application form and a table of contents.

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

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.
BCP App Rev 14

Please respond to the questions below and provide additional information and/or documentation as required.	**Y**	**N**
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	◉	○
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	◉	○
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	◉	○
4. Is the property upside down or underutilized as defined below?		
Upside down	○	◉
Underutilized	○	◉

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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. 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*
   *Selecting this option 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.

   See Supplement to Section III

   ○ 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' household's 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 homeowners 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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

( ) Yes – planned renewable energy facility site with documentation

( ) Pending – planned renewable energy facility awaiting documentation
*Selecting this option will result in a "pending" status. The appropriate documentation 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.

(•) No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

(•) Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance 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. See Supplement to Section I

( ) No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

Magnolia Gardens – 39-03 College Point Boulevard, Flushing, NY 11354
Brownfield Cleanup Program Application Supporting Documentation

Supplement to Section I. – Property Information

3. En-Zone

The entirety of the Magnolia Gardens site (the "Site") is located within an En-Zone, under Criteria B. This indicates that the census tract has a "poverty rate of at least two times the poverty rate for the county." The Site location and a Site plan are included as *Figure 1* and *Figure 2*, respectively, in *Attachment A*. A map of the Site's location within a designated EnZone is included as *Figure 3* in *Attachment A.*

4. Disadvantaged Community

The Site meets the interim criteria identified for a disadvantaged community as shown on the New York State Website:

https://climate.ny.gov/Our-Climate-Act/Disadvantaged-Communities-Criteria/Disadvantaged-Communities-Map

A map of the Site's location within a designated disadvantaged community is included as *Figure 4* in *Attachment A.*

5. Brownfield Opportunity Area

The entirety of the Site is located within the Flushing Brownfield Opportunity Area (BOA), as shown on the New York City SPEED map:

https://speed.cityofnewyork.us/

A map of the Site's location within a designated BOA is included as *Figure 5* in *Attachment A.*

14. Property Description and Environmental Assessment

Location

The Site is located at 39-03 College Point Boulevard in the Flushing neighborhood in Queens, New York and is identified as Block 4973, Lot 6 on the New York City Tax Map. The Site was referred to historically as 133-04 39th Avenue. The Site comprises approximately 13,400 square feet and is bounded by 39th Avenue to the north, a filling station to the south, an office building to the east, and College Point Boulevard to the west. The Site location is shown on *Figure 1*.

Site Features

Currently, the Site is an unpaved vacant lot surrounded by a plywood construction fence. A piezometer installed for a geotechnical investigation in 2016 is located in the Site's southeastern corner. A groundwater monitoring well installed as part of AKRF's RI in June 2022 is located in the Site's northeastern corner. Two more groundwater monitoring wells installed as part of AKRF's RI are located in the north-adjacent 39th Avenue sidewalk and the west-adjacent College Point Boulevard sidewalk. A Site plan and piezometer/monitoring well locations are shown on *Figure 2*.

Current Zoning and Land Use

The Site is currently inactive and is zoned for commercial use. The Site is bounded: to the north by 39th Avenue, followed by residential and commercial buildings; to the east by commercial buildings; to the south by a Mobil filling station; and to the west by College Point Boulevard, followed by a hotel, mall, and hardware store. The greater surrounding area consists of primarily commercial and residential uses with some parking lots. A Tax Map is provided as *Figure 6*. A Surrounding Land Use Map and Zoning Map are provided as *Figure 7* and *Figure 8*, respectively.

Past Use of the Site

Prior to 1951, a dwelling and an accessory shed existed on the Site. In 1951, the southern portion of the Site was developed with a one-story, slab-on-grade, furniture warehouse in 1951 and 2001-2003, auto repair shop in 1961-2001, possible office or commercial space in 1962-2016, and a community center from 2003 to building demolition in 2016. A two-story annex to this building was present in 1951 but was demolished by 1980. In 1951-2016, the northern portion of the Site comprised a parking lot. The surrounding area included various commercial, industrial, and residential uses with some potential to affect the Site, including: a medical instrument factory on the east-adjacent parcel circa 1962-1985, identified in regulatory databases as a generator of hazardous waste (corrosive waste); and a south-adjacent filling station (circa 1934-present), listed in regulatory databases with closed-status petroleum spills reported to the New York State Department of Environmental Conservation (NYSDEC), a NYSDEC Petroleum Bulk Storage (PBS) listing, and hazardous waste (ignitable waste and lead waste) generation.

A Phase I Environmental Site Assessment (ESA) of the Site (G.C. Environmental, Inc., May 14, 2002) noted that in September 1995, a 550-gallon fuel oil underground storage tank (UST) and contaminated soil were discovered in the west-central portion of the Site; Spill No. 9508694 was reported to NYSDEC. The UST and contaminated soil were removed, and the spill listing was closed by NYSDEC in November 1995.

A Subsurface (Phase II) Investigation of the Site [Louis Berger & Associates (LBA), January 16, 2007] was conducted for potential Site redevelopment with a public school. However, the construction project did not proceed.

As part of the Downtown Flushing Rezoning and Waterfront Access Plan in 1998, the Site was assigned (E) Designation E-74 for noise and hazardous materials. Subsequent to the (E) Designation, the Site was proposed to be redeveloped with a mixed-use building with two cellar levels. A geotechnical investigation [Mueser Rutledge Consulting Engineers (MRCE) October 27, 2016] was conducted at the Site. In coordination with the NYC Office of Environmental Remediation (OER), a Remedial Investigation (RI) [Roux Associates, Inc. (Roux), January 2017] was conducted for the Site. In addition, waste characterization sampling (Roux, July 14, 2016) was conducted. The Site was assigned OER Project No. 16EH-N284Q. In addition, an Environmental Assessment Statement (EAS) was prepared for the proposed redevelopment (Roux, May 16, 2017). Following the completion of the RI, the Site began the process of enrolling in the OER-managed NYC Voluntary Cleanup Program (NYC VCP) and a draft Remedial Action Work Plan (RAWP) was prepared. The Site was assigned NYC VCP Project No. 17CVCP014Q; however, the construction project did not proceed.

In 2021, the Site was proposed to be redeveloped with a mixed-use building with one cellar level. In preparation for this redevelopment, a Phase I ESA (AKRF, August 2021) and an updated geotechnical investigation (MRCE, August 2021) were conducted. Due to the change in the scope of proposed development from the previous construction plans, additional site investigation was required by OER. The Site was assigned OER Project No. 16TMP0370K and an RI (AKRF, August 2022) was conducted at the Site. In addition to collection of soil, groundwater, and soil vapor samples for laboratory analysis, the RI summarized the results of the 2007 and 2017 Site investigations. Based on the presence of elevated concentrations of trichloroethylene (TCE) in a shallow soil hotspot in the northeastern corner of the Site and concentrations of volatile organic compounds (VOCs) associated with chlorinated solvents in groundwater and soil vapor, NYSDEC requested additional groundwater and soil vapor sampling around the Site perimeter to assess the potential impact to off-site properties. The results of the additional sampling were incorporated into an updated RI Report (RIR) (AKRF, December 2022). Based on these results, NYSDEC required the enrollment of the Site in the NYSDEC Brownfield Cleanup Program (BCP). The presence of TCE in shallow soil indicated an on-site source, which was delineated by subsequent sampling to an area approximately 10 feet by 10 feet, and approximately 5 feet in depth.

As previously noted, the site was used historically for auto repair; however, no spills involving chlorinated solvents, or records of on-site hazardous waste generation were identified by the August 2021 ESA. The

chlorinated solvent-related VOCs detected in groundwater and soil vapor may be due to some combination of on- and off-site sources. In addition, waste characterization sampling was conducted in preparation for the proposed development (AKRF, July 2022).

Site Geology and Hydrogeology

The Site elevation is approximately 45 feet above the North American Vertical Datum of 1988 (NAVD 88). The stratigraphy of the Site, from the surface down, consists of fill materials (including sand, silt, gravel, and small quantities of concrete, brick, and/or coal) to depths of approximately 15 to 35 feet below ground surface (bgs), underlain by apparent native soil. The apparent native soil includes bands of silt, silty sand, silty clay, and/or clay interspersed with sandy soil at various depths. The silt and/or clay layers were generally first observed approximately 15 to 40 feet bgs, with the shallowest clay layers noted in the northeastern corner of the Site. Geotechnical investigation indicated that silty clay extended to approximately 43.5 to 58.5 feet bgs, underlain by glacial till to depths up to 75 feet (the maximum geotechnical boring depth). Based on USGS mapping, bedrock is approximately 290 feet beneath the Site.

Depth to groundwater ranges from approximately 31.8 to 42.0 feet bgs at the Site. Groundwater flow delineation using permanent monitoring wells installed as part of AKRF's RI indicated apparent east-northeasterly groundwater flow beneath the Site. Similarly, delineation conducted using temporary wells as part of the 2017 Roux RI indicated easterly or northeasterly groundwater flow beneath the Site. However, historical delineation of groundwater flow on nearby sites (the south-adjacent filling station at 133-11 Roosevelt Avenue and a development at 133-31 39th Avenue, north of the Site across the street) indicated westerly or southwesterly groundwater flow toward Flushing Creek, approximately 790 feet away, which was consistent with the anticipated flow direction based on regional topography. The discrepancy between site-specific groundwater flow measurements and regional groundwater flow may be due to clay layers restricting groundwater flow across the Site. Clay was noted in several borings in the northern portion of the Site and in adjacent sidewalks, with the shallowest layers noted in the northeastern corner of the Site. Groundwater in Queens is not used as a source of potable water. The surface topography of the site slopes down towards the southwest.

Environmental Assessment

Based upon investigations conducted to date, the primary contaminants of concern for the Site include VOCs associated with petroleum and chlorinated and non-chlorinated solvents, the PAH naphthalene, pesticides, per- and polyfluoroalkyl substances (PFAS), and metals.

Soil – VOCs associated with chlorinated solvents (CVOCs), including PCE and TCE, were detected in shallow soil samples over most of the Site at concentrations below their 6NYCRR Part 375 Soil Cleanup Objectives for Unrestricted Use (UUSCOs) and Restricted-Residential Use (RRSCOs). During the 2017 Roux investigation, TCE was detected in one shallow soil sample, RXSB-2 (0-2), at a concentration of 78 milligrams per kilogram (mg/kg), exceeding its UUSCO of 0.47 mg/kg and its RRSCO of 21 mg/kg. No TCE concentrations exceeding UUSCOs were identified in the 5-7 foot interval of boring RXSB-2. Subsequent waste characterization sampling conducted by AKRF delineated the TCE hotspot to the 0-5 foot interval of an approximately 10-foot by 10-foot area surrounding RXSB-2. As part of the waste characterization sampling on July 8, 2022, borings were advanced approximately 5 and 10 feet north, east, west and south of RXSB-2 (WC-5N, E, W, and S and WC-6N, E, W, and S, respectively). Soil samples were collected from the 0-2 foot and 5-7 foot interval of each boring. The 0-2 foot samples from the WC-5 borings were analyzed for TCL VOCs, with the remaining samples placed on hold at the laboratory. TCE concentrations in the 0-2 foot WC-5 samples ranged from 0.0063 mg/kg to 0.036 mg/kg, well below the concentration identified in the 0-2 foot interval of RXSB-2 and the UUSCO of 10 mg/kg. Based on the analytical data from these samples, analysis of the on-hold samples was not conducted. The delineation sample locations are shown on *Figure 12* in *Attachment A*.

Three borings in the central portion of the Site (SB-07, RXSB-4 and AKRF-SB-02) exhibited field evidence of contamination, including petroleum-like odors and/or elevated PID readings above and/or below the water table. No evidence of free-phase petroleum (free product) was noted. One or more soil samples from these borings contained the VOCs acetone (max. concentration of 0.318 mg/kg), 2-butanone (max. concentration of 0.176 mg/kg), total xylenes (max. concentration of 1 mg/kg), 1,2,4-trimethylbenzene (max. concentration of 36 mg/kg), 1,3,5-trimethylbenzene (max. concentration of 11 mg/kg), and n-propylbenzene (max. concentration of 4.4 mg/kg), and the PAH naphthalene (max. concentration of 13.7 mg/kg), above their respective UUSCOs, but below RRSCOs. In one sample from below the proposed depth of excavation, total xylenes, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, n-propylbenzene, and acetone exceeded their respective UUSCOs.

The pesticides 4,4'-DDT (max. concentration of 0.00664 mg/kg) and 4,4'-DDE (max. concentration of 0.00475) were detected above their UUSCOs, but well below their RRSCOs, in 1 to 4 shallow soil samples each.

Nine metals, including arsenic (max. concentration of 22 mg/kg), barium (max. concentration of 432 mg/kg), total chromium (max. concentration of 40 mg/kg), copper (max. concentration of 640 mg/kg), lead (max concentration of 1,300 mg/kg), manganese (max. concentration of 1,700 mg/kg), mercury (max. concentration of 0.6 mg/kg), nickel (max. concentration of 50 mg/kg), and zinc (max. concentration of 303 mg/kg) were detected at concentrations exceeding their respective UUSCOs. Arsenic, copper, and barium also exceeded their respective RRSCOs in one soil sample each, and lead exceeded its RRSCO in ten soil samples. The elevated metal concentrations were generally detected in shallow soil, with the exception of chromium, manganese, and nickel, each of which was detected in one sample from below the proposed depth of excavation.

Waste characterization sampling conducted by AKRF identified two hotspots of soil with levels of lead exceeding USEPA hazardous waste criteria, which were delineated to: the 8-16 foot interval of an approximately ten-foot by ten-foot area around boring AKRF-SB-04/WC-2; and the 0-8 foot interval of an approximately ten-foot by ten-foot area around boring AKRF-SB-05/WC-3.

1. *Groundwater* – TCE was detected in three groundwater samples in the northeastern corner of the Site at concentrations ranging from 9.2 to 14 micrograms per liter (µg/L), slightly above its Ambient Water Quality Standard/Guidance Value (AWQSGV) of 5 µg/L. TCE was also detected in exceedance of its AWQSGV in three samples from groundwater monitoring wells at the northern Site perimeter (at 14 µg/L) and eastern Site perimeter (max. concentration of 7.5 µg/L).

   Five petroleum-related VOCs, including isopropylbenzene (16 µg/L), methyl tert-butyl ether (MTBE) (11 µg/L), n-butylbenzene (7.1 µg/L), n-propylbenzene (20 µg/L), and sec-butylbenzene (12 µg/L), were detected above their respective AWQSGVs in sample AKRF-TW-02, collected from a temporary well installed in boring AKRF-SB-02. A slight sheen was noted on groundwater during sampling, but no free product was present. As previously noted, evidence of historical low-level petroleum contamination was noted in soil in boring AKRF-SB-02 and two nearby borings. Benzene (max. concentration of 1.2 µg/L) was detected slightly above its AVQSGV of 1 µg/L in two groundwater samples from a monitoring well (MW-01) at the northern Site boundary. No odor or sheen were noted on groundwater from this well, and no evidence of petroleum contamination was noted on soil in the corresponding boring.

   Four SVOCs were detected in sample AKRF-TW-02 at concentrations slightly above their respective AWQSGVs: 1,1-biphenyl (11 µg/L), acenaphthene (29 µg/L), fluorene (66 µg/L), and phenanthrene (170 µg/L).

   Twelve metals (arsenic, barium, beryllium, chromium, copper, lead, iron, manganese, nickel, selenium, sodium, and thallium) were detected in one or more unfiltered (total) metal samples at levels exceeding

their respective AWQSGVs. Five metals (antimony, iron, magnesium, manganese, and sodium) were detected in one or more filtered (dissolved) metal samples above their respective AWQSGVs.

The PFAS perfluorooctanesulfonic acid was detected in two samples at a maximum concentration of 20.6 parts per trillion (ppt), exceeding its NYSDEC screening level of 10 ppt.

2. *Soil Vapor* – Although there are currently no regulatory or published guidance values for VOCs in soil vapor, soil vapor data was used to assess the potential for exposure to receptors and to help define the nature and extent of contamination at the Site.

   Soil vapor results indicated generally low levels of petroleum-related VOCs, and low to high levels of acetone and CVOCs. The concentration of the petroleum-related VOCs benzene, toluene, ethylbenzene and xylenes (BTEX) ranged from an estimated 5.12 micrograms per cubic meter ($\mu g/m^3$) to 366 $\mu g/m^3$, with the maximum concentration detected in sample AKRF-SV-07_20220615.

   CVOCs including 1,1,1-trichloroethane (max. concentration of 34 $\mu g/m^3$), carbon tetrachloride (max. concentration of 33 $\mu g/m^3$), cis-1,2-dichloroethene (max. concentration of 1.8 $\mu g/m^3$), trans-1,2-dichloroethene (estimated concentration of 0.47 $\mu g/m^3$), PCE (max. concentration of 220 $\mu g/m^3$), TCE (max. concentration of 1,100 $\mu g/m^3$), and methylene chloride (max. concentration of 8.5 $\mu g/m^3$) were detected in the soil vapor samples. The highest PCE concentration was detected in sample SV-02 in the southeastern portion of the Site. The highest TCE concentration was detected in sample AKRF-SV-04 the northwestern portion of the Site. CVOCs were also detected in off-site samples along the northern, eastern, and western Site perimeter, with a maximum PCE concentration of 26 $\mu g/m^3$ and a maximum TCE concentration of 66 $\mu g/m^3$. Acetone was detected at concentrations ranging from an estimated 9.1 $\mu g/m^3$ to 16,300 $\mu g/m^3$. An off-site vapor intrusion investigation at the east-adjacent property (133-10 39th Avenue) identified CVOCs in soil vapor (TCE at max. concentration of 110 $\mu g/m^3$ and PCE at max. concentration of 29 $\mu g/m^3$), with the TCE concentration requiring mitigation based on New York State Department of Health (NYSDOH) vapor intrusion guidance. However, CVOC concentrations in indoor air at 133-10 39th Avenue were low (TCE at max. concentration of 0.14 $\mu g/m^3$ and PCE at max. concentration of 1.4 $\mu g/m^3$) and did not appear indicative of vapor intrusion into the structure. Mitigation of soil vapor VOC concentrations is anticipated to consist of source removal during construction of the Site and operation of an active sub-slab depressurization system (SSDS) at the Site for a minimum of five years after issuance of the Certificate of Completion.

Based on the RI and previous investigations, the nature and extent of contaminated soil, groundwater, and soil vapor present at the Site has been determined. The primary Contaminants of Concern (COCs) at the Site include: VOCs, the PAHs naphthalene, pesticides, and metals in soil/fill above the New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use Soil Cleanup Objectives (UUSCOs) and/or Restricted Residential Soil Cleanup Objectives (RRSCOs); lead concentrations exceeding USEPA hazardous waste criteria in soil; VOCs, PAHs, and metals in groundwater above the NYSDEC Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs); PFAS is groundwater above NYSDEC screening levels; and VOCs (primarily CVOCs) in soil vapor.

The detections of petroleum-related VOCs and naphthalene in soil appeared to be associated with some combination of historical low-level petroleum contamination in the central portion of the Site and fill materials (coal fragments were noted in the boring where naphthalene was detected), with no specific source determined. CVOCs were detected in shallow Site soil, generally in the northeastern portion of the Site and generally at low levels, but with one hotspot containing TCE above its UUSCO and RRSCO. Although the presence of CVOCs may have been associated with historical on-site auto repair, no records of CVOC use or hazardous waste generation on-site were identified. Pesticides and metals in soil/fill are likely related to historical on-site uses and/or the presence of historic fill at the Site. The presence of VOCs and PAHs in groundwater may be associated with the historical low-level petroleum contamination in the central portion of the Site (for petroleum-related VOCs and PAHs), CVOC detections in on-site soil (for chlorinated VOCs), and/or off-site sources (of note, the east-adjacent property was developed historically with a

medical instrument factory). The elevated detections of metals in groundwater are most likely related to regional groundwater contamination as opposed to an on-site release. The elevated detections of PFAS in groundwater may be related to historical usage at the Site, or regional groundwater contamination. The VOCs detected in soil vapor may be associated with some combination of on-site and off-site sources.

Based on the results of the Qualitative Human Health Exposure Assessment (QHHEA) included in the RI, a NYSDEC-approved Remedial Action Work Plan (RAWP) should be prepared and implemented during construction of the proposed Site building to ensure that the potential exposure pathways identified do not become complete. The RAWP should address the contaminated soil/fill, groundwater, and soil vapor at the Site.

Soil concentrations above the UUSCOs and/or RRSCOs are shown on *Figure 9*. Groundwater concentrations above the AWQSGVs and NYSDEC PFAS screening levels are shown on *Figure 10A*. PFAS and 1,4-dioxane detections (including detections that do not exceed AWQSGVs/PFAS screening levels) are shown on *Figure 10B.* Soil vapor detections are shown on *Figure 11A*. Detections of PCE and TCE in soil vapor are shown on *Figure 11B*. Delineation results for the TCE hotspot in soil in the northeastern corner of the Site are shown on *Figure 12*. These figures, and the accompanying data summary tables, are included in *Attachment A*.

Supplement to Section II - Project Description

3. Draft Work Plans

A Remedial Action Work Plan (RAWP) (AKRF, January 2023) has been submitted for NYSDEC review together with this BCP Application.

4. Project Description

The Site consists of an approximately 0.31-acre parcel located at 39-03 College Point Boulevard, Flushing, New York, and is identified by the City of New York as Borough of Queens Block 4973, Lot 6. Currently, the Site is unpaved vacant land surrounded by plywood construction fencing. The surrounding area is mixed-use, including residential, commercial, and auto-related (filling station) uses. The Site lies entirely within an EnZone and a Brownfield Opportunity Area (BOA) and is part of the Queens County Census Tract 871. A Site Location map and Site Plan are included in *Attachment A* as *Figures 1* and *2,* respectively.

The proposed project will redevelop the Site with a new seven-story, mixed-used building with one cellar level on an approximately 10,860-square foot (sf) footprint, and paved and landscaped outdoor areas. The building area will be approximately 80,945 gross square feet (gsf). The proposed building's cellar will contain offices and meeting rooms associated with the building's use as supportive housing, a maintenance shop, utility rooms, and storage space. The proposed building's ground floor will contain offices, cafeterias, and a recreation room associated with the building's use as supportive housing, and a "fab lab" (fabrication laboratory) community workspace. The accessory space for supportive housing will occupy approximately 5,000 sf. The "fab lab" will occupy approximately 1,000 sf. The upper floors will contain 90 residential apartments (supportive housing for homeless families with children).

Magnolia Gardens Developer Inc. (the "Requestor") plans on conducting all remedial investigation and remedial activities in accordance with Environmental Conservation Law (ECL) Article 27, Title 14, 6 New York Codes, Rules, and Regulations (NYCRR) 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

The Requestor's plan is to remediate the Site in conjunction with construction of the proposed new building. The remedial action will begin in June 2023 and the Certificate of Completion (COC) will be obtained in December 2024. The preliminary project schedule, shown in Table 1, is subject to change.

Table 1
Proposed Project Schedule

Activity	Estimated Date
Revised BCP application and draft RAWP submitted to NYSDEC.	May 2023[1]
NYSDEC completeness check of BCP application and determination that application is complete/incomplete.	May 2023[2]
NYSDEC Issues BCP Application Letter of Completeness	June 2023
45-day Public Comment Period Initiated (Environmental News Bulletin, Newspaper)	June 2023
Execute BCP Agreement (BCA)	July 2023
Citizen Participation Plan (CPP) Submitted to NYSDEC	February 2023[1]
Receive NYSDEC comments to draft RAWP.	May 2023
Receive public comments on Draft RAWP.	July 2023
Submit revised RAWP, and NYSDEC approves the document, and issues Decision Document (DD).	June 2023
Issue Remedial/Construction Notice Fact Sheet	June 2023
Begin Redevelopment (Construction) with Implementation of RAWP	July 2023
Submittal of Environmental Easement Package	By July 1, 2024
Draft Site Management Plan (SMP) Submitted to NYSDEC	By September 1, 2024
Draft Final Engineering Report (FER) and Fact Sheet	By October 1, 2024
NYSDEC and NYSDOH Approval of FER and SMP	By November 30, 2024
Issue Certificate of Completion (COC)	December 2024

[1]The BCP Application and draft RAWP were originally submitted to NYSDEC on February 27, 2023. The revised Application was submitted in May 2023.
[2]Letter of Incomplete Application received on April 10, 2023.

Supplement to Section III – Land Use Factors

4. Current Business Operations or Uses

The current zoning designation is commercial (C4-2) and the property is classified as "vacant land" (V1). The historical on-site building was most recently used as a community center. Operations at the Site ceased with this building's demolition in 2016. Currently, the 13,400-square foot (0.31-acre) Site is an unpaved, vacant lot surrounded by plywood construction fencing. A Surrounding Land Use map is included as *Figure 7* in *Attachment A*.

6. *Specific Proposed Post-Remediation Use*

The proposed project will redevelop the Site with a new seven-story, mixed-used building with one cellar level on an approximately 10,860-sf footprint, and paved and landscaped outdoor areas. The proposed use is consistent with existing zoning for the site (C4-2), which permits community facility and residential uses. The building area will be approximately 80,945 gsf. The proposed building's cellar will contain offices and meeting rooms associated with the building's use as supportive housing, a maintenance shop, utility rooms, and storage space. The ground floor will contain offices, cafeterias, and a recreation room associated with

the building's use as supportive housing, and a "fab lab" (fabrication laboratory) community workspace. The accessory space for supportive housing will occupy approximately 5,000 sf. The "fab lab" will occupy approximately 1,000 sf. The upper floors will contain 90 residential apartments (supportive housing for homeless families with children). The Requestor's plan is to remediate the Site in conjunction with construction of the proposed new building.

8. Current and/or Recent Redevelopment Patterns

The Requestor plans to enter into the BCP as a Volunteer. Entry into the BCP would facilitate the remediation of the Site and its redevelopment with a supportive housing building. The Site lies entirely within an EnZone and a Brownfield Opportunity Area (BOA) and is part of Queens County Census Tract 871. According to the 2021 American Community Survey (ACS) Profile data, it is estimated that 20.3% of the population in Census Tract 871 is living below the poverty line, compared to the Queens County poverty rate of 13.5% (2021), New York State poverty rate of 13.9% (2021), and the national poverty rate of 12.8% (2021). The unemployment rate for Census Tract 871 is estimated at 2.4% (2021), compared to the Queens County unemployment rate of 4.9% (as of October 2022), New York State unemployment rate of 4.4% (as of October 2022), and the national unemployment rate of 3.7% (as of November 2022).

The Site neighborhood saw increased development with residential, hotel, and commercial uses in the 1980s through the 2010s. The new development replaced vacant land or land formerly occupied by manufacturing, auto-related uses (filling stations and parking lots), and/or commercial uses. In 1998, the Site and surrounding land were rezoned as part of the Downtown Flushing Rezoning and Waterfront Access Plan, which aimed to permit new commercial and residential development in areas that were developed at the time with low-density manufacturing uses. An E-Designation for hazardous materials and noise was placed on the Site as a result of the rezoning. The proposed project is consistent with the goals of this rezoning.

More recently, New York City has championed numerous initiatives to solve a pressing need for affordable housing, supportive housing, and housing for the homeless. The New York City 15/15 Supportive Housing Initiative administered by the NYC Department of Housing Preservation and Development (HPD) aims to construct 15,000 new units of supportive housing in the city between 2015 and 2030. The proposed project will create 90 units of affordable/supportive housing, and a Restrictive Declaration will be recorded against the Site with the City of New York to ensure that the proposed development will include affordable housing for a minimum of 60 years. The project is being carried out through the NYC Department of Homeless Services (DHS) and fills a crucial need to provide a safe and stable alternative to shelters for homeless families.

9. *Consistency with Applicable Zoning Laws/Maps*

The proposed use is consistent with existing zoning for the site (C4-2), which permits community facility and residential uses. A zoning map is included as Figure 8 in Attachment A.

Supplement to Section IV- Property's Environmental History

The Remedial Investigation Report (RIR), previous studies, and Off-Site Vapor Intrusion Report (OSVIR) are included in *Attachment B*, as follows:

- *Phase I ESA – 133-04 39th Avenue, Flushing, NY, G.C. Environmental, Inc., May 14, 2002.*
- *Phase II Environmental Site Investigation Report – Asian Americans for Equality, 133-04 39th Avenue, Queens, NY, Louis Berger & Assoc., P.C. (LBA), January 16, 2007.*
- *Architectural Survey – Tax Block 4973, Lot 6, Map of Property at Flushing, Queens County, New York, Joseph Nicoletti Associates, March 1, 2016.*
- *Soil Disposal Characterization – 133-04 39th Avenue, Queens, New York, Roux Associates, Inc. (Roux), July 14, 2016* and *RIR – OER Project Number 16EH-N284Q, Asian Americans for Equality, Queens, NY, Roux, January 2017.*

- Preliminary Subsurface Investigation Report – AAFE Mixed-Use Building, Flushing, New York, Mueser Rutledge Consulting Engineers (MRCE), June 30, 2016, revised October 27, 2016, Final Subsurface Investigation Report – AAFE Mixed-Use Building, Flushing, New York, MRCE, January 13, 2017, and *Updated Geotechnical Engineering Report – AAFE Mixed-Use Building, Queens, NY, MRCE, August 2, 2021.*
- New York City Environmental Quality Review – Environmental Assessment Statement (EAS) Short Form, 133-04 39th Avenue, Queens, New York, Roux, May 16, 2017.
- Remedial Action Work Plan - Asian Americans for Equality (AAFE), 133-04 39th Avenue, Queens, New York, NYC VCP Project No. 17CVCP014Q, Remedial Engineering, P.C., July 2017.
- Phase I ESA – 133-04 39th Avenue, Queens, NY, AKRF, Inc. (AKRF), August 2021.
- RIR – 39-03 College Point Boulevard, Queens, NY, AKRF, August 2022, updated December 2022.
- Off-Site Soil Vapor Intrusion Report – 133-10 39th Avenue, Queens, NY, AKRF, January 2023.

Summaries of the reports are provided below:

Phase I ESA – 133-04 39th Avenue, Flushing, NY, G.C. Environmental, Inc., May 14, 2002

A Phase I ESA was conducted for the Site in May 2002 on behalf of Asian Americans for Equality (AAFE). At the time of this report, the southern portion of the Site was developed with a one-story, slab-on-grade, furniture warehouse with a single apartment, and the northern portion comprised a partially asphalt-paved parking lot. Some vegetated areas were noted in the report. The furniture warehouse reportedly occupied the on-site building since approximately 2001. The following Recognized Environmental Conditions (RECs) were identified:

- A petroleum spill (Spill # 9508694) was reported to NYSDEC for the Site in September 1995 due to the discovery of a 550-gallon fuel oil UST and contaminated soil. The UST and contaminated soil were reportedly removed, and the spill listing was closed in November 1995. A concrete patch in the central portion of the Site was noted to be the potential historical location of this UST.
- Historical automotive uses on the Site in 1956-1995.

The ESA recommended conducting a limited Phase II Environmental Site Assessment to determine whether the historical UST affected subsurface conditions beneath the Site. As noted below, the Phase II investigation was conducted in 2007 prior to a proposed redevelopment.

Phase II Environmental Site Investigation Report – Asian Americans for Equality, 133-04 39th Avenue, Queens, NY, LBA, January 16, 2007

A subsurface (Phase II) investigation of the Site was conducted on behalf of the NYC School Construction Authority (NYCSCA) in 2007. At the time of the Phase II study, the historical building on the southern portion of the Site was a community center. The Site was being considered for redevelopment with a new building, which would have included a school. The Phase II study included a geophysical survey to identify potential USTs and utilities, advancement of 14 borings to depths of approximately 8 to 50 feet below grade, and collection of 20 soil samples, 3 groundwater samples, and 3 sub-slab vapor samples for laboratory analysis. The Phase II identified the following:

- The Phase II report noted that the 2002 Phase I ESA was updated in September 2006 by TAMS Consultants; however, the updated Phase I ESA report was not available. RECs identified by the 2006 Phase I ESA reportedly included: the 550-gallon UST removed from the Site in 1995; another potential on-site UST; historical on-site auto repair; and past and present off-site uses, including the south-adjacent filling station, other nearby filling stations and auto repair, film processing, and manufacturing.
- The geophysical survey identified no evidence of USTs at the Site.

- Fill materials (sand with small amounts of gravel, silt, brick, slag, and/or coal) were noted in 8 of the 14 borings to depths ranging from approximately 1 to 20 feet below grade. Apparent native on-site soil consisted of sand and silt. Groundwater was encountered approximately 35 to 39.5 feet below grade.
- No evidence of residual contamination was identified at the historical UST location. Soil samples were analyzed for VOCs, SVOCs, target analyte list (TAL) metals, and PCBs. The VOCs acetone, 2-butanone, and total xylenes were detected in soil samples from a boring in the central portion of the Site (on the northern side of the historical building) at concentrations slightly above UUSCOs, but well below RRSCOs. Soil in the 0-13 foot interval of this boring exhibited evidence of contamination (odors, staining, and PID readings up to 177 ppm). Low levels of the chlorinated VOCs PCE and TCE were detected in four soil samples in the northeastern portion of the Site at various depths ranging from approximately 0.4 to 36 feet below grade; three of these samples (located within the historical building footprint) were collected above the water table, indicating a possible on-site source.

  One SVOC (naphthalene) was detected above its UUSCO, but well below its RRSCO, in a sample from one boring located in the central portion of the Site, possibly due to coal observed in this boring. Several metals were detected above UUSCOs and/or RRSCOs in 11 of the 20 soil samples, likely due to fill materials noted in the borings. Of note, lead was detected at a maximum concentration of 1,170 ppm in a sample from a boring in the southern portion of the Site. No PCBs were detected in the soil samples.

  Three composite waste characterization samples were collected from the 0-8 foot, 0-15 foot, and 15-20 foot intervals of two borings, and analyzed for corrosivity, ignitability, reactivity, toxicity, and Toxicity Characteristic Leaching Procedure (TCLP) VOCs, SVOCs, metals, pesticides and herbicides. No exceedances of USEPA hazardous waste criteria were identified.
- Groundwater samples were analyzed for VOCs, SVOCs, TAL metals (filtered), and PCBs. TCE was detected in two groundwater samples at concentrations up to 9.6 parts per billion (ppb), above the NYSDEC Class GA (drinking water) standard. Acetone, cis-1,2-dichloroethene, and toluene were detected in groundwater, but did not exceed Class GA standards. Several metals exceeded Class GA standards. No SVOCs were detected in groundwater above Class GA standards. No PCBs were detected in the samples.
- Sub-slab vapor samples were analyzed for VOCs. VOCs associated with petroleum and chlorinated solvents were detected. Of the chlorinated VOCs, PCE was detected at concentrations up to 220 micrograms per cubic meter ($\mu g/m^3$), TCE was detected at concentrations up to 59 $\mu g/m^3$, 1,1,1-trichloroethane (1,1,1-TCA) was detected at concentrations up to 34 $\mu g/m^3$, and carbon tetrachloride was detected at concentrations up to 33 $\mu g/m^3$. The maximum PCE and TCE concentrations exceeded their NYSDOH Air Guidance Values (AGVs) of 30 $\mu g/m^3$ and 5 $\mu g/m^3$, respectively.

The Phase II recommended: reporting a spill to NYSDEC due to the elevated PID readings identified in the central portion of the Site; installation of vapor controls beneath the proposed new building; and installation of a two-foot clean soil cap over any unpaved Site areas following the proposed construction. However, based on the laboratory analytical data, spill reporting to NYSDEC was not warranted. Similar elevated PID readings, but no significantly elevated contaminant levels, were identified in the central portion of the Site during the 2016 and 2022 investigations, as noted below. Based on the analytical data, the subsequent reports did not recommend spill reporting.

Architectural Survey – Tax Block 4973, Lot 6, Map of Property at Flushing, Queens County, New York, Joseph Nicoletti Associates, March 1, 2016

A survey of the Site in 2016 indicated that the southern portion of the Site was developed with a one-story building. The northern portion included an asphalt- and concrete-paved parking lot. The Site elevation was approximately 45 feet above NAVD 1988, with a low spot (approximately 42 feet above NAVD 1988) in the southwestern corner.

Soil Disposal Characterization – 133-04 39th Avenue, Queens, New York, Roux, July 14, 2016 and *Remedial Investigation Report – OER Project Number 16EH-N284Q, Asian Americans for Equality, Queens, NY, Roux, January 2017*

An RI and waste characterization sampling were conducted at the Site in June 2016 on behalf of AAFE. Two reports (July 2016 waste characterization report and January 2017 RI report) were prepared to summarize the findings. At the time of the sampling, the historical building on the southern portion of the Site was a community center; the RI noted that this building was demolished in December 2016. The Site was being considered for redevelopment with a new mixed-use building with two cellar levels. The RI/waste characterization sampling included advancement of 8 borings to depths of approximately 10 to 45 feet below grade and collection of 17 soil samples, 3 groundwater samples, and 5 on-site and 2 off-site soil vapor samples for laboratory analysis. The investigations identified the following:

- Fill materials (sand and silt with small amounts of gravel, clay, brick, glass, and/or slag) were noted to depths up to 8 feet below grade. Native on-site soil below the fill consisted of sand and silt with small amounts of gravel, clay and cobbles. A clay layer was noted approximately 20 feet below grade in the northeastern corner of the Site. Groundwater was encountered approximately 35 to 39 feet below grade.
- Soil samples were analyzed for VOCs, SVOCs, TAL metals, pesticides, and PCBs. TCE was detected at a concentration of 78 mg/kg, above its UUSCO and RRSCO, in soil sample RXSB-2 (0-2) in the northeastern corner of the Site (outside of the historical building footprint). No other VOCs were detected above UUSCOs or RRSCOs; however, other VOCs were detected at concentrations below UUSCOs, including PCE and/or TCE in three samples in the northern portion of the Site.

  SVOCs were not detected in any of the soil samples. Several metals were detected above UUSCOs and/or RRSCOs in 8 of the 17 soil samples. Of note, lead was detected at a maximum concentration of 1,300 ppm in a sample from a boring in the eastern portion of the Site. No PCBs were detected in the soil samples. Two pesticides (4,4'-DDE and 4,4'-DDT) were detected in four samples at concentrations above UUSCOs, but well below RRSCOs.
- Groundwater samples were analyzed for VOCs, SVOCs, TAL metals (total and filtered), pesticides, and PCBs. TCE was detected at a concentration of 14 ppb, above its Class GA standard, in the northeastern corner of the Site. Eleven metals exceeded class GA standards in the total metal analysis, and one metal (manganese) exceeded its Class GA standard in the dissolved metal analysis, reported to be possibly due to the surrounding fill materials and/or regional groundwater quality. No other analytes were detected above Class GA standards.
- Soil vapor samples were analyzed for VOCs. VOCs associated with petroleum and chlorinated solvents were detected in both on-site and off-site samples collected beneath the sidewalk north of the Site across 39th Avenue. Of the chlorinated VOCs, PCE was detected in on-site samples at concentrations up to 161 µg/m^3, TCE was detected at concentrations up to 147 µg/m^3, 1,1,1-TCA was detected at concentrations up to 1.25 µg/m^3, and carbon tetrachloride was detected at concentrations up to 4.83 µg/m^3. The maximum PCE and TCE concentrations exceeded their NYSDOH Air Guidance Values (AGVs) of 30 µg/m^3 and 5 µg/m^3, respectively. Lower VOC concentrations were detected in the off-site samples, with a maximum concentration of 6.85 µg/m^3 PCE and 13.1 µg/m^3 TCE; no 1,1,1-TCA or carbon tetrachloride were detected.

The RIR recommended preparation of a Remedial Action Work Plan (RAWP), which would detail the proposed remedial actions, including vapor control measures beneath the proposed building. As noted below, a draft RAWP was prepared and the Site was anticipated to enter into the NYC VCP; however, the proposed development did not take place.

New York City Environmental Quality Review – EAS Short Form, 133-04 39th Avenue, Queens, New York, Roux, May 16, 2017

An EAS was prepared in May 2017 for proposed redevelopment of the Site with a mixed-use building with two cellar levels. The EAS summarized the previous investigations conducted for the Site and noted that the Site was assigned an (E) designation (E-74) for hazardous materials and noise. The EAS also noted that, based on a meeting with OER in 2016, the Site would enter into the NYC VCP and a RAWP would be developed for implementation during the proposed construction to address the hazardous materials component of the (E) designation.

Remedial Action Work Plan - Asian Americans for Equality, 133-04 39th Avenue, Queens, New York, NYC VCP Project No. 17CVCP014Q, Remedial Engineering, P.C., July 2017

A RAWP was prepared for the proposed redevelopment of the Site with a mixed-use building with two cellar levels. The proposed depth of excavation was approximately 32 to 35 feet below grade. The proposed cellar levels were to be occupied by a parking garage, which was to be ventilated separately from the above-grade floors. Due to the proposed foundation's proximity to the water table and the separate ventilation system for the cellar, a sub-slab depressurization system (SSDS) was not proposed as part of the vapor control measures for the new building. The proposed remedial measures included: a vapor barrier beneath new building foundations and behind below-grade sidewalls; proper soil handling and disposal procedures; environmental oversight and air monitoring during soil disturbance; post-excavation endpoint soil sampling; and preparation of a post-construction Remedial Action Report (RAR) to document remedial activities.

Preliminary Subsurface Investigation Report – AAFE Mixed-Use Building, Flushing, New York, MRCE, June 30, 2016, revised October 27, 2016, *Final Subsurface Investigation Report – AAFE Mixed-Use Building, Flushing, New York, MRCE, January 13, 2017,* and *Updated Geotechnical Engineering Report – AAFE Mixed-Use Building, Queens, NY, MRCE, August 2, 2021*

A geotechnical study was conducted on behalf of JCJ Architecture in June 2016 (updated in October 2016, January 2017, and August 2021). At the time of the 2016 report, the Site was developed with the historical one-story building; by January 2017, the building had been demolished (the demolition date was noted as November 2016). The geotechnical report reviewed boring logs from previous studies. In addition, five new borings were advanced to approximately 47 to 75 feet, and two test pits were excavated to inspect adjacent building foundations. A piezometer was installed in a boring in the southeastern corner of the Site to monitor the groundwater elevation. The study indicated that fill materials (sand with small amounts of silt, clay, brick, and/or gravel) were encountered to depths of approximately 8 to 13.5 feet below grade. The fill was underlain by sand with silt and gravel to approximately 23.5 to 48.5 feet below grade, underlain in turn by silty clay to approximately 43.5 to 58.5 feet below grade, underlain in turn by glacial till. Groundwater was encountered approximately 35 to 36.5 feet below grade.

Phase I ESA – 133-04 39th Avenue, Flushing, NY, AKRF, August 2021

A Phase I ESA was conducted for the Site in August 2021 on behalf of 4NYC Housing Inc. At the time of this report, the Site was an unpaved vacant lot. The ESA identified the following RECs (first three bullets) and a Historical REC (HREC) (fourth bullet):

- A historical building on the southern portion of the Site was used as an auto repair shop circa 1961-2001; this building was subsequently a warehouse and a community center, which was demolished in 2016. Subsurface investigations conducted at the Site in 2007 and 2016 included a geophysical survey to identify potential USTs and utilities, and collection of soil, groundwater, and soil vapor samples for laboratory analysis. No evidence of USTs was identified at the Site. Soil in a 2007 boring within the historical building exhibited evidence of petroleum contamination (odors, staining, and elevated PID readings), but laboratory analysis of soil samples collected in 2007 and 2016 indicated no evidence of significant petroleum contamination in this boring or elsewhere at the Site. Metals were detected at

elevated concentrations in soil samples, with lead concentrations up to 1,300 ppm. Soil vapor contained VOCs associated with petroleum and chlorinated solvents. VOCs associated with chlorinated solvents were also detected in shallow soil in the northeastern portion of the Site (indicating a possible on-site source) and in groundwater.

- Evidence of dumping (trash, plastic bags with unknown contents, traffic cones, concrete fragments, and rodent traps) was observed on the Site. No chemical containers, spills, staining, or other evidence of a release were observed.
- Historical off-site uses with some potential to affect the Site included a south-adjacent filling station, an east-adjacent medical instrument factory, auto-related uses (repair shops, filling stations, and garages with gasoline USTs), appliance repair, manufacturing, and film processing. The south-adjacent filling station was observed during the ESA reconnaissance and was identified in regulatory databases with closed-status petroleum spills, a petroleum bulk storage (PBS) listing, and hazardous waste generation. The historical east-adjacent factory was identified as a hazardous waste generator. Additional hazardous waste generators, spill listings, PBS facilities, historic auto facilities, and a historic dry cleaner were identified in close proximity to the Site.
- Spill #9508694 was reported to the New York State Department of Environmental Conservation (NYSDEC) in October 1995 on the Site due to the discovery of contaminated soil during the removal of a 550-gallon fuel oil UST. The listing indicated that affected soil was removed for off-site disposal. Post-excavation sampling reportedly identified no significant residual contamination. Subsequent soil and groundwater sampling in 2007 and 2016 also identified no significant residual contamination at the former UST location. The spill listing was closed in November 1995.

The ESA recommended: consultation with OER to determine whether, due to the change in construction plans from two to one cellar levels, additional Site investigation was needed to supplement the previously conducted sampling; preparation of an updated RAWP for implementation during the proposed construction; and handling and (if required) disposal of materials encountered during the proposed construction in accordance with the applicable regulations.

Remedial Investigation Report – 39-03 College Point Boulevard, Queens, NY, AKRF, August 2022, updated December 2022

AKRF conducted an RI that included: a geophysical investigation; the advancement of 16 on-site borings and 2 borings in adjacent sidewalks; installation of 3 temporary groundwater monitoring wells and 1 permanent monitoring well on-site, and 2 permanent monitoring wells in adjacent sidewalks; installation of 7 soil vapor probes on-site, and 3 probes in adjacent sidewalks; and collection of 25 soil samples, 5 groundwater samples, and 10 soil vapor samples for laboratory analysis. Soil and groundwater samples collected as part of the RI were analyzed for VOCs, SVOCs, TAL metals (total and filtered for groundwater), pesticides, and PCBs. In addition, one soil sample and two groundwater samples were analyzed for PFAS. Soil vapor samples were analyzed for VOCs. The RIR also summarized the findings of the sampling conducted in 2007 and 2017, and waste characterization sampling conducted at the Site by AKRF (the waste characterization report, dated August 2022, was included as an appendix to the RIR).

The RI findings were as follows:

- The geophysical survey identified no evidence of USTs on the Site.
- Depth to groundwater ranges from approximately 31.8 to 42.0 feet bgs at the Site. Groundwater flow delineation using permanent monitoring wells installed as part of AKRF's RI indicated apparent east-northeasterly groundwater flow beneath the Site. Similarly, delineation conducted using temporary wells as part of the 2017 Roux RI indicated easterly or northeasterly groundwater flow beneath the Site. However, historical delineation of groundwater flow on nearby sites (the south-adjacent filling station at 133-11 Roosevelt Avenue, and a development at 133-31 39th Avenue, north of the Site across the

street) indicated westerly or southwesterly groundwater flow toward Flushing Creek, approximately 790 feet away, which was consistent with the anticipated flow direction based on regional topography.

The discrepancy between site-specific groundwater flow measurements and regional groundwater flow may be due to clay layers restricting groundwater flow across the Site. Clay was noted in several borings in the northern portion of the Site and in adjacent sidewalks, with the shallowest layers (first encountered at approximately 24 to 33 feet bgs) noted in the northeastern corner of the Site.

- The stratigraphy of the Site, from the surface down, consists of fill materials (including sand, silt, gravel, and small quantities of concrete, brick, and/or coal) to depths up to approximately 15 to 35 feet bgs, underlain by apparent native soil. The apparent native soil includes bands of silt, silty sand, silty clay, and/or clay interspersed with sandy soil at various depths. The silt and/or clay layers were generally first observed approximately 15 to 40 feet bgs, with the shallowest clay layers noted in the northeastern corner of the Site. A geotechnical investigation indicated that silty clay extended to approximately 43.5 to 58.5 feet bgs, underlain by glacial till to depths up to 75 feet (the maximum geotechnical boring depth).
- Laboratory analytical results for soil samples identified acetone, 2-butanone, total xylenes, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and n-propylbenzene in one or more samples above their respective UUSCO, but well below RRSCO. These detections were associated with three borings in the central portion of the Site (SB-07, RXSB-4, and AKRF-SB-02), which exhibited field evidence of petroleum contamination, including petroleum-like odors, staining, and/or elevated PID readings, both above and below the water table. Samples collected from boring AKRF-SB-02 below the proposed depth of excavation exhibited odors and/or elevated PID readings but contained no petroleum-related VOCs above UUSCOs or RRSCOs. The observations and analytical data from borings SB-07, RXSB-4 and AKRF-SB-2 appear to indicate an area of historical low-level petroleum contamination in the central portion of the Site. No evidence of free-phase petroleum (free product) was noted, and no source for the observed contamination was determined.

  VOCs associated with chlorinated solvents, including PCE and TCE, were detected in shallow soil samples over most of the Site at concentrations below their UUSCOs and RRSCOs. During the 2017 Roux investigation, TCE was detected in sample RXSB-2 (0-2) at a concentration of 78 mg/kg, exceeding its UUSCO of 0.47 mg/kg and its RRSCO of 21 mg/kg. No TCE concentrations exceeding UUSCOs were identified in the 5-7 foot interval of boring RXSB-2. As part of AKRF's RI and waste characterization sampling, the TCE hotspot was delineated to the 0-5 foot bgs interval of an approximately 10-foot by 10-foot area around RXSB-2.

  The PAH naphthalene and the pesticides 4,4'-DDT and 4,4'-DDE were detected in one or more shallow soil samples above their respective UUSCOs, but well below RRSCOs. Nine metals (arsenic, barium, total chromium, copper, lead, manganese, mercury, nickel, and zinc) were detected at concentrations exceeding their respective UUSCOs. Arsenic, copper, and barium also exceeded their respective RRSCOs in one soil sample each, and lead exceeded its RRSCO in ten soil samples.

  No PCBs were detected above their respective UUSCOs or RRSCOs. 1,4-dioxane was not detected in the samples analyzed. No PFAS were detected above NYSDEC screening values.

  Three waste characterization samples collected as part of LBA's investigation did not identify exceedances of USEPA hazardous waste criteria. Additional waste characterization sampling conducted by AKRF concurrently with the RI identified two hotspots of soil with levels of lead exceeding USEPA hazardous waste criteria, which were delineated to: the 8-16 foot interval of an approximately ten-foot by ten-foot area around boring AKRF-SB-04/WC-2; and the 0-8 foot interval of an approximately ten-foot by ten-foot area around boring AKRF-SB-05/WC-3.

  Groundwater analytical data identified five petroleum-related VOCs (isopropylbenzene, MTBE, n-butylbenzene, n-propylbenzene, and sec-butylbenzene) above their respective AWQSGVs in a

groundwater sample from temporary well AKRF-TW-02 installed in boring AKRF-SB-02. These VOC detections may be associated with low-level petroleum contamination identified in this boring. A slight sheen was noted on groundwater during sampling AKRF-TW-02, but no free product was present. A groundwater sample could not be collected from temporary well AKRF-TW-03 due to high silt content and poor groundwater recharge. A slight petroleum-like odor was noted on tubing used in an attempt to purge this well; however, no odors, staining, or significantly elevated PID readings were noted in the corresponding boring (AKRF-SB-03), and no evidence of significant petroleum contamination was identified in soil or soil vapor samples collected at this location. The odor noted while attempting to sample this well may have been associated with residual contamination from historical closed-status spills at the south-adjacent filling station. Benzene was detected in two samples from monitoring well AKRF-MW-01 along the eastern edge of the Site at concentrations up to 1.2 µg/L, slightly above its AWQSGV of 1 µg/L. No odor or sheen was noted on groundwater from this well. No evidence of petroleum contamination was noted in the corresponding boring.

TCE was detected in three groundwater samples in the northeastern corner of the Site at concentrations ranging from 9.2 to 14 µg/L, slightly above the AWQSGV of 5 µg/L. TCE also exceeded its AWQSGV in three samples collected from a monitoring well at the eastern edge of the Site (up to 7.5 µg/L) and in the north-adjacent sidewalk (14 µg/L).

Four PAHs (1,1-biphenyl, acenaphthene, fluorene, and phenanthrene) were detected in the groundwater sample from well AKRF-TW-02 above their respective AWQSGVs. Twelve metals (arsenic, barium, beryllium, chromium, copper, lead, iron, manganese, nickel, selenium, sodium, and thallium) were detected in one or more unfiltered (total) metal samples at levels exceeding their respective AWQSGVs. Five metals (antimony, iron, magnesium, manganese, and sodium) were detected in one or more filtered (dissolved) metal samples above their respective AWQSGVs. One PFAS compound (perfluorooctanesulfonic acid) was detected in groundwater samples above its respective NYSDEC screening levels.

No PCBs or pesticides were detected in the groundwater samples.

- Laboratory analysis of the soil vapor samples collected during the RI and previous investigations identified petroleum- and solvent-related VOCs. Petroleum-related VOCs were present at low concentrations, with total concentrations of BTEX generally below 120 µg/m^3, with the exception of sample AKRF-SV-07_20220615, which exhibited a total BTEX concentration of 366 µg/m^3. Acetone was detected at concentrations ranging from an estimated 9.1 µg/m^3 to 16,300 µg/m^3. Chlorinated VOCs detected in the soil vapor samples included 1,1,1-trichloroethane (max. concentration of 34 µg/m^3), carbon tetrachloride (max. concentration of 33 µg/m^3), cis-1,2-dichloroethene (max. concentration of 1.8 µg/m^3), trans-1,2-dichloroethene (estimated concentration of 0.47 µg/m^3), PCE (max. concentration of 220 µg/m^3), TCE (max. concentration of 1,100 µg/m^3), and methylene chloride (max. concentration of 8.5 µg/m^3). Chlorinated solvents were also detected in off-site samples, with a maximum PCE concentration of 14 µg/m^3 and a maximum TCE concentration of 13.1 µg/m^3 in samples from sidewalks north and west of the Site. Sample AKRF-SV-07 along the eastern edge of the Site contained PCE at a concentration of 26 µg/m^3 and TCE at a concentration of 66 µg/m^3.

The RIR recommended preparation of a RAWP, which would detail the proposed remedial actions, including vapor control measures beneath the proposed building. No environmental conditions requiring immediate action were identified. The RAWP has been submitted to NYSDEC for review and approval along with this application.

Off-Site Soil Vapor Intrusion Report – 133-10 39th Avenue, Queens, NY, AKRF, January 2023

An off-site vapor intrusion investigation was conducted at the east-adjacent property (133-10 39th Avenue) at NYSDEC's request, to evaluate whether elevated CVOC concentrations identified by the RI along the eastern Site perimeter are affecting the east-adjacent property. The investigation was completed in

accordance with AKRF's Off-Site Soil Vapor Intrusion Work Plan (OSVIWP) dated October 2022, which was reviewed by NYSDEC prior to implementation. The off-site investigation included: the installation of three temporary sub-slab vapor sampling points (two in the basement of 133-10 39th Avenue and one in the building's paved front yard, nearest to the TCE hotspot in the northeastern corner of the Site); and the collection of sub-slab vapor, indoor air, and ambient (outdoor) air samples for field screening and laboratory analysis.

The OSVIR identified CVOCs in soil vapor (TCE at max. concentration of 110 µg/m^3 and PCE at max. concentration of 29 µg/m^3), with the TCE concentration requiring mitigation based on NYSDOH vapor intrusion guidance. However, CVOC concentrations in indoor air at 133-10 39th Avenue were low (TCE at max. concentration of 0.14 µg/m^3, and PCE at max. concentration of 1.4 µg/m^3) and did not appear indicative of vapor intrusion into the structure. The OSVIR recommended mitigation of soil vapor VOC concentrations through source removal during construction at the Site, and operation of an active SSDS at the Site for a minimum of five years after issuance of the Certificate of Completion. No environmental conditions requiring immediate action were identified.

Based on the results of the RIR, previous sampling, and OSVIR, AKRF concluded that the identified soil contaminants are likely attributable to some combination of on-site sources (possibly associated with historical on-site auto-repair), and fill materials beneath the Site. Identified groundwater contaminants may be associated with some combination of on-site sources, fill materials beneath the Site, off-site sources, and/or regional groundwater conditions. VOC detections in soil vapor are likely attributable to some combination of on-site and off-site sources.

3. *Required Drawings*

Drawings indicating the soil, groundwater, and soil vapor sampling locations, dates, and exceedances of applicable standards/guidelines are included in *Appendix A (Figures 6, 7, 8A*, and *8B*). These drawings are also included in the RIR.

4. *Past Land Uses*

Alternative addresses for the Site include 133-02 to 133-04 39th Avenue, and 39-01 College Point Boulevard. The Site had the following uses over time:

According to historical Sanborn fire insurance maps, the Site was developed with a private dwelling and shed prior to 1892; these structures were demolished between 1934 and 1951. In 1951-2016, the northern portion of the Site comprised a parking lot. By 1951, the southern half of the Site was developed with a one-story slab-on-grade building. A two-story annex to this building was present in 1951, but was demolished by 1980. The following uses were identified for this historical building based on Sanborn maps and City Directory listings:

- A furniture warehouse in 1951 and 2001-2003.
- An auto repair shop in 1961-2001, identified in City Directory listings as: Glassmobile Inc. and Empire Auto Specialists in 1962; Auto Body Inc. in 1976; Auto Express Service Center and New Japco Auto Inc. in 1999; and New J Auto Inc. in 2000.
- Possible office or commercial uses, including: Empire Operating Corp. and Will Operating Corp. in 1962; Lam Wah in 2004; and Allied Flushing Sales & Marketing LL in 2014-2017 (the 2017 listing was likely erroneous, as the building was demolished in 2016).
- A community center, identified in 2005-2009 City Directory Listings as Asian Americans for Equality Inc., from 2003 to the building's demolition in 2016.

The identified Site contamination could be attributed to some combination of on-site sources (possibly associated with historical on-site auto-repair) and fill materials beneath the Site. In addition, previous studies identified potential off-site sources, including: an east-adjacent medical instrument factory (1962-1983); a south-adjacent filling station (1945-present); and appliance and TV service and repair, auto repair, and manufacturing on the Site block and north-adjacent block.

Section V. – Requestor Information

2. *Entity Information*

The print-out of entity information from the NYS Department of State's Corporation & Business Entity Database is included in *Attachment C*.

Supplement to Section VI. - Requestor Eligibility

13. Volunteer Statement

The Requestor, Magnolia Gardens Developer Inc., does not own the BCP Site. All disposal of hazardous substances occurred prior to the date of the application, and Magnolia Gardens Developer Inc. does not have any affiliation with any responsible party. Based on NYC Department of Finance title records, the parent company of the Requestor, Asian Americans for Equality, Inc. (AAFE) purchased the Site in 2003 and transferred the Site to its subsidiary, Queens Housing and Immigrant Center Corp. (QHICC) in 2005. Prior to its purchase, a Phase I ESA was prepared by G.C. Environmental, Inc. This report indicates that Site uses that may have resulted in subsurface contamination (auto repair) ceased by 2001, and that the Site was subsequently used for office uses, potentially commercial uses, and as a community center. Activities related to the potential redevelopment of the Site were conducted under the auspices of the NYC Office of Environmental Remediation (OER). No spills, hazardous waste generation, or other regulatory listings were identified for the Site after its purchase by AAFE. As detailed in the supplement to Section IV, AAFE and QHICC exercised due care by having an ESA conducted in May 2002, prior to purchase, and by having subsurface investigations conducted prior to proposed redevelopments (as noted in the supplement to Section I, redevelopment of the Site was proposed circa 2007 and 2016, but did not take place). No intrusive activities were conducted in association with previously proposed redevelopments. The historical on-site building was demolished in November 2016. Following its demolition, the Site was surrounded by plywood construction fencing with a locking gate to prevent uncontrolled access to exposed Site soil. The previously conducted subsurface investigations did not identify the need to undertake immediate remedial action based on the identified Site conditions. The identified on-site contamination is to be remediated during the proposed construction. Magnolia Gardens Developer Inc. will continue to exercise due care by ensuring that the requirements of the BCP have been implemented by QHICC, the Site owner. The Requestor's liability would arise solely as a result of its involvement with the redevelopment of the Site after all disposal of hazardous substances and contaminants occurred. Thus, Magnolia Gardens Developer Inc. qualifies as a Volunteer as defined in ECL 27-1405(1)(b).

14. Requestor Relationship to the Property

The Requestor will purchase the Site from the current owner in approximately mid-2023, subsequent to the submission of the BCP Application and RAWP to NYSDEC. An access authorization letter from the current Site owner, QHICC, is enclosed in Attachment D. The Applicant is granted access and authorization to perform any obligations under the New York State BCP at the Site. Activities will include, but are not limited to, sampling, investigation, remedial work, and placement of an environmental easement (if needed) as required by NYSDEC under the BCP.

Supplement to Section VIII. – Program Fee

The recent legislative amendments to the Brownfield Law indicate that NYSDEC shall waive the Brownfield Program fee upon a demonstration of financial hardship. The Requestor/BCP Applicant, Magnolia Gardens Developer Inc., is a sole purpose entity that has yet to earn reportable income. Here, the BCP Applicant qualifies for a waiver of the Brownfield Program fee associated with this Application because the fee creates a financial hardship to the viability of this 100% supportive housing project.

The proposed redevelopment involves the construction of a mixed-use building. All of the residential units in the building will be affordable/supportive housing units for formerly homeless families. The project will be financed through New York City's Department of Homeless Services (DHS). Margins on supportive housing are already very small compared to market rate projects. The additional costs, risks, and scheduling impacts associated with Site remediation challenge the project's viability, and may cause construction lenders to require further infusions of equity that could significantly impact the financial feasibility of the project. In addition, lender(s) may require evidence/acknowledgement that the work has been completed in accordance with NYSDEC requirements and may restrict the use of redevelopment funding prior to the completion of remedial actions.

The parent company of the Requestor, Asian Americans for Equality, Inc., and the current site owner, QHICC, are both 501 (c) (3) nonprofits that rely heavily on outside funding, and have limited ability to incur up-front costs beyond the already substantial Site investigation and remediation costs. As a result, the liability protections and financial incentives offered under the BCP are an essential component of the financing necessary to bring this project to fruition, and any erosion of the governmental incentives available jeopardizes this project's viability. As a 100% supportive housing project located within an En-Zone and a Brownfield Opportunity Area (BOA), the Requestor respectfully requests that the Department waive the Brownfield Program fee for this Application. U.S. Internal Revenue Service (IRS) documentation of nonprofit status for AAFE and QHICC is included in *Attachment C.*

Supplement to Section IX. – Current Owner and Operator Information

Information for the current Site owners and operators is listed on the BCP Application. A list of known previous Site owners and operators is provided in Tables 1 and 2, respectively.

Table 1
Previous Site Owners

Site Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Block 4973, Lot 6				
Queens Housing and Immigrant Center Corp.	November 2004 - Present	Active	108 Norfolk Street, ground floor, New York, NY 10002 (212) 979-8381	Parent Company's Subsidiary
Asian Americans for Equality, Inc.	March 2003 – November 2004	Active	108 Norfolk Street, ground floor, New York, NY 10002 (212) 979-8381	Requestor's Parent Company
39 College Point Corp.	January 1996 – March 2003	Active	80-31 213th Street, Hollis Hills, NY 11427 Phone Number: unavailable	None

Table 1
Previous Site Owners

Site Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Florence Edelson Steller	December 1988 – January 1996	Unknown	212-15 33rd Avenue, Bayside, NY 11361 Phone Number: unavailable	None
Buded Realty Corp.	May 1976 – December 1988	Dissolved	212-15 33rd Avenue, Bayside, NY 11361 Phone Number: unavailable	None
Automotive Operating Corp.	Since prior to May 1976	Dissolved	133-04 39th Avenue, Queens, NY 11354 Phone Number: unavailable	None

Table 2
Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Block 4973, Lot 6				
Allied Flushing Sales & Marketing LLC	2014 – 2017*	Active	118-35 Queens Boulevard, Suite 1600, Forest Hills, NY,11375 (718) 886-8899	None
Asian Americans for Equality (community center)	March 2003 – November 2004	Active	108 Norfolk Street, ground floor, New York, NY 10002 (212) 979-8381	Requestor's Parent Company
Lam Wah	2004	Dissolved	210 Centre Street New York, NY 10013 Phone Number: unavailable	None
Furniture Warehouse – operator unknown	2002	Unknown	Unknown	None
New J Auto Inc.**	2000	Unknown	Unknown	None

Table 2
Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Auto Express Service Center Inc.	1999	Dissolved	133-04 39th Avenue, Flushing NY 11354 Phone Number: unavailable	None
New Japco Auto Inc.	1999	Dissolved	133-04 39th Avenue, Flushing NY 11354 Phone Number: unavailable	None
Auto Body Works – operator unknown	1980-1995	Unknown	Unknown	None
Auto Body Inc.	1976	Dissolved	% Edward R. Garber, 25 Northern Boulevard, Flushing, NY 11354 Phone Number: unavailable	None
Empire Auto Specialists	1962	Unknown	Unknown	None
Empire Operating Corp.	1962	Unknown	Unknown	None
Glassmobile Inc.	1962	Dissolved	% Peter Kuper, Esq. 107 Lake Ave Tuckahoe, NY 10707 Phone Number: unavailable	None
Will Operating Corp.	1962	Unknown	Unknown	None
Furniture Warehouse – operator unknown	1951	Unknown	Unknown	None
Mrs. Susie Pierce Mason	1939	Unknown	Unknown	None
Carrie Valeria, Mary & Edward Robinsson, Susie & Edward Mason, Ethel & Carter Mason, Fannie & Richard Johnson, Corine Heywood Higgins, Benjamin & Mary Hicks, Andrew & Alia Drummond, Morten Cordozo, Bessie Artis	1934	Unknown	Unknown	None
Dwelling – operator unknown	Prior to 1892 - 1934	Unknown	Unknown	None

*Of note, the 2017 listing is likely erroneous, as previous reports indicated that the former on-site building was demolished in November 2016.

**Of note, historical Sanborn maps show an auto body shop on the Site in 1980-2006.; however, based on City Directory listings and previous studies, no auto repair existed on the Site by the time of its purchase by AAFE in March 2003. The May 2002 ESA indicated that the historical Site building was occupied by a furniture warehouse.

Supplement to Section XI. – Site Contact List

1. Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City of New York 1 Centre Street New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street New York, NY 10007
Jumaane Williams Public Advocate 1 Centre Street, 15th Floor North New York, NY 10007	Donovan Richards, Jr. Queens Borough President 120-55 Queens Boulevard Kew Gardens, NY 11424
Ron Kim State Assembly District 40 136-20 38th Avenue Flushing, NY 11354	Sandra Ung City Council District 20 135-27 38th Avenue Flushing, NY 11354
Dan Garodnick, Chair, City Planning Commission NYC Department of City Planning 120 Broadway, 31st Floor New York, New York 10271	NYC Department of City Planning Queens Borough Office 120-55 Queens Boulevard, Room 201 Kew Gardens, NY 11424
Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, New York 10017
Hon. Grace Meng U.S. House of Representatives 40-13 159th Street, Suite A Flushing, NY 11358	Hon. Governor Kathy Hochul NYS State Capitol Building Albany, New York 12224
Mark McIntyre, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2nd Floor New York, NY 10038	Mark Chambers, Director Mayor's Office of Environmental Sustainability 253 Broadway, 7th Floor New York, New York 10007
Pinar Balci, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11th Floor, Flushing, NY 11373	Audrey I. Pfeiffer Queens County Clerk Supreme Court 88-11 Sutphin Boulevard #106 Queens, NY 11435

Rohit Aggarwala Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373	Hon. John C. Liu New York State Senator, 11th District 30-50 Bell Boulevard Bayside, NY 11361
Marilyn McAndrews District Manager, Queens Community Board 7 30-50 Whitestone Expressway Flushing, NY 11354	Eugene Kelty, Jr. Chairperson, Queens Community Board 7 30-50 Whitestone Expressway Flushing, NY 11354

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site (Block 4973, Lot 6) is currently owned by Queens Housing and Immigrant Center Corporation. Contact information for Queens Housing and Immigrant Center Corporation is as follows:

Queens Housing and Immigrant Center Corp.
108 Norfolk Street
New York, NY 10002
Attn: Andrea Alexopoulos
Email: andrea_alexopoulos@aafe.org
Phone: 347-208-6269

A list of adjacent properties and owners is provided below, and shown on Figure 6 in Attachment A:

Adjacent to the north (across 39th Avenue):	**Adjacent to the west (across College Point Boulevard):**
Block 4972, Lot 1 *Owner* – 37-33 CP Boulevard, LLC 245 Park Avenue, 42nd Floor New York, NY 10018 Phone Number Unknown *Occupant* – Multi-Family Apartment Building 37-33 College Point Boulevard Flushing, NY 11354 Phone Number Unknown **Adjacent to the east:** Block 4973, Lot 12 *Owner* – 39th Ave Realty Management, LLC 39-15 Main Street, L100 Flushing, NY 11354 (718) 445-6308 *Occupant* – Wei Wei & Co, LLP 133-10 39th Avenue Flushing, NY 11354 (718) 445-6308	Block 4962, Lot 1 *Owner* – Amici Developers, LLC 136-26 Roosevelt Avenue Flushing, NY 11354 Phone Number Unknown *Occupant* – Ming Dong Hardware 39-02 College Point Boulevard Flushing, NY 11354 (718) 886-6896 Block 4962, Lot 4 Owner – The Leavitt Street, LLC 39-16 College Point Boulevard Flushing, NY 11354 Phone Number Unknown *Occupants:* Parc Hotel 39-16 College Point Boulevard Flushing, NY 11354 (718) 358-8897 Naked Crab 39-16 College Point Boulevard Flushing, NY 11354 (718) 886-8777 The Compass

	39-16 College Point Boulevard Flushing, NY 11354 (929) 204-7875 **Adjacent to the south:** Block 4973, Lot 1 *Owner* – Alliance Energy, LLC 800 South Street, Suite 500 Waltham, MA 02454 Phone Number Unknown *Occupant* – Exxon Mobil 133-11 Roosevelt Avenue Flushing, NY 11354 (718) 353-9000

3. Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036 tips@nypost.com	New York Daily News 4 New York Plaza New York, New York 10004 voicers@nydailynews.com
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011 (212) 379-3311	The Queens Courier 45-17 Marathon Parkway Flushing, NY 11354 (718) 260-2564
Queens Chronicle Mark Weidler President and Publisher markw@qchron.com	Queens Daily Eagle 8900 Sutphin Boulevard Jamaica, NY 11435 (718) 422-7409
The City 228 East 45th Street, Ground Floor M#97 New York, NY 10017 info@thecity.nyc	The New York Times 229 West 43rd Street New York, NY 10036 nytnews@nytimes.com
WNBC News 4 30 Rockefeller Plaza New York, NY 10012 wnbc.viewermail@nbcuni.com	WNYW Fox 5 205 East 67th Street New York, NY 10021 viewer.services@fox.com
1010 Wins – CBS Radio 888 7th Avenue, 10th Floor New York, NY 10106 desk@cbs2ny.com	PIX11 220 East 42nd Street, New York, NY 10017 (212) 949-1100

4. Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection:

Customer Service Center
59-17 Junction Boulevard, 13th Floor
Flushing, New York 11373

5. Additional Contacts

None

6. Nearby Schools and Daycare Centers

Daycares:

The League for Better Community Life
133-16 Roosevelt Avenue
Flushing, New York 11354
(718) 463-0563
Distance: 300 feet southeast of the Site
Contact: Janice Scurry

Kon Wah Inc
135-27 38th Ave.
Flushing, New York 11354
(718) 353-4388
Distance: 770 feet northeast of the Site

Happy Maryann
132-18 41st Ave.
Queens, NY 11355
(718) 886-8266
Distance: 960 Feet south of the Site

CPC Queens (Lois C. Lee) Early Childhood Center
133-14 41 Ave, 3rd Floor
Flushing, NY 11355
(718) 358-8899 x 793
Distance: 1,030 feet southeast of the Site
Contact: Lois Lee

Martin L. King Jr Memorial Day Care Center
36-06 Prince Street
Flushing, NY 11354
(718) 886-3265
Distance: 1,185 feet northeast of the Site

Red Apple Daycare
133-32 41st Road,
Flushing, NY 11354
Phone Number Unavailable
Contact Unknown
Distance: 1,200 feet southeast of the Site

Schools:

Windsor School
37-02 Main Street,
Flushing, NY 11354
(718) 359-8300
James DeFeo, Principal
Distance: 1,160 feet northeast of the Site

7. Document Repositories

Queens Community Board District 7
Mr. Eugene T. Kelty, Jr., Chairperson
30-50 Whitestone Expressway, Suite 205
Flushing, NY 11354
(718) 359-2800
Qn07@cb.nyc.gov

Queens Public Library - Central Library
Nelson Lu, Director
89-11 Merrick Boulevard
Jamaica, NY 11432
(718) 990-0700
Yusheng.Lu@queenslibrary.org

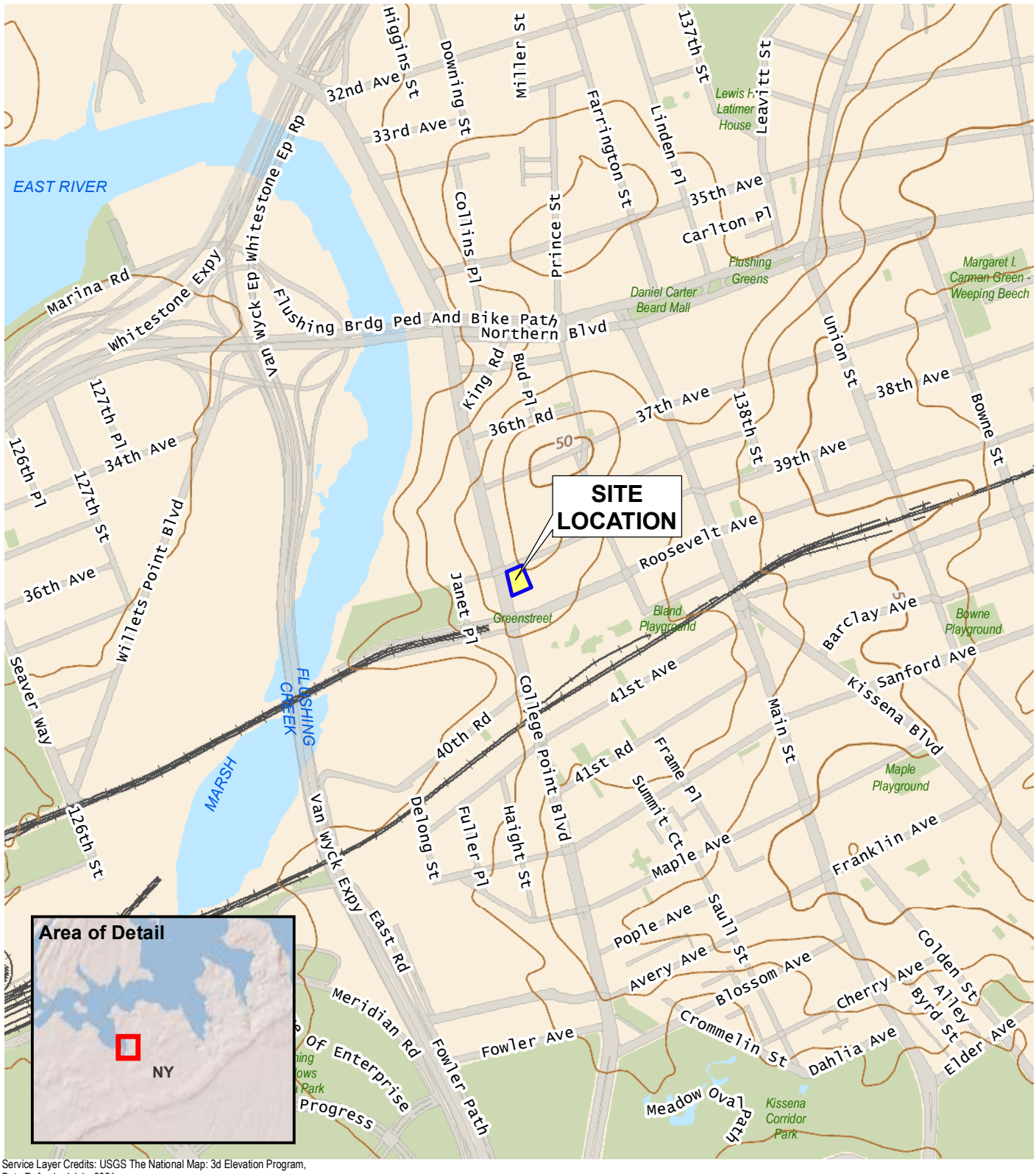
Letters signed by representatives of the designated document repositories are included in *Attachment E.*

8. Local Community Board

Queens Community Board District 7
Mr. Eugene Kelty, Jr., Chairperson
30-50 Whitestone Expressway
Flushing, NY 11354
(718) 359-2800
Qn07@cb.nyc.gov

ATTACHMENT A

Figures and Data Summary Tables



Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed July, 2021.

0 800 1,600

SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

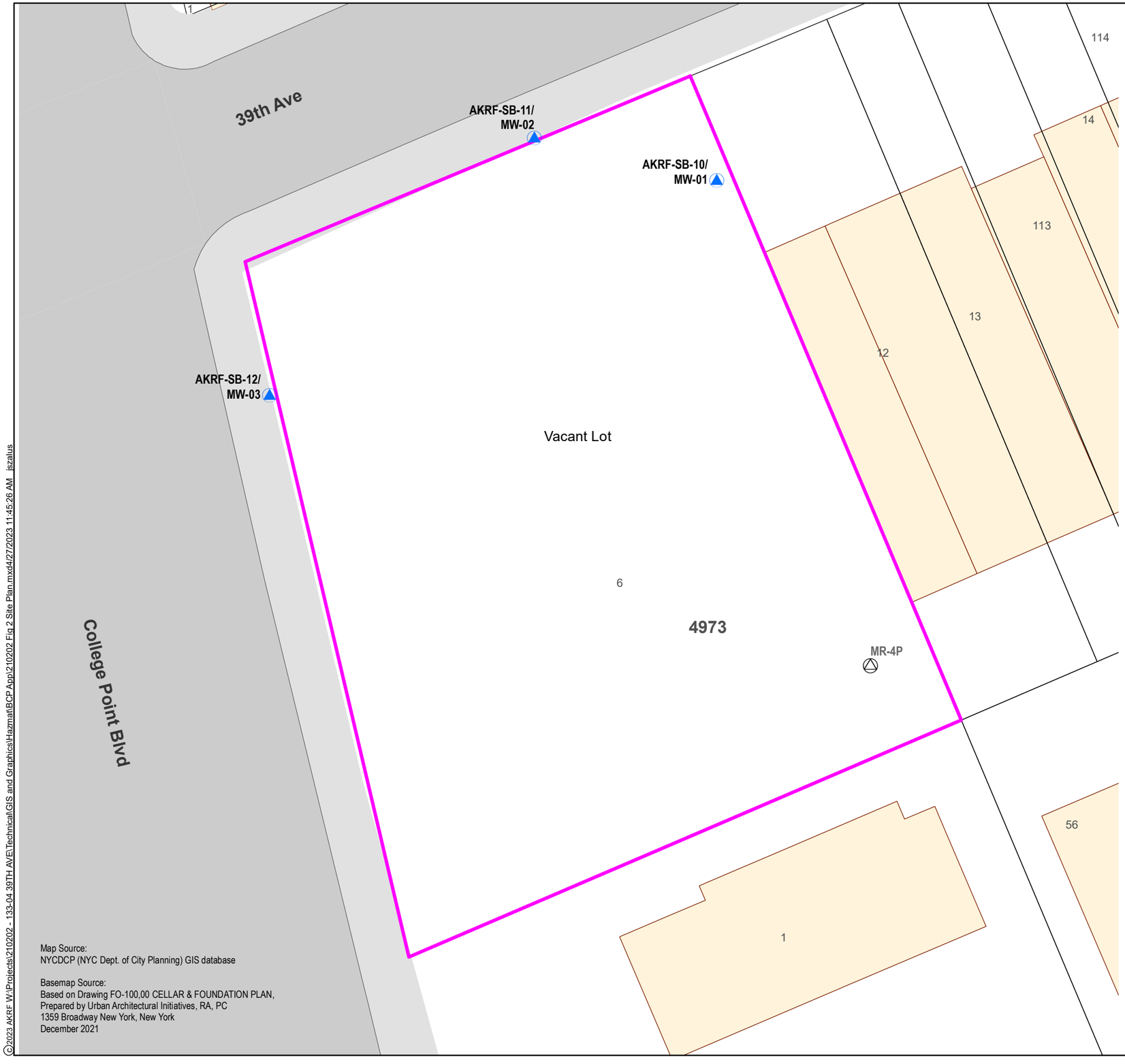
Magnolia Gardens-39-03 College Point Boulevard
Queens, New York

SITE LOCATION

DATE
12/15/2022

PROJECT NO.
210202

FIGURE
1



Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

Basemap Source:
Based on Drawing FO-100,00 CELLAR & FOUNDATION PLAN,
Prepared by Urban Architectural Initiatives, RA, PC
1359 Broadway New York, New York
December 2021

AKRF
440 Park Avenue South, New York, NY 10016

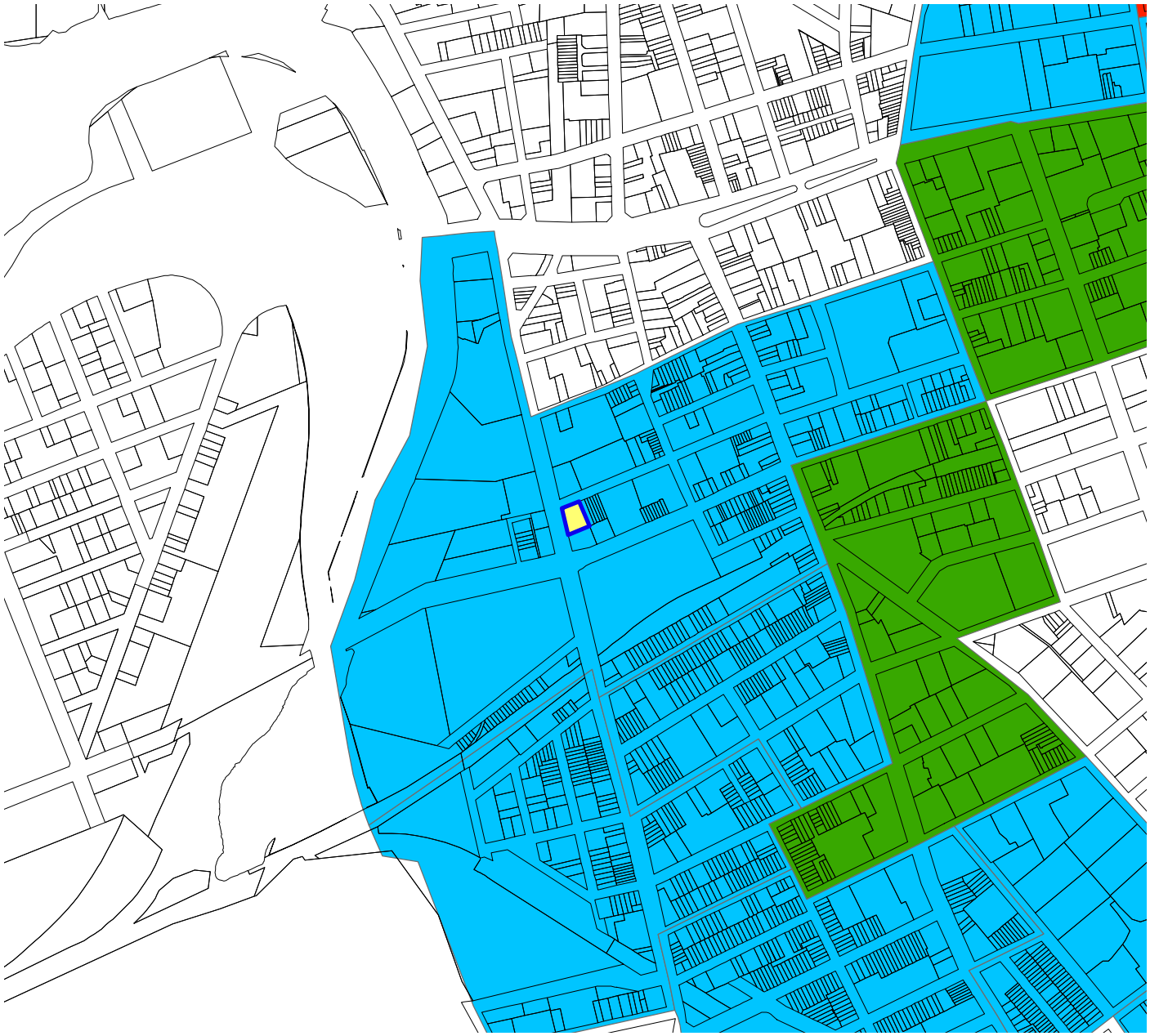
Magnolia Gardens - 39-03 College Point Boulevard
Queens, New York

SITE PLAN

DATE
4/27/2023

PROJECT NO.
210202

FIGURE
2



LEGEND

- PROJECT SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- CRITERIA A - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYMENT RATE.
- CRITERIA B - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 2 TIMES THE POVERTY RATE FOR THE COUNTY.
- CRITERIA AB - INDICATOR THAT THE CENSUS TRACT MEETS BOTH CRITERIA A AND B.

0 800 1,600

SCALE IN FEET

AKRF

440 Park Avenue South, New York, NY 10016

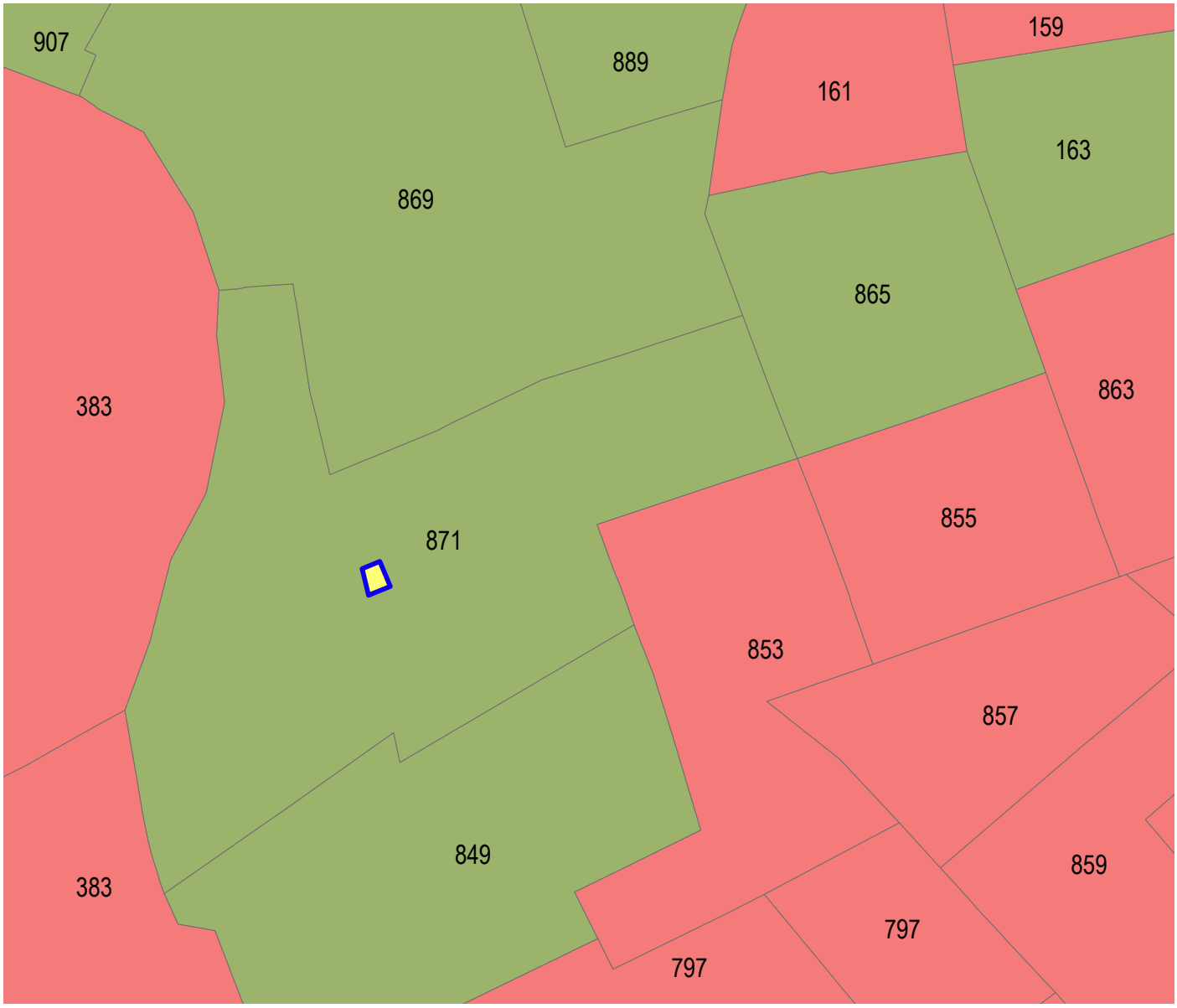
Magnolia Gardens - 39-03 College Point Boulevard
Queens, New York

EN-ZONE BOUNDARY MAP

DATE
5/1/2023

PROJECT NO.
210202

FIGURE
3



LEGEND

- PROJECT SITE BOUNDARY
- DESIGNATED AS A DRAFT DAC (DISADVANTAGED COMMUNITIES MAP)
- NOT DESIGNATED AS A DRAFT DAC (DISADVANTAGED COMMUNITIES MAP)
- 131 CENSUS TRACT NUMBER

0 800 1,600

SCALE IN FEET

Map Source:
NYSDEC DAC
https://climate.ny.gov/Our-Climate-Act/Disadvantaged-Communities-Criteria/Disadvantaged-Communities-Map

AKRF
440 Park Avenue South, New York, NY 10016

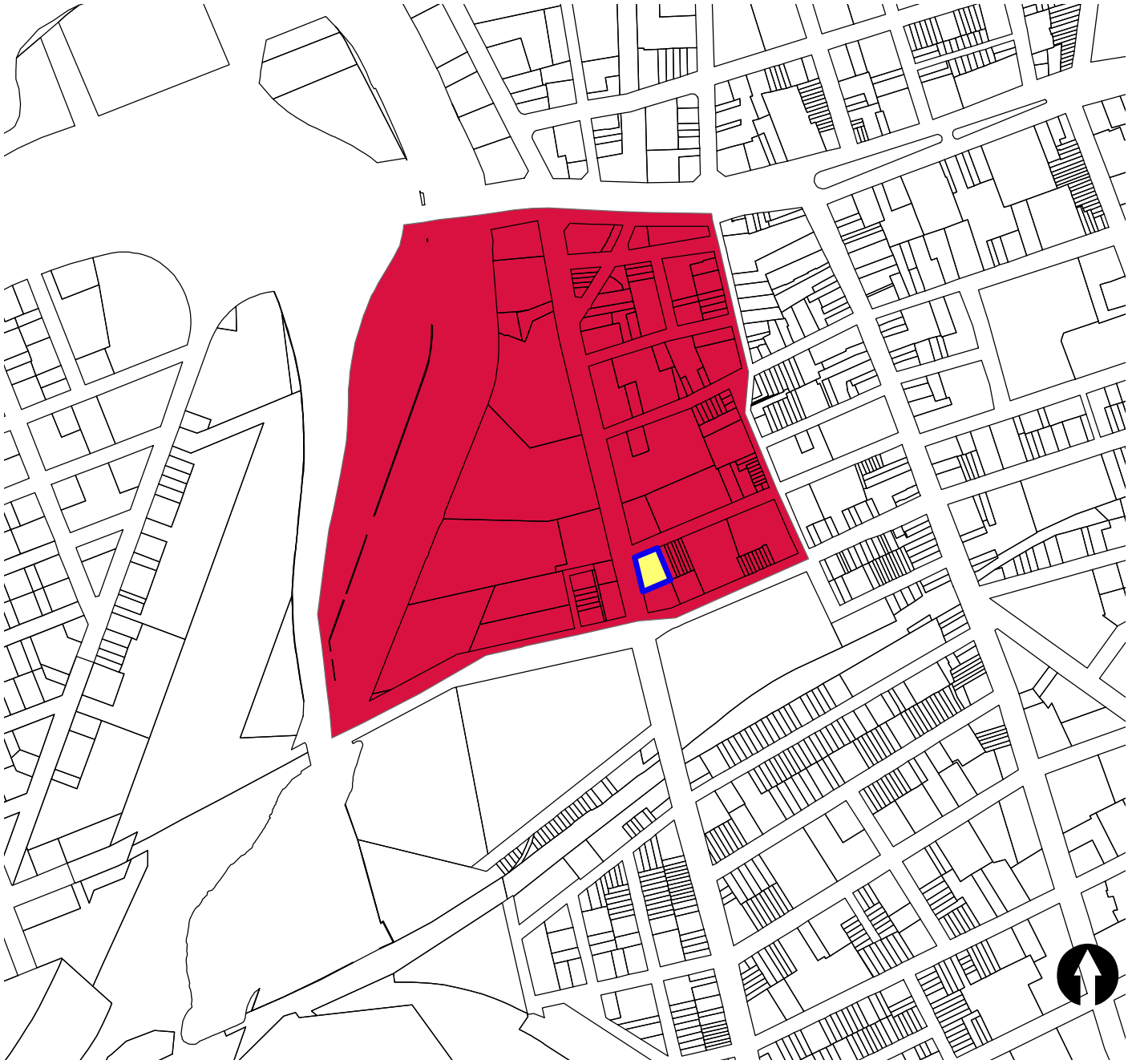
39-03 College Point Boulevard
Queens, New York

DISADVANTAGED COMMUNITY BOUNDARY MAP

DATE
4/24/2023

PROJECT NO.
210202

FIGURE
4



LEGEND

- PROJECT SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT
- FLUSHING WILLETS POINT CORONA LOCAL DEVELOPMENT CORPORATION (FWCLDC) BOA

0 600 1,200

SCALE IN FEET

AKRF

440 Park Avenue South, New York, NY 10016

Magnolia Gardens - 39-03 College Point Boulevard
Queens, New York

SITE LOCATION WITHIN A DESIGNATED BOA

DATE
4/26/2023

PROJECT NO.
210202

FIGURE
5

Adjacent Property Owners		
Block	Lot	OwnerName
4962	4	The Leavitt Street, LLC
4963	75	College Point Blvd Realty Corp.
4973	12	39th Ave Realty Management, LLC
4972	1	37-33 Cp Boulevard, LLC
4973	56	NYC Transit Authority
4962	1	Amici Developers, LLC
4973	1	Alliance Energy, LLC

LEGEND

- PROJECT SITE BOUNDARY
- 16 — LOT BOUNDARY AND TAX LOT NUMBER
- 2389 — BLOCK NUMBER
- ADJACENT PROPERTY

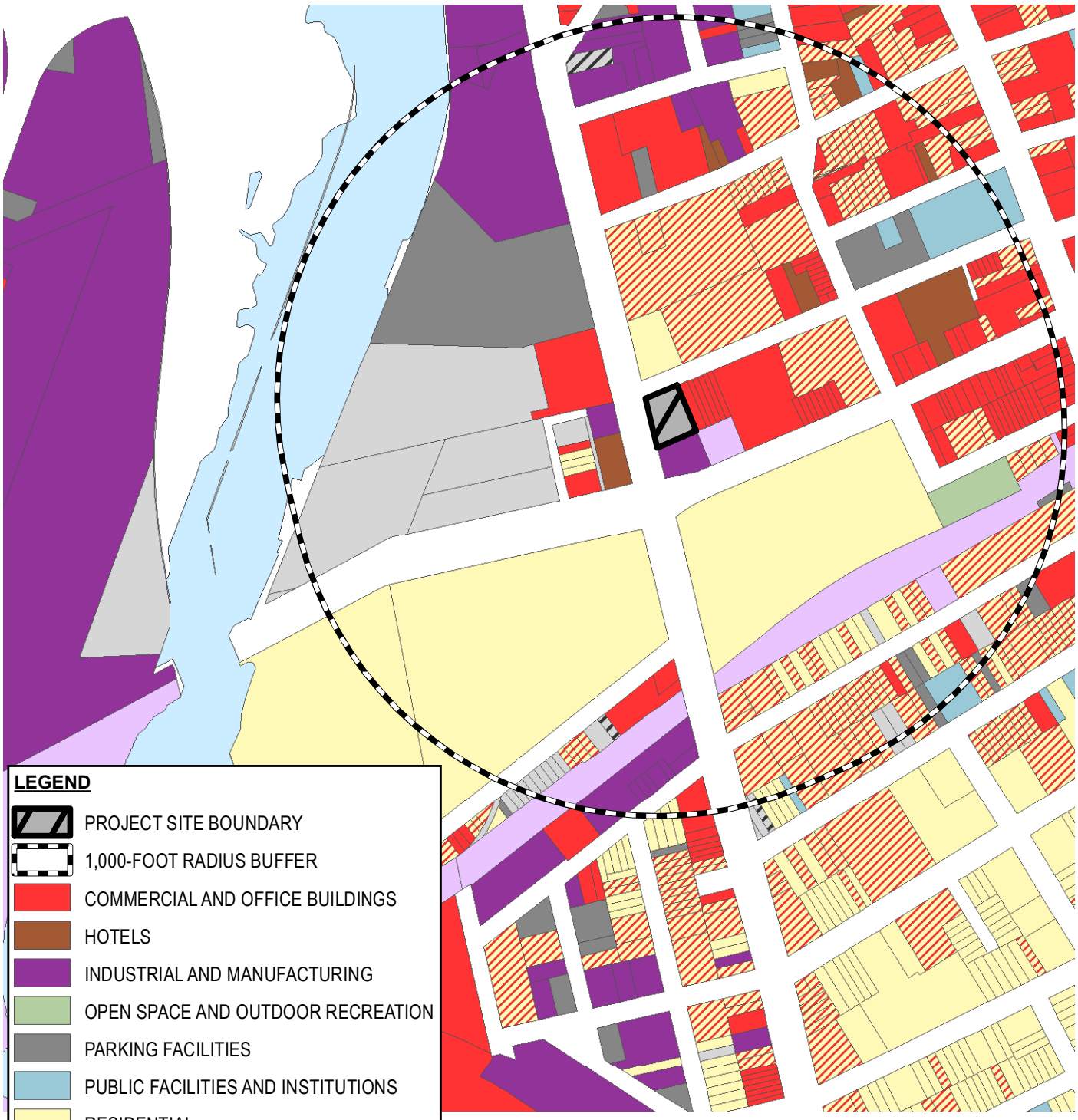
Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

AKRF
440 Park Avenue South, New York, NY 10016

Magnolia Gardens - 39-03 College Point Boulevard
Queens, New York

TAX MAP

DATE 4/24/2023
PROJECT NO. 210202
FIGURE 6



Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

0 400 800
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

39-03 College Point Boulevard
Queens, New York

SURROUNDING LAND USE

DATE
4/24/2023

PROJECT NO.
210202

FIGURE
7

Source:
NYC Department of City Planning, Technical Review Division

LEGEND

- PROJECT SITE BOUNDARY
- ZONING DISTRICTS
- COMMERCIAL OVERLAY DISTRICTS

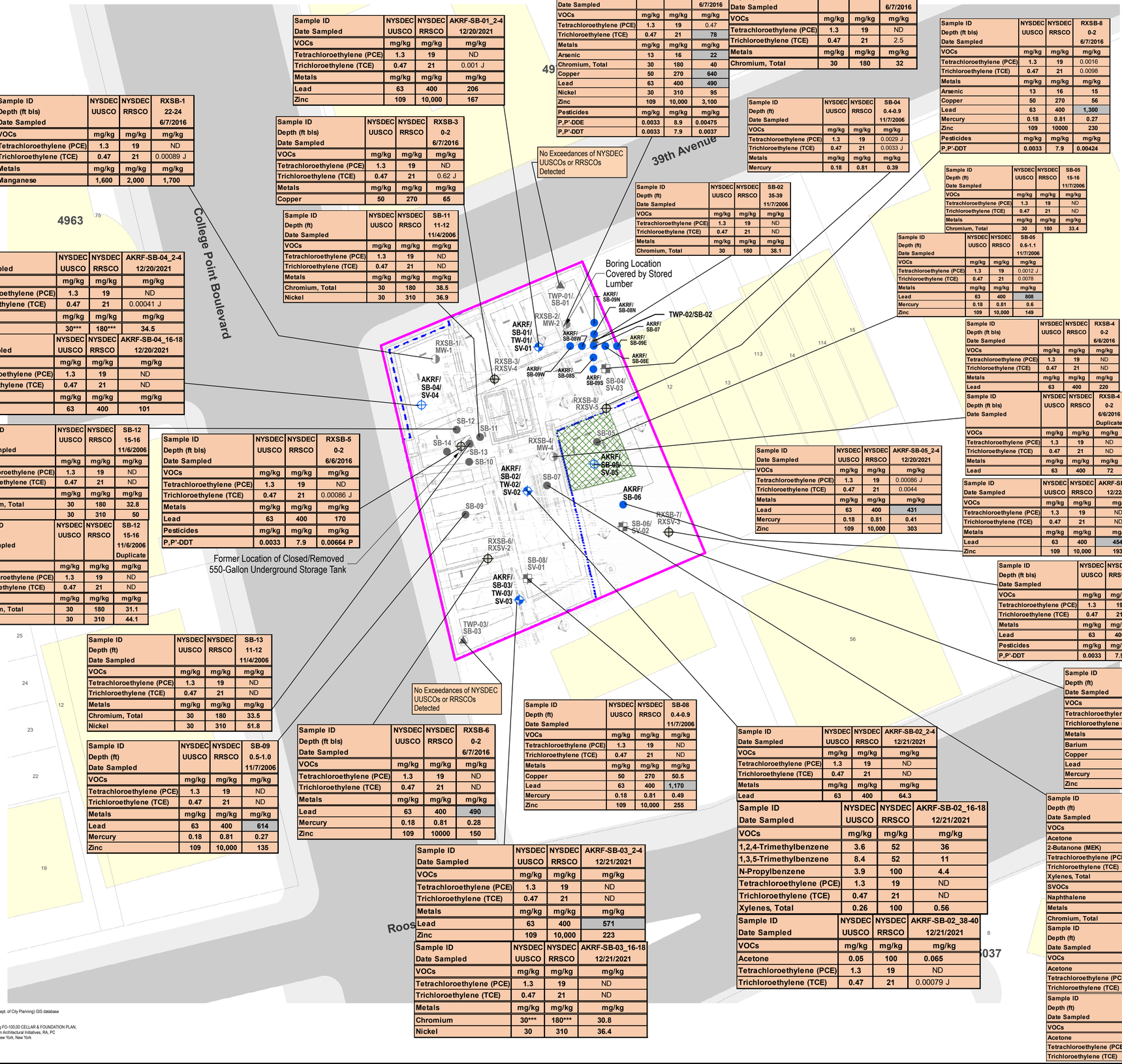
0 300 600
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

Magnolia Gardens - 39-03 College Point Boulevard
Queens, New York

ZONING MAP

DATE
4/24/2023
PROJECT NO.
210202
FIGURE
8



Sample ID Depth (ft bls) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	RXSB-1 22-24 6/7/2016
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	0.00089 J
Metals	mg/kg	mg/kg	mg/kg
Manganese	1,600	2,000	1,700

Sample ID Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	AKRF-SB-04_2-4 12/20/2021
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	0.00041 J
Metals	mg/kg	mg/kg	mg/kg
Chromium	30***	180***	34.5
Sample ID Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	AKRF-SB-04_16-18 12/20/2021
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	101

Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-12 15-16 11/6/2006
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Chromium, Total	30	180	32.8
Nickel	30	310	50
Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-12 15-16 11/6/2006 Duplicate
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Chromium, Total	30	180	31.1
Nickel	30	310	44.1

Sample ID Depth (ft bls) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	RXSB-5 0-2 6/6/2016
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	0.00086 J
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	170
Pesticides	mg/kg	mg/kg	mg/kg
P,P'-DDT	0.0033	7.9	0.00664 P

Sample ID Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	AKRF-SB-01_2-4 12/20/2021
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	0.001 J
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	206
Zinc	109	10,000	167

Sample ID Depth (ft bls) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	RXSB-3 0-2 6/7/2016
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	0.62 J
Metals	mg/kg	mg/kg	mg/kg
Copper	50	270	65

Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-11 11-12 11/4/2006
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Chromium, Total	30	180	38.5
Nickel	30	310	36.9

Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-13 11-12 11/4/2006
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Chromium, Total	30	180	33.5
Nickel	30	310	51.8

Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-09 0.5-1.0 11/7/2006
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	614
Mercury	0.18	0.81	0.27
Zinc	109	10,000	135

Sample ID Depth (ft bls) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	RXSB-6 0-2 6/7/2016
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	490
Mercury	0.18	0.81	0.28
Zinc	109	10000	150

Sample ID Depth (ft bls) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	RXSB-2 0-2 6/7/2016
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	0.47
Trichloroethylene (TCE)	0.47	21	78
Metals	mg/kg	mg/kg	mg/kg
Arsenic	13	16	22
Chromium, Total	30	180	40
Copper	50	270	640
Lead	63	400	490
Nickel	30	310	95
Zinc	109	10,000	3,100
Pesticides	mg/kg	mg/kg	mg/kg
P,P'-DDE	0.0033	8.9	0.00475
P,P'-DDT	0.0033	7.9	0.0037

Sample ID Depth (ft bls) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	RXSB-2 5-7 6/7/2016
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	2.5
Metals	mg/kg	mg/kg	mg/kg
Chromium, Total	30	180	32

Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-04 0.4-0.9 11/7/2006
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	0.0029 J
Trichloroethylene (TCE)	0.47	21	0.0033 J
Metals	mg/kg	mg/kg	mg/kg
Mercury	0.18	0.81	0.39

Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-02 35-39 11/7/2006
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Chromium, Total	30	180	38.1

Sample ID Depth (ft bls) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	RXSB-8 0-2 6/7/2016
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	0.0016
Trichloroethylene (TCE)	0.47	21	0.0098
Metals	mg/kg	mg/kg	mg/kg
Arsenic	13	16	15
Copper	50	270	56
Lead	63	400	1,300
Mercury	0.18	0.81	0.27
Zinc	109	10000	230
Pesticides	mg/kg	mg/kg	mg/kg
P,P'-DDT	0.0033	7.9	0.00424

Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-05 15-16 11/7/2006
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Chromium, Total	30	180	33.4

Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-05 0.5-1.1 11/7/2006
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	0.0012 J
Trichloroethylene (TCE)	0.47	21	0.0078
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	808
Mercury	0.18	0.81	0.6
Zinc	109	10,000	149

Sample ID Depth (ft bls) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	RXSB-4 0-2 6/6/2016
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	220

Sample ID Depth (ft bls) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	RXSB-4 0-2 6/6/2016 Duplicate
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	72

Sample ID Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	AKRF-SB-05_2-4 12/20/2021
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	0.00086 J
Trichloroethylene (TCE)	0.47	21	0.0044
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	431
Mercury	0.18	0.81	0.41
Zinc	109	10,000	303

Sample ID Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	AKRF-SB-06_2-4 12/22/2021
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	454
Zinc	109	10,000	193

Sample ID Depth (ft bls) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	RXSB-7 0-2 6/7/2016
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	0.0035 J
Trichloroethylene (TCE)	0.47	21	0.00023 J
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	140
Pesticides	mg/kg	mg/kg	mg/kg
P,P'-DDT	0.0033	7.9	0.00421

Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-08 0.4-0.9 11/7/2006
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Copper	50	270	50.5
Lead	63	400	1,170
Mercury	0.18	0.81	0.49
Zinc	109	10,000	255

Sample ID Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	AKRF-SB-02_2-4 12/21/2021
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	64.3

Sample ID Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	AKRF-SB-02_16-18 12/21/2021
VOCs	mg/kg	mg/kg	mg/kg
1,2,4-Trimethylbenzene	3.6	52	36
1,3,5-Trimethylbenzene	8.4	52	11
N-Propylbenzene	3.9	100	4.4
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Xylenes, Total	0.26	100	0.56
Sample ID Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	AKRF-SB-02_38-40 12/21/2021
VOCs	mg/kg	mg/kg	mg/kg
Acetone	0.05	100	0.065
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	0.00079 J

Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-06 0.5-1.0 11/7/2006
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Barium	350	400	432
Copper	50	270	73.1
Lead	63	400	582
Mercury	0.18	0.81	0.23
Zinc	109	10,000	233

Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-07 0.8-1.3 11/7/2006
VOCs	mg/kg	mg/kg	mg/kg
Acetone	0.05	100	0.318
2-Butanone (MEK)	0.12	100	0.176
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Xylenes, Total	0.26	100	1
SVOCs	mg/kg	mg/kg	mg/kg
Naphthalene	12	100	13.7
Metals	mg/kg	mg/kg	mg/kg
Chromium, Total	30	180	37.5
Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-07 5-7 11/7/2006
VOCs	mg/kg	mg/kg	mg/kg
Acetone	0.05	100	0.096
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Sample ID Depth (ft) Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	SB-07 15-16 11/7/2006
VOCs	mg/kg	mg/kg	mg/kg
Acetone	0.05	100	0.0767
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	0.0071

Sample ID Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	AKRF-SB-03_2-4 12/21/2021
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	571
Zinc	109	10,000	223
Sample ID Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	AKRF-SB-03_16-18 12/21/2021
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethylene (PCE)	1.3	19	ND
Trichloroethylene (TCE)	0.47	21	ND
Metals	mg/kg	mg/kg	mg/kg
Chromium	30***	180***	30.8
Nickel	30	310	36.4

Sample ID | Sample Date

Sample ID Date Sampled	NYSDEC UUSCO	NYSDEC RRSCO	AKRF-SB-02_38-40 12/21/2021
VOCs	mg/kg	mg/kg	mg/kg
Acetone	0.05	100	0.065

Analyte/Compound | Concentration

LEGEND

- PROJECT SITE BOUNDARY
- PROPOSED NEW BLDG FOOTPRINT
- PROPOSED SUNKEN YARD FOOTPRINT
- 13 — LOT BOUNDARY AND TAX LOT NUMBER
- 4973 — BLOCK NUMBER
- EXISTING BUILDING
- HISTORICAL SOIL BORING (LOUIS BERGER, JANUARY 2007)
- HISTORICAL SOIL BORING/SOIL VAPOR SAMPLE (LOUIS BERGER, JANUARY 2007)
- HISTORICAL SOIL BORING/TEMPORARY WELL (LOUIS BERGER, JANUARY 2007)
- HISTORICAL SOIL BORING/TEMPORARY WELL (ROUX ASSOCIATES, JANUARY 2017)
- HISTORICAL SOIL BORING/SOIL VAPOR SAMPLE (ROUX ASSOCIATES, JANUARY 2017)
- AKRF SOIL BORING
- AKRF SOIL BORING/TEMPORARY WELL/SOIL VAPOR POINT
- AKRF SOIL BORING/SOIL VAPOR POINT

Part 375 Soil Cleanup Objectives (SCOs): SCOs listed in the New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations (6 NYCRR Part 375).

Exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) are presented in bold font.

Exceedances of NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs) are shaded in grey.

mg/kg:milligrams per kilogram = parts per million (ppm)

J: The concentration given is an estimated value.

ND: The standard is a non-detectable concentration by the approved analytical method.

0 10 20 40
SCALE IN FEET

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

Basemap Source:
Based on Drawing FO-100.00 CELLAR & FOUNDATION PLAN, Prepared by Urban Architectural Initiatives, PA, PC 1359 Broadway New York, New York December 2021

Document Path: W:\Projects\210202 - 13534.39\AVE\Technical\GIS and Graphics\Hazmat\SCP Apps\100624 pg 5 Soil Concentrations Above NYSDEC UUSCOs and/or RRSCOs.mxd Date Saved: 4/26/2023 2:53:39 PM Author:

AKRF
440 Park Avenue South, New York, NY 10016

Soil Sample Concentrations Above NYSDEC UUSCOs and/or RRSCOs

Magnolia Gardens - 39-03 College Point Boulevard

Queens, New York

DATE
4/26/2023

PROJECT NO.
210202

FIGURE
9

Sample ID Date Sampled	NYSDEC AWQSGV	MW-1 6/15/2016
VOCs	µg/L	µg/L
Tetrachloroethylene (PCE)	5	ND
Trichloroethylene (TCE)	5	0.3 J
Total Metals	µg/L	µg/L
Barium	1,000	1,164
Beryllium	3	8.2
Chromium, Total	50	854.9
Copper	200	286.2
Iron	300	235,000
Lead	25	617.6
Manganese	300	12,810
Nickel	100	194.3
Selenium	10	49
Thallium	0.5	0.8
Dissolved Metals	µg/L	µg/L
Manganese	300	1,108

Sample ID Date Sampled	NYSDEC AWQSGV	TWP-01 11/5/2006
VOCs	µg/L	µg/L
Tetrachloroethylene (PCE)	5	ND
Trichloroethylene (TCE)	5	9.2
Dissolved Metals	µg/L	µg/L
Manganese	300	1,240
Sodium	20,000	32,800

Sample ID Date Sampled	NYSDEC AWQSGVs	MW-02 6/28/2022
VOCs	µg/L	µg/L
Tetrachloroethylene (PCE)	5	0.44 J
Trichloroethylene (TCE)	5	14

Sample ID Date Sampled	NYSDEC AWQSGV	MW-4 6/15/2016
VOCs	µg/L	µg/L
Tetrachloroethylene (PCE)	5	0.19 J
Trichloroethylene (TCE)	5	0.45 J
Total Metals	µg/L	µg/L
Barium	1,000	3,344
Beryllium	3	5.7
Chromium, Total	50	235.5
Iron	300	198,000
Lead	25	123.2
Manganese	300	15,770
Nickel	100	190.5
Selenium	10	47
Thallium	0.5	0.7
Dissolved Metals	µg/L	µg/L
Manganese	300	3,970

Sample ID Date Sampled	NYSDEC AWQSGV	MW-4 6/15/2016 Duplicate
VOCs	µg/L	µg/L
Tetrachloroethylene (PCE)	5	0.24 J
Trichloroethylene (TCE)	5	0.82
Total Metals	µg/L	µg/L
Barium	1,000	2,674
Beryllium	3	4.2
Chromium, Total	50	196.8
Iron	300	126,000
Lead	25	87.9
Manganese	300	13,540
Nickel	100	174.3
Selenium	10	33
Thallium	0.5	0.7
Dissolved Metals	µg/L	µg/L
Manganese	300	4,540

Sample ID Date Sampled	NYSDEC AWQSGVs	MW-X 6/28/2022
VOCs	µg/L	µg/L
Benzene	1	1.1
Tetrachloroethylene (PCE)	5	ND
Trichloroethylene (TCE)	5	6.9

Sample ID Date Sampled	NYSDEC AWQSGVs	MW-01 6/28/2022
VOCs	µg/L	µg/L
Benzene	1	1.2
Tetrachloroethylene (PCE)	5	ND
Trichloroethylene (TCE)	5	7.5

Sample ID Date Sampled	NYSDEC AWQSGV	MW-2 6/15/2016
VOCs	µg/L	µg/L
Tetrachloroethylene (PCE)	5	ND
Trichloroethylene (TCE)	5	14
Total Metals	µg/L	µg/L
Arsenic	25	42.5
Barium	1,000	1,010
Beryllium	3	7.7
Chromium, Total	50	221
Iron	300	122,000
Lead	25	156.2
Manganese	300	10,400
Nickel	100	301.7
Selenium	10	29
Thallium	0.5	0.6
Dissolved Metals	µg/L	µg/L
Manganese	300	4,630

Sample ID Date Sampled	NYSDEC AWQSGV	TWP-02 11/4/2006
VOCs	µg/L	µg/L
Tetrachloroethylene (PCE)	5	ND
Trichloroethylene (TCE)	5	9.6
Dissolved Metals	µg/L	µg/L
Iron	300	618
Manganese	300	1,450
Sodium	20,000	25,800

Sample ID Date Sampled	NYSDEC AWQSGV	AKRF-TW-01 12/21/2021
VOCs	µg/L	µg/L
Tetrachloroethylene (PCE)	5	ND
Trichloroethylene (TCE)	5	1
Total Metals	µg/L	µg/L
Iron	300	6,850
Manganese	300	2,800
Sodium	20,000	73,500
Dissolved Metals	µg/L	µg/L
Manganese	300	1,030
Sodium	20,000	61,200

Sample ID Date Sampled	NYSDEC Screening Level	AKRF-TW-01 12/21/2021
PFAS	ppt	ppt
Perfluorooctanesulfonic acid	10	15

Sample ID Date Sampled	NYSDEC AWQSGV	AKRF-TW-02 12/22/2021
VOCs	µg/L	µg/L
Isopropylbenzene	5	16
Methyl tert-butyl ether	10	11
n-Butylbenzene	5	7.1
N-Propylbenzene	5	20
sec-Butylbenzene	5	12
Tetrachloroethylene (PCE)	5	ND
Trichloroethylene (TCE)	5	ND
SVOCs	µg/L	µg/L
1,1'-Biphenyl	5	11
Acenaphthene	20	29
Fluorene	50	66
Phenanthrene	50	170

Sample ID Date Sampled	NYSDEC Screening Level	AKRF-TW-02 12/22/2021
PFAS	ppt	ppt
Perfluorobutanesulfonic acid	100	224
Perfluorooctanesulfonic acid	10	20.8

Sample ID Date Sampled	NYSDEC AWQSGV	TWP-03 11/6/2006
VOCs	µg/L	µg/L
Tetrachloroethylene (PCE)	5	ND
Trichloroethylene (TCE)	5	ND
Dissolved Metals	µg/L	µg/L
Antimony	3	7.4
Magnesium	35,000	41,500
Manganese	300	1,440
Sodium	20,000	44,600

No AWQSGV exceedances identifed

Groundwater Sample Could Not Be Collected

Former Location of Closed/Removed 550-Gallon Underground Storage Tank

AKRF-SB-11/ MW-02

AKRF-SB-10/ MW-01

AKRF-SB-12/ MW-03

TWP-01/ SB-01

RXSB-2/ MW-2

TWP-02/ SB-02

RXSB-1/ MW-1

AKRF/ SB-01/ TW-01/ SV-01

RXSB-4/ MW-4

AKRF/ SB-02/ TW-02/ SV-02

AKRF/ SB-03/ TW-03/ SV-03

TWP-03/ SB-03

MR-4P

39th Ave

College Point Blvd

75

496

4

6

12

13

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

Basemap Source:
Based on Drawing FO-100,00 CELLAR & FOUNDATION PLAN,
Prepared by Urban Architectural Initiatives, RA, PC
1359 Broadway New York, New York
December 2021

LEGEND

- PROJECT SITE
- 20 — LOT BOUNDARY AND TAX LOT NUMBER
- 4963 — BLOCK NUMBER
- EXISTING BUILDING
- PROPOSED NEW BLDG
- PROPOSED SUNKEN YARD
- HISTORICAL SOIL BORING/TEMPORARY WELL (LOUIS BERGER, JANUARY 2007)
- HISTORICAL SOIL BORING/TEMPORARY WELL (ROUX ASSOCIATES, JANUARY 2017)
- HISTORICAL PIEZOMETER (MUESER RUTLEDGE 2016)
- AKRF SOIL BORING/TEMPORARY WELL/SOIL VAPOR POINT
- AKRF SORING BORIN/MONITORING WELL

NYSDEC TOGS Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs) and/or Screening Levels:

New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (TOGS) (1.1.1):

µg/L : micrograms per Liter = parts per billion (ppb)

ng/L : nanograms per Liter = parts per trillion (ppt)

Exceedances of NYSDEC AWQSGVs and Exceedances of NYSDEC Screening Values are shown in bold font.

J: The concentration given is an estimated value.
ND: The standard is a non-detectable concentration by the approved analytical method.

MW-X_20220628 is a blind duplicate of sample MW-01_20220628

Sample ID — Sample Date

Sample ID Date Sampled	NYSDEC Screening Level	AKRF-TW-01 12/21/2021
PFAS	ppt	ppt
Perfluorooctanesulfonic acid	10	15

Concentration — Analyte/Compound

0 15 30 60
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

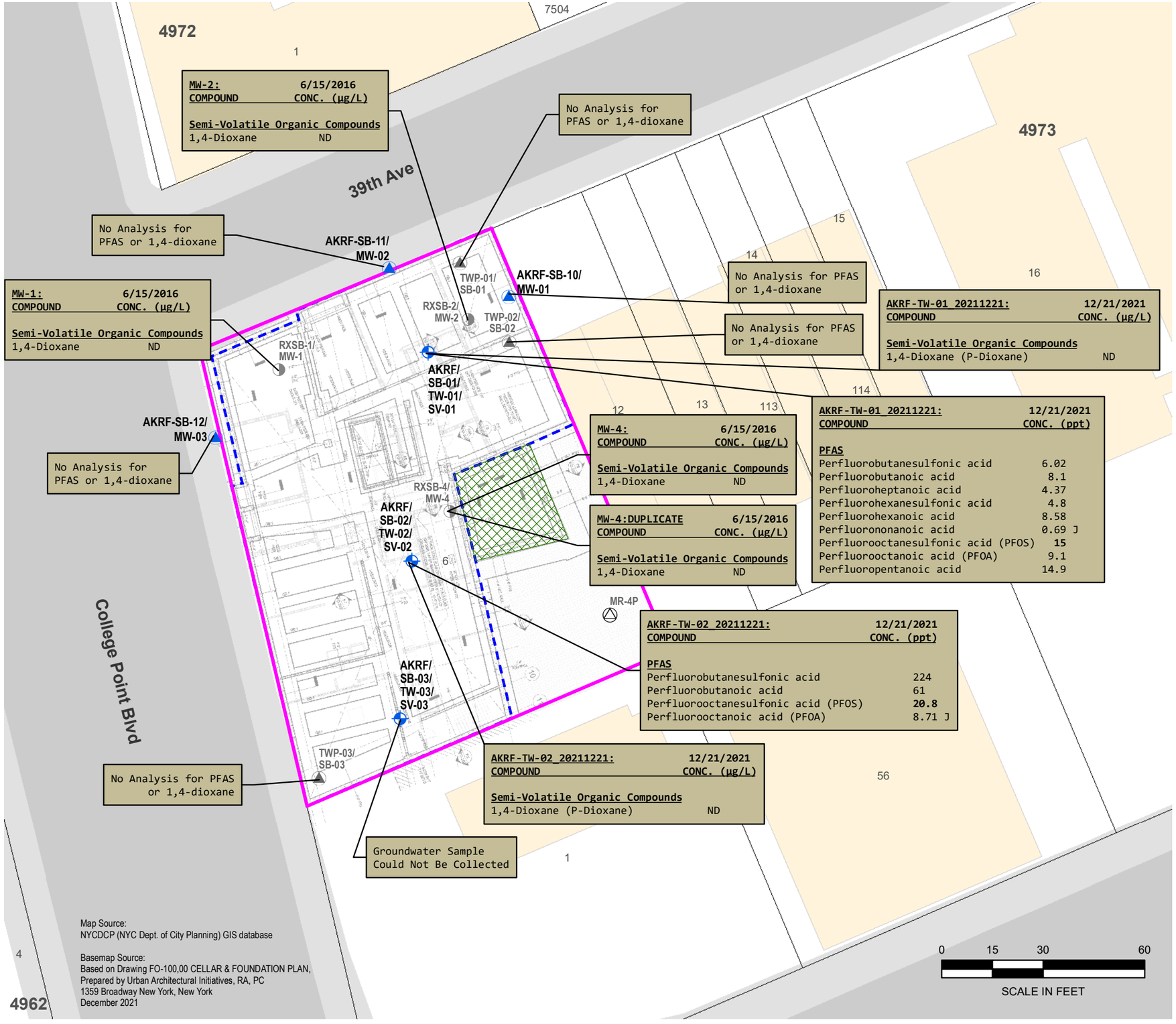
Magnolia Gardens - 39-03 College Point Boulevard
Queens, New York

GROUNDWATER CONCENTRATIONS ABOVE NYSDEC AWQSGVs

DATE
4/28/2023

PROJECT NO.
210202

FIGURE
10A



LEGEND

- PROJECT SITE BOUNDARY
- 20 LOT BOUNDARY AND TAX LOT NUMBER
- 4963 BLOCK NUMBER
- EXISTING BUILDING
- PROPOSED NEW BLDG FOOTPRINT
- PROPOSED SUNKEN YARD FOOTPRINT
- HISTORICAL SOIL BORING/TEMPORARY WELL (LOUIS BERGER, JANUARY 2007)
- HISTORICAL SOIL BORING/TEMPORARY WELL (ROUX ASSOCIATES, JANUARY 2017)
- HISTORICAL PIEZOMETER (MUESER RUTLEDGE 2016)
- AKRF SOIL BORING/TEMPORARY WELL/SOIL VAPOR POINT
- AKRF SORING BORIN/MONITORING WELL

NYSDEC TOGS Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs) and/or Screening Levels:

New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (TOGS) (1.1.1):

µg/L : micrograms per Liter = parts per billion (ppb)
ng/L : nanograms per Liter = parts per trillion (ppt)

Exceedances of NYSDEC Screening Levels for PFAS are shown in bold font. No NYSDEC AWQSGVs have been set for 1,4-dioxane..

PFOA: Perfluorooctanoic acid
PFOS: Perfluorooctanesulfonic acid
PFAS: Per- and polyfluoroalkyl substances

J: The concentration given is an estimated value.
ND: Not Detected

	PFAS Screening Levels Groundwater ppt
PFAS	
Perfluorooctanesulfonic acid (PFOS)	10
Perfluorooctanoic acid (PFOA)	10

Sample ID — Sample Date

AKRF-TW-01_20211221:	12/21/2021
COMPOUND	CONC. (ppt)
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**20.8**
Perfluorooctanoic acid (PFOA)	8.71 J

Analyte/Compound — Concentration

AKRF
440 Park Avenue South, New York, NY 10016

Magnolia Gardens - 39-03 College Point Boulevard
Queens, New York

GROUNDWATER SAMPLE DETECTIONS – PFAS, PFOA, AND 1,4-DIOXANES

DATE 4/27/2023
PROJECT NO. 210202
FIGURE 10B

Sample ID	AKRF-SV-09
Date Sampled	06/15/2022
VOCs	µg/m³
1,2,4-Trimethylbenzene	0.8 J
1,3,5-Trimethylbenzene	0.22 J
1,3-Butadiene	0.37 J
1,3-Dichlorobenzene	17
2,2,4-Trimethylpentane	0.59 J
4-Isopropyltoluene	0.7 J
Acetone	60
Benzene	1
Carbon disulfide	190 E
Carbon tetrachloride	0.27
Chlorobenzene	0.3 J
Chlorodifluoromethane	2.7
Chloroform	2.2
Chloromethane	1.3
Cyclohexane	0.68 J
Dichlorodifluoromethane	2.1 J
Ethylbenzene	0.54 J
Isopropyl alcohol	510 E
m,p-Xylene	1.8 J
Methyl Ethyl Ketone (2-Butanone)	13
Methylene Chloride	12
n-Butane	8.3
n-Heptane	0.64 J
n-Hexane	4.5
o-Xylene	0.67 J
Styrene	0.14 J
tert-Butyl alcohol	7.4 J
Tetrachloroethene	13
Toluene	2.3
Trichloroethene	4.6
Trichlorofluoromethane	1.3

Sample ID	RXSV-4
Date Sampled	6/15/2016
VOCs	µg/m³
2-Hexanone	335
2-Butanone (MEK)	1,770
Acetone	16,300
Benzene	14.1
Carbon Disulfide	36.7
Ethanol	464
Isopropanol	506
N-Heptane	32.7
N-Hexane	22.2
Tert-Butyl Alcohol	153
Toulene	39.6
Trichloroethylene (TCE)	147

Sample ID	SV-201
Date Sampled	12/5/16
VOCs	µg/m³
1,2,4-Trimethylbenzene	3.66
2,2,4-Trimethylpentane	4.81
2-Butanone (MEK)	2.87
Acetone	16.7
Benzene	0.879
Carbon Disulfide	2.44
Chloroform	5.37
Cyclohexane	1.47
Dichlorodifluoromethane	2.1
Ethylbenzene	5.78
Isopropanol	2.65
m,p-Xylene	14.9
N-Heptane	1.15
N-Hexane	2.75
O-Xylene	14.1
Styrene	1.04
Tert-Butyl Alcohol	3.12
Tert-Butyl Methyl Ether	1.06
Tetrachloroethylene (PCE)	6.85
Tetrahydrofuran	1.55
Toulene	57.3
Trichloroethylene (TCE)	6.29
Trichlorofluoromethane	1.74

Sample ID	AKRF-SV-08
Date Sampled	06/15/2022
VOCs	µg/m³
1,2,4-Trimethylbenzene	0.76 J
1,3-Dichlorobenzene	9
4-Isopropyltoluene	0.94 J
4-Methyl-2-pentanone (Methyl isobutyl ketone)	0.85 J
Acetone	150 E
Benzene	0.42 J
Carbon disulfide	3.4
Carbon tetrachloride	0.25
Chlorodifluoromethane	2.7
Chloroform	6.7
Chloromethane	0.54 J
Dichlorodifluoromethane	2 J
Isopropyl alcohol	150 E
m,p-Xylene	2.1 J
Methyl Ethyl Ketone (2-Butanone)	10
Methylene Chloride	1.6 J
o-Xylene	1.3
tert-Butyl alcohol	4.2 J
Tetrachloroethene	2.4
Toluene	1.3
Trichloroethene	6.7
Trichlorofluoromethane	1 J

Sample ID	AKRF-SV-08 DL
Date Sampled	06/15/2022
VOCs	µg/m³
1,3-Dichlorobenzene	8.6 J D
Acetone	150 D
Chloroform	6.9 J D
Isopropyl alcohol	150 D
Methyl Ethyl Ketone (2-Butanone)	8.8 J D
Tetrachloroethene	2.2 J D
Trichloroethene	7.2 D

Sample ID	SV-202
Date Sampled	12/5/16
VOCs	µg/m³
1,4-Dichlorobenzene	3.01
1,4-Dioxane (P-Dioxane)	1.46
2,2,4-Trimethylpentane	3.08
2-Butanone (MEK)	1.8
Acetone	9.83
Cyclohexane	0.826
Dichlorodifluoromethane	1.97
Ethanol	11.4
Ethylbenzene	3.21
Isopropanol	8.09
m,p-Xylene	14.4
N-Hexane	0.888
O-Xylene	16
Styrene	0.962
Tert-Butyl Alcohol	4.61
Tetrachloroethylene (PCE)	2.79
Tetrahydrofuran	1.47
Toulene	88.9
Trichloroethylene (TCE)	13.1
Trichlorofluoromethane	1.98

Sample ID	AKRF-SV-07
Date Sampled	06/15/2022
VOCs	µg/m³
1,2,4-Trimethylbenzene	3.6
1,3,5-Trimethylbenzene	1.1 J
1,3-Butadiene	43
1,3-Dichlorobenzene	18
2,2,4-Trimethylpentane	2.8
4-Ethyltoluene	1.1 J
4-Isopropyltoluene	3.9
Acetone	170
Benzene	16
Carbon disulfide	18
Chlorodifluoromethane	1.9 J
Chloromethane	2.6 J
cis-1,2-Dichloroethene	1.8
Cyclohexane	10
Dichlorodifluoromethane	2.2 J
Ethylbenzene	3.7
Isopropyl alcohol	620 E
m,p-Xylene	9.1
Methyl Ethyl Ketone (2-Butanone)	23
Methylene Chloride	3.3 J
Naphthalene	4.4 J
n-Butane	210
n-Heptane	9.4
n-Hexane	81
n-Propylbenzene	0.81 J
o-Xylene	3.2
Styrene	0.57 J
tert-Butyl alcohol	28 J
Tetrachloroethene	27
Toluene	340
Trichloroethene	65

Sample ID	AKRF-SV-07 DL
Date Sampled	06/15/2022
VOCs	µg/m³
1,3-Butadiene	43 D
1,3-Dichlorobenzene	17 J D
2,2,4-Trimethylpentane	2.7 J D
4-Isopropyltoluene	3.8 J D
Acetone	170 J D
Benzene	16 D
Carbon disulfide	17 J D
Cyclohexane	9.3 J D
Isopropyl alcohol	610 D
Methyl Ethyl Ketone (2-Butanone)	22 J D
n-Butane	220 D
n-Heptane	9.3 J D
n-Hexane	82 D
Tetrachloroethene	26 D
Toluene	350 D
Trichloroethene	66 D

Sample ID	AKRF-SV-01
Date Sampled	12/20/2021
VOCs	µg/m³
1,1,1-Trichloroethane	0.27 J
1,2,4-Trichlorobenzene	3.7 *
1,2,4-Trimethylbenzene	1.6
1,3,5-Trimethylbenzene	0.5 J
1,3-Butadiene	10
1,3-Dichlorobenzene	1.2
2,2,4-Trimethylpentane	1.4
4-Ethyltoluene	0.62 J
4-Isopropyltoluene	6.3
Acetone	58
Benzene	10
Bromomethane	0.78 *
Carbon disulfide	3.7
Chloroform	6.4
Chloromethane	1.5
Cyclohexane	1.8
Dichlorodifluoromethane	2.2 *
Ethylbenzene	3.7
Hexachlorobutadiene	2.1 *
Isopropyl alcohol	14
m,p-Xylene	12
Methyl Ethyl Ketone (2-Butanone)	7
Methylene Chloride	0.63 J
n-Butane	32
n-Heptane	5.8
n-Hexane	10
n-Propylbenzene	0.46 J
o-Xylene	3.5
tert-Butyl alcohol	6.4 J
Tetrachloroethene	11
Toluene	26
trans-1,2-Dichloroethene	0.47 J
Trichloroethene	100 B
Trichlorofluoromethane	1.3

Sample ID	AKRF-SV-09 DL
Date Sampled	06/15/2022
VOCs	µg/m³
1,3-Dichlorobenzene	15 D
Acetone	53 J D
Carbon disulfide	190 D
Chloroform	2.2 J D
Isopropyl alcohol	510 D
Methyl Ethyl Ketone (2-Butanone)	12 J D
Methylene Chloride	13 J D
Tetrachloroethene	14 D
Trichloroethene	4.5 D

Sample ID	AKRF-SV-04
Date Sampled	12/20/2021
VOCs	µg/m³
1,1,1-Trichloroethane	1.7 J
1,2,4-Trichlorobenzene	7.4 *
1,2,4-Trimethylbenzene	2.1
1,3,5-Trimethylbenzene	0.7 J
1,3-Butadiene	25
2,2,4-Trimethylpentane	1.1 J
4-Ethyltoluene	0.76 J
4-Isopropyltoluene	12
Acetone	110
Benzene	24
Bromomethane	1.6 *
Carbon disulfide	4.3
Carbon tetrachloride	0.44
Chloroethane	2.1 J
Chloroform	5.6
Chloromethane	9.8
cis-1,2-Dichloroethene	0.75
Cyclohexane	1.9
Dichlorodifluoromethane	3.6 *
Ethylbenzene	2.9
Hexachlorobutadiene	4.3 *
Isopropyl alcohol	11 J
m,p-Xylene	9.2
Methyl Ethyl Ketone (2-Butanone)	11
Methylene Chloride	2.2 J
n-Butane	34
n-Heptane	6.8
n-Hexane	9.4
n-Propylbenzene	0.51 J
o-Xylene	3
Tetrachloroethene	78
Toluene	18
Trichloroethene	1,100 E B
Trichlorofluoromethane	1.8 J

Sample ID	AKRF-SV-04 DL
Date Sampled	12/20/2021
VOCs	µg/m³
1,2,4-Trichlorobenzene	30 *
1,2,4-Trimethylbenzene	2.2 J D
1,3-Butadiene	25 D
4-Isopropyltoluene	11 D
Acetone	110 D
Benzene	24 D
Bromomethane	6.2 *
Carbon disulfide	3.8 J D
Chloroform	5.3 J D
Cyclohexane	1.3 J D
Dichlorodifluoromethane	20 *
Hexachlorobutadiene	17 *
m,p-Xylene	8.9 J D
Methyl Ethyl Ketone (2-Butanone)	10 J D
n-Butane	31 D
n-Heptane	5.3 J D
n-Hexane	9.3 J D
Tetrachloroethene	78 D
Toluene	19 D
Trichloroethene	1,100 B D

Sample ID	AKRF-SV-06
Date Sampled	12/20/2021
VOCs	µg/m³
1,1,2-Trichlorotrifluoroethane	0.59 J
1,2,4-Trichlorobenzene	3.7 *
1,2,4-Trimethylbenzene	2.3
1,3,5-Trimethylbenzene	0.76 J
1,3-Butadiene	12
2,2,4-Trimethylpentane	0.62 J
4-Ethyltoluene	0.7 J
4-Isopropyltoluene	12
Acetone	26
Benzene	7.2
Bromomethane	0.78 *
Carbon disulfide	2.5
Carbon tetrachloride	0.28
Chloroform	2
Chloromethane	1.3
Cyclohexane	0.72
Dichlorodifluoromethane	2.4 *
Ethylbenzene	2.5
Hexachlorobutadiene	2.1 *
Isopropyl alcohol	5.5 J
m,p-Xylene	7.4
Methyl Ethyl Ketone (2-Butanone)	4.3
Methylene Chloride	4.6
n-Butane	17
n-Heptane	3.5
n-Hexane	5.7
n-Propylbenzene	0.51 J
o-Xylene	2.5
Styrene	0.53 J
Tetrachloroethene	27
Toluene	13
Trichloroethene	38 B
Trichlorofluoromethane	1.4

Sample ID	AKRF-SV-10
Date Sampled	06/15/2022
VOCs	µg/m³
1,2,4-Trimethylbenzene	1.6
1,3,5-Trimethylbenzene	0.52 J
1,3-Butadiene	5.6
1,3-Dichlorobenzene	15
2,2,4-Trimethylpentane	0.5 J
4-Ethyltoluene	0.57 J
4-Isopropyltoluene	2.3
4-Methyl-2-pentanone (Methyl isobutyl ketone)	2.4
Acetone	140 E
Benzene	2.4
Bromodichloromethane	1.2 J
Carbon disulfide	690 E
Carbon tetrachloride	0.27
Chlorobenzene	0.36 J
Chlorodifluoromethane	1 J
Chloroform	11
Chloromethane	0.62 J
Cyclohexane	0.72
Dibromochloromethane	0.56 J
Dichlorodifluoromethane	1.9 J
Ethylbenzene	1.3
Isopropyl alcohol	390 E
m,p-Xylene	4.2
Methyl Butyl Ketone (2-Hexanone)	1.2 J
Methyl Ethyl Ketone (2-Butanone)	17
Methyl tert-butyl ether	1
Methylene Chloride	0.76 J
n-Butane	23
n-Heptane	2.6
n-Hexane	5.7
n-Propylbenzene	0.41 J
o-Xylene	1.4
Styrene	0.21 J
tert-Butyl alcohol	9.9 J
Tetrachloroethene	14
Toluene	4
Trichloroethene	0.38
Trichlorofluoromethane	1.8

Sample ID	AKRF-SV-10 DL
Date Sampled	06/15/2022
VOCs	µg/m³
1,3-Butadiene	5.3 D
1,3-Dichlorobenzene	11 J D
Acetone	110 J D
Carbon disulfide	770 D
Chloroform	8.6 J D
Isopropyl alcohol	350 D
Methyl Ethyl Ketone (2-Butanone)	13 J D
n-Butane	17 D
Tetrachloroethene	12 J D

Sample ID	RXSV-1
Date Sampled	6/15/2016
VOCs	µg/m³
2-Hexanone	105
2-Butanone (MEK)	490
Acetone	6,030
Carbon Disulfide	11.9
Ethanol	165
Isopropanol	205
m,p-Xylene	25.3
N-Heptane	32.1
N-Hexane	33.1
O-Xylene	10.3
Tert-Butyl Alcohol	58.5
Tetrachloroethylene (PCE)	26.7
Toluene	84.4
Trichloroethylene (TCE)	91.4

Sample ID	RXSV-2
Date Sampled	6/15/2016
VOCs	µg/m³
1,2,4-Trimethylbenzene	2.96
1,4-Dichlorobenzene	3.75
2-Butanone (MEK)	119
2-Hexanone	41.8
Acetone	1,510
Benzene	2.42
Carbon Disulfide	4.36
Dichlorodifluoromethane	2.36
Ethylbenzene	6.73
Isopropanol	32.7
m,p-Xylene	22.5
N-Heptane	8.89
N-Hexane	5.29
O-Xylene	8.95
Tert-Butyl Alcohol	37.9
Tetrachloroethylene (PCE)	9.97
Toluene	34.5

Sample ID	AKRF-SV-03
Date Sampled	12/21/2021
VOCs	µg/m³
1,2,4-Trimethylbenzene	1.9
1,3,5-Trimethylbenzene	0.6 J
1,3-Butadiene	20
2,2,4-Trimethylpentane	7.1
4-Ethyltoluene	0.54 J
4-Isopropyltoluene	5
Acetone	100 E
Benzene	6.1
Carbon disulfide	1.9
Carbon tetrachloride	0.3
Chloroform	0.75 J
Chloromethane	0.72 J
Cyclohexane	2.8
Dichlorodifluoromethane	2.4 J
Ethylbenzene	1.5
Hexachlorobutadiene	2.1 *
Isopropyl alcohol	20
m,p-Xylene	4.4
Methyl Ethyl Ketone (2-Butanone)	20
Methylene Chloride	2.9
n-Butane	42
n-Heptane	6.8
n-Hexane	10
n-Propylbenzene	0.36 J
o-Xylene	1.8
Styrene	0.17 J
tert-Butyl alcohol	7.4 J
Tetrachloroethene	6
Toluene	11
Trichloroethene	0.77
Trichlorofluoromethane	1.6

Sample ID	AKRF-SV-03 DL
Date Sampled	12/21/2021
VOCs	µg/m³
1,2,4-Trimethylbenzene	1.8 J D
1,3-Butadiene	18 D
4-Ethyltoluene	6.7 D
4-Isopropyltoluene	4.6 D
Acetone	91 D
Benzene	5.8 D
Carbon disulfide	1.7 J D
Chlorodifluoromethane	1.3 J D
Chloroform	0.59 J D
Cyclohexane	2.5 D
Dichlorodifluoromethane	3.3 * D
Ethylbenzene	1.4 J D
Hexachlorobutadiene	4.3 *
Isopropyl alcohol	18 J D
m,p-Xylene	4.2 J D
Methyl Ethyl Ketone (2-Butanone)	18 D
Methylene Chloride	2.9 J D
n-Butane	39 D
n-Heptane	6.9 D
n-Hexane	9.3 D
o-Xylene	1.7 D
Tetrachloroethene	5.7 D
Toluene	19 D
Trichloroethene	0.47 D
Trichlorofluoromethane	1.5 J D

Sample ID	SV-01
Date Sampled	11/7/2006
VOCs	µg/m³
1,1,1-Trichloroethane	2.6
1,2,4-Trimethylbenzene	12
1,3,5-Trimethylbenzene	4.2
Benzene	2.1
Ethylbenzene	4.3
m,p-Xylene	13
O-Xylene	5.2
Tetrachloroethylene (PCE)	50
Toluene	14

Sample ID	SV-03
Date Sampled	11/7/2006
VOCs	µg/m³
1,1,1-Trichloroethane	34
1,2,4-Trimethylbenzene	13
1,3,5-Trimethylbenzene	3.9
Benzene	3
Carbon Tetrachloride	33
Ethylbenzene	8.7
m,p-Xylene	25
Methyl Tert-Butyl Ether	9.4
O-Xylene	10
Tetrachloroethylene (PCE)	81
Toluene	27
Trichloroethylene (TCE)	59

Sample ID	AKRF-SV-02
Date Sampled	12/21/2021
VOCs	µg/m³
1,2,4-Trimethylbenzene	13
1,3,5-Trimethylbenzene	9.9
1,3-Butadiene	17
2,2,4-Trimethylpentane	6.2
4-Ethyltoluene	3.3
4-Isopropyltoluene	7.4
Acetone	110 E
Benzene	9.1
Carbon disulfide	21
Carbon tetrachloride	0.22
Chloroform	0.5 J
Chloromethane	0.83 J
Cumene	5.2
Cyclohexane	3.9
Dichlorodifluoromethane	2.2 J
Ethylbenzene	17
Hexachlorobutadiene	2.1 *
Isopropyl alcohol	16
m,p-Xylene	27
Methyl Ethyl Ketone (2-Butanone)	14
Methylene Chloride	8.5
n-Butane	110 E
n-Butylbenzene	1 J
n-Heptane	7.7
n-Hexane	11
n-Propylbenzene	5
o-Xylene	11
sec-Butylbenzene	2.9
Tetrachloroethene	8.5
Toluene	33
Trichloroethene	22
Trichlorofluoromethane	1.2

Sample ID	AKRF-SV-02 DL
Date Sampled	12/21/2021
VOCs	µg/m³
1,2,4-Trimethylbenzene	6.6 D
1,3,5-Trimethylbenzene	4.9 D
1,3-Butadiene	9.2 D
2,2,4-Trimethylpentane	3.1 D
4-Ethyltoluene	1.7 J D
4-Isopropyltoluene	3.8 D
Acetone	58 D
Benzene	5 D
Carbon disulfide	10 D
Chlorodifluoromethane	1.9 J D
Cumene	2.8 D
Cyclohexane	1.4 D
Dichlorodifluoromethane	3.6 * D
Ethylbenzene	8.8 D
Hexachlorobutadiene	4.3 *
Isopropyl alcohol	8.4 J D
m,p-Xylene	14 D
Methyl Ethyl Ketone (2-Butanone)	7.5 D
Methylene Chloride	5.4 D
n-Butane	64 D
n-Heptane	4.8 D
n-Hexane	6.2 D
n-Propylbenzene	2.5 D
o-Xylene	6.1 D
sec-Butylbenzene	1.5 J D
Tetrachloroethene	4.7 D
Toluene	18 D
Trichloroethene	12 D
Trichlorofluoromethane	1.2 J D

Sample ID	RXSV-5
Date Sampled	6/15/2016
VOCs	µg/m³
1,2,4-Trimethylbenzene	1.19
1,4-Dichlorobenzene	2.54
2-Butanone (MEK)	9.23
2-Hexanone	5.12
Acetone	62.7
Benzene	0.687
Carbon Disulfide	3.01
Carbon Tetrachloride	4.83
Chloroform	3.97
Dichlorodifluoromethane	2.04
Ethylbenzene	1.54
Isopropanol	3.61
m,p-Xylene	5.08
N-Heptane	3.51
N-Hexane	1.15
O-Xylene	2.28
Tert-Butyl Alcohol	9.16
Tetrachloroethylene (PCE)	21.4
Toulene	10
Trichloroethylene (TCE)	74.7
Trichlorofluoromethane	1.73

Sample ID	AKRF-SV-05
Date Sampled	12/21/2021
VOCs	µg/m³
1,1,1-Trichloroethane	0.97 J
1,2,4-Trimethylbenzene	7.7
1,3,5-Trimethylbenzene	2.2
1,3-Butadiene	2.8
2,2,4-Trimethylpentane	3
4-Ethyltoluene	2.8
4-Isopropyltoluene	3.2
Acetone	9.1 J
Benzene	8.5
Carbon disulfide	2.2
Carbon tetrachloride	0.4
Chlorodifluoromethane	1.2 J
Chloroform	1.1
Cyclohexane	3.6
Dichlorodifluoromethane	2.3 J
Ethylbenzene	10
Hexachlorobutadiene	2.1 *
Isopropyl alcohol	6.3 J
m,p-Xylene	40
Methyl Ethyl Ketone (2-Butanone)	2.7
n-Butane	68
n-Heptane	7.4
n-Hexane	15
n-Propylbenzene	1.9
o-Xylene	12
Styrene	0.22 J
Tetrachloroethene	140
Toluene	51
Trichloroethene	77
Trichlorofluoromethane	1.2

Sample ID	SV-02
Date Sampled	11/7/2006
VOCs	µg/m³
1,1,1-Trichloroethane	5.3
1,2,4-Trimethylbenzene	25
1,3,5-Trimethylbenzene	9.8
Benzene	2.7
Carbon Tetrachloride	12
Ethylbenzene	10
m,p-Xylene	30
O-Xylene	13
Tetrachloroethylene (PCE)	220
Toluene	22
Trichloroethylene (TCE)	10

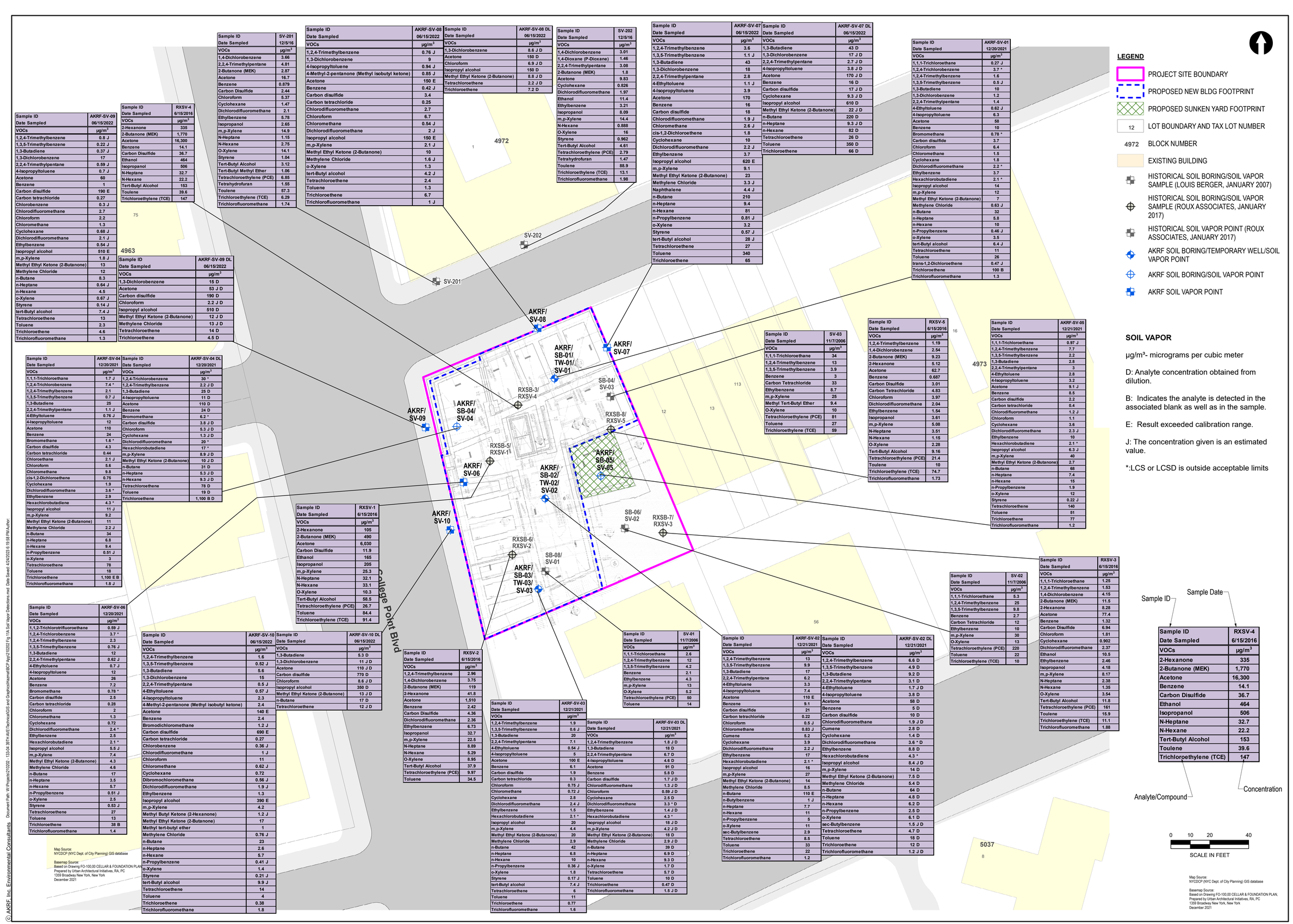
Sample ID	RXSV-3
Date Sampled	6/15/2016
VOCs	µg/m³
1,1,1-Trichloroethane	1.25
1,2,4-Trimethylbenzene	1.53
1,4-Dichlorobenzene	4.15
2-Butanone (MEK)	11.5
2-Hexanone	8.28
Acetone	77.4
Benzene	1.32
Carbon Disulfide	6.94
Chloroform	1.81
Cyclohexane	0.902
Dichlorodifluoromethane	2.37
Ethanol	10.5
Ethylbenzene	2.46
Isopropanol	4.18
m,p-Xylene	8.17
N-Heptane	2.38
N-Hexane	1.35
O-Xylene	3.54
Tert-Butyl Alcohol	11.8
Tetrachloroethylene (PCE)	161
Toulene	15.9
Trichloroethylene (TCE)	11.1
Trichlorofluoromethane	1.88

Sample ID	RXSV-4
Date Sampled	6/15/2016
VOCs	µg/m³
2-Hexanone	335
2-Butanone (MEK)	1,770
Acetone	16,300
Benzene	14.1
Carbon Disulfide	36.7
Chloroform	1.81
Cyclohexane	0.902
Dichlorodifluoromethane	2.37
Ethanol	10.5
Ethylbenzene	2.46
Isopropanol	4.18
m,p-Xylene	8.17
N-Heptane	2.38
N-Hexane	1.35
O-Xylene	3.54
Tert-Butyl Alcohol	11.8
Tetrachloroethene (PCE)	161
Toulene	15.9
Trichloroethene (TCE)	11.1
Trichlorofluoromethane	1.88

Sample ID → Analyte/Compound
Sample Date → Concentration

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

Basemap Source:
Based on Drawing FO-100.00 CELLAR & FOUNDATION PLAN,
Prepared by Urban Architectural Initiatives, RA, PC
1359 Broadway New York, New York
December 2021



LEGEND

- PROJECT SITE BOUNDARY
- PROPOSED NEW BLDG FOOTPRINT
- PROPOSED SUNKEN YARD FOOTPRINT
- 12 — LOT BOUNDARY AND TAX LOT NUMBER
- 4972 — BLOCK NUMBER
- EXISTING BUILDING
- HISTORICAL SOIL BORING/SOIL VAPOR SAMPLE (LOUIS BERGER, JANUARY 2007)
- HISTORICAL SOIL BORING/SOIL VAPOR SAMPLE (ROUX ASSOCIATES, JANUARY 2017)
- HISTORICAL SOIL VAPOR POINT (ROUX ASSOCIATES, JANUARY 2017)
- AKRF SOIL BORING/TEMPORARY WELL/SOIL VAPOR POINT
- AKRF SOIL BORING/SOIL VAPOR POINT
- AKRF SOIL VAPOR POINT

SOIL VAPOR

µg/m³- micrograms per cubic meter

D: Analyte concentration obtained from dilution.

B: Indicates the analyte is detected in the associated blank as well as in the sample.

E: Result exceeded calibration range.

J: The concentration given is an estimated value.

*:LCS or LCSD is outside acceptable limits

AKRF
440 Park Avenue South, New York, NY 10016

Magnolia Gardens - 39-03 College Point Boulevard
Queens, New York

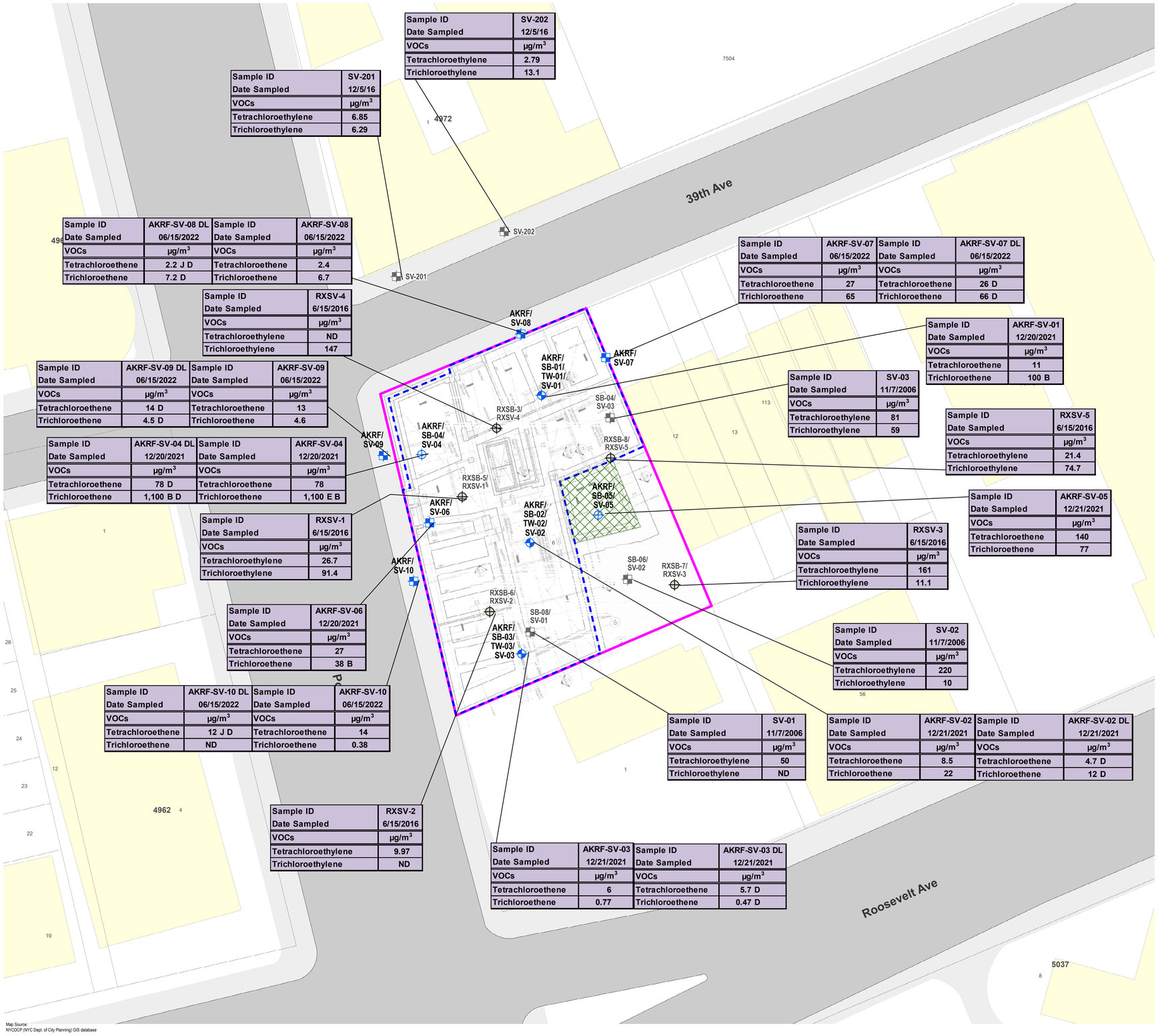
Soil Vapor Sample Detections

DATE
4/24/2023

PROJECT NO.
210202

FIGURE
11A

Document Path: W:\Projects\210202 - 133-93 39TH AVE\Technical\GIS and Graphics\Maps\ESCP Apps\210202 Fig 11A Soil Vapor Detections.mxd Date Saved: 4/24/2023 6:19:58 PM Author:



Sample ID	SV-201
Date Sampled	12/5/16
VOCs	µg/m³
Tetrachloroethylene	6.85
Trichloroethylene	6.29

Sample ID	SV-202
Date Sampled	12/5/16
VOCs	µg/m³
Tetrachloroethylene	2.79
Trichloroethylene	13.1

Sample ID	AKRF-SV-08 DL	Sample ID	AKRF-SV-08
Date Sampled	06/15/2022	Date Sampled	06/15/2022
VOCs	µg/m³	VOCs	µg/m³
Tetrachloroethene	2.2 J D	Tetrachloroethene	2.4
Trichloroethene	7.2 D	Trichloroethene	6.7

Sample ID	RXSV-4
Date Sampled	6/15/2016
VOCs	µg/m³
Tetrachloroethylene	ND
Trichloroethylene	147

Sample ID	AKRF-SV-09 DL	Sample ID	AKRF-SV-09
Date Sampled	06/15/2022	Date Sampled	06/15/2022
VOCs	µg/m³	VOCs	µg/m³
Tetrachloroethene	14 D	Tetrachloroethene	13
Trichloroethene	4.5 D	Trichloroethene	4.6

Sample ID	AKRF-SV-04 DL	Sample ID	AKRF-SV-04
Date Sampled	12/20/2021	Date Sampled	12/20/2021
VOCs	µg/m³	VOCs	µg/m³
Tetrachloroethene	78 D	Tetrachloroethene	78
Trichloroethene	1,100 B D	Trichloroethene	1,100 E B

Sample ID	RXSV-1
Date Sampled	6/15/2016
VOCs	µg/m³
Tetrachloroethylene	26.7
Trichloroethylene	91.4

Sample ID	AKRF-SV-06
Date Sampled	12/20/2021
VOCs	µg/m³
Tetrachloroethene	27
Trichloroethene	38 B

Sample ID	AKRF-SV-10 DL	Sample ID	AKRF-SV-10
Date Sampled	06/15/2022	Date Sampled	06/15/2022
VOCs	µg/m³	VOCs	µg/m³
Tetrachloroethene	12 J D	Tetrachloroethene	14
Trichloroethene	ND	Trichloroethene	0.38

Sample ID	RXSV-2
Date Sampled	6/15/2016
VOCs	µg/m³
Tetrachloroethylene	9.97
Trichloroethylene	ND

Sample ID	AKRF-SV-03	Sample ID	AKRF-SV-03 DL
Date Sampled	12/21/2021	Date Sampled	12/21/2021
VOCs	µg/m³	VOCs	µg/m³
Tetrachloroethene	6	Tetrachloroethene	5.7 D
Trichloroethene	0.77	Trichloroethene	0.47 D

Sample ID	SV-01
Date Sampled	11/7/2006
VOCs	µg/m³
Tetrachloroethylene	50
Trichloroethylene	ND

Sample ID	AKRF-SV-02	Sample ID	AKRF-SV-02 DL
Date Sampled	12/21/2021	Date Sampled	12/21/2021
VOCs	µg/m³	VOCs	µg/m³
Tetrachloroethene	8.5	Tetrachloroethene	4.7 D
Trichloroethene	22	Trichloroethene	12 D

Sample ID	SV-02
Date Sampled	11/7/2006
VOCs	µg/m³
Tetrachloroethylene	220
Trichloroethylene	10

Sample ID	AKRF-SV-07	Sample ID	AKRF-SV-07 DL
Date Sampled	06/15/2022	Date Sampled	06/15/2022
VOCs	µg/m³	VOCs	µg/m³
Tetrachloroethene	27	Tetrachloroethene	26 D
Trichloroethene	65	Trichloroethene	66 D

Sample ID	SV-03
Date Sampled	11/7/2006
VOCs	µg/m³
Tetrachloroethylene	81
Trichloroethylene	59

Sample ID	AKRF-SV-01
Date Sampled	12/20/2021
VOCs	µg/m³
Tetrachloroethene	11
Trichloroethene	100 B

Sample ID	RXSV-5
Date Sampled	6/15/2016
VOCs	µg/m³
Tetrachloroethylene	21.4
Trichloroethylene	74.7

Sample ID	AKRF-SV-05
Date Sampled	12/21/2021
VOCs	µg/m³
Tetrachloroethene	140
Trichloroethene	77

Sample ID	RXSV-3
Date Sampled	6/15/2016
VOCs	µg/m³
Tetrachloroethylene	161
Trichloroethylene	11.1

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

Basemap Source:
Based on Drawing FO-100.00 CELLAR & FOUNDATION PLAN,
Prepared by Urban Architectural Initiatives, RA, PC
1359 Broadway New York, New York
December 2021

LEGEND

- PROJECT SITE BOUNDARY
- PROPOSED NEW BLDG FOOTPRINT
- PROPOSED SUNKEN YARD FOOTPRINT
- 12 — LOT BOUNDARY AND TAX LOT NUMBER
- 4972 — BLOCK NUMBER
- EXISTING BUILDING
- HISTORICAL SOIL BORING/SOIL VAPOR SAMPLE (LOUIS BERGER, JANUARY 2007)
- HISTORICAL SOIL BORING/SOIL VAPOR SAMPLE (ROUX ASSOCIATES, JANUARY 2017)
- HISTORICAL SOIL VAPOR POINT (ROUX ASSOCIATES, JANUARY 2017)
- AKRF SOIL BORING/TEMPORARY WELL/SOIL VAPOR POINT
- AKRF SOIL BORING/SOIL VAPOR POINT
- AKRF SOIL VAPOR POINT

SOIL VAPOR

µg/m³- micrograms per cubic meter

D: Analyte concentration obtained from dilution.

B: Indicates the analyte is detected in the associated blank as well as in the sample.

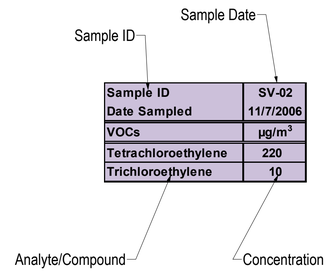
E: Result exceeded calibration range.

J: The concentration given is an estimated value.

*:LCS or LCSD is outside acceptable limits

***: Standard reflects trivalent, not total, Chromium.

ND: Not Detected



0 10 20 40
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

Magnolia Gardens - 39-03 College Point Boulevard
Queens, New York

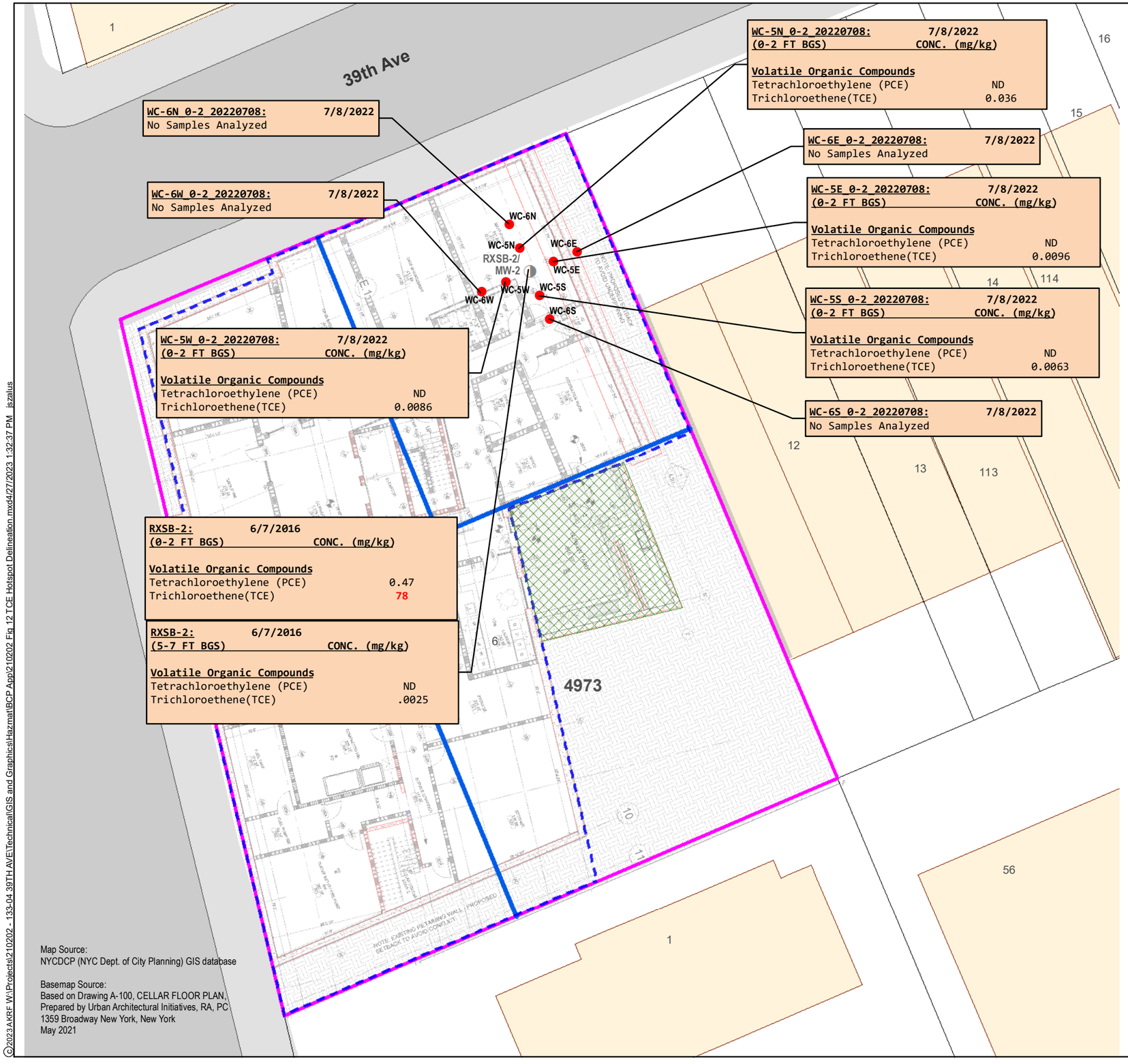
PCE AND TCE CONCENTRATIONS IN SOIL VAPOR IDENTIFIED DURING THE REMEDIAL INVESTIGATION AND PRIOR INVESTIGATIONS

DATE
4/24/2023

PROJECT NO.
210202

FIGURE
11B

Document Path: W:\Projects\210202 - 13-04 39TH AVE\Technical\GIS and Graphics\Hazmat\IRCP App\210202 Fig 11B Soil Vapor Sample Detections - PCE and TCE.mxd Date Saved: 4/24/2023 6:19:18 PM Author:



Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

Basemap Source:
Based on Drawing A-100, CELLAR FLOOR PLAN,
Prepared by Urban Architectural Initiatives, RA, PC
1359 Broadway New York, New York
May 2021

LEGEND

- PROJECT SITE BOUNDARY
- 6 — LOT BOUNDARY AND TAX LOT NUMBER
- 4973 — BLOCK NUMBER
- EXISTING BUILDING
- WASTE CHARACTERIZATION
- PROPOSED NEW BLDG FOOTPRINT
- PROPOSED SUNKEN YARD
- HISTORICAL SOIL BORING/TEMPORARY WELL (ROUX ASSOCIATES, JANUARY 2017)
- SUPPLEMENTAL WASTE CHARACTERIZATION SAMPLE

Part 375 Soil Cleanup Objectives (SCOs): SCOs listed in the New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations (6 NYCRR Part 375).

Unbolded black font is a detection.

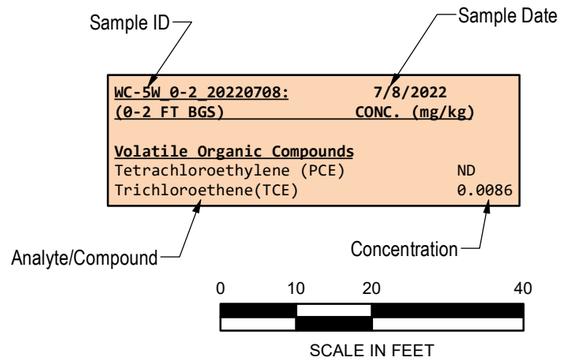
Exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) are presented in bold font.

Exceedances of NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs) are presented in red.

mg/kg:milligrams per kilogram = parts per million (ppm)

ND: Not Detected

	PART 375 RESTRICTED RESIDENTIAL mg/kg	PART 375 UNRESTRICTED mg/kg
Volatile Organic Compounds		
Tetrachloroethylene (PCE)	19	1.3
Trichloroethylene (TCE)	21	0.47



AKRF
440 Park Avenue South, New York, NY 10016

39-03 College Point Boulevard
Queens, New York

TCE HOTSPOT DELINEATION

DATE
4/27/2023

PROJECT NO.
210202

FIGURE
12

BCP Application
Soil Data Summary Table
39-03 College Point Boulevard
Queens, NY

Analytes > UUSCOs	Detections > UUSCOs	Maximum Detection (ppm)	UUSCO (ppm)	Depth (ft bgs)
Acetone	4	0.318	0.05	0.8-16, 38-40
1,2,4-Trimethylbenzene	1	36	3.6	16-18
1,3,5-Trimethylbenzene	1	11	8.4	16-18
N-propylbenzene	1	4.4	3.9	16-18
Total Xylenes	2	1	0.26	0.8-18
2-Butanone (MEK)	1	0.318	0.12	0.8-1.3
Trichloroethylene (TCE)	1	78	0.47	0-2
Naphthalene	1	13.7	12	0.8-1.3
Arsenic	2	22	13	0-2
Barium	1	432	350	0.5-1
Total Chromium	11	40	30	0-18, 35-39
Copper	5	640	50	0-2
Lead	16	1,300	63	0-18
Manganese	1	1,700	1,600	22-24
Mercury	8	0.6	0.18	0-4
Nickel	6	95	30	0-18
Zinc	11	3,100	109	0-4
P,P'-DDE	1	0.00475	0.0033	0-2
P,P'-DDT	4	0.00664	0.0033	0-2

References: Analytical Report - Job No. J45885, AAFE - 39th Avenue, Accutest Laboratories, Dayton, NJ, November 21, 2006. Analytical Report - Job No. J45970, AAFE - 39th Avenue, Accutest Laboratories, Dayton, NJ, November 28, 2006. Analytical Report - Job No. L1617080, AAFE, Alpha Analytical, Westborough, MA, June 13, 2016. Analytical Report - Job No. L1617259, AAFE, Alpha Analytical, Westborough, MA, June 13, 2016. Analytical Report - Job No. J249648, 39-03 College Point Boulevard, Eurofins TestAmerica, Edison, NJ, December 30, 2021. Analytical Report - Job No. J249623, 39-03 College Point Boulevard, Eurofins TestAmerica, Edison, NJ, December 29, 2021. Analytical Report - Job No. J249544, 39-03 College Point Boulevard, Eurofins TestAmerica, Edison, NJ, December 30, 2021. Analytical Report - Job No. J249733, 39-03 College Point Boulevard, Eurofins TestAmerica, Edison, NJ, February 1, 2022.

BCP Application
Groundwater Data Summary Table
39-03 College Point Boulevard
Queens, NY

Analytes > AWQSGVs	Detections > AWQSGVs	Maximum Detection (ppb)	AWQSGV (ppb)
Antimony (Dissolved)	1	7.4	3
Arsenic (Total)	1	42.5	25
Barium (Total)	4	3,344	1,000
Beryllium (Total)	3	8.2	3
Chromium (Total)	4	854.9	50
Copper (Total)	1	286.2	200
Iron (Total)	5	235,000	300
Iron (Dissolved)	1	618	300
Lead (Total)	4	617.6	25
Magnesium (Dissolved)	1	41,500	35,000
Manganese (Total)	5	15,770	300
Manganese (Dissolved)	8	4,630	300
Nickel (Total)	4	301.7	100
Selenium (Total)	4	49	10
Sodium (Total)	1	73,500	20,000
Sodium (Dissolved)	4	61,200	20,000
Thallium (Total)	4	0.8	0.5
Benzene	2	1.2	1
Isopropylbenzene	1	16	5
Methyl Tert-Butyl Ether (MTBE)	1	11	10
N-Butylbenzene	1	7.1	5
N-Propylbenzene	1	20	5
Sec-Butylbenzene	1	12	5
Trichloroethene	6	14	5
1,1'-Biphenyl	1	11	5
Acenaphthene	1	29	20
Fluorene	1	66	50
Phenanthrene	1	170	50
Analytes > NYSDEC PFAS Screening Levels	**Detections > NYSDEC PFAS Screening Levels**	**Maximum Detection (ppt)**	**NYSDEC Screening Level (ppt)**
Perfluorooctanesulfonic acid (PFOS)	1	20.8	10

References: Analytical Report - Job No. J45885, AAFE - 39th Avenue, Accutest Laboratories, Dayton, NJ, November 21, 2006. Analytical Report - Job No. J45970, AAFE - 39th Avenue, Accutest Laboratories, Dayton, NJ, November 28, 2006. Analytical Report - Job No. L1618336, AAFE, Alpha Analytical, Westborough, MA, June 21, 2016. Analytical Report - Job No. J249606, 39-03 College Point Boulevard, Eurofins TestAmerica, Edison, NJ, December 29, 2021. Analytical Report - Job No. J249734, 39-03 College Point Boulevard, Eurofins TestAmerica, Edison, NJ, January 5, 2022. Analytical Report - Job No. J261105, 39-03 College Point Boulevard, Eurofins TestAmerica, Edison, NJ, July 7, 2022.

BCP Application
Soil Vapor Data Summary Table
39-03 College Point Boulevard
Queens, NY

Analyte	Total Detections	Max. Detection ($\mu g/m^3$)	Type
1,1,1-Trichloroethane	7	34	soil vapor
1,1,2-Trichlorotrifluoroethane	1	0.59J	soil vapor
1,2,4-Trimethylbenzene	16	25	soil vapor
1,3,5-Trimethylbenzene	12	9.9	soil vapor
1,3-Butadiene	9	43	soil vapor
1,3-Dichlorobenzene	5	18	soil vapor
1,4-Dichlorobenzene	5	4.15	soil vapor
1,4-Dioxane (P-Dioxane)	1	1.46	soil vapor
2-Butanone (MEK)	17	1,770	soil vapor
2,2,4-Trimethylpentane	11	7.1	soil vapor
2-Hexanone	6	335	soil vapor
4-Ethyltoluene	8	3.3	soil vapor
4-Isopropyltoluene	10	12	soil vapor
4-Methyl-2-pentanone	2	2.4	soil vapor
Acetone	17	16,300	soil vapor
Benzene	18	14.1	soil vapor
Bromodichloromethane	1	1.2J	soil vapor
Carbon disulfide	16	770D	soil vapor
Carbon tetrachloride	11	33	soil vapor
Chlorobenzene	2	0.36J	soil vapor
Chloroethane	1	2.1J	soil vapor
Chlorodifluoromethane	7	2.7	soil vapor
Chloroform	12	6.7	soil vapor
Chloromethane	8	9.8	soil vapor
Cumene	1	5.2	soil vapor
cis-1,2-Dichloroethene	3	5.2	soil vapor
Cyclohexane	12	3.9	soil vapor
Dichlorodifluoromethane	15	3.6JK	soil vapor
Dibromochloromethane	1	0.56J	soil vapor
Ethanol	4	464	soil vapor
Ethylbenzene	17	17	soil vapor
Isopropyl alcohol (isopropanol)	17	610D	soil vapor
m,p-Xylene	19	40	soil vapor
Methyl Tert-Butyl Ether	3	9.4	soil vapor
Methylene Chloride	9	12	soil vapor
Naphthalene	1	4.4J	soil vapor
n-Butylbenzene	1	1J	soil vapor
n-Butane	9	210	soil vapor
n-Heptane	15	32.7	soil vapor
n-Hexane	16	81	soil vapor
n-Propylbenzene	8	5	soil vapor
o-Xylene	19	14.1	soil vapor
sec-Butylbenzene	1	2.9	soil vapor
Styrene	8	1.04	soil vapor
Tert-Butyl Alcohol	13	153	soil vapor
Tetrachloroethene (PCE)	20	220	soil vapor
Tetrahydrofuran	2	1.55	soil vapor
Toluene	19	340	soil vapor
Trichloroethene (TCE)	18	1,100D	soil vapor
Trichlorofluoromethane	13	1.98	soil vapor
trans-1,2-Dichloroethene	1	0.47J	soil vapor

Reference: Analytical Report - Severn Trent Laboratories, Burlington, VT, November 2006 (analytical report for samples SV-01 through SV-03 not provided). Analytical Report - Alpha Analytical, Mansfield, MA, June 2016 (analytical report for samples RXSV-1 through RXSV-5 not provided). Analytical Report - Job No. L1639366, Asian Americans for Equality, Alpha Analytical, Mansfield, MA, December 9, 2016. Note: J = Estimated Concentration. Analytical Report - Job No. J61524, 39-03 College Point Boulevard, Eurofins TestAmerica, Burlington, MA, December 28, 2021. Analytical Report - Job No. J61548, 39-03 College Point Boulevard, Eurofins TestAmerica, Burlington, MA, January 5, 2022. Analytical Report - Job No. J63841, 39-03 College Point Boulevard, Eurofins TestAmerica, Burlington, MA, June 22, 2022. Note: J = estimated concentration. D = analyzed with dilution. K = may be biased high.

ATTACHMENT B

Previous Environmental Reports

ATTACHMENT C

New York State Entity Status

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: MAGNOLIA GARDENS DEVELOPER INC.

FOREIGN LEGAL NAME:

ENTITY TYPE: DOMESTIC BUSINESS CORPORATION

SECTIONOF LAW: BUSINESS CORPORATION - 402 BUSINESS CORPORATION LAW - BUSINESS CORPORATION LAW

DATE OF INITIAL DOS FILING: 01/10/2023

EFFECTIVE DATE INITIAL FILING: 01/10/2023

FOREIGN FORMATION DATE:

COUNTY: NEW YORK

JURISDICTION: NEW YORK, UNITED STATES

DOS ID: 6694306

FICTITIOUS NAME:

DURATION DATE/LATEST DATE OF DISSOLUTION:

ENTITY STATUS: ACTIVE

REASON FOR STATUS:

INACTIVE DATE:

STATEMENT STATUS: CURRENT

NEXT STATEMENT DUE DATE:

NFP CATEGORY:

ENTITY DISPLAY NAME HISTORY FILING HISTORY MERGER HISTORY ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: C/O AAFE, INC.

Address: 108 NORFOLK STREET, NEW YORK, NY, UNITED STATES, 10002

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share
NO PAR VALUE	100	$0.00000

Asian Americans for Equality Inc.

EIN: 13-3187792 | New York, New York, United States

Other Names

ASIAN AMERICANS FOR EQUALITY INC

Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes

Deductibility Code: PC

Copies of Returns (990, 990-EZ, 990-PF, 990-T)

Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and non-profits.

- **Tax Year 2019 Form 990**
- **Tax Year 2019 Form 990T**
- **Tax Year 2018 Form 990**
- **Tax Year 2018 Form 990T**
- **Tax Year 2017 Form 990**

Tax Year 2017 Form 990T

Tax Year 2016 Form 990

Tax Year 2015 Form 990

Queens Housing and Immigrant Center Corp

EIN: 90-0098029 | New York, New York, United States

Other Names

QUEENS HOUSING AND IMMIGRATION CENTER CORPORATION

Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes

Deductibility Code: PC

Copies of Returns (990, 990-EZ, 990-PF, 990-T)

Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and non-profits.

- **Tax Year 2019 Form 990**
- **Tax Year 2018 Form 990**
- **Tax Year 2017 Form 990**
- **Tax Year 2016 Form 990**
- **Tax Year 2015 Form 990**

ATTACHMENT D

Proof of Site Access

Queens Housing and Immigrant Center Corp.

108 Norfolk Street, New York, NY 10002 (212) 979-8381

April 18, 2023

Brownfield Requestor and Applicant
Magnolia Gardens Developer Inc
108 Norfolk Street, Ground floor
New York, NY 10002

Re: Property Access and Authorization to perform all obligations under the New York State Brownfield Clean Up Program

Dear Sir:

Queens Housing and Immigrant Center Corp. (Hereinafter referred to as "Owner") owns the property located at 133-04 39th Avenue, Queens, NY (the "Property"). Owner hereby authorizes Magnolia Gardens Developer Inc. (hereinafter referred to as the "Authorized Requestor"), to access the Property and to apply to participate in and perform any obligations under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP"). These activities will include, but are not limited to, sampling, investigation, remedial work, and placement of an environmental easement (if needed) as required by NYSDEC under the BCP, should the environmental easement be necessary and should the Authorized Requestor not be the owner at the time when remediation is complete.

Owner further understands that the Authorized Requestor will also need to provide access to the NYSDEC and environmental professionals that the Authorized Applicant has/have hired to perform any investigation remedial activities under the BCP.

Sincerely,

Thomas Yu
President

ATTACHMENT E

Document Repository Acknowledgement

AKRF, Inc.
Environmental, Planning, and Engineering Consultants
440 Park Avenue South, 7th Floor
New York, NY 10016
tel: (212) 696-0670
fax: (212) 213-3191
www.akrf.com

December 14, 2022

NYC Queens Community Board 7
30-50 Whitestone Expressway
Flushing, NY 11354

Re: Document Repository
39-03 College Point Boulevard (Block 4973, Lot 6)
Flushing, New York 11354

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Magnolia Gardens Developer Inc. for the project site "Magnolia Gardens", located at 39-03 College Point Boulevard (Block 4973, Lot 6) in Flushing, NY. As required by the NYSDEC, the NYC Queens Community Board 7 will be the repository to which all pertinent documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed. Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to abychkov@akrf.com. Please call me at 646-388-9533 with any questions. Thank you.

Preferred Method of Document Receipt:

☐ Hard Copies ☐ Electronic Copies ☒ CD

Sincerely,
AKRF, Inc.

Asya Bychkov

Asya Bychkov, P.E.
Technical Director

ACKKNOWLEDGED AND ACCEPTED:

Marilyn McAndrews, District Mgr Marilyn McAndrews

Name Title Signature

AKRF, Inc.
Environmental, Planning, and Engineering Consultants
440 Park Avenue South, 7th Floor
New York, NY 10016
tel: (212) 696-0670
fax: (212) 213-3191
www.akrf.com

January 4, 2023

Nelson Lu, Director
Queens Public Library – Central Library
89-11 Merrick Boulevard
Jamaica, NY 11432

Re: Document Repository
39-03 College Point Boulevard (Block 4973, Lot 6)
Flushing, New York 11354

Dear Mr. Lu:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Magnolia Gardens Developer Inc. for the project site "Magnolia Gardens", located at 39-03 College Point Boulevard (Block 4973, Lot 6) in Flushing, NY. As required by the NYSDEC, the Queens Public Library – Central Library will be the repository to which all pertinent documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed. Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to abychkov@akrf.com. Please call me at 646-388-9533 with any questions. Thank you.

Preferred Method of Document Receipt:

☑ Hard Copies ☐ Electronic Copies ☑ CD

Sincerely,
AKRF, Inc.

Asya Bychkov

Asya Bychkov, P.E.
Technical Director

ACKKNOWLEDGED AND ACCEPTED:

Nelson Lu	Director, Central Library	nelson
Name	Title	Signature