
PRE-DESIGN INVESTIGATION WORK PLAN

16-63 CODY AVENUE SITE
Queens, New York
NYSDEC BCP No. C241279

Prepared for:

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3 October 2025

Langan Project No. 101015501

LANGAN

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CERTIFICATION

I, Jessica Friscia, certify that I am currently a Qualified Environmental Professional as defined in 6 New York Codes, Rules, and Regulations (NYCRR) Part 375 and that this Pre-Design Investigation Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the New York State Department of Environmental Conservation (NYSDEC) Division of Environmental Remediation (DER)-10 Technical Guidance for Site Investigation and Remediation and DER-31 Green Remediation.

Jessica Friscia

Jessica Friscia, PE



1.0 INTRODUCTION

This Pre-Design Investigation (PDI) Work Plan was prepared on behalf of Cody Avenue Property LLC for the approximately 19,900-square-foot property located at 16-63 Cody Avenue in the Ridgewood neighborhood of Queens, New York (the Site). Cody Avenue Property LLC has enrolled in the New York State Brownfield Cleanup Program (BCP) as a Volunteer and the site was assigned BCP Site No. C241279.

The objective of the proposed PDI Work Plan is to horizontally and vertically delineate soil vapor impacts that have the potential to migrate to adjacent residential buildings prior to the implementation of the groundwater remedy and the expected degradation of chlorinated volatile organic compound (CVOC) impacts in groundwater. As identified in the June 2024 Remedial Action Work Plan (RAWP), CVOCs are present in soil, groundwater, and soil vapor at locations across the Site, and petroleum-related VOC impacts are present in soil and groundwater in the southern portion of the Site. Under the selected Track 4 Alternative, CVOC contamination present in on-site groundwater will be remediated via the enhanced in-situ reductive dechlorination groundwater remedy. Soil vapor impacts will be mitigated via the construction and operation of an active sub-membrane depressurization system beneath the new building and the construction and operation of a perimeter soil vapor extraction (SVE) system. The SVE system will be installed to mitigate the potential for off-site migration of CVOC impacted soil vapor and also remediate petroleum-related VOC impacts identified in soil in the southern portion of the Site. SVE installation would occur following the groundwater remedial injections (which are to be completed in accordance with the NYSDEC-approved May 2024 Interim Remedial Measures Work Plan [IRMWP] and January 2025 Remedial Design) and the source material excavation (which is to be completed in accordance with the June 2024 RAWP).

The current SVE system design includes six (6) wells along the southern perimeter of the site, four (4) of which have already been installed, either below the building slab or in the southwestern portion of the site. Each well consists of vertical perforated and solid piping, connected to horizontal solid piping within a gravel layer. All SVE wells are manifolded to a single vertical riser that will vent at the building roof level, with all process equipment housed in the basement of the building. This PDI has been developed to evaluate if the system should be expanded on-site to other portions of the site perimeter. In particular, during a meeting dated 1 May 2024 with NYSDEC, it was determined that this evaluation is required in the northwest and southwest along the northern and western perimeters, in proximity to adjacent and surrounding residential

properties. Additional drilling in the area of the previously-designed and approved southern SVE is required to assess the presence of soil vapor impacts between the bottom of the existing SVE wells and the top of the water table.

The PDI scope of work includes installation of nine (9) soil vapor sample cluster locations to allow for the collection of soil vapor samples for laboratory analysis. Four soil vapor sampling locations are proposed in the northwest and four in the southwest to evaluate the horizontal and vertical extents of impacts in proximity to the residential properties, and one location is proposed in the south of the Site to evaluate the vertical extents of impacts between the bottom of the existing SVE wells and the top of the water table. The findings of the PDI will also be used to evaluate the subsurface conditions that could impact the design of the expanded SVE, if necessary. The soil vapor cluster locations will be installed by a licensed driller, as will be discussed in further detail in Section 3.0.

2.0 SITE LOCATION AND DESCRIPTION

The Site is located in the Ridgewood neighborhood of Queens, New York and is identified as Block 3556, Lot 61. The Site is an approximately 19,900-square-foot parcel and is comprised of a vacant one- and two-story manufacturing warehouse on the southern portion of the property and an associated at grade asphalt paved parking area on the northern portion. The building is currently vacant and was most-recently operated by two woodworking tenants and affiliated office spaces on the first floor, and offices and a residential living space on the second floor. A partial basement is present under the southern portion of the building and consists of mechanical spaces and storage. A Change of Use Notification for the demolition of the building was submitted to NYSDEC on 24 July 2025. The asphalt paved portion of the property is operated as a parking lot for a car storage tenant with a storage shed in the northwestern corner. The property is currently zoned as a light manufacturing district (M1-4D). A Site location map and Site Plan are provided as Figures 1 and 2, respectively.

2.1 Proposed Redevelopment Plan

The proposed future use of the Site consists of construction of a three-story residential building to be built at the existing grade and be operated as a shelter for the homeless. The proposed building will occupy approximately 11,529 square feet of the property. The remainder of the Site will consist of an asphalt parking lot and either a landscaped area or an impervious cover (e.g., pavers over a gravel base).

The remedy, which will be implemented in accordance with the schedule provided in Appendix H of the RAWP and updated in subsequent monthly reports, is anticipated to take about 6 months to complete. After completion of the remedy, a Final Engineering Report will be submitted to the NYSDEC for review and approval.

2.2 Surrounding Property Land Use

According to records maintained online by New York City Open Accessible Space Information System (NYCOASIS) and aerial/street-view observations provided by Google Maps, the Site is bound to northwest by one two-story residential building, one two-story mixed-use residential/commercial building, and to the north by an automobile repair facility. The Site is bound to the east by Cody Avenue followed by elevated railroad tracks. The Site is bound to the south by a one-story industrial building. The Site is bound to the west by a recycling facility and to the southwest by three two-story residential buildings. The following is a summary of surrounding property use:

Direction	Adjacent Properties			Surrounding Properties
	Block No.	Lot No.	Description	
North	3556	56, 57, and 59	One two-story residential building (1114 Cypress Avenue), one two-story mixed-use residential / commercial building (1116 Cypress Avenue) and one one-story automobile repair facility (16-77 Cody Avenue)	Cypress Avenue followed by commercial and residential development
East	3557	1	Cody Avenue followed by elevated railroad tracks operated by the LIRR	Saint Felix Avenue followed by industrial / manufacturing and commercial development
South	3556 3557	27 28	A one-story industrial / manufacturing warehouse and a two-story industrial / manufacturing warehouse (16-59 Cody Avenue and 16-30 Cody Avenue)	Industrial / manufacturing development
West	3556	36	A one-story recycling facility and parking lot (1660 Decatur Street)	Decatur Street followed by commercial and residential development

Public infrastructure (storm drains, sewers, and underground utility lines) exists within the street to the east of the Site. Sensitive receptors (as defined in DER-10) located within a half mile of the Site include:

Number	Name (Approximate distance from site)	Address
1	P.S. 068 Cambridge (approximately 820 feet northeast of the site)	59-09 Saint Felix Avenue Queens, NY 11385
2	Joseph F. Quinn Intermediate School 77 (approximately 1,430 feet northwest of the site)	976 Seneca Avenue Ridgewood, NY 11385
3	P.S 239 (approximately 1,430 feet northwest of the site)	17-15 Weirfield Street Ridgewood, NY 11385
4	The Greater Ridgewood Youth Council, Inc. (approximately 1,490 feet north of the site)	59-03 Summerfield Street Ridgewood, NY 11385
5	Robert E. Peary School (approximately 1,690 feet northwest of the site)	1666 Hancock Street Ridgewood, NY 11385
6	Life-Audrey Johnson Learning Center (approximately 2,265 feet southwest of the site)	272 Moffat Street Brooklyn, NY 11207
7	PS 151 Lyndon B Johnson (approximately 2,265 feet southwest of the site)	763 Knickerbocker Avenue Brooklyn, NY 11207
8	PS 384 Frances E. Carter (approximately 2,310 feet southwest of the site)	242 Cooper Street Brooklyn, NY 11207
9	Bushwick Ascend Lower School (approximately 2,400 feet west of the site)	751 Knickerbocker Avenue Brooklyn, NY 11207
10	St Matthias Catholic Academy (approximately 2,550 feet northwest of the site)	58-25 Catalpa Avenue Ridgewood, NY 11385

2.3 Environmental History

According to Langan's review of previous environmental assessments and investigation reports prepared for the Site, historical site use included operation by Ridgewood Laundry Inc. between 1936 and 1950 and a metal fabrication/manufacturing facility (including air conditioning manufacturing) between 1962 and 2006. The building is currently vacant and was most recently operated by two woodworking tenants.

2.4 Previous Environmental Reports

The following environmental assessment and investigation reports have been prepared for the Site by Langan.

- *Phase I Environmental Site Assessment (ESA)*, prepared by Langan, 26 August 2022;
- *Phase II Environmental Investigation (EI) Report*, prepared by Langan, 1 December 2022;
- *Interim Remedial Measures Work Plan (IRMWP)*, prepared by Langan, 23 May 2024;
- *Remedial Investigation Report (RIR)*, prepared by Langan, 27 June 2024;
- *Remedial Action Work Plan (RAWP)*, prepared by Langan, June 2024; and,
- *Emulsified Zero-Valent Iron Remedial Design*, prepared by Langan, 31 January 2025.

The findings of the previous environmental assessments and investigation reports are summarized in the RAWP. Detailed information regarding the site physical constraints, including the topography, site geology, and hydrogeology, is not reiterated herein. Historical analytical summaries for soil, groundwater, and soil vapor sample results are provided in figures 3A-D, 4A-F, and 5A-C, respectively.

As identified in the June 2024 RAWP, in addition to the CVOC impacts in soil and groundwater that are being addressed via source removal and remedial injections, soil vapor at the Site is impacted with CVOCs, including cis-1,2-DCE, PCE, TCE and methylene chloride. Collocated soil vapor and indoor air sampling identified elevated concentrations of these compounds that would require mitigation per the NYSDOH Soil Vapor Intrusion Matrix guidance values across the Site footprint. The highest concentrations of CVOCs were observed beneath the existing building basement slab in the southern portion of the Site. Additionally, petroleum-related VOCs were identified in soil and groundwater in this area. Petroleum-related VOCs, including 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, ethylbenzene, n-propylbenzene, and/or total benzenes, were detected at concentrations exceeding the NYSDEC Protection of Groundwater (PGW) Soil Cleanup Objections (SCOs) at two boring locations between 19 and 35 feet below sidewalk level (bsl). As discussed in the RAWP, the petroleum-related impacts are isolated and may be residual contamination attributable to an unknown on-Site historical release or migration of impacts on-Site from an unknown off-Site source. No on-site points of release that resulted in the petroleum source material have been identified; however, based on the results of the RI petroleum contamination has been identified in soil and groundwater that are considered on-site sources of impacts. As such, the petroleum-related VOCs identified in groundwater will be

remediated during the IRM and operation of the SVE system will also remediate petroleum-related VOCs exceedances of PGWs in soil.

The selected Track 4 remedy will address the potential for soil vapor to emanate from soil via the excavation and off-site disposal of the CVOC hotspots, and the potential for soil vapor to emanate from impacted groundwater will be addressed by the IRM, including the in-situ chemical reduction (ISCR) and enhanced reductive dechlorination remedy and the installation of the Oxygen Release Compound (ORC®) Advanced socks.

The SVE system has the potential to operate over a finite period because of the source removal and the groundwater remedy, subject to the results of future, post-injection groundwater monitoring to be performed under the RAWP and under the future SMP. The criteria for system shutdown will be outlined in the future NYSDEC-approved SMP, pending NYSDEC and NYSDOH approval.

3.0 SCOPE OF WORK

The objective of the proposed PDI Work Plan is to horizontally and vertically delineate potential soil vapor impacts that have the potential to migrate to adjacent residential buildings to the northwest and southwest. The results of the PDI will inform the final perimeter SVE design. The results of the PDI and details regarding the final SVE design will be provided to the NYSDEC under separate cover. Proposed soil vapor sample cluster locations are provided in Figure 6.

Modifications to this scope of work may be required: 1) due to site operations, equipment, or restrictions; 2) if unexpected contamination is detected and additional analytical data is needed to characterize the Site; and 3) to confirm that impacts are adequately characterized and delineated in compliance with the Brownfield Law, regulations, and applicable investigation guidance documents (e.g., DER-10 and DER-31). NYSDEC and NYSDOH will be contacted to obtain approval for these modifications.

The field investigation will be completed in accordance with the procedures specified in Langan's Health and Safety Plan (HASP) and Quality Assurance Project Plan (QAPP) provided in the RAWP.

3.1 Soil Vapor Investigation

3.1.1 Soil Vapor Sample Cluster Installation

Nine (9) six-inch exterior borings (LSV05 through LSV13) will be advanced by a licensed driller to the top of the water table, anticipated to be a depth of approximately 55 to 60 feet below sidewalk level (bsl), to install soil vapor sample clusters and collect soil vapor samples. Soil borings will be completed using a track-mounted rig with Sonic drilling capabilities. Each soil vapor sample cluster location will be completed with between one (1) to six (6) isolated screened intervals at varying depths using 1/4-inch Teflon-lined polyethylene tubing and six-inch expendable stainless steel screens, as identified below.

- LSV05 through LSV08 (Northwest): Four soil vapor sample cluster locations will be installed in the northwest corner of the Site to delineate potential soil vapor impacts that have the potential to migrate to the two adjacent residential buildings to the northwest, shown in Figure 6. Up to six (6) screened intervals will be installed at each location at 5, 15, 25, 35, 45, and 55 feet bsl. However, the presence of perched water in this area (which based on the RIR findings, is anticipated between 20 and 40 feet bsl and will be confirmed in the field) would likely result in only the following four (4) screened intervals to be installed: 5, 15, 45, and 55 feet bsl.
- LSV09 through LSV12 (Southwest): Four soil vapor sample cluster locations will be installed in the southwest corner of the Site to delineate potential soil vapor impacts that have the potential to migrate to the three residential buildings to the southwest, shown in Figure 6. Up to six (6) screened intervals will be installed at each location at 5, 15, 25, 35, 45, and 55 feet bsl.
- LSV13 (South): One soil vapor sample location will be installed within the existing basement in the vicinity of the existing SVE wells SVE-3 (formerly SB12), screened between approximately 24 and 44 feet bsl, and SVE-2 (formerly SB12_1A), screened between approximately 18 and 28 feet bsl. The top of the basement slab is approximately 8 feet bsl. As such, in order to vertically delineate soil vapor impacts below the existing SVE wells and above the water table, one (1) screened interval will be installed at 55 feet bsl.

At each location, 1-inch PVC casing will be used to temporarily guide the installation of each soil vapor implant, starting with the bottom screened interval located at approximately 54.5 to 55 feet bsl. Once the bottom screen has been installed at depth, quartz filter media will be used to backfill to above the top of that screened interval. The temporary PVC casing will be removed as the boring is then backfilled with approximately 2 to 2.5 feet of No. 2 sand to approximately 52 feet bsl. An up to 5-feet-thick hydrated granular bentonite clay layer will then be installed between 47 and 52 feet bsl to isolate the bottom interval from the interval above it. This process will be repeated as each of the shallower intervals are installed (each interval consisting of a six-inch screen within a 5-feet-thick sand layer). An example log is provided in Figure 7. Each soil vapor sampling location will be sealed at the surface with hydrated bentonite clay and completed with a flushmount cover. The above-grade tubing for each interval will be labeled using different color tape to differentiate between the intervals, and the same color coding will be used at each cluster location.

3.1.2 Soil Vapor Sampling and Analysis

Soil vapor samples will be collected shortly after installation of the probes. The shallowest soil vapor interval will be tightness tested at each cluster location using the helium tracer gas method and purged at a flow-rate of <200-ml per minute for 5 minutes into a 1-liter tedlar bag to obtain a PID reading. Helium concentrations below 5% must be observed prior to sample collection. Once the shallowest interval at a given cluster location has been tightness tested, three volumes (i.e., the volume of the sample probe and tube) will be purged at each interval, ranging from 1-liter for the shallowest interval to up to 1.6-liters for the deepest interval, to obtain a PID reading and to ensure representative samples are obtained. Once an interval has been purged, the tubing will be connected to the flow controller of a summa canister (discussed in further detail below) but sample collection will not commence until all intervals at a cluster location have been purged and connected to a dedicated summa canister.

Soil vapor samples will be laboratory analyzed for volatile organic compounds (VOCs) via the USEPA TO-15 Method. Samples will be collected in batch-certified clean and evacuated 6-Liter stainless steel summa canisters with regulators supplied by the laboratory. The regulators will be set to collect each sample over a 2-hour sampling period (a flow rate of <200-ml per minute) as per USEPA soil vapor sampling guidance, and all intervals at a given cluster location will be sampled concurrently. Samples will be

transferred to the laboratory immediately after field sampling is completed and stored at a maximum room temperature of 30° Celsius. Quality assurance/quality control samples will be collected including three duplicate soil vapor samples and one ambient air sample.

3.2 Data Management and Validation

Alpha Analytical, Inc. (Alpha) of Mansfield, a NYSDOH ELAP-approved laboratory, will analyze soil vapor and ambient air samples. Laboratory analyses will be conducted in accordance with USEPA SW-846 methods and NYSDEC Analytical Services Protocol (ASP) B deliverable format. Environmental data will be reported electronically using the database software application EQulS as part of NYSDEC's Environmental Information Management System (EIMS).

Table 1 summarizes the anticipated samples and analytical methodology. QA/QC procedures required by the NYSDEC ASP and SW-846 methods, including initial and continuing instrument calibrations, surrogate compound spikes, and analysis of other samples (blanks, laboratory control samples, and matrix spikes/matrix spike duplicates) will be followed in accordance with the QAPP provided in the RAWP. The laboratory will provide pre-cleaned and preserved sample bottles in accordance with the SW-846 methods. Where there are differences in the SW-846 and NYSDEC ASP requirements, the NYSDEC ASP shall take precedence.

Data validation will be performed and a Data Usability Summary Report (DUSR) will be prepared in accordance with the QAPP included in the RAWP.

3.3 Management of Investigation-Derived Waste

Investigation-derived wastes (IDW) (i.e., grossly-contaminated soil cuttings and purge water, or soil that cannot be returned to the borehole due to soil vapor point construction) will be containerized and staged on-site, pending proper disposal at an off-site facility. Soil cuttings to be disposed of off-site will be placed in 55-gallon, United Nations/Department of Transportation (UN/DOT)-approved drums. Decontamination fluids, if necessary, will be placed in UN/DOT-approved fluid drums with closed tops. All drums will be properly labeled, sealed, and characterized as necessary. Waste characterization samples will be analyzed for parameters that are typically required by disposal facilities, such as TCL VOCs, semi-volatile organic compounds (SVOCs), metals, PCBs, pesticides, herbicides, Toxicity Characteristic Leaching Procedure (TCLP) VOCs, TCLP SVOCs, TCLP metals, and Resource Conservation and Recovery Act (RCRA) characteristics including ignitability, corrosivity, and reactivity. Additional sampling and analyses may be required based on the selected disposal facility. Waste characterization samples will be

submitted to Alpha for analysis in accordance with the QAPP provided in RAWP. Management of IDW will comply with NYSDEC DER-10 3.3(e).

3.4 Air Monitoring

Air monitoring will be conducted for site personnel and the community (Community Air Monitoring Program [CAMP]) in accordance with the NYSDEC-approved RAWP. All CAMP requirements of the RAWP will be implemented during all ground intrusive activities performed during the PDI.

3.5 Green Remediation Principles and Best Management Practices

In accordance with the June 2024 RAWP, a remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and Site management of the remedy as per DER-31. The major green remediation components identified in the RAWP that are applicable to the SVE PDIWP and SVE design are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term
- Reducing direct and indirect greenhouse gases and other emissions
- Increasing energy efficiency and minimizing use of non-renewable energy
- Conserving and efficiently managing resources and materials
- Reducing waste, increasing recycling and increasing reuse of materials that would otherwise be considered a waste
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development
- Additionally, to incorporate the GSR principles and techniques to the extent feasible in the future development at this Site, any future on-Site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

The remedy will include the implementation of several Best Management Practices (BMPs) related to these green remediation components, including but not limited to the following that were discussed in further detail in Section 4.1.10 of the RAWP:

- Waste Generation
- Electrical Use
- Emissions
- Water Usage
- Land and/or Ecosystem

4.0 PRE-DESIGN INVESTIGATION REPORT

4.1 Daily Field Reports

Daily reports will be prepared and submitted to the assigned NYSDEC and NYSDOH project managers in accordance with the NYSDEC-approved RAWP. If the PDI is performed concurrently with the remediation activities included in the RAWP, a single daily report will be submitted each day, documenting the PDI and remedial oversight activities. If the PDI is performed separately, the following will at minimum be provided in the daily reports documenting the PDI activities:

- An update of progress made during the reporting day;
- Photographic documentation of the activities completed during the reporting day;
- Identification of samples collected during the reporting day;
- Locations and references to a site map for completed activities;
- A summary of any and all complaints with relevant details, including contact information;
- A summary of CAMP findings, including elevated concentrations and response actions, if any;
- An explanation of notable site conditions; and,
- A list of anticipated work for the following reporting day.

Daily reports are not intended to notify the NYSDEC of emergencies (e.g., accidents, spills), request changes to the PDIWP, or communicate other sensitive or time-critical information. However, such conditions will also be included in the daily reports. Emergency conditions and changes to the PDIWP will be communicated directly to the NYSDEC Project Manager.

4.2 Pre-Design Investigation Report

The results of the PDI and details regarding the potential expansion of the SVE system, including the number of SVE wells, the proposed extraction intervals, and the well construction of the system expansion, will be provided to the NYSDEC under separate cover.

The report will include soil vapor sample cluster construction logs, soil vapor sampling logs, tabulated analytical results, figures, and laboratory data packages. The tabulated analytical results will be organized in table format and include sample location, media sampled, sample depth, field/laboratory identification numbers, analytical results and the applicable Standards, Criteria, and Guidance (SCGs) pertaining to the Site and contaminants of concern for comparison. The report will include scaled figures showing the locations of soil vapor sample cluster locations and sample concentrations above SCGs.

5.0 SCHEDULE

The table below presents an estimated schedule for the proposed PDI and reporting. If the schedule changes, it will be updated and submitted to NYSDEC.

Activity	Weeks (following approval of PDI Work Plan)											
	1	2	3	4	5	6	7	8	9	10	11	12
Coordinate Driller and Laboratory	■	■										
Advance Soil Borings			■	■								
Collect Soil Vapor Samples					■							
Receipt of Laboratory Results						■	■					
Data Validation								■	■			
EQuIST™ Electronic Data Deliverable											■	■
Preparation and Submission of PDI Report									■	■	■	■

TABLES

Table 1
PROPOSED SAMPLE SUMMARY
16-63 Cody Avenue Site
Queens, New York

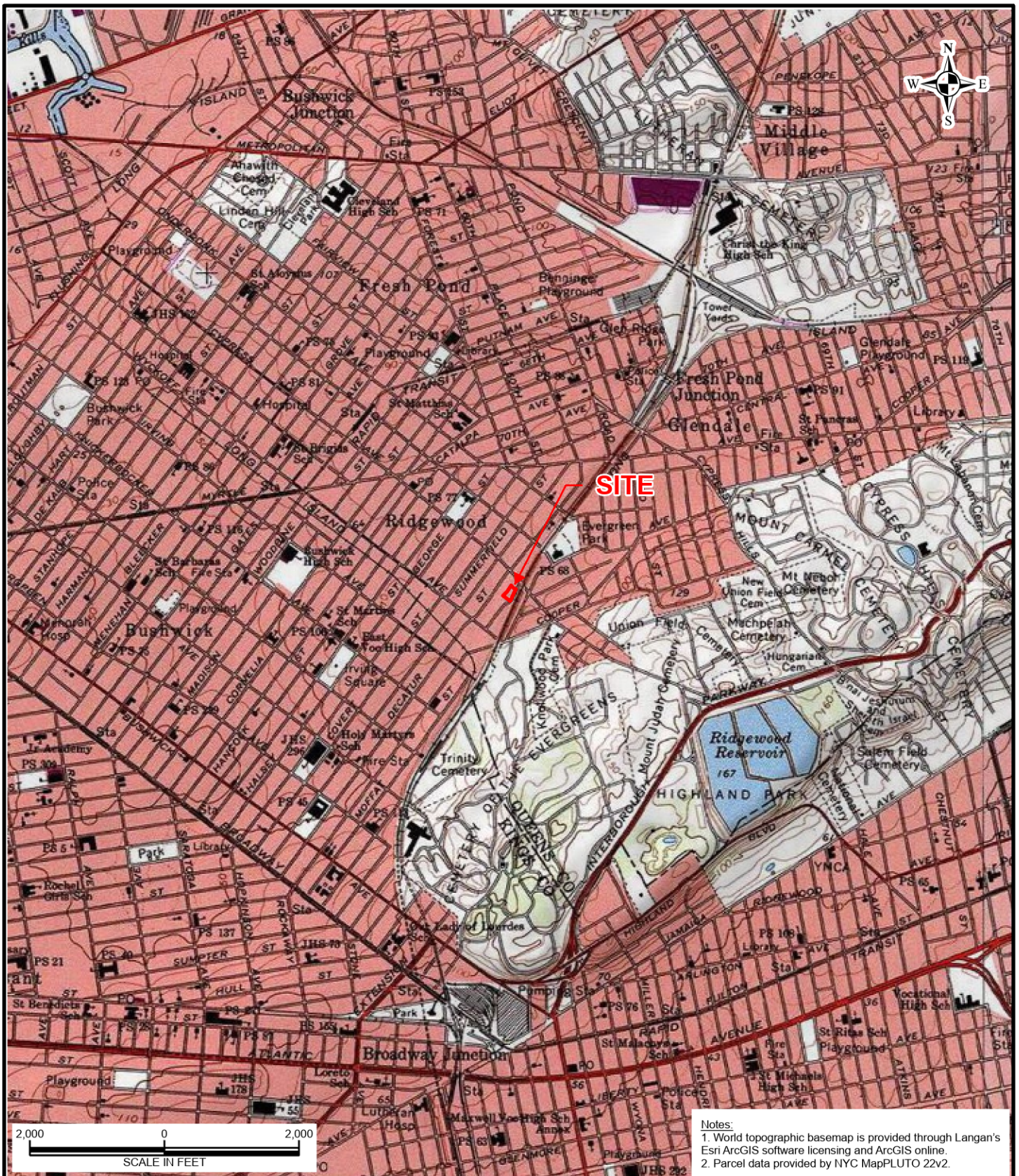
Matrix	Sample Location	Sample ID	Sample Depth (ft bgs)	Analysis
Soil Vapor	LSV05	LSV05_05	5	VOCs via USEPA TO-15 Method
		LSV05_15	15	
		LSV05_25	25	
		LSV05_35	35	
		LSV05_45	45	
		LSV05_55	55	
	LSV06	LSV06_05	5	
		LSV06_15	15	
		LSV06_25	25	
		LSV06_35	35	
		LSV06_45	45	
		LSV06_55	55	
	LSV07	LSV07_05	5	
		LSV07_15	15	
		LSV07_25	25	
		LSV07_35	35	
		LSV07_45	45	
		LSV07_55	55	
	LSV08	LSV08_05	5	
		LSV08_15	15	
		LSV08_25	25	
		LSV08_35	35	
		LSV08_45	45	
		LSV08_55	55	
	LSV09	LSV09_05	5	
		LSV09_15	15	
		LSV09_25	25	
		LSV09_35	35	
		LSV09_45	45	
		LSV09_55	55	
	LSV10	LSV10_05	5	
		LSV10_15	15	
		LSV10_25	25	
		LSV10_35	35	
		LSV10_45	45	
		LSV10_55	55	
	LSV11	LSV11_05	5	
		LSV11_15	15	
		LSV11_25	25	
		LSV11_35	35	
		LSV11_45	45	
		LSV11_55	55	
	LSV12	LSV12_05	5	
		LSV12_15	15	
		LSV12_25	25	
		LSV12_35	35	
		LSV12_45	45	
		LSV12_55	55	
	LSV13	LSV13_55	55	

NOTES:

1 - QA/QC sampling frequency and analytical methods provided in the Quality Assurance Project Plan.

Interval may not be installed if perched water is encountered.

FIGURES



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Langan Engineering & Environmental Services, Inc.
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Langan International LLC
Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

**16-63 CODY
AVENUE**

BLOCK 3556, LOT 61

QUEENS

NEW YORK

Drawing Title

**SITE LOCATION
MAP**

Project No.

101015501

Date

7/18/2023

Scale

1" = 2,000'

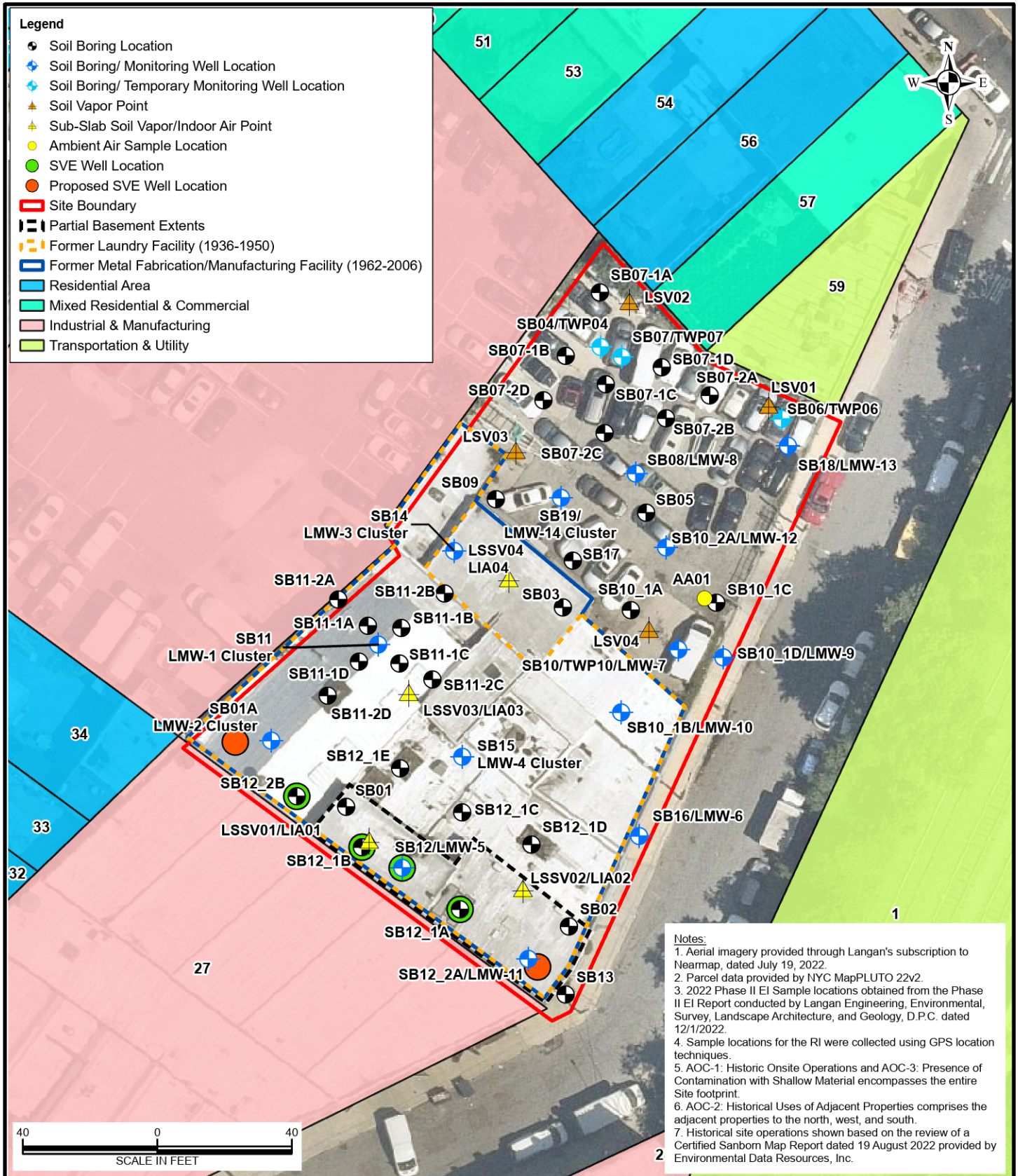
Drawn By

IHB

Last Revised

Figure

1



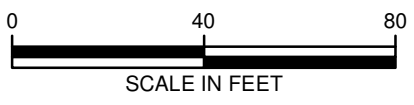
LANGAN 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan International LLC Collectively known as Langan NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400	Project 16-63 CODY AVENUE BLOCK 3556, LOT 61 QUEENS NEW YORK	Drawing Title SITE PLAN	Project No. 101015501 Date 7/18/2023 Scale 1" = 40' Drawn By IHB Last Revised	Figure 2
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Legend

- Soil Boring Location
- Soil Boring/ Monitoring Well Location
- Soil Boring/ Temporary Monitoring Well Location
- Partial Basement Extents
- Former Laundry Facility (1936-1950)
- Former Metal Fabrication/Manufacturing Facility (1962-2006)
- Site Boundary

Notes:
1. Aerial imagery provided through Langan's subscription to Nearmap, dated July 19, 2022.
2. Parcel data provided by NYC MapPLUTO 22v2.
3. 2022 Phase II El Sample locations obtained from the Phase II El Report conducted by Langan Engineering, Environmental, Survey, Landscape Architecture, and Geology, D.P.C., dated 12/1/2022.
4. Sample locations for the RI were collected using GPS location techniques.
5. AOC-1: Historic Onsite Operations and AOC-3: Presence of Contamination with Shallow Material encompasses the entire Site footprint.
6. AOC-2: Historical Uses of Adjacent Properties comprises the adjacent properties to the north, west, and south.
7. Sample depths are shown as feet below sidewalk level.
8. Historical site operations shown based on the review of a Certified Sanborn Map Report dated 19 August 2022 provided by Environmental Data Resources, Inc.



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Project
16-63 CODY AVENUE
BLOCK 3556, LOT 61
QUEENS NEW YORK

Drawing Title
PHASE II AND RI SOIL ANALYTICAL RESULTS - VOC, PESTICIDES AND PFAS

Project No. 101015501
Date 10/2/2025
Scale 1" = 40'
Drawn By IHB
Figure 3A

Analyte	NYSDC Part 375 Unrestricted Use SCOs	NYSDC Part 375 Restricted Use SCOs	NYSDC Part 375 Restricted Use SCOs
VOCs (mg/kg)			
1,1-Dichloroethene	3.6	3.6	52
1,1,1-Trichloroethene (Methylene Chloride)	8.4	8.4	52
1,2-Dichloroethene	0.56	0.56	100
Acetone	0.25	0.25	100
Chloroform	12	12	100
Chlorobenzene	1.2	1.2	100
1,4-Dichlorobenzene	0.59	0.59	100
1,2,4-Trichlorobenzene	1.1	1.1	100
1,2-Dichlorobenzene (PCE)	1.3	1.3	100
1,1,2-Trichloroethene	0.57	0.57	100
1,1,1-Trichloroethane	0.19	0.19	100
1,1,2,2-Tetrachloroethane	0.47	0.47	100
PFAS (mg/kg)	0.0000	100	1.0

Exceedance Summary:
10 - Result exceeds Unrestricted Use SCOs
100 - Result exceeds Protection of Groundwater SCOs
1000 - Result exceeds Restricted Use Restricted Residential SCOs



Soil Boring Location

Soil Boring/Monitoring Well Location

Soil Boring/ Temporary Monitoring Well Location

Partial Basement Extents

Former Laundry Facility (1936-1950)

Former Metal Fabrication/Manufacturing Facility (1962-2006)

Site Boundary

Legend

Notes:

1. Aerial imagery provided through Langan's subscription to Nearthmap, dated July 19, 2022.

2. Parcel data provided by NYC MapInfo 2022.

3. 2022 Phase II El Sample locations obtained from the Phase II El Report conducted by Langan Engineering, Environmental, Survey, Landscape Architecture, and Geology, D.P.C. dated 12/1/2022.

4. Sample locations for the RI were collected using GPS location techniques.

5. AOC-1: Historic Onsite Operations and AOC-3: Presence of Contamination with Shallow Material Extends the entire site footprint.

6. AOC-2: Historical Uses of Adjacent Properties comprises the adjacent properties to the north, west, and south.

7. Sample depths are shown as feet below sidewalk level.

8. Historical site operations shown based on the review of a Certified Sanborn Map Report dated 19 August 2022 provided by Environmental Data Resources, Inc.

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Project

16-63 CODY AVENUE
BLOCK 3556, LOT 61
QUEENS NEW YORK

Drawing Title

PHASE II AND RI
SOIL ANALYTICAL
RESULTS - SVOCs
AND METALS

Project No.

101015501

Date

10/2/2025

Scale

1" = 40'

Drawn By

IHB

Figure

3B

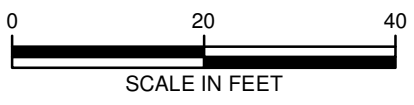
Path: \\Langan.com\data\PAR\data\101015501\Project Data\ArcGIS\MXD\Environmental_Figures\2025-08 SVE PDWP\Figure 3B - Phase II El and RI Soil Analytical Results - SVOCs and Metals.mxd Date: 10/2/2025 User: barker Time: 3:06:31 PM



Legend

- Soil Boring Location
- Soil Boring/ Monitoring Well Location
- Soil Boring/ Temporary Monitoring Well Location
- Site Boundary
- Partial Basement Extents
- Former Laundry Facility (1936-1950)
- Former Metal Fabrication/Manufacturing Facility (1962-2006)
- Exceeds Protection of Groundwater SCOs
- Exceeds Restricted Use Restricted-Residential SCOs

Notes:
1. Aerial imagery provided through Langan's subscription to Nearmap, dated July 19, 2022.
2. Parcel data provided by NYC MapPLUTO 22v2.
3. 2022 Phase II EI Sample locations obtained from the Phase II EI Report conducted by Langan Engineering, Environmental, Survey, Landscape Architecture, and Geology, D.P.C. dated 12/1/2022.
4. Sample locations for the RI were collected using GPS location techniques.
5. AOC-1: Historic Onsite Operations and AOC-3: Presence of Contamination with Shallow Material encompasses the entire Site footprint.
6. AOC-2: Historical Uses of Adjacent Properties comprises the adjacent properties to the north, west, and south.
7. Historical site operations shown based on the review of a Certified Sanborn Map Report dated 19 August 2022 provided by Environmental Data Resources, Inc.



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Project
16-63 CODY AVENUE
BLOCK 3556, LOT 61
QUEENS NEW YORK

Drawing Title
**PHASE II AND RI
SOIL ANALYTICAL RESULTS
PCE AND DAUGHTER
PRODUCTS ISOPLETHS**

Project No.	101015501	Figure 3C
Date	10/2/2025	
Scale	1" = 20'	
Drawn By	IHB	



Legend

Soil Boring Location

Soil Boring/ Monitoring Well Location

Soil Boring/ Temporary Monitoring Well Location

Site Boundary

Partial Basement Extents

Former Laundry Facility (1936-1950)

Former Metal Fabrication/Manufacturing Facility (1962-2006)

Exceeds Protection of Groundwater SCOs

Exceeds Restricted Use Restricted-Residential SCOs

Notes:
1. Aerial imagery provided through Langan's subscription to Nearmap, dated July 19, 2022.
2. Parcel data provided by NYC MapPLUTO 22v2.
3. 2022 Phase II EI Sample locations obtained from the Phase II EI Report conducted by Langan Engineering, Environmental, Survey, Landscape Architecture, and Geology, D.P.C. dated 12/1/2022.
4. Sample locations for the RI were collected using GPS location techniques.
5. AOC-1: Historic Onsite Operations and AOC-3: Presence of Contamination with Shallow Material encompasses the entire Site footprint.
6. AOC-2: Historical Uses of Adjacent Properties comprises the adjacent properties to the north, west, and south.
7. Historical site operations shown based on the review of a Certified Sanborn Map Report dated 19 August 2022 provided by Environmental Data Resources, Inc.
8. Petroleum-related VOCs include the compounds identified in Table 2 of the NYSDEC CP-51 Soil Cleanup Guidance (dated 21 October 2010).

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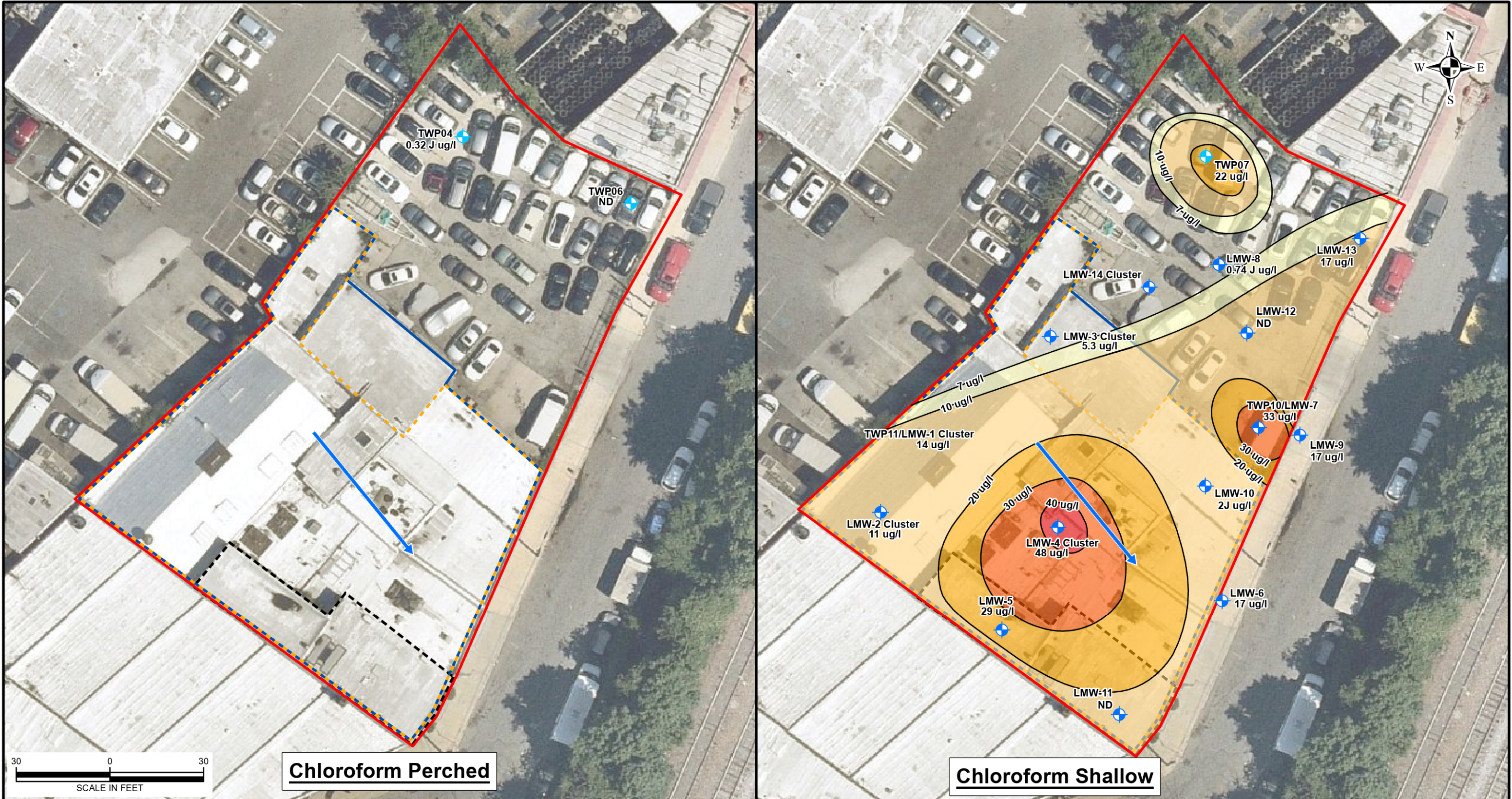
Project

16-63 CODY AVENUE
BLOCK 3556, LOT 61
QUEENS NEW YORK

Drawing Title

**PHASE II AND RI
SOIL ANALYTICAL RESULTS
PETROLEUM RELATED VOCs**

Project No.	101015501	Figure 3D
Date	10/2/2025	
Scale	1" = 20'	
Drawn By	IHB	



Legend

Site Boundary

Partial Basement Extents

Former Metal Fabrication/Manufacturing Facility (1962-2006)

Former Laundry Facility (1936-1950)

Groundwater Flow Direction

Soil Boring/ Monitoring Well Location

Soil Boring/ Temporary Monitoring Well Location

7-10 ug/l

10-20 ug/l

20-30 ug/l

30-40 ug/l

40-50 ug/l

Chloroform Isopleth Contour (ug/L)Chloroform Concentration

Notes:

1. Aerial imagery provided through Langan's subscription to Nearmap, dated July 19, 2022.
2. Parcel data provided by NYC MapLUTO 22v2.
3. 2022 Phase II EI Sample locations obtained from the Phase II EI Report conducted by Langan Engineering, Environmental, Survey, Landscape Architecture, and Geology, D.P.C. dated 12/1/2022.
4. Sample locations for the RI were collected using GPS location techniques.
5. Historical site operations shown based on the review of a Certified Sanborn Map Report dated 19 August 2022 provided by Environmental Data Resources, Inc.

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

16-63 CODY AVENUE

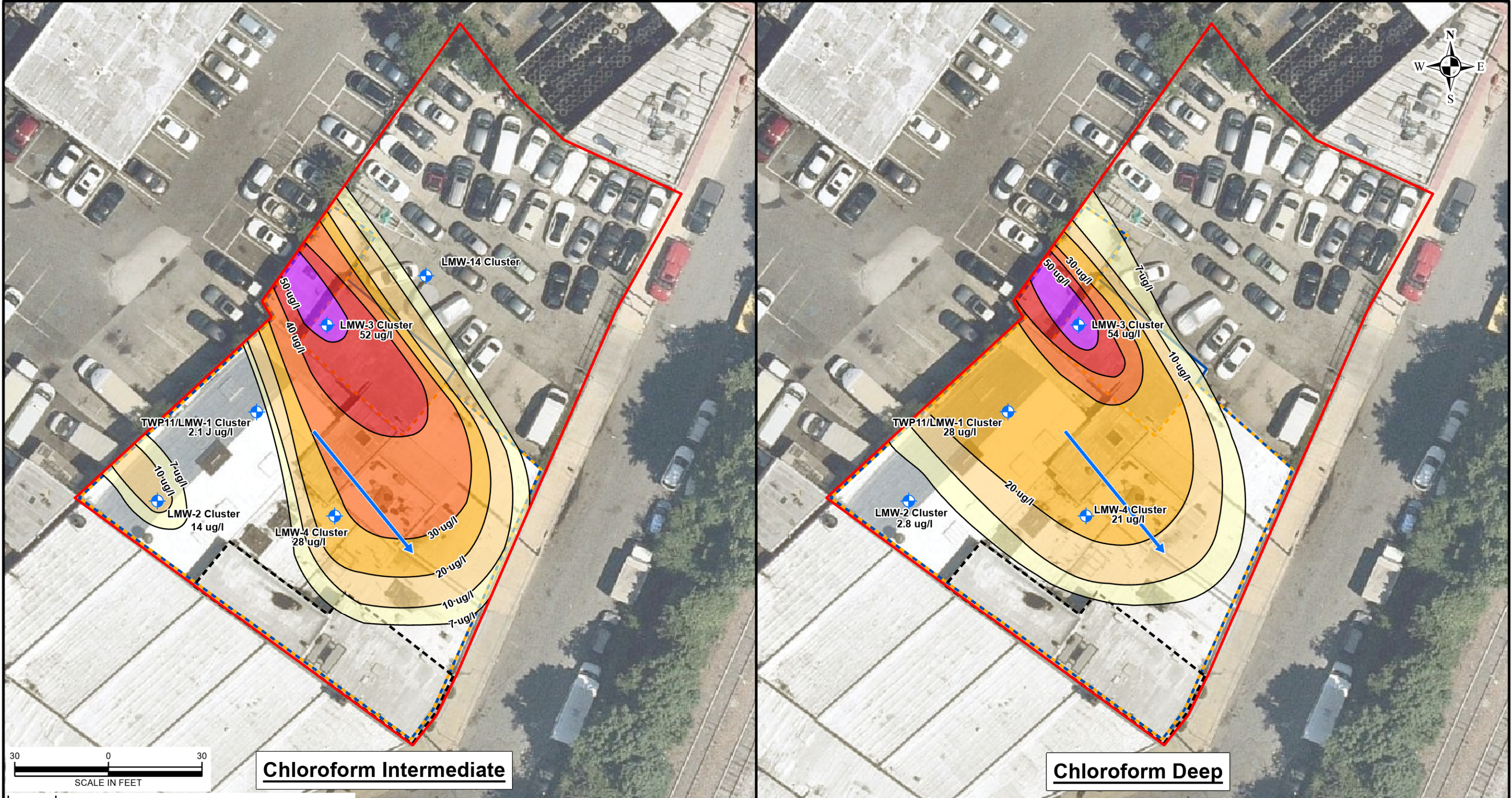
BLOCK No. 3556, LOT No. 61

QUEENS NEW YORK

Drawing Title

GROUNDWATER ANALYTICAL RESULTS CHLOROFORM (PERCHED/SHALLOW)

Project No.	101015501	Figure	4B
Date	10/2/2025		
Scale	1"=30'		
Drawn By	ATR		



Legend

Site Boundary

Partial Basement Extents

Former Metal Fabrication/
Manufacturing Facility (1962-2006)

Former Laundry Facility (1936-1950)

Groundwater Flow Direction

Soil Boring/ Monitoring Well Location

Chloroform Isopleth Contour (ug/L)

7-10 ug/l

10-20 ug/l

20-30 ug/l

30-40 ug/l

40-50 ug/l

50+ ug/l

Chloroform Concentration

Notes:
1. Aerial imagery provided through Langan's subscription to Neamap, dated July 19, 2022.
2. Parcel data provided by NYC MapPLUTO 22v2.
3. 2022 Phase II EI Sample locations obtained from the Phase II EI Report conducted by Langan Engineering, Environmental, Survey, Landscape Architecture, and Geology, D.P.C. dated 12/1/2022.
4. Sample locations for the RI were collected using GPS location techniques.
5. Historical site operations shown based on the review of a Certified Sanborn Map Report dated 19 August 2022 provided by Environmental Data Resources, Inc.

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Project

16-63 CODY AVENUE

BLOCK No. 3556, LOT No. 61

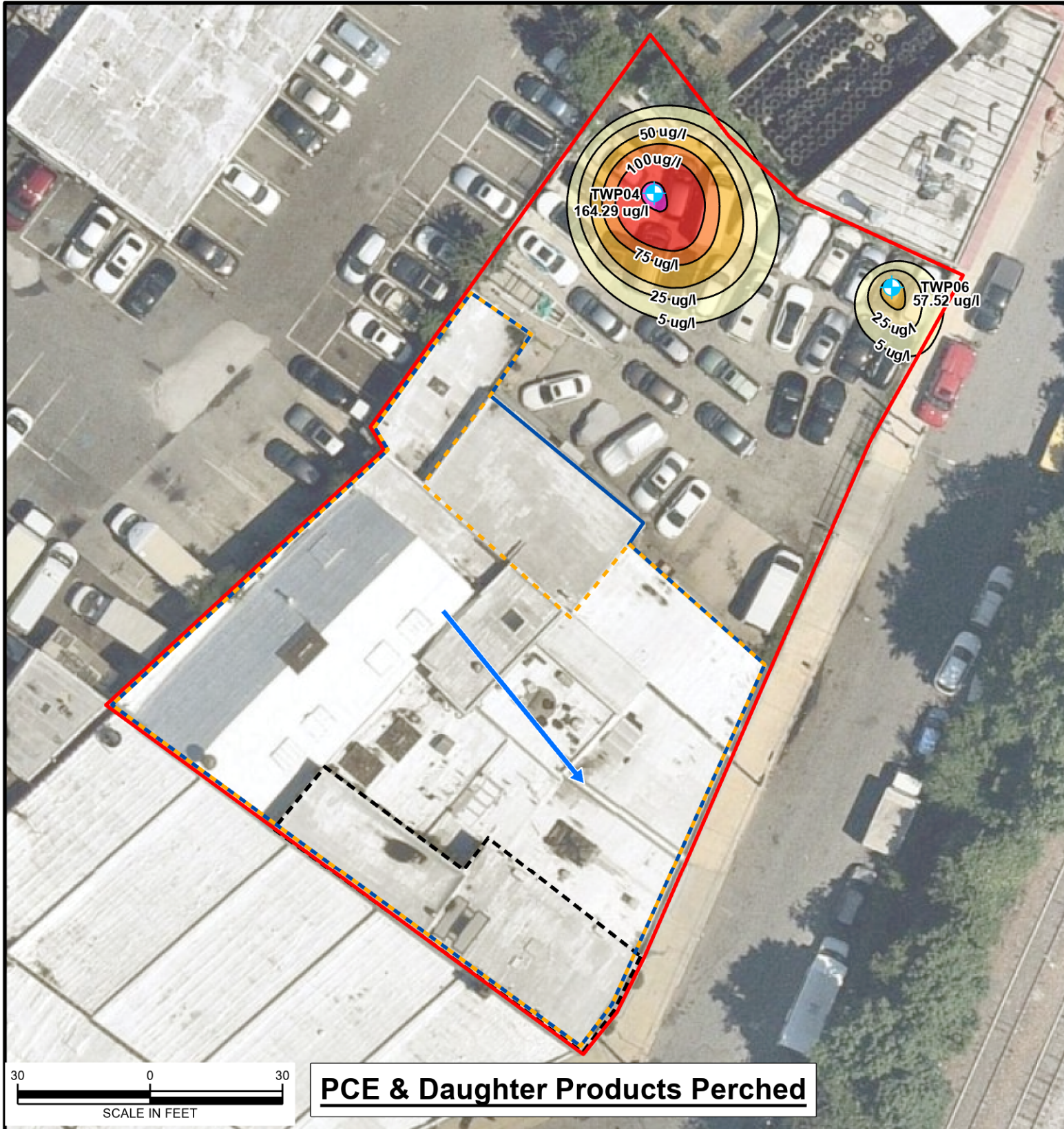
QUEENS NEW YORK

Drawing Title

**GROUNDWATER ANALYTICAL RESULTS
CHLOROFORM
(INTERMEDIATE/DEEP)**

Project No.	101015501	Figure 4C
Date	10/2/2025	
Scale	1"=30'	
Drawn By	ATR	

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- Legend**
- Site Boundary
 - Partial Basement Extents
 - Soil Boring/ Monitoring Well Location
 - Soil Boring/ Temporary Monitoring Well Location
 - Groundwater Flow Direction
 - PCE & Daughter Products Isopleth Contour (ug/L)

PCE & Daughter Products Concentration

5-25 ug/l
25-50 ug/l
50-75 ug/l
75-100 ug/l
100-150 ug/l
150-200 ug/l
200+ ug/l

Notes:

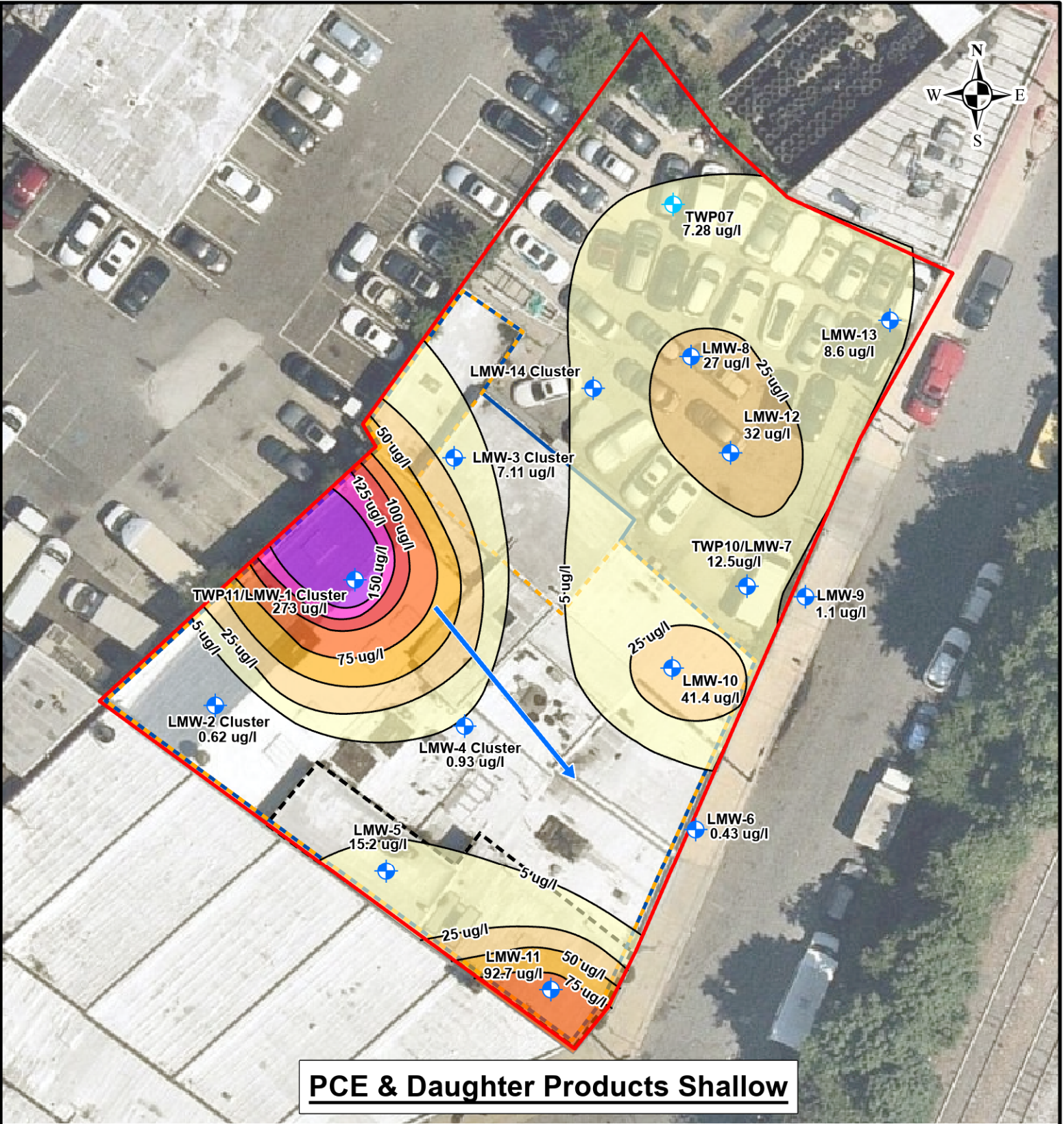
1. Aerial imagery provided through Langan's subscription to Nearmap, dated July 19, 2022.
2. Parcel data provided by NYC MapPLUTO 22v2.
3. 2022 Phase II EI Sample locations obtained from the Phase II EI Report conducted by Langan Engineering, Environmental, Survey, Landscape Architecture, and Geology, D.P.C. dated 12/1/2022.
4. Sample locations for the RI were collected using GPS location techniques.
5. Historical site operations shown based on the review of a Certified Sanborn Map Report dated 19 August 2022 provided by Environmental Data Resources, Inc.

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Project

16-63 CODY AVENUE

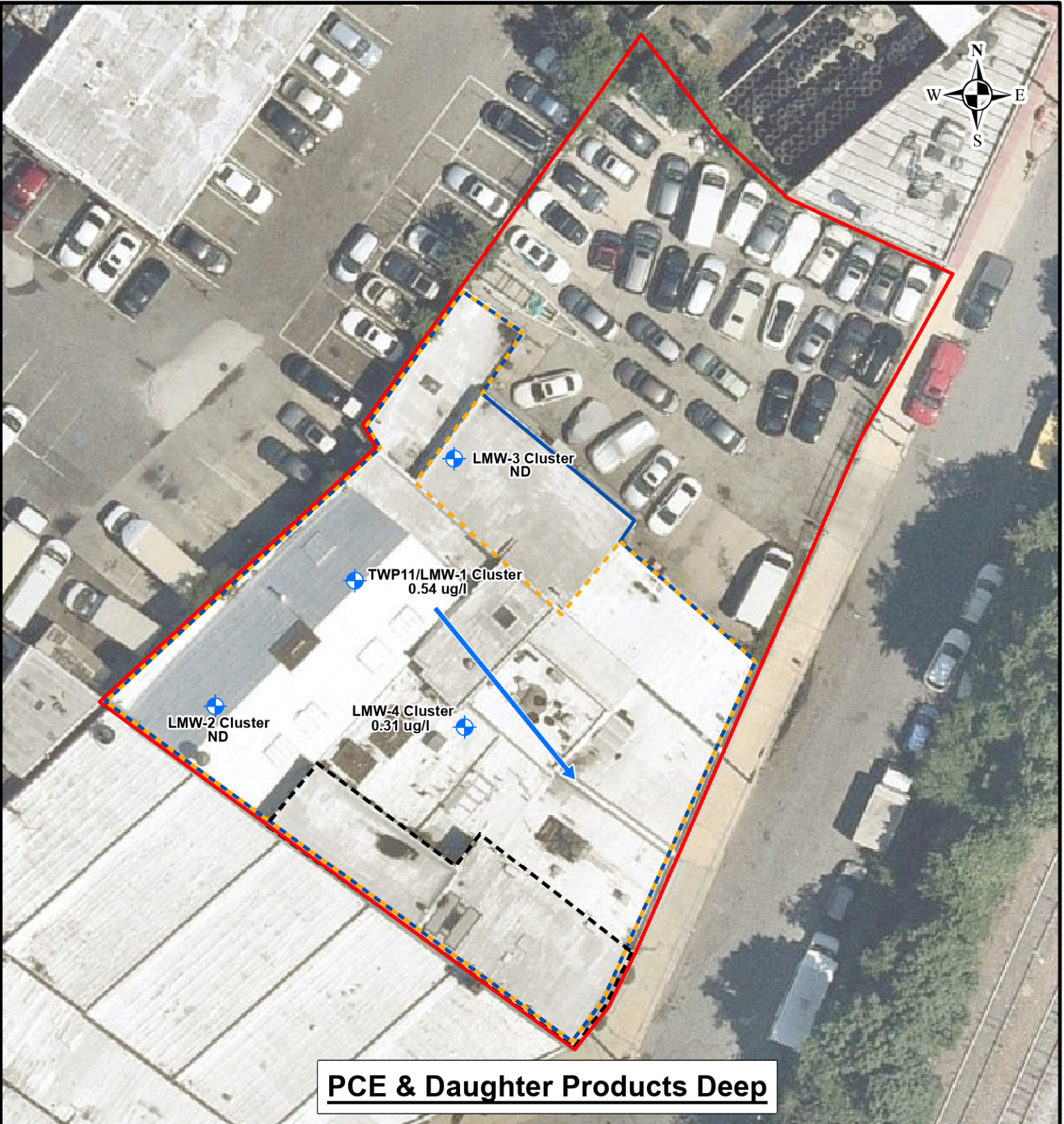
BLOCK No. 3556, LOT No. 61

QUEENS NEW YORK

Drawing Title

GROUNDWATER ANALYTICAL RESULTS PCE & DAUGHTER PRODUCTS (PERCHED/SALLOW)

Project No.	101015501	Figure
Date	10/2/2025	
Scale	1"=30'	
Drawn By	ATR	
		4D



Legend

- Site Boundary
- Partial Basement Extents
- Soil Boring/ Monitoring Well Location
- Groundwater Flow Direction
- Former Metal Fabrication/ Manufacturing Facility (1962-2006)
- Former Laundry Facility (1936-1950)
- PCE & Daughter Products Isopleth Contour (ug/L)

PCE & Daughter Products Concentration

- 5-10 ug/l
- 10-25 ug/l
- 25+ ug/l
- Former Metal Fabrication/ Manufacturing Facility (1962-2006)
- Former Laundry Facility (1936-1950)
- Partial Basement Extents

Notes:

- Aerial imagery provided through Langan's subscription to Nearmap, dated July 19, 2022.
- Parcel data provided by NYC MapPLUTO 22v2.
- 2022 Phase II EI Sample locations obtained from the Phase II EI Report conducted by Langan Engineering, Environmental, Survey, Landscape Architecture, and Geology, D.P.C. dated 12/1/2022.
- Sample locations for the RI were collected using GPS location techniques.
- Historical site operations shown based on the review of a Certified Sanborn Map Report dated 19 August 2022 provided by Environmental Data Resources, Inc.

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Project

16-63 CODY AVENUE

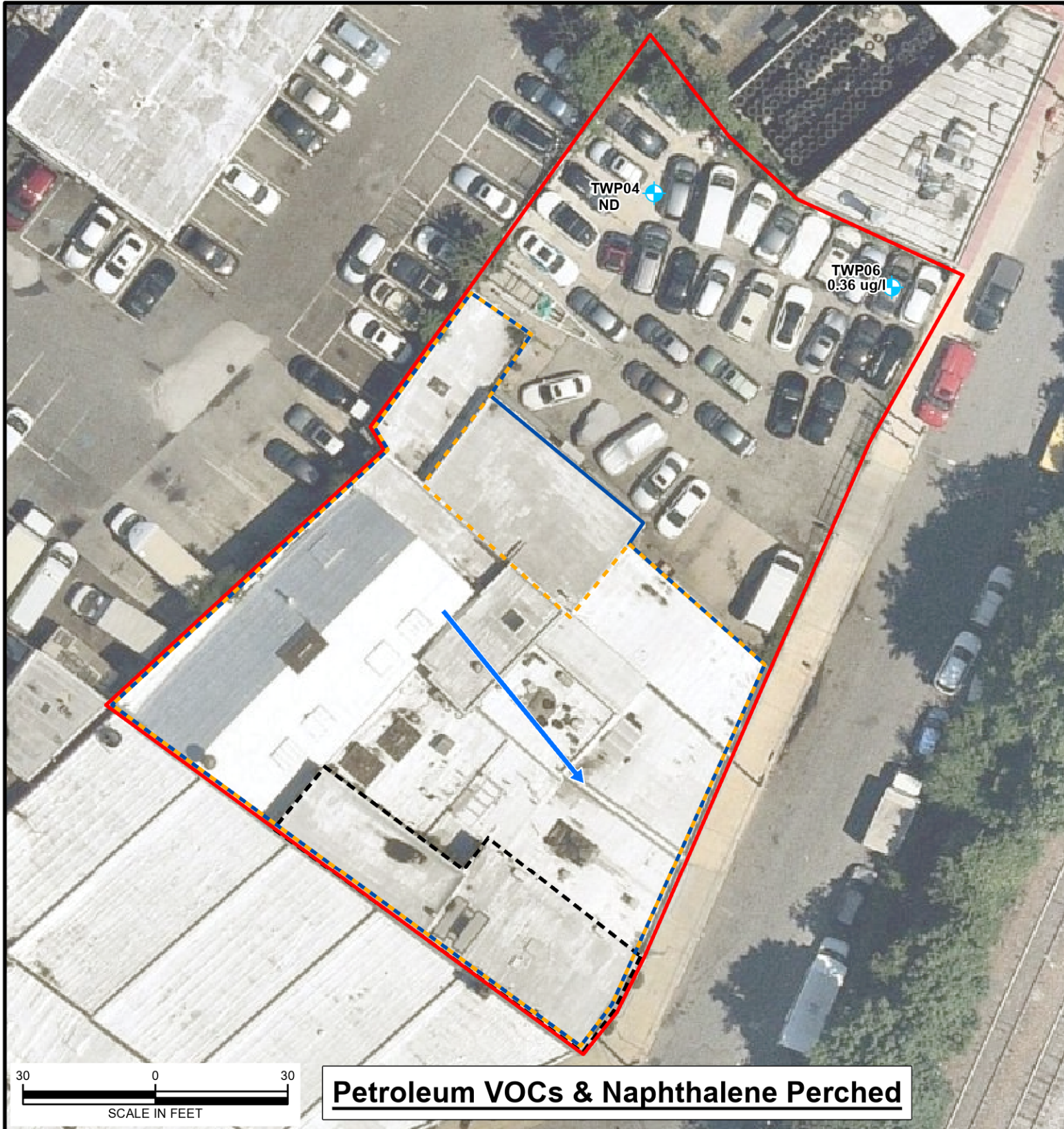
BLOCK No. 3556, LOT No. 61

QUEENS NEW YORK

Drawing Title

GROUNDWATER ANALYTICAL RESULTS PCE & DAUGHTER PRODUCTS (INTERMEDIATE/DEEP)

Project No.	101015501	Figure	4E
Date	10/2/2025		
Scale	1"=30'		
Drawn By	ATR		



Legend

- Site Boundary
- Partial Basement Extents
- Former Metal Fabrication/Manufacturing Facility (1962-2006)
- Former Laundry Facility (1936-1950)
- Groundwater Flow Direction
- Soil Boring/ Monitoring Well Location
- Soil Boring/ Temporary Monitoring Well Location

Petroleum VOCs & Naphthalene Isopleth Contour (ug/l)

- 5-50 ug/l
- 50-200 ug/l
- 200+ ug/l

Notes:

1. Aerial imagery provided through Langan's subscription to Nearmap, dated July 19, 2022.
2. Parcel data provided by NYC MapPLUTO 22v2.
3. 2022 Phase II EI Sample locations obtained from the Phase II EI Report conducted by Langan Engineering, Environmental, Survey, Landscape Architecture, and Geology, D.P.C. dated 12/1/2022.
4. Sample locations for the RI were collected using GPS location techniques.
5. Historical site operations shown based on the review of a Certified Sanborn Map Report dated 19 August 2022 provided by Environmental Data Resources, Inc.
6. The values presented include the summation of all compounds listed in the NYSDEC Final Commissioner Policy CP-51 Soil Cleanup Guidance Table 2 - Soil Cleanup Levels for Gasoline Contaminated Soil.

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Project

16-63 CODY AVENUE

BLOCK No. 3556, LOT No. 61

QUEENS NEW YORK

Drawing Title

GROUNDWATER ANALYTICAL RESULTS PETROLEUM VOCs & NAPHTHALENE (PERCHED/SALLOW)

Project No.

101015501

Date

10/2/2025

Scale

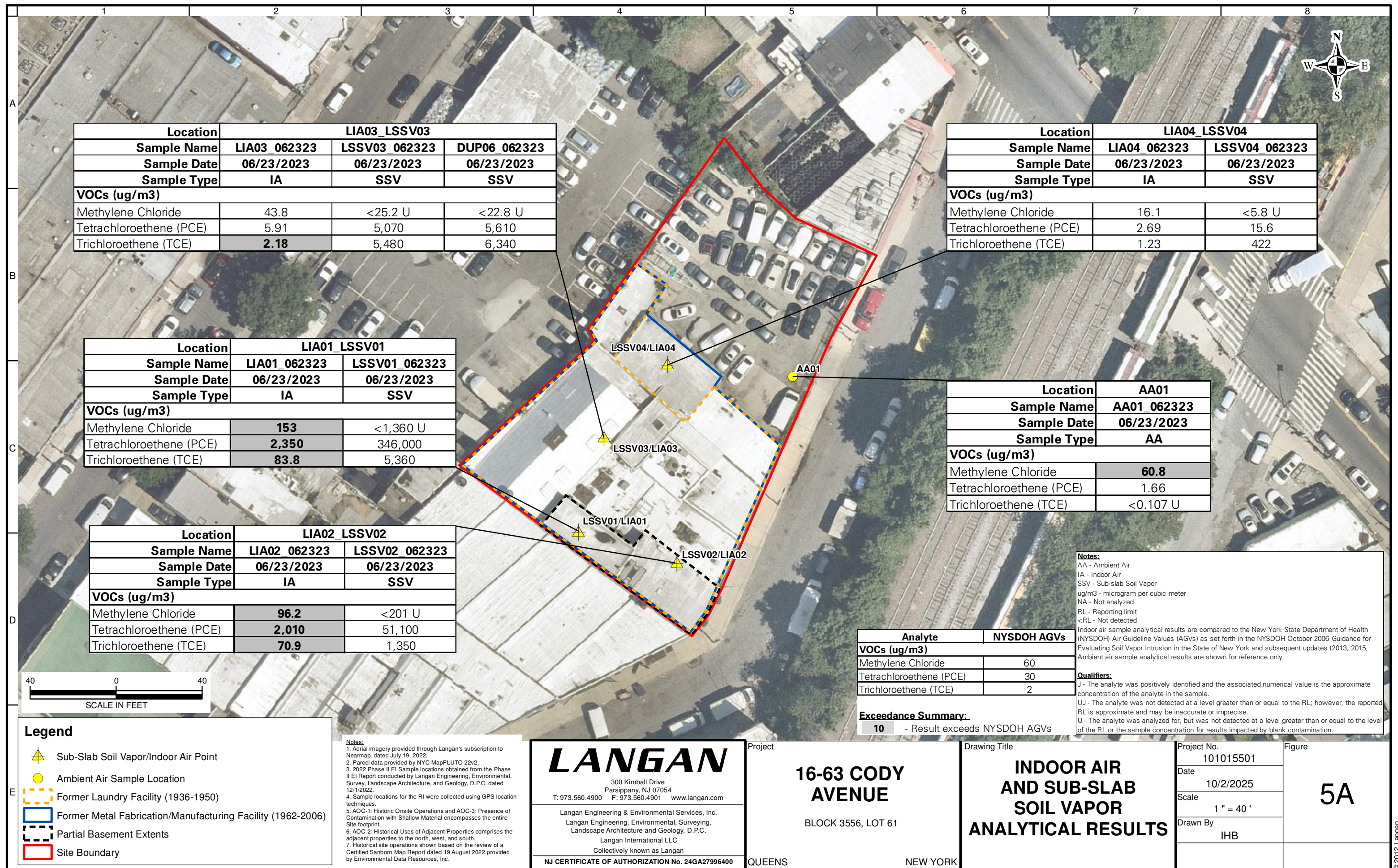
1"=30'

Drawn By

IHB

Figure

4F





Legend

- Site Boundary
- Partial Basement Extents
- Former Laundry Facility (1936-1950)
- Former Metal Fabrication/Manufacturing Facility (1962-2006)
- Ambient Air Sample Location

NYSDOH Decision Matrix Result

- Mitigate

Notes:
1. Aerial imagery provided through Langan's subscription to Nearmap, dated July 19, 2022.
2. Parcel data provided by NYC MapPLUTO 22v2.
3. 2022 Phase II EI Sample locations obtained from the Phase II EI Report conducted by Langan Engineering, Environmental, Survey, Landscape Architecture, and Geology, D.P.C. dated 12/1/2022.
4. Sample locations for the RI were collected using GPS location techniques.
5. AOC-1: Historic Onsite Operations and AOC-3: Presence of Contamination with Shallow Material encompasses the entire Site footprint.
6. AOC-2: Historical Uses of Adjacent Properties comprises the adjacent properties to the north, west, and south.
7. Historical site operations shown based on the review of a Certified Sanborn Map Report dated 19 August 2022 provided by Environmental Data Resources, Inc.

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Project

16-63 CODY AVENUE

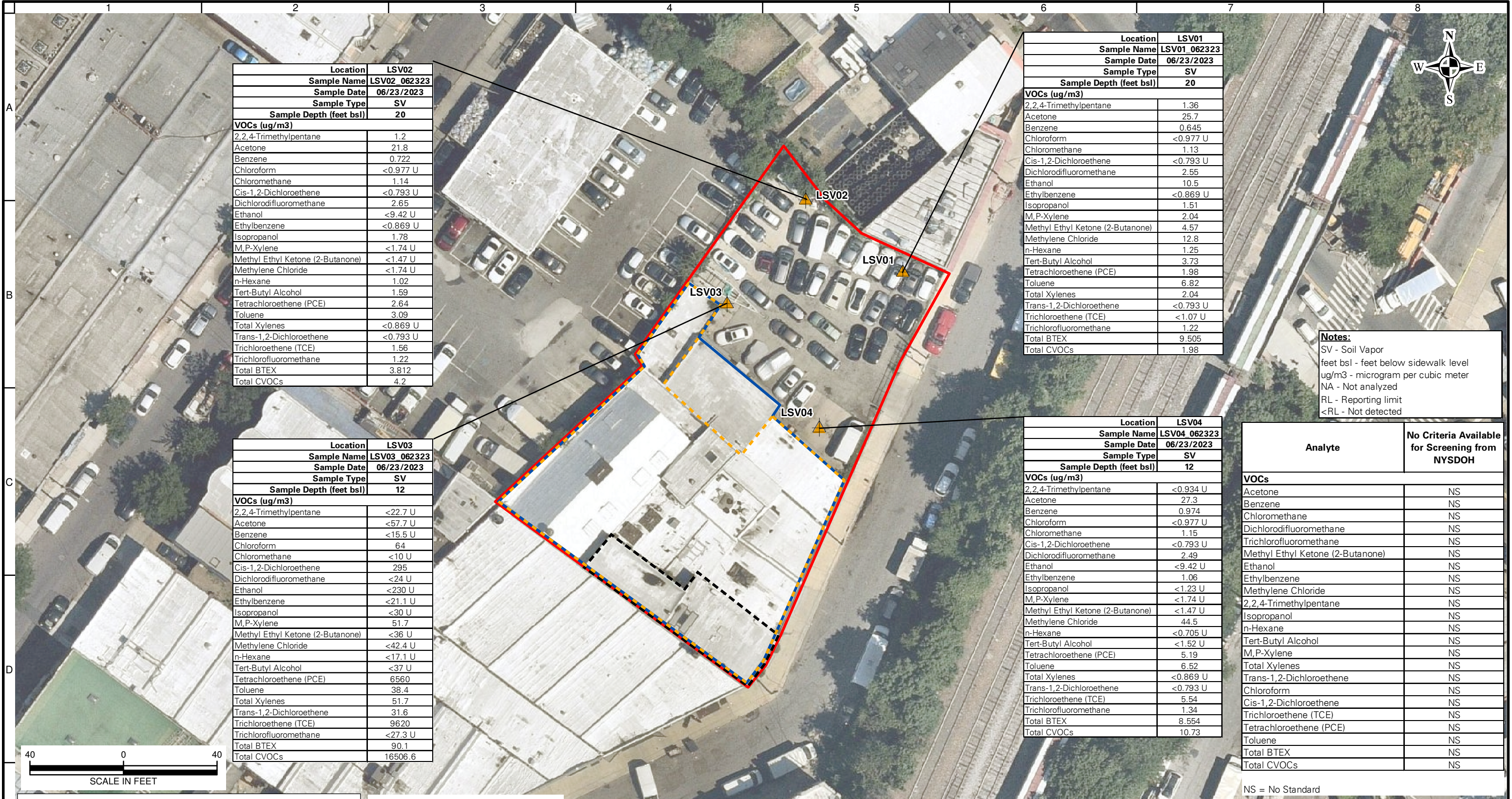
BLOCK 3556, LOT 61

QUEENS NEW YORK

Drawing Title

INDOOR AIR AND SUB-SLAB SOIL VAPOR NYSDOH DECISION MATRIX RESULTS

Project No.	101015501	Figure	5B
Date	10/2/2025		
Scale	1" = 40'		
Drawn By	IHB		



Legend

- Soil Vapor Point
- Former Laundry Facility (1936-1950)
- Former Metal Fabrication/Manufacturing Facility (1962-2006)
- Partial Basement Extents
- Site Boundary

Notes:

1. Aerial imagery provided through Langan's subscription to Nearmap, dated July 19, 2022.

2. Parcel data provided by NYC MapPLUTO 22v2.

3. 2022 Phase II EI Sample locations obtained from the Phase II EI Report conducted by Langan Engineering, Environmental, Survey, Landscape Architecture, and Geology, D.P.C. dated 12/1/2022.

4. Sample locations for the RI were collected using GPS location techniques.

5. AOC-1: Historic Onsite Operations and AOC-3: Presence of Contamination with Shallow Material encompasses the entire Site footprint.

6. AOC-2: Historical Uses of Adjacent Properties comprises the adjacent properties to the north, west, and south.

7. Historical site operations shown based on the review of a Certified Sanborn Map Report dated 19 August 2022 provided by Environmental Data Resources, Inc.

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

**16-63 CODY
AVENUE**

BLOCK 3556, LOT 61

QUEENS

NEW YORK

Drawing Title

**SOIL VAPOR
ANALYTICAL
RESULTS**

Project No.

101015501

Date

10/2/2025

Scale

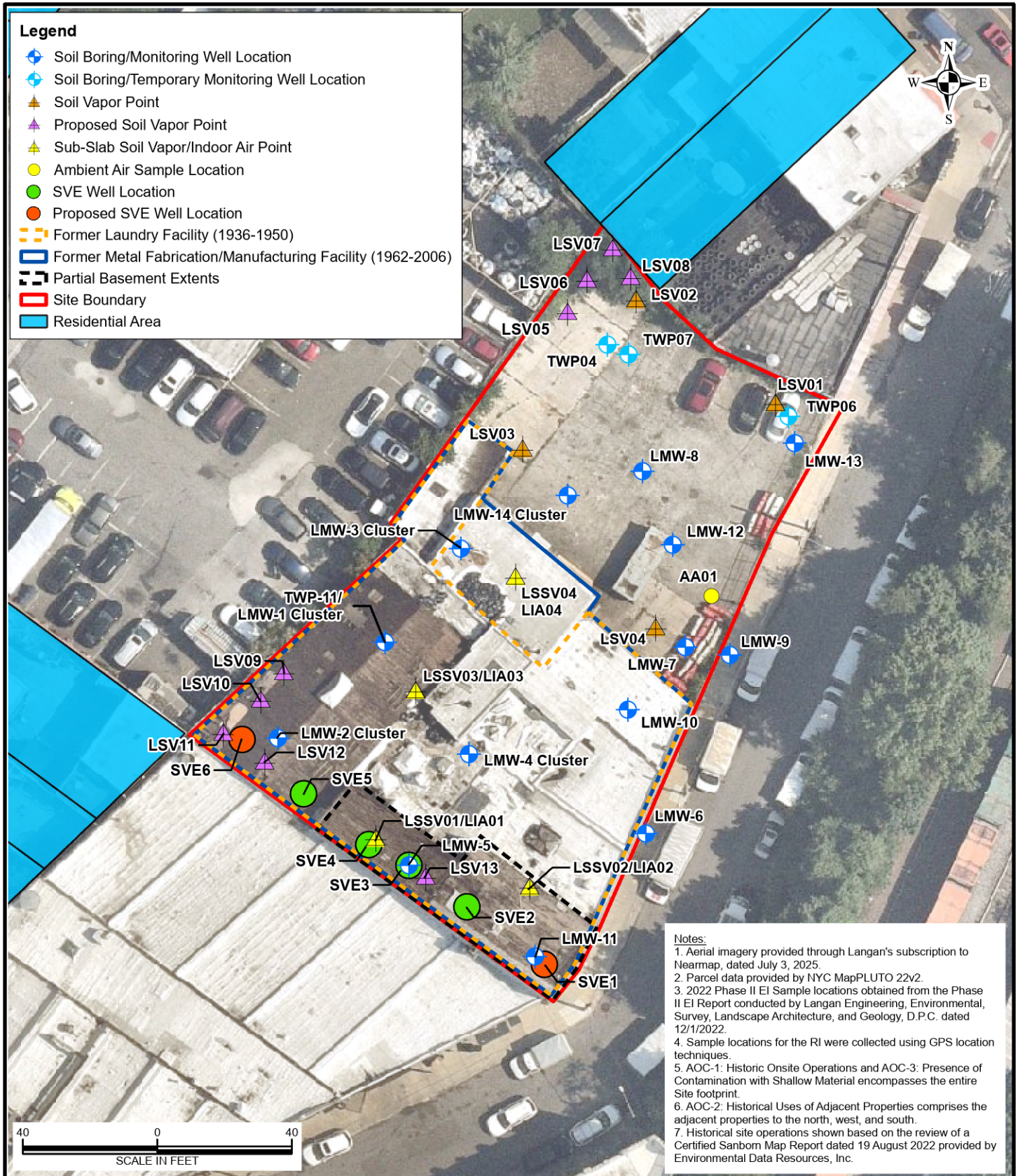
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Drawn By

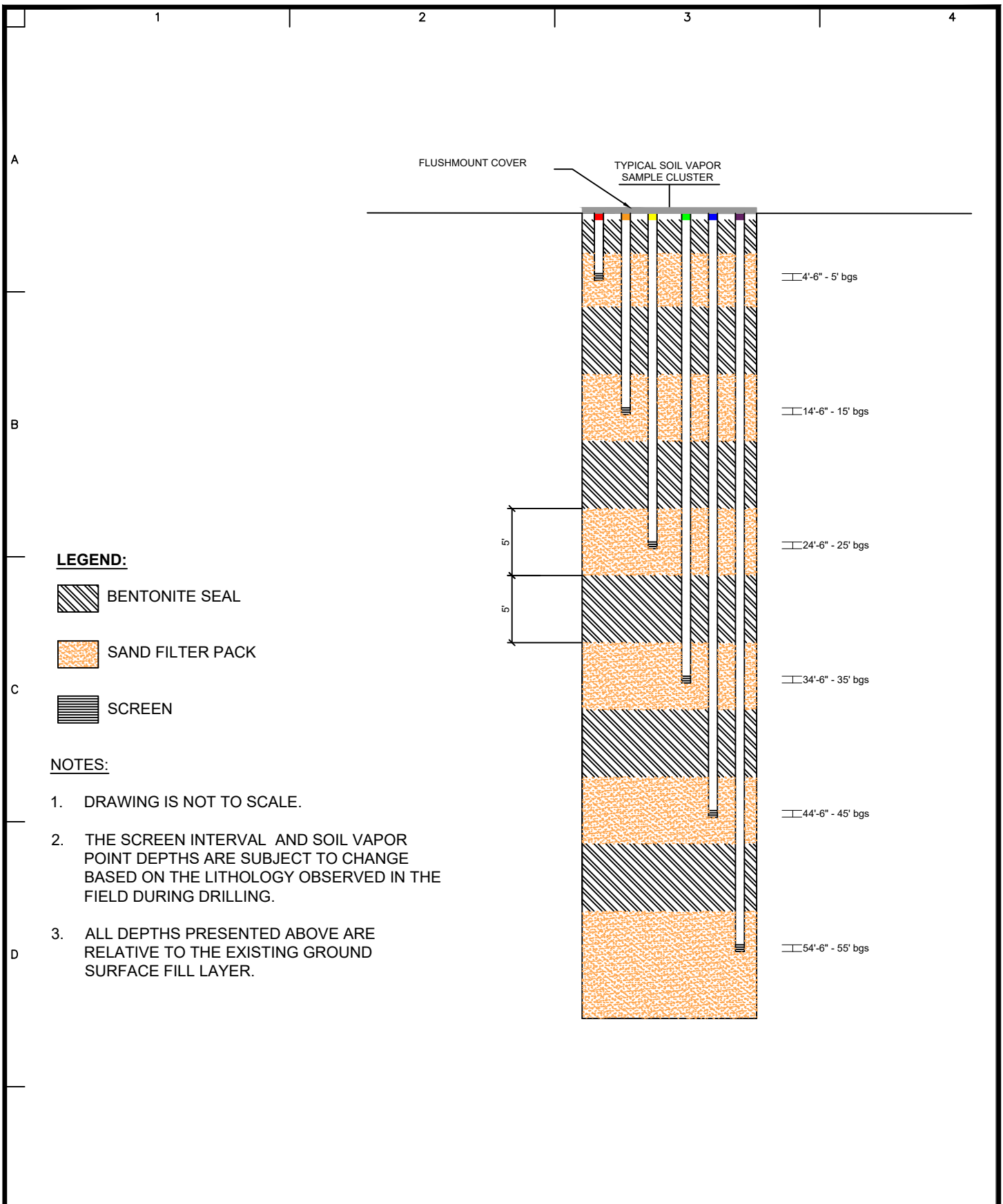
IHB

Figure

5C



LANGAN 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan International LLC Collectively known as Langan NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400	Project 16-63 CODY AVENUE BLOCK 3556, LOT 61 QUEENS NEW YORK	Drawing Title PROPOSED SAMPLE LOCATIONS	Project No. 101015501 Date 7/31/2025 Scale 1" = 40' Drawn By IHB	Figure 6
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LEGEND:

-  BENTONITE SEAL
-  SAND FILTER PACK
-  SCREEN

NOTES:

1. DRAWING IS NOT TO SCALE.
2. THE SCREEN INTERVAL AND SOIL VAPOR POINT DEPTHS ARE SUBJECT TO CHANGE BASED ON THE LITHOLOGY OBSERVED IN THE FIELD DURING DRILLING.
3. ALL DEPTHS PRESENTED ABOVE ARE RELATIVE TO THE EXISTING GROUND SURFACE FILL LAYER.

LANGAN

Langan Engineering and
Environmental Services, LLC

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NJ Certificate of Authorization No.24GA27996400

Project

**16-63 CODY
AVENUE**

BLOCK 3556, LOT 61

QUEENS

NEW YORK

Drawing Title

**PROPOSED SOIL
VAPOR POINT
CONSTRUCTION
DETAILS**

Project No.

101015501

Date

08/14/25

Drawn By

JJ

Checked By

X

Drawing No.

7