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BROWNFIELD CLEANUP PROGRAM APPLICATION

OCEAN BAY REDEVELOPMENT PROJECT

53-05 Beach Channel Drive and 360 Beach 54th Street

Edgemere, New York 11691

Block 15890, Lot 54 and 64

BCP Site No. C241304

May 2026

GZA File No. 41.0163476.00

PREPARED FOR:

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation

625 Broadway

Albany, NY 12233-7020

ON BEHALF OF:

ARVERNE EDGEMERE LLC

108 Norfolk Street, Ground Floor

New York, NY 10002

PREPARED BY:

GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.

D/B/A GZA GEOENVIRONMENTAL OF NEW YORK

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BROWNFIELD CLEANUP PROGRAM APPLICATION FORM
BCP App Rev 17 – October 2025

OCEAN BAY REDEVELOPMENT PROJECT
53-05 Beach Channel Drive and 360 Beach 54th Street
Edgemere, New York 11691
Block 15890, Lots 54 and 64
BCP Site No. C241304



SUBMITTAL INSTRUCTIONS:

- 1. Compile the application package in the following manner:
a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information...
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.

a. VIA SITE CONTROL DROPBOX:

- Request an invitation to upload files to the Site Control submittal dropbox.
In the "Title" field, please include the following: "New BCP Application - Proposed Site Name".
After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission.
Application packages submitted through third-party file transfer services will not be accepted.

a. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

Form with fields for SITE NAME: Ocean Bay Redevelopment Project, and two questions about BCA amendments and incomplete applications with Yes/No radio buttons.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME **Ocean Bay Redevelopment Project**

ADDRESS/LOCATION **53-05 Beach Channel Drive and 360 Beach 54th Street**

CITY/TOWN Edgemere	ZIP CODE 11691
---------------------------	-----------------------

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **New York City**

COUNTY Queens	SITE SIZE (ACRES) 0.850
----------------------	--------------------------------

LATITUDE	LONGITUDE
40 ° 35 ' 41.09 "	73 ° 47 ' 2.59 "

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.

Parcel Address	Section	Block	Lot	Acreage
53-05 Beach Channel Drive, Edgemere, NY	4	15890	64	0.781
360 Beach 54th Street, Edgemere, NY	4	15890	54	0.069

	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.	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
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) If yes, identify census tract: _____ Percentage of property in En-zone (check one): <input checked="" type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100%	<input type="radio"/>	<input checked="" type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (continued)	Y	N						
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>						
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.	<input type="radio"/>	<input checked="" type="radio"/>						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	<input type="radio"/>	<input checked="" type="radio"/>						
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: _____	<input type="radio"/>	<input checked="" type="radio"/>						
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. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>							
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>						
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?	<input checked="" type="radio"/>	<input type="radio"/>						
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.								
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 11-13 of this form.	<input checked="" type="radio"/>	<input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<input type="radio"/>	<input checked="" type="radio"/>						
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?	<input type="radio"/>	<input checked="" type="radio"/>						
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

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

3. Have any draft work plans been submitted with the application (select all that apply)?
 RIWP RAWP IRM No

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
 Is this information attached? Yes No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.
 Is this information clearly identified in the BCP project schedule? Yes No N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.
 Is this information attached? Yes No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?
 Yes No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a 1/2-mile radius of the site?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" type="radio"/>

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?
 N/A

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>R5, C2-4</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>		
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?	Y	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
	<input type="radio"/>	<input checked="" type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
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. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER New York City Housing Authority		
CONTACT NAME Nina Faranchi		
ADDRESS 38-20 Beach Channel Drive		
CITY Edgemere	STATE NY	ZIP CODE 11691
PHONE (734) 352-1595	EMAIL Nina.Faranchi@nycha.nyc.gov	
OWNERSHIP START DATE April 17, 2003		
CURRENT OPERATOR Arverne Edgemere LLC c/o Asian Americans for Equality		
CONTACT NAME Thomas Yu		
ADDRESS 108 Norfolk St. GF		
CITY New York	STATE NY	ZIP CODE 10002
PHONE (347) 208-6269	EMAIL thomas_yu@aafe.org	
OPERATION START DATE February 24, 2026		

SECTION VI: 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.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

- 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?

YES NO

- Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input checked="" type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input checked="" type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: Used Automobile Dealer

SECTION VII: Requestor Information							
NAME Arverne Edgemere LLC							
ADDRESS 108 Norfolk St. GF							
CITY/TOWN New York		STATE NY	ZIP CODE 10002				
PHONE (347) 208-6269	EMAIL thomas_yu@aafe.org						
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<input type="radio"/>						
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 the requestor is authorized to conduct business in NYS. Is this attached?			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
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.			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Thomas Yu			
ADDRESS 108 Norfolk St. GF			
CITY New York		STATE NY	ZIP CODE 10002
PHONE (212) 979-8381	EMAIL thomas_yu@aafe.org		
REQUESTOR'S CONSULTANT (CONTACT NAME) Stephen Kline			
COMPANY GZA GeoEnvironmental of New York			
ADDRESS 104 West 29th Street, 10 Floor, NY NY			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (212) 594-8140	EMAIL stephen.kline@gza.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Avenue, 17th Floor			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 878-7900	EMAIL gduke@foxrothschild.com		

SECTION IX: 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 with supporting documentation.

	Y	N
1. Is the requestor applying for a fee waiver?	<input checked="" type="radio"/>	<input type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A <input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

SECTION X: 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?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
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.	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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.	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of 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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are 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

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

- Previous Owner Current Owner Potential/Future Purchaser Other: Long Term Lessee

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

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

SECTION XI: 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.	<input type="radio"/>	<input checked="" type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>
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. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: 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:

- 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.
- For sites located in the five counties comprising New York City, the Director of the Mayor’s Office of Environmental Remediation.

SECTION XIII: 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 Director (title) of Arverne Edgemere LLC (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: 5/6/26 Signature: Thomas Yu Digitally signed by Thomas Yu
Date: 2026.05.06 14:43:21 -04'00'

Print Name: Thomas Yu

**PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR
DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.**

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 17

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

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:

- (I) “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
- 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.

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.



May 2026
Ocean Bay Redevelopment Project
BCP Site No. C241304
File No. 41.0163476.00
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BROWNFIELD CLEANUP PROGRAM APPLICATION SUPPLEMENTAL INFORMATION

OCEAN BAY REDEVELOPMENT PROJECT
53-05 Beach Channel Drive and 360 Beach 54th Street
Edgemere, New York 11691
Block 15890, Lots 54 and 64
BCP Site No. C241304



SECTION I. PROPERTY INFORMATION

PROPOSED SITE NAME : **OCEAN BAY REDEVELOPMENT PROJECT**

PROPERTY LOCATION

The Ocean Bay Redevelopment Project (“Site”) is located at the 53-05 Beach Channel Drive and 360 Beach 54th Street in the Edgemere neighborhood the New York City Borough of Queens. The Site is identified as Queens Tax Block 15890, Lots 54 and 64 and with coordinates of Latitude -40°35’41.09”, Longitude -73°47’ 2.59” based on the World Geodetic System of 1984 (WGS1984). The Site is bounded by Beach Channel Drive to the north; a nursing home to the south; Beach 54th Street to the west; and Beach 53rd Street to the east. The Site Location Map is provided on **Figure 1**.

SITE FEATURES

The Site has a total area of 37,079 square feet (approximately 0.85 acres) and is a combination of developed and undeveloped parcels with some paved parking areas. There are three one-story buildings surrounded by a chain-linked fence. The five buildings (16,566 square feet [SF] in total) are unoccupied. Lot 64 has a total area of 0.781 acres and Lot 54 has a total area of 0.069 acres. The proposed BCP Site boundary corresponds to the Tax Map Metes and Bound description included in the Deed and Survey, shown as **Exhibit A**. A Site Plan is provided as **Figure 2**.

On September 17, 2025, an application to merge tax lots 55, 58, 62, 64, 66 and 69 into one was submitted to the New York City Department of Finance. The merger was completed and the Lots 55, 58, 62, 64, 66, 69 are now identified as Lot 64. Currently, Lot 54 remains unchanged. A copy of the tax lot merger documentation is included as **Exhibit B**.

Historically, the Site was divided into seven tax parcels with the following addresses:

- 360 Beach 54th Street (Lot 54)
- 366 Beach 54th Street (former Lot 55)
- 53-15 Beach Channel Drive (former Lot 58)
- 53-13 Beach Channel Drive (former Lot 62)
- 53-05 Beach Channel Drive (Lot 64)
- 53-01 Beach Channel Drive (former Lot 66)
- No address - Vacant Lot at Beach 53rd Street (former Lot 69)

The Queens County Tax map with the former tax lot configuration is shown on **Figure 3**. A recent aerial photograph with the property boundaries and current owners identified is included as **Figure 4**.



CURRENT ZONING AND LAND USE

The Site is located in the Edgemere neighborhood of Queens in an area zoned for commercial and residential (C2-4/R5). The proposed redevelopment will be constructed as-of-right under the current zoning. The Zoning Map is shown on **Figure 5**. The Land Use Map is shown on **Figure 6**.

EN-ZONE AND DISADVANTAGED COMMUNITIES

The Site is not within a designated Environmental Zone (En-Zone).

The Site is located within a Disadvantaged Community (DAC) area. On March 27, 2023, in accordance with New York's Climate Act, the Climate Justice Working Group adopted the first version of the disadvantaged communities' criteria. The Site is located within Census Tract 36081097204 that is designated as a DAC with an Environmental Burden that is higher than 74% of census tracts statewide and a Population Vulnerability that is higher than 85% of census tracts statewide. The Disadvantaged Community map is shown on **Figure 7**.

PAST USE OF THE SITE

The Phase I Environmental Site Assessments (Phase I ESAs) from January 2012 and 2015 included environmental database reports, city directory searches, and fire insurance maps from Environmental Data Resources (EDR) that detail the past usage of the Site. The historical documentation is provided under a separate file (**File II – Previous Investigations**) with the BCP Application. The following are brief descriptions of the Site use by former tax parcel.

For Lot 54, records from 1933 until 1983 showed Lot 54 as being vacant. Between 1985 and 1988, Lot 54 was utilized as a parking space. Between 1990 until 2006, the property was developed with a 1-story commercial building that was occupied by a store/dry cleaner.

For the former Lot 55 (now Lot 64), records from 1933 until 1983 showed Lot 55 as being vacant. Between 1985 and 1988, Lot 55 was utilized as a parking space. Between 1990 until 2006, the property was developed with a 1-story commercial building that was occupied by a store / dry cleaner.

Channel Breeze Cleaners, which previously occupied 366 Beach 54th Street (Lot 54 and former Lot 55) from the early 1990s until circa 2006, was designated as a RCRA Non-Gen (Handler) facility of spent halogenated solvents (i.e., tetrachloroethylene [PCE], methylene chloride, trichloroethylene [TCE], 1,1,1-trichloroethane, chlorobenzene, etc.). RCRA Non-Gen facilities do not generate hazardous waste, but use regulated materials in quantities below EPA reporting thresholds. The previous use of the Site as a drycleaner may be a possible source of chlorinated solvent contamination.

For the former Lot 58 (now Lot 64), records from 1933 until 1951 showed the Site as a filling station. By 1981 until 1988, the 1-story building was utilized as a health center. Then by 1990 until 1992, as a dental office. From 1993 until 2006, the property was used as store. One NYSDEC Spill Case was documented in the environmental database, Spill No. 03-06202 was recorded on September 11, 2003, for the release



associated with the former filling station (located on former Lot 58). At the time of this Application, the Spill Case remains open. The former filling station and auto repair facility may be a possible source of petroleum contamination and chlorinated solvent contamination.

For the former Lot 62 (now Lot 64), records from 1933 until 1983 showed the parcel as vacant. Between 1985 until 1988, the parcel was utilized as used car lot. By 1990 until 2006 the parcel remained vacant. This lot may have been used for exterior waste storage during the operation of the adjacent parcel as an auto repair facility and been exposed to petroleum contamination and chlorinated solvent contamination. In addition, the use of this lot has contributed to being impacted by heavy metals.

For the former Lot 64 and Lot 66 (now Lot 64), records from 1933 until 1983 showed the two parcels as a vacant. Between 1983 until 1988, the two parcels were utilized as a used car lot. Between 1990 until 2006 the parcels were occupied by 1-story commercial buildings.

For the former Lot 69 (now Lot 64), records show that the parcel has been a vacant lot since 1933.

SITE GEOLOGY AND HYDROGEOLOGY

Based on the 2023 USGS publication, *Bedrock – Surface Elevation and Overburden Thickness Maps of the Five Boroughs* (DeMott, et al, 2023), bedrock is estimated at more than 1,100 feet below mean sea level (msl), and consist of schist, gneiss, and amphibolite of the Hartland Formation. The Site is located in an area that typically will have miscellaneous fill overlying thick glacial outwash deposits (comprised of a mixture of clay, silt, sand, gravel) overlying bedrock. Based on information provided in the 2016 Geotechnical Investigation, the Site's subsurface is comprised of historic fill composed of brown sand, gravel, and miscellaneous materials, including construction and demolition debris (e.g., brick, asphalt, glass, gravel), to approximately 6 feet below ground surface (ft bgs), underlain by an upper loose sand or silty sand stratum to approximately 18 ft bgs, transitioning to an organic layer at the bottom of the borings.

In 2025, GZA encountered groundwater between 2.0 and 4.9 feet below top of casing, corresponding to a groundwater elevation of between approximately 1.5 to 2.5 feet above msl. The inferred direction of groundwater flows to the south towards the Atlantic Ocean.

ENVIRONMENTAL ASSESSMENTS

The previous environmental assessments are summarized below:

Phase I Environmental Site Assessment, January 2012

AECOM performed a Phase I ESA at the Site in January 2012 (2012 Phase I ESA). The 2012 Phase I ESA identified three RECs, as defined under ASTM E1527-05, in connection with the Site.

- Billboards on Lot 54 and former Lot 55 indicate that a laundromat and a dry cleaner occupied the Site. The Department of Consumer Affairs indicated that they did not issue any permits for these two enterprises. The Dry-Cleaning Association had no record of a dry cleaner at the Site in its



database. The NYCDOF database provided two work permits for the installation of a dry cleaners on the Site.

- The Peninsula Hospital Center, which is adjacent to the Site to the east (across Beach 53rd Street), has a history of leaks and overfills. Although the EDR mentions corrective action was taken to resolve the issue, there was no mention of groundwater and soil impacts to the surrounding area.
- The 1933 Sanborn Map shows a filling station with five gasoline Underground Storage Tanks (USTs) along Beach Channel Drive on former Lot 58. No information was available on the decommissioning / removal of the USTs.

Phase I Environmental Site Assessment, November 2, 2015

GZA performed a Phase I ESA at the Site in November 2015 (2015 Phase I ESA). It identified three RECs, as defined under ASTM E1527-13, in connection with the property:

- A filling station with five gas tanks occupied the Site (former Lot 58) from 1933 to 1951. Old undocumented USTs often fail and pose a material threat to the Site, and therefore, are considered as a REC. Channel Breeze Cleaners (former Lot 55) was owned and operated by Agoute Cleaners Inc. and listed as a RCRA Non-Gen facility.
- Records from the NYC Department of Buildings (DOB) indicate that the work permit was issued in 1990 for the installation of a dry cleaner at former Lot 55. The Site was also listed in the EPA FINDS and NY MANIFEST list, which track events and activities related to the transport, storage, and treatment of hazardous waste, from 1992 to 2006. The Site reportedly utilized spent halogenated solvents in its operations.
- Three NYSDEC Spill Cases were reported for the three adjoining properties (the Lawrence Nursing Care, Lawrence Nursing Home, and Edgemere Apartments). At the time of the 2015 Phase I ESA, the Spill Cases remained open and have not been closed to the satisfaction of NYSDEC.

Summary Report of Subsurface Investigation, December 4, 2015

In November 2015, Ecosystems Strategies, Inc. (Ecosystems), under contract with NYCHA, investigated the former Site gasoline filling station associated with Spill Case No. 03-06202 first reported on September 11, 2003 (2015 Spill Investigation). Ecosystems advanced four soil borings near the two former pump islands, completed the soil borings as permanent monitoring wells, and collected samples for laboratory analyses for volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs).

The findings of the 2015 Spill Investigation were as follows:

- Evidence of petroleum contamination (elevated photoionization detector [PID] readings, odors, and/or soil staining) was observed in all soil borings. The most significant impacts were



documented in shallow soils (from 4 to 6 feet below ground surface [ft bgs]) between the former pump islands and at the northwestern corner of the Site. Gray staining was noted in soils encountered below the water table.

- The following VOCs were detected in soil samples at concentrations above guidance levels.
 - 1,2,4-trimethylbenzene (at a maximum concentration [max] of 330 milligrams per kilogram [mg/kg], guidance level 3.6 mg/kg)
 - 1,3,5-trimethylbenzene (max of 290 mg/kg, guidance level 8.4 mg/kg)
 - isopropylbenzene (max of 19 mg/kg, guidance level 2.3 mg/kg)
 - n-propylbenzene (max of 34 mg/kg, guidance level 3.9 mg/kg)
 - naphthalene (max of 160 mg/kg, guidance level 12 mg/kg)
 - p-isopropyltoluene (max of 40 mg/kg, guidance level 10 mg/kg)
 - sec-butylbenzene (max of 20 mg/kg, guidance level 11 mg/kg)
 - p- & m-xylenes (max of 0.43 mg/kg, guidance level 0.26 mg/kg)
 - xylenes, total (max 0.68 mg/kg, guidance level 0.26 mg/kg)

- Elevated concentrations of dissolved VOCs were documented from samples collected from three of the four monitoring wells.
 - 1,2,4-trimethylbenzene (max of 310 micrograms per liter [ug/L], guidance level 5 ug/L)
 - 1,3,5-trimethylbenzene (max of 210 ug/L, guidance level 5 ug/L)
 - benzene (max of 9.5 ug/L, guidance level 1 ug/L)
 - ethylbenzene (max of 18 ug/L, guidance level 5 ug/L)
 - isopropylbenzene (max of 19 ug/L, guidance level 5 ug/L)
 - n-butylbenzene (max of 17 ug/L, guidance level 5 ug/L)
 - n-propylbenzene (max of 140 ug/L, guidance level 5 ug/L)
 - o-xylene (max of 19 ug/L, guidance level 5 ug/L)
 - p- & m-xylenes (max of 40 ug/L, guidance level 5 ug/L)
 - p-isopropyltoluene (max of 5.1 ug/L, guidance level 5 ug/L)
 - sec-butylbenzene (max of 20 ug/L, guidance level 5 ug/L)
 - toluene (max of 38 ug/L, guidance level 5 ug/L)
 - xylenes, total (max of 59 ug/L, guidance level 5 ug/L)

Geotechnical Engineering Report, October 12, 2016

GZA performed a geotechnical exploration of the Site, which included the advancement of 11 geotechnical borings and geotechnical engineering analyses of the data collected in October 2016 (2016 Geotechnical Investigation). Based on the results of GZA's 2016 Geotechnical Investigation, the subsurface conditions at the Site generally consist of the following, in order of increasing depth:

- SURFACE COVER: A 4-inch thick asphalt layer was encountered at the ground surface at test boring locations GZ-01 and GZ-09. A 4-inch thick concrete sidewalk was encountered at the ground surface at test boring locations GZ-06 and GZ-08. A 2- to 3-inch thick topsoil layer was encountered at the remaining boring locations.



- **FILL:** Fill, consisting of light brown to brown, fine to medium SAND, with up to 50 percent gravel and up to 35 percent fines, was encountered in nine of the eleven test borings (i.e., all borings except GZ-06 and GZ-08) to a bottom depth ranging between approximately 2 and 6 ft bgs. Occasional miscellaneous debris such as brick fragments and crushed stone were encountered within the Fill stratum. The Fill was very loose to medium dense.
- **UPPER LOOSE SAND :** An Upper Loose Sand or Silty Sand stratum was encountered below the Fill in 8 of 11 test borings (i.e., GZ-01, GZ-02, GZ-04, GZ-07, GZ-10, and GZ-11, and below the surface cover at GZ-06 and GZ-08). This stratum ranged in thickness from approximately 2 to 11 feet, and extended to depths ranging between 6 ft bgs and 18 ft bgs (that is, the bottom of the stratum). This stratum was described as gray, fine to medium SAND with up to 35 percent fines (less than 10 percent in all borings except for GZ-10 and GZ-11 where up to 35 percent fines were observed) and 5 percent gravel. The Upper Loose Sand was very loose to medium dense.
- **ORGANICS:** An Organic layer was encountered in all 11 test borings; below the Upper Loose Sand Stratum in GZ-01, GZ-02 (interbedded in the Upper Loose Sand in GZ-02), GZ-04, GZ-06, GZ-07, GZ-08, GZ-10, and GZ-11, and below the Fill stratum in GZ-03, GZ-05, and GZ-09. The Organic stratum ranged in thickness between approximately 2.5 feet and 18 feet and was observed to extend to depths ranging between 12 and 30 ft bgs. This stratum was variable in composition and was described as gray, fibrous PEAT with up to 35 percent Organic Silt and/or up to 35 percent Sand; Organic SILT with up to 50 percent Sand; or fine SAND with up to 50 percent fibrous Peat and/or Organic Clay & Silt, Clay, or Silt. This stratum was very soft to stiff in consistency (or very loose to loose for coarse grained composition).

Summary Report of Supplemental Subsurface Investigation, November 4, 2016

Ecosystems, under contract to NYCHA, performed a supplemental investigation of the former gasoline filling station associated with Spill Case No. 03-06202 in September 2016 (2016 Spill Investigation). Five boreholes (MW-05 to MW-09) were installed to depths ranging from 15 ft bgs. Two soil samples were collected from each boring: one from 4 -6 ft bgs and one from varying depths between 6-12 ft bgs. The soil samples were analyzed for VOCs and SVOCs. The soil analytical results were compared to the NYSDEC Commissioner's Policy-51 (CP-51) Soil Cleanup Guidance Levels (SCLs) for Gasoline Contaminated and Fuel Oil Contaminated Soils. Soil staining and gasoline odors were not observed in the soil. The VOCs and SVOCs were either not detected or detected at levels below their respective SCLs in the soil samples.

Groundwater gauging data indicated that groundwater was flowing to the southwest. Ecosystems concluded that the groundwater samples collected from the five new wells (MW-05 to MW-09) and the four previously existing wells indicated that the gasoline-related contamination in the groundwater had not migrated off-site in 2016.



Phase II Environmental Site Investigation, November 2016

Asian Americans for Equality (AAFE) retained GZA to conduct a Phase II ESI to evaluate the subsurface conditions at the Site. On August 29 and 30, 2016, the Phase II ESI (2016 Phase II ESI) was performed within the context of an application by the NYCHA to the U.S. Department of Housing and Urban Development (HUD) for the disposition of the NYCHA-owned property under the City Environmental Quality Review (CEQR) Number 16CHA003Q. The findings of the 2016 Phase II ESI are summarized as follows:

- The water table was observed between approximately 4.3 to 5.3 ft bgs. The inferred direction of groundwater flow beneath the Site was generally to the southwest.
- The geophysical investigation noted a potential 550-gallon UST located at the northwest corner of Lot 64 (former Lot 58) parking area.
- The soil analytical results show exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) for two VOCs, two SVOCs and several metals. None of the detected compounds were reported to exceed Restricted Residential Use SCOs (RRSCOs).

The groundwater samples reported exceedances of two chlorinated VOCs: cis-1,2-dichloroethene [cis-1,2-DCE] (max of 34 ug/L, guidance level 5 ug/L) and vinyl chloride (max of 2.5 ug/L, guidance level 2 ug/L). These compounds are breakdown products of PCE, a common drycleaning contaminant. The results also contained an exceedance of polychlorinated biphenyls (PCBs), two targeted SVOCs, and several targeted metals. One well at the former filling station (MW-2) from the 2015 Spill Investigation was sampled and contained exceedances of 1,2,4-trimethylbenzene (max of 12 ug/L, guidance level 5 ug/L), ethylbenzene (max of 12 ug/L, guidance level 5 ug/L), o-xylene (max of 13 ug/L, guidance level 5 ug/L), and p/m-xylene (max of 29 ug/L, guidance level 5 ug/L), which are associated with gasoline. Soil vapor samples also had elevated chlorinated VOCs, including TCE and PCE. The data tables from the 2016 Phase II ESI are included in **Exhibit C**.

Phase II Environmental Site Investigation, January 2026 (prior to entry into the BCP)

Arverne Edgemere LLC (Client) retained GZA to conduct a Phase II ESI to evaluate the subsurface conditions of the Site for eligibility into the BCP Program. GZA performed the field activities from October 6, 2025 to October 15, 2025. The Phase II ESI Report was issued in January 2026 (2026 Phase II ESI) and was revised to incorporate the changes to the Title 6 New York Codes, Rules, and Regulations (6 NYCRR) Part 375 Environmental Remediation Programs Soil Cleanup Objective (SCO) changes in December 2025.

Based upon the investigations conducted to date, the primary contaminants of concern for the site include petroleum -related VOCs (1,2,4,5-Tetramethylbenzene, 1,2,4-Trimethylbenzene, and Isopropylbenzene) and chlorinated VOCs (cis-1,2-DCE, TCE, PCE, and vinyl chloride) in groundwater and soil vapor.

The findings are summarized below:



- The geophysical survey did not reveal the presence of anomalies indicative of USTs at the Site. A 275-gallon aboveground storage tank (AST) was observed just south of the building to the northwest portion of Lot 64 (former Lot 58).
- The subsurface conditions at the Site consist of historic fill, which includes brown sand, gravel, and miscellaneous materials such as construction and demolition debris (e.g., brick, asphalt, glass) to a maximum depth of 5 ft bgs, underlain by fine to coarse sand, transitioning to clayey silt to at least a depth of 10 ft bgs.
- A groundwater flow direction from North to South across the Site was observed during the monitoring well gauging with groundwater elevations ranging between approximately 1.5 feet to 2.5 feet above msl. No light non-aqueous phase liquid (LNAPL) was detected in any of the groundwater monitoring wells during the October 2025 sampling round. Transducer data from GMW-03 indicated that the water table is minimally influenced by tides.
- Laboratory analysis of 31 soil samples collected throughout the Site reported concentrations of PCE, PAHs, heavy metals at concentrations above unrestricted use soil cleanup objectives (UUSCOs), restricted residential SCOs (RRSCOs), and/or protection of groundwater SCOs (PGSCOs). Chlorinated VOCs in soil were mainly encountered at the vacant lot south of Beach Channel Drive (former Lot 62). Compounds and analytes in excess of UUSCOs, RRSCOs, or PGSCOs are as follows:
 - tetrachloroethene (max of 12 mg/kg)
 - benzo(a)anthracene (max of 26 mg/kg)
 - benzo(a) pyrene (max of 19 mg/kg)
 - benzo(b)fluoranthene (max of 24 mg/kg)
 - chrysene (max of 26 mg/kg)
 - dibenzo(a,h) anthracene (max of 3.1 mg/kg)
 - indeno(1,2,3-cd)pyrene (max of 11 mg/kg)
 - naphthalene (max of 18 mg/kg)
 - phenanthrene (max of 36 mg/kg)
 - arsenic (max of 15.7 mg/kg)
 - copper (max of 185 mg/kg)
 - lead (max of 432 mg/kg)
 - mercury (max of 2.36 mg/kg)
 - zinc (max of 1220 mg/kg)
 - 4,4'-DDD (max of 0.00717 mg/kg)
 - 4,4'-DDE (max of 0.0755 mg/kg)
 - 4,4'-DDT (max of 0.119 mg/kg)
- Laboratory analysis of 12 groundwater samples reported concentrations of petroleum -related VOCs (1,2,4,5-Tetramethylbenzene, 1,2,4-Trimethylbenzene, and Isopropylbenzene) and PAHs in one monitoring well above AWQS. While chlorinated VOCs (cis-1,2-DCE, PCE, and vinyl chloride) were detected in four monitoring well samples above AWQS. Several dissolved metals were also



observed above AWQS. PFOS and PFOA were also detected above AWQS in multiple wells. Compounds and analytes in excess of AWQS are as follows:

- 1,2,4,5-Tetramethylbenzene (max of 33 ug/L)
 - 1,2,4-Trimethylbenzene (max of 110 ug/L)
 - Isopropylbenzene (max of 37 ug/L)
 - cis-1,2-DCE (max of 22 ug/L)
 - PCE (max of 10 ug/L)
 - vinyl chloride (max of 2 ug/L)
 - benzo(a)anthracene (max of 0.06 ug/L)
 - benzo(a) pyrene (max of 0.05 ug/L)
 - benzo(b)fluoranthene (max of 0.07ug/L)
 - chrysene (max of 0.05 ug/L)
 - indeno(1,2,3-cd)pyrene (max of 0.03 ug/L)
- New York State does not have standards, criteria, or guidance values for VOCs in soil vapor and ambient air samples. Laboratory analysis of the nine soil vapor samples reported elevated concentrations of both petroleum-related VOCs (in the area of the former gasoline spill) and chlorinated VOCs (specifically cis-1,2-DCE, PCE, and TCE). Elevated compounds in soil vapor are as follows:
 - ethylbenzene (max of 2.96 ug/m³)
 - 1,2,4-trimethylbenzene (max of 8.5 ug/m³)
 - 1,3,5-trimethylbenzene(max of 2.41 ug/m³)
 - o-xylene (max of 6.43 ug/m³)
 - m,p-xylene (max of 15.5 ug/m³)
 - heptane (max of 4.43 ug/m³)
 - hexane (max of 1,190 ug/m³)
 - toluene (max of 29.4 ug/m³)
 - cis-1,2-dichloroethene (max of 96.3 ug/m³)
 - trichloroethene (max of 299 ug/m³)
 - tetrachloroethene (max of 129,000 ug/m³)
 - The elevated levels of chlorinated VOC soil vapor sampling results are higher than identified in 2016 Phase II ESI this finding and combined with the soil and groundwater chlorinated VOC results may indicate a source area of chlorinated VOCs on the Site.

The analytical results are discussed further in **Section VI – Property’s Environmental History**. The analytical results are summarized in **Tables 1, 2, and 3**, and presented as spider diagrams on **Figures 8, 9, and 10**. Data from the 2026 Phase II ESI will be complemented with the data collected for the proposed Remedial Investigation Work Plan (included with the BCP Application), and will be validated for the Data Usability Summary Report (DUSR) for inclusion in the NYSDEC EQuIS database.



SECTION II. PROJECT DESCRIPTION

POST-REMEDATION USE / PROJECT DETAILS

Based on the evaluation of the available historical environmental information and the past uses of the Site as being a filling station and a dry cleaner, the historical usage at the Site may have contributed subsurface contamination. Contaminants of concern include chlorinated VOCs, petroleum-related VOCs, PFAS/PFOA, SVOCs, and metals. The Requestor intends to remediate the Site in a manner that will render the Site protective of public health and the environment. The proposed remedy for the Site will be designed to reduce the potential for exposure to hazardous substances during construction. The proposed remedial action will address existing environmental conditions in the subsurface, including soil, groundwater, and soil vapor.

The Project development will include the demolition of the three single-story buildings and redeveloping the entire Site into 5-story commercial / residential affordable housing. The proposed redevelopment plans are included in **Exhibit D**.

PROJECT SCHEDULE

This BCP Application is being submitted in concurrence with a Remedial Investigation Workplan (RIWP) and proposes to enter the BCP at the investigation stage. We performed a Phase II Investigation in October 2025, with the results summarized in report dated January 2026. We propose to complement the data by performing a Remedial Investigation (RI), which we anticipate to begin in Fall 2026. We will prepare the RAWP thereafter, with the review and approval anticipated by the Spring of 2027. We aim to complete the remedial action by the end 2027, and a Certificate of Completion expected to be issued in June 2028. If the schedule for remediation and development activities changes, it will be updated and submitted to NYSDEC, as necessary. The proposed BCP Milestone schedule is included in **Exhibit E**.

GREEN SUSTAINABLE REMEDIATION

Sites remediated under the oversight of the New York State Department of Environmental Conservation (NYSDEC) are required to incorporate the concepts of green remediation into all phases of the cleanup process in accordance with DER-31. Green remediation is defined as “the practice of considering all environmental effects of remedy implementation and incorporating options to minimize the environmental footprint of cleanup actions.” GZA has prepared a discussion of the green and sustainable remediation (GSR) practices (which includes the climate change screening and vulnerability assessment) to be incorporated throughout the BCP phases for the Ocean Bay Redevelopment project included in **Exhibit F**.

SECTION III. ECOLOGICAL CONCERNS

The Site is located approximately 0.23 miles from Conch Basin to the northeast and approximately 0.36 miles from the Atlantic Ocean to the south. However, the Site is located in a densely populated urban infill setting in Queens, New York. In accordance with DER-10 Section 3.10.1, the United States Fish and



Wildlife Service's (USFWS) IPaC system was consulted on October 23, 2025 for the Development Site and using the USFWS Northeast DKey, determined that there is 'no effect' to the listed species with potential to be present in the project area, including the Piping Plover, Roseate Tern, and Rufa Red Knot. The USFWS Determination Letter of No Effect is included in **Exhibit G**.

SECTION IV. LAND USE FACTORS

CURRENT ZONING AND LAND USE

The Site is located in the Edgemere neighborhood of Queens, New York in an area zoned for mixed use residential / commercial purposes (R5/C2-4). A map showing the proposed BCP Site boundary, adjacent roadways, and adjacent property owners is shown in the Property Base Map on **Figure 4**. The proposed construction will be as-of-right and will be consistent with applicable zoning regulations. The Zoning Map is shown on **Figure 5**. The Land Use Map is shown on **Figure 6**. The Site is located within a disadvantaged community area of Queens, as shown on **Figure 7**.

ANTICIPATED USE

Under the BCP, the Requestor (Arverne Edgemere LLC) plans to redevelop as-of-right into a commercial / residential (fully affordable housing) property.

CURRENT BUSINESS OPERATIONS

The Site is currently improved as five single-story commercial buildings that are currently vacant. Operations at the Site ceased over 10 years ago and has been vacant since.

COMPLIANCE WITH ZONING LAWS, RECENT DEVELOPMENT, AND COMMUNITY MASTER PLANS

The Project Site is located within the boundaries of the New York City Coastal Zone and is subject to City Environmental Quality Review (CEQR) discretionary review procedures. GZA reviewed and assessed the project for consistency with the policies set forth in the New York City Waterfront Revitalization Program (WRP). The waterfront revitalization program map is included on **Figure 11**. A copy of the waterfront revitalization program assessment is included as **Exhibit H**.

In addition, the NYCHA is seeking disposition approval for public for housing property from the U.S. Department of Housing and Urban Development (HUD) pursuant to Section 18 of the U.S. Housing Act of 1937 in addition to funding through the New York City Department of Housing Preservation and Development (HPD) Neighborhood Construction Program (NCP). The Proposed Project will be pursuing 8 Project Based Vouchers (PBVs) and Low-Income Housing Tax Credit (LIHTC) (the "Proposed Actions"). The Proposed Actions would facilitate the new construction of a mixed-use (commercial/residential) building. In accordance with National Environmental Policy Act (NEPA) 24 Part 58, an Environmental Assessment (EA) for Determinations and Compliance Findings for HUD-assisted Projects, was performed. The NEPA EA is included as **Exhibit I**.



SECTION V. CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The current Site owner for 360 Beach 54th Street and 53-05 Beach Channel Drive is New York City Housing Authority. The current and historical property owners and operator information is included in **Exhibit N**.

The Requestor is not the owner and does not have any relationship with the historical operators of the Site. However, the current owner (NYCHA) has granted access and authorized the Requestor (as Current Operator) on their behalf to apply, participate in, and perform any obligations required under the NYSDEC BCP. The owner authorization is included in **Exhibit J**.

SECTION VI. PROPERTY'S ENVIRONMENTAL HISTORY

PREVIOUS REPORTS

The following reports have been reviewed and submitted as part of the Requestor BCP application:

- *Phase I ESA Report, AECOM, January 2012*
- *Phase I ESA Report, GZA, November 2, 2015*
- *Summary Report of Subsurface Investigation, Ecosystems, December 4, 2015*
- *Geotechnical Engineering Report, GZA, October 12, 2016*
- *Summary Report of Supplemental Subsurface Investigation, Ecosystems, November 4, 2016*
- *Phase II Environmental Site Investigation (Phase II ESI), GZA, November 2016*
- *Phase II Environmental Site Investigation, GZA, January 2026 (for evaluating eligibility into BCP)*

The historical environmental tables for the November 2016 and January 2026 investigations are included in **Exhibit C**.

PAST USE OF THE SITE

The Phase I Environmental Site Assessments (Phase I ESAs) dated January 2012, and dated November 2015 included an Environmental Database Report, a City Directory search, and Sanborn Fire Insurance Maps were reviewed to understand the past usage of the Site. The historical documentation is under a separate **File II - Environmental Historical Documentation**.

In general, the Site was vacant, undeveloped land until a gasoline filling station was opened on the southeast corner of the intersection of Beach Channel Drive and Beach 54th Street in the 1930s. Multiple underground storage tanks were installed for the filling station. The filling station was converted to commercial offices including a Health Center in the 1980s, and a Dental Office in the 1990s. Portions of Lot 64 were used as a Used Auto Lot in the 1980s. In the 1990s, four other buildings were developed on the Site, which were used as various commercial establishments including a drycleaner and laundry mat.

Channel Breeze Cleaners, which previously occupied 366 Beach 54th Street (Lot 54 and former Lot 55) from the early-1990s until circa 2006, was designated as a RCRA Non-Gen (Handler) facility of spent halogenated solvents (i.e., tetrachloroethylene [PCE], methylene chloride, trichloroethylene [TCE], 1,1,1-



trichloroethane, chlorobenzene, etc.). RCRA Non-Gen facilities do not generate hazardous waste but use regulated materials in quantities below EPA reporting thresholds. The five single-story commercial buildings on-site have been vacant for over 10 years.

One NYSDEC Spill case was documented in the environmental database. The Edgemere Apartments at 53-21 Beach Channel Drive Spill No. 03-06202 was recorded on September 11, 2003, for the release associated with the former filling station (located on Lot 64). At the time of this application the Spill Case remains open.

SAMPLING DATA

Sampling data from the January 2026 Phase II ESI were compared to NYSDEC Part 375 UUSCOs, RRUSCOs, and PGSCOs. The groundwater analytical results were compared to the NYSDEC AWQS. The soil vapor analytical results were also evaluated. The 2026 Phase II ESI analytical results are summarized in **Tables 1, 2, and 3**, and presented as spider diagrams on **Figures 8, 9, and 10**.

Data from the 2026 Phase II ESI will be complemented with additional site characterization sampling data in accordance with the proposed Remedial Investigation Work Plan (included with the BCP Application), and will be validated for the Data Usability Summary Report (DUSR)

Soil Chemistry

Volatile Organic Compounds

- Chlorinated VOCs - PCE was above UUSCOs and PGSCOs in one shallow sample (at maximum concentration of [max.] of 12 milligrams per kilogram [mg/kg] at GZ-04 from 0-2 ft bgs) and at a deeper sample (5.4 mg/kg at GZ-04 3-5 ft bgs).
- The rest of the VOCs were either below detection limits or detected below UUSCOs, RRUSCOs, and PGSCOs.

Semi-Volatile Organic Compounds

- Polycyclic aromatic hydrocarbons (PAHs), specifically benzo(a)anthracene (max. of 26 mg/kg), benzo(a)pyrene (max. of 19 mg/kg), benzo(b)fluoranthene (max of 24 mg/kg), benzo(k)fluoranthene (max. of 4.9 mg/kg), chrysene (max. of 26 mg/kg), indeno(1,2,3-cd)pyrene (max. of 11 mg/kg) were detected above UUSCOs, RRUSCOs, or PGSCOs in four samples. Dibenzo(a,h)anthracene (max. of 3.1 mg/kg) was detected above UUSCOs and RRUSCOs, but below PGSCOs in three samples. Phenanthrene (max 5 mg/kg) was detected above UUSCOs or RRUSCOs, but below PGSCOs in six samples. Benzo(ghi)perylene (max 4.2 mg/kg) was detected above UUSCOs, but below RRUSCOs and PGSCOs in four samples.
- Naphthalene (max. of 18 mg/kg) was detected above UUSCOs and PGSCOs, but below RRUSCOs in one sample.
- The rest of the SVOCs samples were either below detection limits or detected below UUSCOs, RRUSCOs, and PGSCOs.

Metals



- Arsenic (max. of 15.7 mg/kg), copper (max. of 185 mg/kg), nickel (max. of 34.3 mg/kg), and zinc (max. of 1,220 mg/kg) were detected at concentrations above UUSCOs, but below RRUSCOs and PGSCO, in at least one sample.
- Lead (max. of 432 mg/kg) was detected at a concentration above UUSCOs and RRUSCOs, but below PGSCO in one sample; and above UUSCOs, but below RRUSCOs and PGSCO in ten samples.
- Mercury (max. of 2.36 mg/kg) was detected above UUSCOs, RRUSCOs, and PGSCO in two samples; and above UUSCOs, but below RRUSCOs and PGSCO in two samples.

Pesticides

- Pesticides 4,4'-DDD (max. of 0.00717 mg/kg), 4,4'-DDE (max. of 0.0755 mg/kg), 4,4'-DDT (max. of 0.119 mg/kg) were detected at concentrations above UUSCOs, but below RRUSCOs and PGSCO in 13 samples.

Herbicides

- Herbicides were either at concentrations below detection limits or were detected below UUSCOs, RRUSCOs, or PGSCO.

Polychlorinated Biphenyls

- Individual PCBs were either at concentrations below detection limits or were detected below UUSCOs, RRUSCOs, or PGSCO. Total PCBs (max. 0.215 mg/kg) were detected at concentrations above UUSCOs, but below RRUSCOs and PGSCO in two soil samples.

Per- and Polyfluoroalkyl Substances

- PFAS was either at concentrations below detection limits or were detected below UUSCOs, RRUSCOs, or PGSCO.

The analytes above RRUSCOs are summarized in the table below:

Soil Summary Table				
Analytes > RRUSCOs	RRUSCO (ppm)	Detections > RRUSCOs	Maximum Detection (ppm)	Location of Max Detection (ft bgs)
Benzo(a)anthracene	1.4	4	26	GZ-04 (3-5)
Benzo(a)pyrene	1	5	19	GZ-04 (3-5)
Benzo(b)fluoranthene	1.4	5	24	GZ-04 (3-5)
Benzo(k)fluoranthene	4.9	1	4.9	GZ-04 (3-5)
Chrysene	4.9	3	26	GZ-04 (3-5)
Dibenz(a,h)anthracene	0.33	4	3.1	GZ-04 (3-5)
Indeno(1,2,3-cd)pyrene	1.4	4	11	GZ-04 (3-5)
Phenanthrene	4.9	4	5	GZ-04 (3-5)
Lead, Total	400	1	432	GZ-04 (0-2)
Mercury, Total	0.3	2	2.36	GZ-04 (0-2)

Notes:

- Analytes > RRUSCOs: Displays analytes that exceeded the NYSDEC Part 375 RRUSCO shown in parts per million (ppm)
- Detections > RRUSCOs: Number of detections above the applicable RRUSCO.
- Maximum Detection (ppm): Sample location representing the maximum detection of the analyte in ppm.



A summary of soil data compared to UUSCOs, RRUSCOs, and PGSCO is included in **Table 1**. Spider Diagram of soil chemistry exceedances is included on **Figure 8**.

Groundwater Chemistry

Volatile Organic Compounds

- Petroleum-related VOCs, specifically 1,2,4,5-tetramethylbenzene (at 33 micrograms per liter [ug/L]), 1,2,4-trimethylbenzene (at 110 ug/L), and isopropylbenzene (at 37 ug/L) were detected above AWQS in sample collected from 2016-MW-04.
- Chlorinated VOCs, specifically cis-1,2-DCE (max. of 22 ug/L), tetrachloroethene (max. of 110 ug/L), and vinyl chloride (max. of 2 ug/L), were detected at concentration above AWQS, in four samples collected.

Semi-Volatile Organic Compounds

- PAHs, specifically benzo(a)anthracene (max. of 0.06 ug/L), benzo(a)pyrene (at 0.05 ug/L), benzo(b)fluoranthene (at 0.07 ug/L), chrysene (at 0.05 ug/L) and indeno(1,2,3-cd)pyrene (at 0.03 ug/L) were detected at concentration above AWQS, in at least one sample collected.

Total Metals

- Chromium (at 94.13 ug/L) was detected at concentration above AWQS in one sample 2016 MW-05.
- Iron (max. of 48,500 ug/L) was detected at concentrations above AWQS in nine samples.
- Magnesium (max. of 878,000 ug/L) was detected at concentration above AWQS in eleven samples.
- Manganese (max of 438.7 ug/L) was detected at concentration above AWQS in two samples.
- Sodium (max. of 8,350,000 ug/L) was detected at concentrations above AWQS in the twelve samples.

Dissolved Metals

- Chromium (max. of 61.57 ug/L) was detected at concentration above AWQS in one sample 2016 MW-05.
- Iron (max. of 51,500 ug/L) was detected at concentrations above AWQS in seven samples collected.
- Magnesium (max. of 900,000 ug/L) was detected at concentration above AWQS in eleven samples.
- Manganese (max of 428.5 ug/L) was detected at concentration above AWQS in two samples.
- Sodium (max. of 7,020,000 ug/L) was detected at concentrations above AWQS in the thirteen samples.

Pesticides, Herbicides, and Polychlorinated Biphenyls

- Pesticides, herbicides, and PCBs were either below detection limits or were detected concentrations below AWQS.



Per- and Polyfluoroalkyl Substances

- PFOS (max. of 0.0586 ug/L) was detected at concentrations above AWQS in eleven samples.
- PFAS (max. of 0.0574 ug/L) was detected at concentrations above AWQS in twelve samples.

The analytes above the NYSDEC guidance values are summarized in the table below:

Groundwater Summary Table				
Analytes > AWQS	AWQS (ug/L)	Detections > AWQS	Maximum Detection (ug/L)	Location of Max Detection
1,2,4,5-Tetramethylbenzene	5	1	33	2016-MW-04
1,2,4-Trimethylbenzene	5	1	110	2016-MW-04
cis-1,2-Dichloroethene	5	4	22	2025-GMW-03
Isopropylbenzene	5	1	37	2016-MW-04
Tetrachloroethene	5	3	10	2025-GMW-04
Vinyl Chloride	2	1	2	2025-GMW-02
Benzo(a)anthracene	0.002	2	0.06	2025-GMW-03
Benzo(a)pyrene	0	1	0.05	2025-GMW-03
Benzo(b)fluoranthene	0.002	1	0.07	2025-GMW-03
Chrysene	0.002	1	0.03	2025-GMW-03
Indeno(1,2,3-cd)pyrene	0.002	1	0.03	2025-GMW-03
Chromium, Total	50	1	94.13	2016-MW-05
Iron, Total	300	9	48,500	2025-GMW-06
Magnesium, Total	35,000	11	878,000	2016-MW-03
Manganese, Total	300	2	438.7	2025-GMW-06
Sodium, Total	20,000	12	8,350,000	2016-MW-03
Chromium, Dissolved	50	1	61.57	2016-MW-05
Iron, Dissolved	300	7	51,500	2025-GMW-06
Magnesium, Dissolved	35,000	11	900,000	2016-MW-03
Manganese, Dissolved	300	2	428.5	2025-GMW-06
Sodium, Dissolved	20,000	12	7,020,000	2016-MW-03
Perfluorooctanesulfonic Acid (PFOS)	0.0067	11	0.0586	2025-GMW-01
Perfluorooctanoic Acid (PFOA)	0.0027	12	0.0574	2025-GMW-02

Notes:

Analytes > AWQS: Displays analytes that exceed the NYSDEC Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards (AWQS) and Guidance Values

Detections > AWQS: Number of detections over the applicable AWQS.

AWQS (ug/L): AWQS and Guidance Value reported in micrograms per liter

Chlorinated VOCs were detected above AWQS in several monitoring wells with the highest concentration detected from the well located at the vacant lot east of the filling station (2025-MW-04). Chlorinated



VOCs were also detected above AWQS from wells immediately upgradient (at 2025-GMW-5) and downgradient to the southwest (at 2025-GMW-02, 2025-GMW-03, 2016-MW-05, and 2025 GMW-01).

Petroleum hydrocarbons were detected in groundwater from the well adjacent to the former filling station (2016-MW-04). SVOCs above AWQS in groundwater from one location (2025 GMW-03), while metals, PFOA, and PFAS were detected above AWQS in groundwater from all wells. A summary of groundwater data is also included in **Table 2**. A spider diagram showing the groundwater exceedances is included on **Figure 9**.

Soil Vapor Chemistry

Nine (9) soil vapor samples were collected during the 2026 Phase II ESI. The soil vapor samples reported elevated detections of chlorinated-VOCs, such as cis-1,2-dichloroethene (1,2-DCE) with a maximum concentration of 96.3 micrograms per cubic meter ($\mu\text{g} / \text{m}^3$), PCE with a maximum concentration of 129,000 $\mu\text{g} / \text{m}^3$, and TCE with a maximum concentration of 299 $\mu\text{g} / \text{m}^3$.

The soil vapor samples also reported elevated detections petroleum-related VOCs such as 1,2,4-Trimethylbenzene with a maximum concentration of 8.5 $\mu\text{g} / \text{m}^3$, 1,3,5-Trimethylbenzene with a maximum concentration of 2.41 $\mu\text{g} / \text{m}^3$, ethylbenzene with a maximum concentration of 2.96 $\mu\text{g} / \text{m}^3$, Heptane with a maximum concentration of 4.43 $\mu\text{g} / \text{m}^3$, hexane with a maximum concentration of 1,190 $\mu\text{g} / \text{m}^3$, m/p-Xylene with a maximum concentration of 15.5 $\mu\text{g} / \text{m}^3$, o-Xylene with a maximum 6.43 $\mu\text{g} / \text{m}^3$, and toluene with a maximum concentration of 29.4 $\mu\text{g} / \text{m}^3$.

Soil Vapor Summary Table				
Analytes	Total Detections	Maximum Detection ($\mu\text{g} / \text{m}^3$)	Type	Location of Max Detection
Petroleum-related VOCs				
Ethylbenzene	1	2.96	soil vapor	GSV-09
1,2,4-Trimethylbenzene	3	8.5	soil vapor	GSV-09
1,3,5-Trimethylbenzene	1	2.41	soil vapor	GSV-09
o-Xylene	4	6.43	soil vapor	GSV-05/ GSV-09
m,p-Xylene	4	15.5	soil vapor	GSV-07
Heptane	3	4.43	soil vapor	GSV-07
Hexane	5	1,190	soil vapor	GSV-04
Toluene	6	29.4	soil vapor / ambient air	GSV-07
Chlorinated-VOCs				
cis-1,2-Dichloroethene	2	96.3	soil vapor	GSV-05
Trichloroethene	4	299	soil vapor	GSV-02
Tetrachloroethene	7	129,000	soil vapor	GSV-04

Notes:
 Total Detections: Number of samples with detections of analytes
 Maximum Detection ($\mu\text{g} / \text{m}^3$): Maximum detection in micrograms per cubic meter.

Chlorinated VOCs and petroleum-related VOCs were detected at elevated concentrations in most of the soil vapor locations with the highest concentration located at the vacant lot adjacent to the former filling station (GSV-04). A summary of soil vapor data is also included in **Table 2**. A spider diagram showing the



soil vapor concentrations is included on **Figure 10.-**

SECTION VII. REQUESTOR INFORMATION

REQUESTOR NAME AND INFORMATION

The entity requesting participation in the BCP is **ARVERNE EDGEMERE LLC**

Principal Office Address:

c/o Asian Americans for Equality
ATTN: Thomas Yu, Chief Executive Officer
108 Norfolk Street
New York, NY 10002

Registered Agent address:

Niki Tsismenakis, Esq.
Goldstein Hall PLLC
80 Broad Street, #303
New York, NY 10004

Chief Executive Officer / Director:

Thomas Yu
6943 Alderton Street
Rego Park, NY 11374

Thomas Yu, as Chief Executive Officer / Director, is the authorized signatory for Arverne Edgemere LLC, which is authorized to conduct business in New York State, with a business address c/o Asian Americans for Equality located at 108 Norfolk Street, Ground Floor, New York, NY 10002. The Organization Chart for Arverne Edgemere LLC and Asian American for Equality is included in **Exhibit K**.

The New York City Housing Authority is the current owner of the property identified as 360 Beach 54th Street and 53-05 Beach Channel Road, Edgemere, NY, Block 15890 Lots 54 and 64 on the Queens County Tax Map.

A print-out of the Requester entity information from the New York State Department of State's Corporation & Business Entity Database is provided in **Exhibit K**.

SECTION VIII. REQUESTOR CONTACT INFORMATION

Refer to Section VIII on the BCP Application Form for the Requestor Contact Information.



SECTION IX. PROGRAM FEE

The Requestor respectfully requests a waiver of the Brownfield Cleanup Program's \$50,000 program fee based on two independent grounds set forth in 6 NYCRR Part 375. First, based on nonprofit status, the Requestor is a sole purpose entity that has not generated revenue and is affiliated with and controlled by Asian Americans for Equality, Inc. (AAFE), a federally recognized 501(c)(3) nonprofit organization. Under the Department's regulations, a fee waiver is available where the Requestor is exempt from tax under Articles 9, 9-A, 22, or 33 of the Tax Law. The Internal Revenue Service (IRS) letter classifying AAFE as 501(c)(3) nonprofit organization is included in **Exhibit K**.

Second, the Requestor agrees to include an express provision in the Brownfield Cleanup Agreement committing to develop the Site so that 100% of the residential rental or homeownership units are dedicated as affordable housing to tenants or homeowners at a defined maximum percentage of Area Median Income based on household annual income. 6 NYCRR 375-3.5(g) provides a fee waiver where the BCA contains this commitment. The Requestor's application materials already describe a fully affordable residential redevelopment, and the Requestor will ensure that the project is governed by an appropriate federal, state, or local housing program or regulatory agreement that specifies the AMI limits. This enforceable BCA commitment independently qualifies the Requestor for a program fee waiver.

SECTION X. REQUESTOR ELIGIBILITY

The Requestor qualifies as a Volunteer under Environmental Conservation Law § 27-1405(1)(b) and 6 NYCRR Part 375 because it does not currently own the property, did not own or control the Site at the time any contamination occurred, and did not cause, contribute to, or permit the disposal or discharge of contaminants. The current owner is the New York City Housing Authority, which has authorized Site access for the Requestor to apply to, and perform obligations under, the Brownfield Cleanup Program. Therefore, the Requestor is a Volunteer as an applicant other than a responsible party or an owner/operator at the time of disposal and is subject to the "appropriate care" requirement.

The Requestor has undertaken or relied on extensive environmental due diligence that confirms the presence of historical, pre-existing contamination and the Requestor's lack of responsibility for that contamination. This due diligence is documented in the following reports: Phase I ESA Report, AECOM, January 2012; Phase I ESA Report, GZA, November 2, 2015; Summary Report of Subsurface Investigation, Ecosystems, December 4, 2015; Geotechnical Engineering Report, GZA, October 12, 2016; Summary Report of Supplemental Subsurface Investigation, Ecosystems, November 4, 2016; Phase II Environmental Site Investigation, GZA, November 2016; and Phase II Environmental Site Investigation, GZA, January 2026. Collectively, these investigations document that contamination predates the Requestor's involvement and that the Requestor neither caused nor permitted any release.

The Requestor has further satisfied the "appropriate care" standard set forth at 6 NYCRR 375-3.2(c)(2) by taking reasonable steps to prevent threatened future releases and to manage exposure pathways



during redevelopment, including coordinating with the NYSDEC and submitting a BCP application with a RIWP to fully investigate and remediate the Site under agency oversight. Accordingly, the Requestor meets the statutory and regulatory criteria as a Volunteer.

SECTION XI. PROPERTY ELIGIBILITY INFORMATION

This section does not apply to the Site.

SECTION XII. CONTACT LIST INFORMATION

Please refer to **Exhibit L** for the Site Contact List and **Exhibit M** for the Document Repository Letters.



TABLES

Table 1 - 2026 Phase II ESI Soil Data Summary
Brownfield Cleanup Application
Ocean Bay Redevelopment Project
Edgemere, NY 11691

Soil Summary Table - UUSCOs				
Analytes > CUSCOs	Detections > UUSCOs	Maximum Detection (ppm)	UUSCO (ppm)	Depth (ft bgs)
Tetrachloroethene	2	12	1.3	0-2 and 3-5
Benzo(a)anthracene	5	26	1	0-2, 2.5-4.5, and 3-5
Benzo(a)pyrene	5	19	1	0-2, 2.5-4.5, and 3-5
Benzo(b)fluoranthene	6	24	1	0-2, 2.5-4.5, and 3-5
Benzo(ghi)perylene	4	4.2	0.64	0-2 and 2.5-4.5
Benzo(k)fluoranthene	4	4.9	0.8	0-2, 2.5-4.5, and 3-5
Chrysene	5	26	1	0-2, 2.5-4.5, and 3-5
Dibenzo(a,h)anthracene	4	3.1	0.33	0-2, 2.5-4.5, and 3-5
Indeno(1,2,3-cd)pyrene	6	11	0.5	0-2, 2.5-4.5, and 3-5
Naphthalene	1	18	12	3-5
Phenanthrene	6	5	1.1	2.5-4.5 and 3-5
Arsenic	2	17.8	13	0-2
Copper	6	185	50	0-2, 2.5-4.5, and 3-5
Lead	10	432	63	0-2, 2.5-4.5, 3-5
Mercury	4	2.36	0.18	0-2 and 3-5
Nickel	1	34.3	30	0-2
Zinc	10	1,220	109	0-2
4,4'-DDD	1	0.00717	0.0033	0-2
4,4'-DDE	9	0.0755	0.0033	0-2 and 2.5-4.5
4,4'-DDT	12	0.119	0.0033	0-2 and 2.5-4.5
Total PCBs	2	0.215	0.1	0-2 and 2.5-4.5

Soil Summary Table - RRUSCOs				
Analytes > RRUSCOs	Detections > RRUSCOs	Maximum Detection (ppm)	RRUSCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	4	26	1.4	0-2, 2.5-4.5, and 3-5
Benzo(a)pyrene	5	19	1	0-2, 2.5-4.5, and 3-5
Benzo(b)fluoranthene	5	24	1.4	0-2, 2.5-4.5, and 3-5
Benzo(k)fluoranthene	1	4.9	4.9	0-2, 2.5-4.5, and 3-5
Chrysene	3	26	4.9	0-2, 2.5-4.5, and 3-5
Dibenzo(a,h)anthracene	4	3.1	0.33	0-2, 2.5-4.5, and 3-5
Indeno(1,2,3-cd)pyrene	4	11	1.4	0-2, 2.5-4.5, and 3-5
Phenanthrene	4	5	4.9	2.5-4.5 and 3-5
Lead	1	432	400	0-2
Mercury	2	2.36	0.3	0-2 and 3-5

Soil Summary Table - PGWSCO				
Analytes > PGWSCO	Detections > PGWSCO	Maximum Detection (ppm)	PGWSCO (ppm)	Depth (ft bgs)
Tetrachloroethene	2	12	1.3	0-2 and 3-5
Benzo(a)anthracene	5	26	1	0-2, 2.5-4.5, and 3-5
Benzo(b)fluoranthene	4	24	2.1	0-2, 2.5-4.5, and 3-5
Benzo(k)fluoranthene	2	4.9	2	0-2, 2.5-4.5, and 3-5
Chrysene	5	26	1	0-2, 2.5-4.5, and 3-5
Indeno(1,2,3-cd)pyrene	1	11	6.6	3-5
Naphthalene	1	18	12	3-5
Mercury	2	2.36	0.73	0-2 and 3-5

Notes:

- UUSCOs/RRUSCOs/PGWSCO (ppm): NYSDEC Part 375 Unrestricted Use Soil Cleanup Objective/Restricted-Residential Use Soil Cleanup Objective/Protection of Groundwater Soil Cleanup Objective in parts per million.
- Analytes > UUSCOs/RRUSCOs/PGWSCO: Displays analytes that exceeded the NYSDEC Part 375 Listed Soil Cleanup Objectives
- Detections >UUSCOs/RRUSCOs/PGWSCO: Number of samples with detections over the NYSDEC Part 375 Listed Soil Cleanup Objectives for the listed analyte.
- Maximum Detection (ppm): Maximum detection in parts per million.
- Depth (ft bgs): Range of depths where samples exceeded the respective UUSCOs/RRUSCOs/PGWSCO.

**Table 2 - 2026 Phase II ESI Groundwater Data Summary
Brownfield Cleanup Application**

**Ocean Bay Redevelopment Project
Edgemere, NY 11691**

Groundwater Summary Table			
Analytes > AWQS	Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
1,2,4,5-Trimethylbenzene	1	33	5
1,2,4-Trimethylbenzene	1	110	5
cis-1,2-Dichloroethene	4	22	5
Isopropylbenzene	1	37	5
Tetrachloroethene	3	10	5
Vinyl Chloride	1	2	2
Benzo(a)anthracene	2	0.06	0.002
Benzo(a)pyrene	1	0.05	0
Benzo(b)fluoranthene	1	0.07	0.002
Chrysene	1	0.05	0.002
Indeno(1,2,3-cd)pyrene	1	0.03	0.002
Chromium (Total)	1	94.13	50
Chromium (Dissolved)	1	61.57	50
Iron (Total)	10	48,500	300
Iron (Dissolved)	8	51,500	300
Magnesium (Total)	11	878,000	35,000
Magnesium (Dissolved)	11	900,000	35,000
Manganese (Total)	2	438.7	300
Manganese (Dissolved)	2	428.5	300
Sodium (Total)	13	8,350,000	20,000
Sodium (Dissolved)	13	7,020,000	20,000
Perfluorooctanesulfonic Acid (PFOS)	12	0.0586	0.0067
Perfluorooctanoic Acid (PFOA)	13	0.0574	0.0027

Notes:

- Analytes > AWQS: Displays analytes that exceed the NYSDEC Ambient Water Quality Standards and Guidance Values.
- Detections > AWQS: Number of detections over the applicable AWQS.
- Maximum Detection (ppb): Maximum detection in parts per billion.
- AWQS (ppb): Ambient Water Quality Standard and Guidance Value in parts per billion.

**Table 3 - 2026 Phase II ESI Soil Vapor Data Summary
Brownfield Cleanup Application**

**Ocean Bay Redevelopment Project
Edgemere, NY 11691**

Soil Vapor Summary Table			
Analytes	Total Detections	Maximum Detection ($\mu\text{g}/\text{m}^3$)	Type
1,2,4-Trimethylbenzene	4	9.44	Soil Vapor
1,3,5-Trimethylbenzene	2	2.68	Soil Vapor
2-Butanone	9	284	Soil Vapor
2-Hexanone	8	83.2	Soil Vapor
4-Ethyltoluene	1	1.75	Soil Vapor
Acetone	10	558	Soil Vapor and Ambient Air
Chloroform	4	19.8	Soil Vapor
Chloromethane	2	1.01	Soil Vapor and Ambient Air
cis-1,2-Dichloroethene	3	96.3	Soil Vapor
Dichlorodifluoromethane	5	2.35	Soil Vapor
Ethanol	4	5,430	Soil Vapor
Ethylbenzene	2	3.44	Soil Vapor
Heptane	4	4.43	Soil Vapor
Isopropanol	6	1,700	Soil Vapor and Ambient Air
n-Hexane	6	1,190	Soil Vapor
o-Xylene	5	7.38	Soil Vapor
p/m-Xylene	5	15.5	Soil Vapor
Tertiary butyl Alcohol	4	5.46	Soil Vapor and Ambient Air
Tetrachloroethene	9	129,000	Soil Vapor and Ambient Air
Toluene	7	29.4	Soil Vapor and Ambient Air
Trichloroethene	5	299	Soil Vapor
Trichlorofluoromethane	1	1.16	Ambient Air

Notes:

Analytes : Volatile Organic Compounds (VOCs) detected during soil vapor sampling.

Total Detections: Number of samples with detections of VOCs.

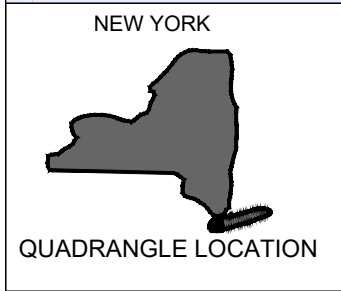
Maximum Detection ($\mu\text{g}/\text{m}^3$): Maximum detection in micrograms per cubic meter.

Type: Indicates sample type.



FIGURES

© 2025 - GZA GeoEnvironmental of NY. GZA-J:\Active 163400 to 163499\163476.00 - AAFE Ocean Bay Redevelopment\Drawings\GZA CAD\163476.00 - PH II lwc.dwg [FIG 1 8.5x11] December 03, 2025 - 3:51pm daniel.tessor



SOURCE:
 USGS TOPOGRAPHIC MAPS: FAR ROCKAWAY, NY(2023).
 CONTOUR INTERVAL 10FT., NAVD-1988, ORIGINAL SCALE
 1:24,000 (1IN.=2,000FT.).

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OCEAN BAY REDEVELOPMENT PROJECT
 EDMERE, NEW YORK 11691

PREPARED BY:
GZA GeoEnvironmental of NY
 Engineers and Scientists
 www.gza.com

PREPARED FOR:
 ARVERNE EDMERE LLC

SITE LOCATION MAP

PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK
DESIGNED BY: SG	DRAWN BY: SG	SCALE: 1"=2000'
DATE: MARCH 2026	PROJECT NO. 41.0163476.00	REVISION NO. -

FIGURE 1
 SHEET NO.

©2026 - GZA GeoEnvironmental of NY.
 GZA-\\GZANYMan1\Jobs\Active 163400 to 163499\163476.00 - AAFE Ocean Bay Redevelopment\Drawings\GZA CAD\163476.00.dwg [FIG 1 - aerial map (2)] January 27, 2026 - 12:37pm laiwa.chu

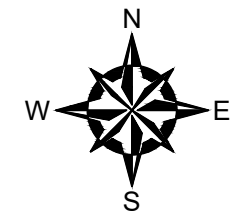


GENERAL NOTES

1. AERIAL IMAGERY DEVELOPED FROM © 2025 MICROSOFT CORPORATION © 2025 MAXAR © CNES (2025) DISTRIBUTION AIRBUS DS.
2. DRAWING DEVELOPED FROM "GROUNDWATER CONTOUR MAP (SEPTEMBER 14, 2016)" PREPARED BY GZA GEOENVIRONMENTAL, DATED SEPTEMBER 2016, ORIGINAL SCALE 1" = 30'.

LEGEND

- APPROXIMATE BCP SITE BOUNDARY
- APPROXIMATE LIMITS OF TAX PARCELS



NO.	ISSUE/DESCRIPTION	BY	DATE

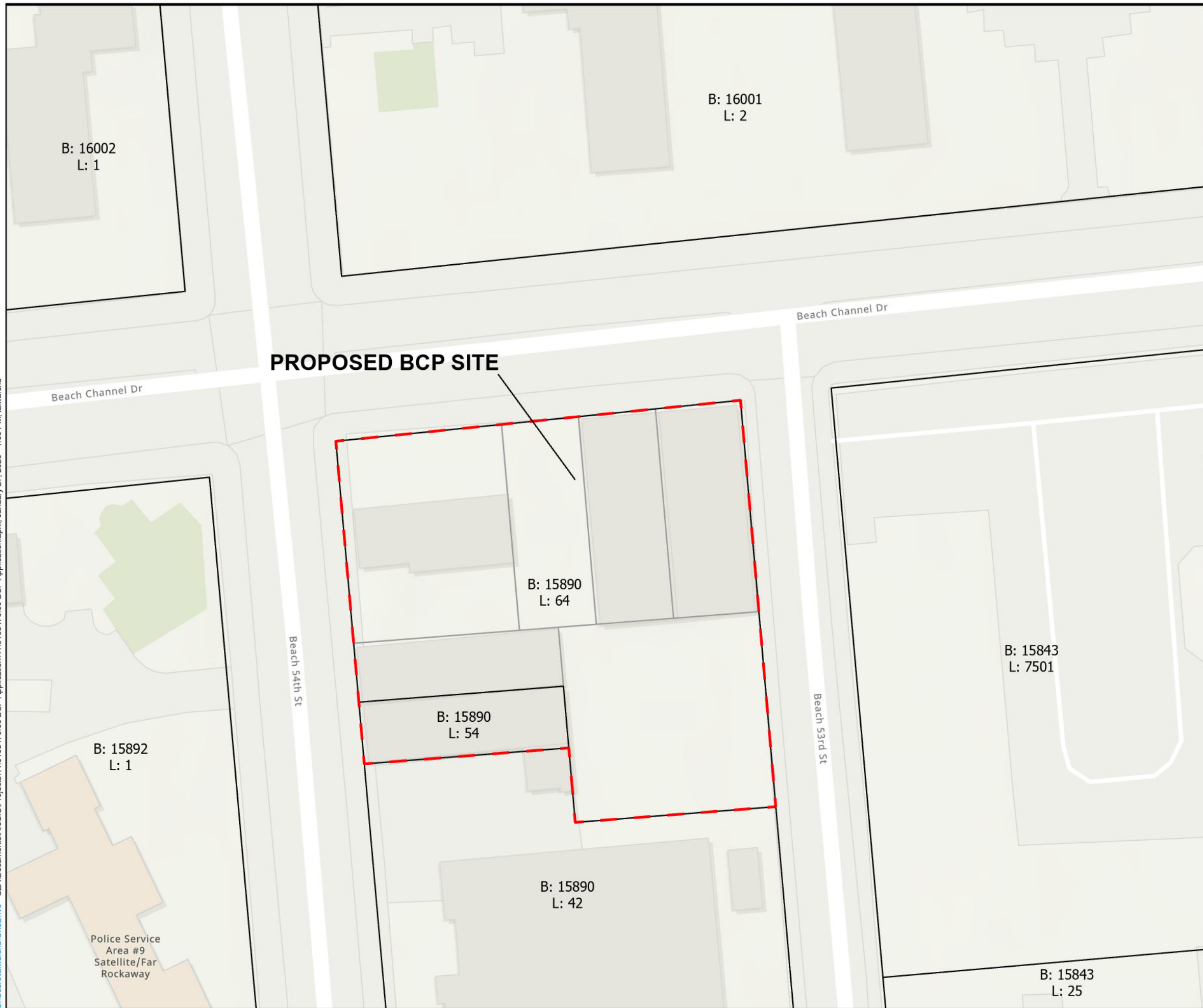
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OCEAN BAY REDEVELOPMENT BEACH PROJECT
 EDGMERE, NEW YORK 11691

BCP SITE BOUNDARY PLAN

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: ASIAN AMERICANS FOR EQUALITY, INC.	
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE 2
DESIGNED BY: LWC	DRAWN BY: LWC	SCALE: 1" = 30'	
DATE: MARCH 2026	PROJECT NO. 41.0163476.00	REVISION NO. -	SHEET NO.

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General Notes:
1. Parcels Developed from New York City Department of Planning MapPLUTO.
2. In September 2025, Arverne Edgemere LLC (the Client) entered into a preliminary access agreement with NYCHA and filed with New York City Department of Finance (NYCDOF) for the merger of Lot 55, Lot 58, Lot 62, Lot 64, Lot 66, and Lot 69 into new Lot 64. Lot 54 remains the same.

LEGEND

-  PROPOSED BCP SITE BOUNDARY
-  LIMITS OF TAX PARCELS
-  LIMITS OF TAX PARCELS MERGED INTO LOT 64




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OCEAN BAY REDEVELOPMENT PROJECT

COUNTY TAX MAP

PREPARED BY:  GZA GeoEnvironmental, Inc. www.gza.com		PREPARED FOR: ARVERNE EDMERERE LLC	
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE 3
DESIGNED BY: LWC	DRAWN BY: LWC	SCALE: 1" = 50'	
DATE: MAR. 2026	PROJECT NO: 41.0163476.00	REVISION NO:	

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General Notes:
 1. Parcels Developed from New York City Department of Planning MapPLUTO.
 2. Road Centerline sourced from New York Department of Transportation.
 3. Aerial Source: NY ITS Geospatial Services, 2024.

LEGEND
 PROPOSED BCP SITE BOUNDARY
 LIMITS OF TAX PARCELS



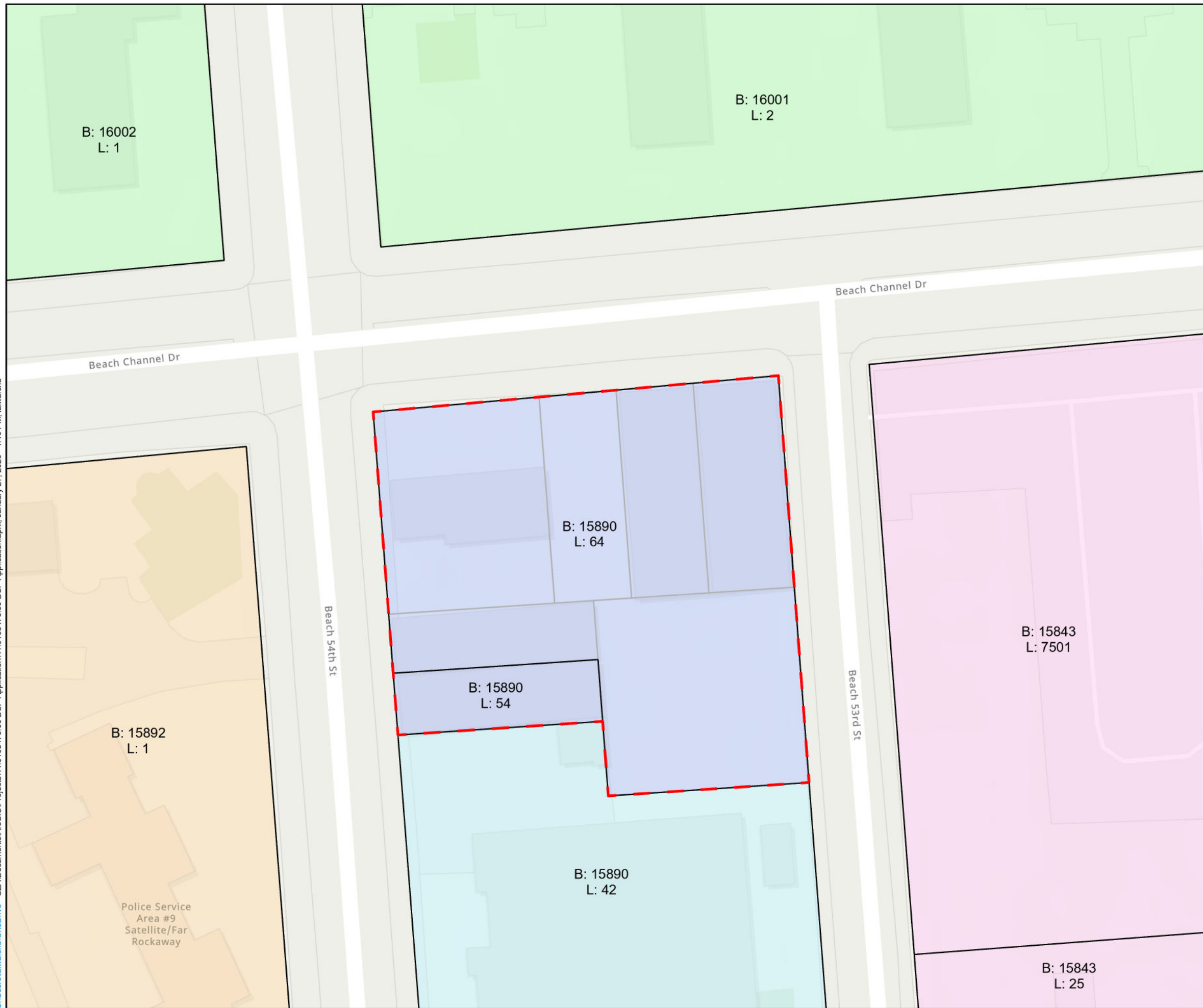
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OCEAN BAY REDEVELOPMENT PROJECT
 EDGMERE, NEW YORK 11691

PROPERTY BASE MAP









PREPARED BY: GZA GeoEnvironmental, Inc. www.gza.com		PREPARED FOR: ARVERNE EDGMERE LLC	
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE 4
DESIGNED BY: LWC	DRAWN BY: LWC	SCALE: 1" = 50'	
DATE: MAR. 20206	PROJECT NO: 41.0163476.00	REVISION NO:	

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General Notes:
1. Parcels Developed from New York City Department of Planning MapPLUTO.

LEGEND

-  BCPSITEBOUNDARY
-  LIMITS OF TAX PARCELS
-  LIMITS OF TAX PARCELS MERGED INTO LOT 64
- ZONING DISTRICTS**
-  C4-4
-  R4
-  R5
-  R5, C1-2
-  R5, C2-4




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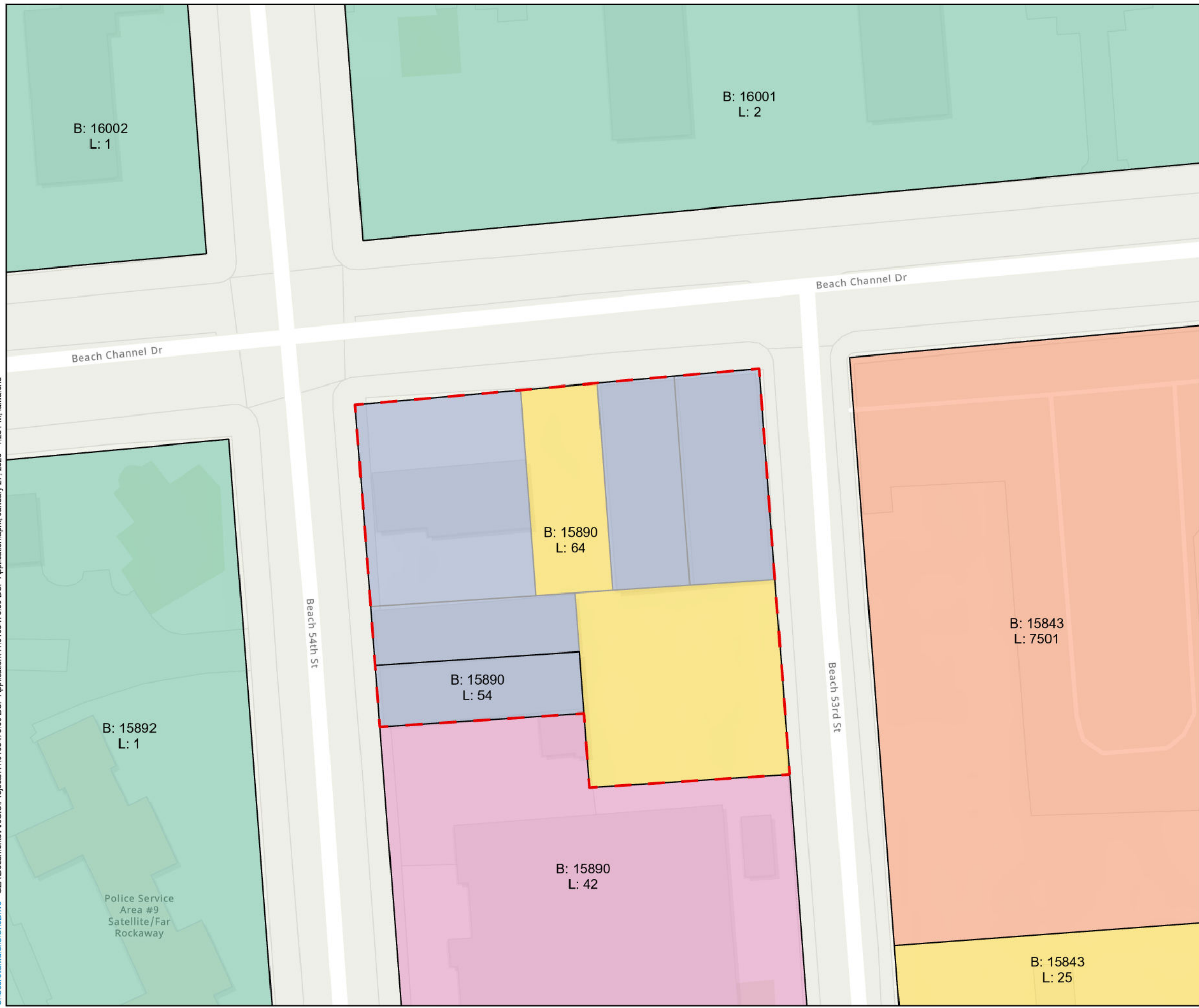
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**OCEAN BAY REDEVELOPMENT
53-05 BEACH CHANNEL DRIVE
EDGMERE, NEW YORK 11691**

ZONING MAP

PREPARED BY:  GZA GeoEnvironmental, Inc. www.gza.com		PREPARED FOR: ARVERNE EDGMERE LLC	
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE 5
DESIGNED BY: LWC	DRAWN BY: LWC	SCALE: 1" = 50'	
DATE: 01/27/2026	PROJECT NO: 41.0163476.00	REVISION NO:	

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General Notes:
 1. Parcels Developed from New York City Department of Planning MapPLUTO.

LEGEND

- PROPOSED BCP SITE BOUNDARY
- LIMITS OF TAX PARCELS
- LIMITS OF TAX PARCELS MERGED INTO LOT 64
- LAND USE**
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL & COMMERCIAL BUILDINGS
- COMMERCIAL & OFFICE BUILDINGS
- PUBLIC FACILITIES & INSTITUTIONS
- VACANT LAND



SERVICE LAYER CREDITS: WORLD HILLSHADE: SOURCES: ESRI, VANTOR, AIRBUS DS, USGS, NGA, NASA, CGIAR, N ROBINSON, NCEAS, NLS, OS, NMA, GEODATASTYRELSEN,

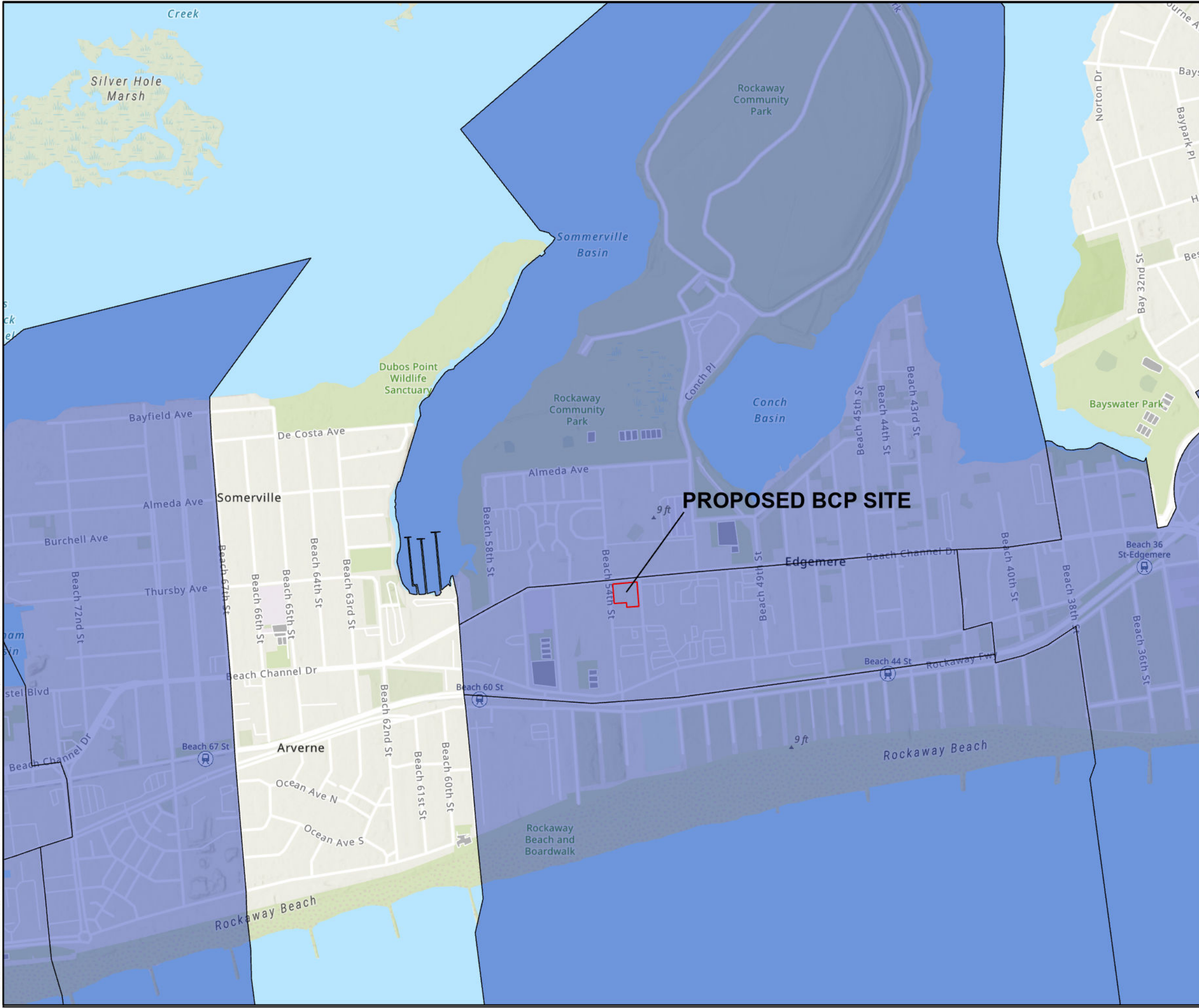
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OCEAN BAY REDEVELOPMENT
 53-05 BEACH CHANNEL DRIVE
 EDGMERE, NEW YORK 11691

LAND USE MAP

PREPARED BY: GZA GeoEnvironmental, Inc. www.gza.com		PREPARED FOR: ARVERNE EDGMERE LLC	
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE 6
DESIGNED BY: LWC	DRAWN BY: LWC	SCALE: 1" = 50'	
DATE: 01/27/2026	PROJECT NO: 41.0163476.00	REVISION NO:	

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General Notes:
 1. Parcels Developed from New York City Department of Planning MapPLUTO.
 2. On March 27, 2023, in accordance with New York's Climate Act, the Climate Justice Working Group adopted the first version of the disadvantaged communities' criteria. The Site is located within Census Tract 36081097204 that is designated as a DAC with an Environmental Burden that is higher than 74% of census tracts statewide and a Population Vulnerability that is higher than 85% of census tracts statewide.

LEGEND

- PROPOSED BCP SITE BOUNDARY
- DISADVANTAGED COMMUNITIES



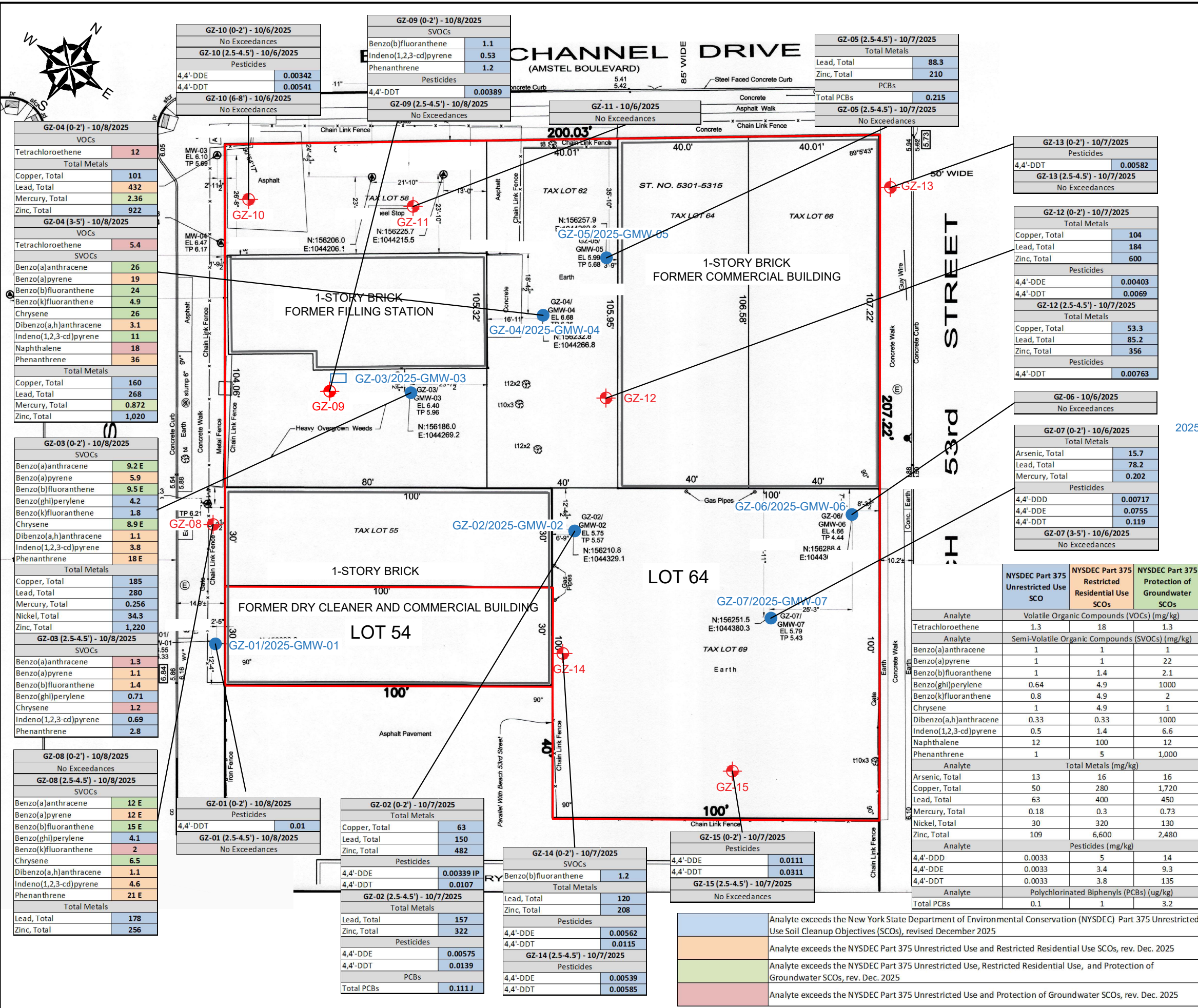
SERVICE LAYER CREDITS: WORLD HILLSHADE: SOURCES: ESRI, VANTOR, AIRBUS DS, USGS, NGA, NASA, CGIAR, N ROBINSON, NCEAS, NLS, OS, NMA, GEODATASTYRELSEN,

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**OCEAN BAY REDEVELOPMENT
 53-05 BEACH CHANNEL DRIVE
 EDMERE, NEW YORK 11691**

DISADVANTAGED COMMUNITY MAP

PREPARED BY: GZA GeoEnvironmental, Inc. <small>www.gza.com</small>		PREPARED FOR: ARVERNE EDMERE LLC	
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE
DESIGNED BY: LWC	DRAWN BY: LWC	SCALE: SEE SCALE BAR	7
DATE: 01/28/2026	PROJECT NO: 41.0163476.00	REVISION NO:	



GENERAL NOTES

1. BASE MAP DEVELOPED FROM "BORING HOLE & MONITORING WELL LOCATION SURVEY", SURVEY NO. 65714-1, BY MONTROSE SURVEYING CO., LLP., DATED NOVEMBER 13, 2025, ORIGINAL SCALE 1" = 20'.
2. SEE LABORATORY REPORTS FOR ADDITIONAL INFORMATION, INCLUDING QUALIFIER DESCRIPTIONS.
3. ONLY EXCEEDANCES OF THE APPLICABLE NYSDEC PART 375 SOIL CLEANUP OBJECTIVES ARE SHOWN. FOR FULL ANALYTICAL RESULTS, SEE TABLES LOCATED IN THE REPORT.

LEGEND

- APPROXIMATE BUILDING OUTLINE
- APPROXIMATE LIMITS OF TAX PARCELS
- APPROXIMATE ABOVEGROUND STORAGE TANK LOCATION
- APPROXIMATE SOIL BORING LOCATION
- APPROXIMATE SOIL BORING AND PERMANENT MONITORING WELL LOCATION



NO.	ISSUE/DESCRIPTION	BY	DATE

OCEAN BAY REDEVELOPMENT
53-05 BEACH CHANNEL DRIVE
EDGMERE, NEW YORK 11691

SOIL ANALYTICAL RESULTS

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com	PREPARED FOR: ARVERNE EDGMERE LLC
PROJ MGR: RM DESIGNED BY: LWC DATE: JANUARY 2026	REVIEWED BY: RM DRAWN BY: LWC PROJECT NO. 41.0163476.00
CHECKED BY: SK SCALE: 1" = 30"	FIGURE 8 SHEET NO.

Analyte	NYSDEC Part 375 Unrestricted Use SCO	NYSDEC Part 375 Restricted Residential Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs
	Volatile Organic Compounds (VOCs) (mg/kg)		
Tetrachloroethene	1.3	18	1.3
Semi-Volatile Organic Compounds (SVOCs) (mg/kg)			
Benzo(a)anthracene	1	1	1
Benzo(a)pyrene	1	1	22
Benzo(b)fluoranthene	1	1.4	2.1
Benzo(ghi)perylene	0.64	4.9	1000
Benzo(k)fluoranthene	0.8	4.9	2
Chrysene	1	4.9	1
Dibenzo(a,h)anthracene	0.33	0.33	1000
Indeno(1,2,3-cd)pyrene	0.5	1.4	6.6
Naphthalene	12	100	12
Phenanthrene	1	5	1,000
Total Metals (mg/kg)			
Arsenic, Total	13	16	16
Copper, Total	50	280	1,720
Lead, Total	63	400	450
Mercury, Total	0.18	0.3	0.73
Nickel, Total	30	320	130
Zinc, Total	109	6,600	2,480
Pesticides (mg/kg)			
4,4'-DDD	0.0033	5	14
4,4'-DDE	0.0033	3.4	9.3
4,4'-DDT	0.0033	3.8	135
Polychlorinated Biphenyls (PCBs) (ug/kg)			
Total PCBs	0.1	1	3.2

GZ-04 (0-2') - 10/8/2025	
VOCs	
Tetrachloroethene	12
Total Metals	
Copper, Total	101
Lead, Total	432
Mercury, Total	2.36
Zinc, Total	922
GZ-04 (3-5') - 10/8/2025	
VOCs	
Tetrachloroethene	5.4
SVOCs	
Benzo(a)anthracene	26
Benzo(a)pyrene	19
Benzo(b)fluoranthene	24
Benzo(k)fluoranthene	4.9
Chrysene	26
Dibenzo(a,h)anthracene	3.1
Indeno(1,2,3-cd)pyrene	11
Naphthalene	18
Phenanthrene	36
Total Metals	
Copper, Total	160
Lead, Total	268
Mercury, Total	0.872
Zinc, Total	1,020

GZ-03 (0-2') - 10/8/2025	
SVOCs	
Benzo(a)anthracene	9.2 E
Benzo(a)pyrene	5.9
Benzo(b)fluoranthene	9.5 E
Benzo(ghi)perylene	4.2
Benzo(k)fluoranthene	1.8
Chrysene	8.9 E
Dibenzo(a,h)anthracene	1.1
Indeno(1,2,3-cd)pyrene	3.8
Phenanthrene	18 E
Total Metals	
Copper, Total	185
Lead, Total	280
Mercury, Total	0.256
Nickel, Total	34.3
Zinc, Total	1,220
GZ-03 (2.5-4.5') - 10/8/2025	
SVOCs	
Benzo(a)anthracene	1.3
Benzo(a)pyrene	1.1
Benzo(b)fluoranthene	1.4
Benzo(ghi)perylene	0.71
Chrysene	1.2
Indeno(1,2,3-cd)pyrene	0.69
Phenanthrene	2.8

GZ-08 (0-2') - 10/8/2025	
No Exceedances	
GZ-08 (2.5-4.5') - 10/8/2025	
SVOCs	
Benzo(a)anthracene	12 E
Benzo(a)pyrene	12 E
Benzo(b)fluoranthene	15 E
Benzo(ghi)perylene	4.1
Benzo(k)fluoranthene	2
Chrysene	6.5
Dibenzo(a,h)anthracene	1.1
Indeno(1,2,3-cd)pyrene	4.6
Phenanthrene	21 E
Total Metals	
Lead, Total	178
Zinc, Total	256

GZ-01 (0-2') - 10/8/2025	
No Exceedances	
GZ-01 (2.5-4.5') - 10/8/2025	
Pesticides	
4,4'-DDT	0.01

GZ-02 (0-2') - 10/7/2025	
Total Metals	
Copper, Total	63
Lead, Total	150
Zinc, Total	482
Pesticides	
4,4'-DDE	0.00339 IP
4,4'-DDT	0.0107

GZ-14 (0-2') - 10/7/2025	
SVOCs	
Benzo(b)fluoranthene	1.2
Total Metals	
Lead, Total	120
Zinc, Total	208
Pesticides	
4,4'-DDE	0.00562
4,4'-DDT	0.0115

GZ-15 (0-2') - 10/7/2025	
Pesticides	
4,4'-DDE	0.0111
4,4'-DDT	0.0311
GZ-15 (2.5-4.5') - 10/7/2025	
No Exceedances	

GZ-02 (2.5-4.5') - 10/7/2025	
Total Metals	
Lead, Total	157
Zinc, Total	322
Pesticides	
4,4'-DDE	0.00575
4,4'-DDT	0.0139
PCBs	
Total PCBs	0.111 J

GZ-14 (2.5-4.5') - 10/7/2025	
Pesticides	
4,4'-DDE	0.00539
4,4'-DDT	0.00585

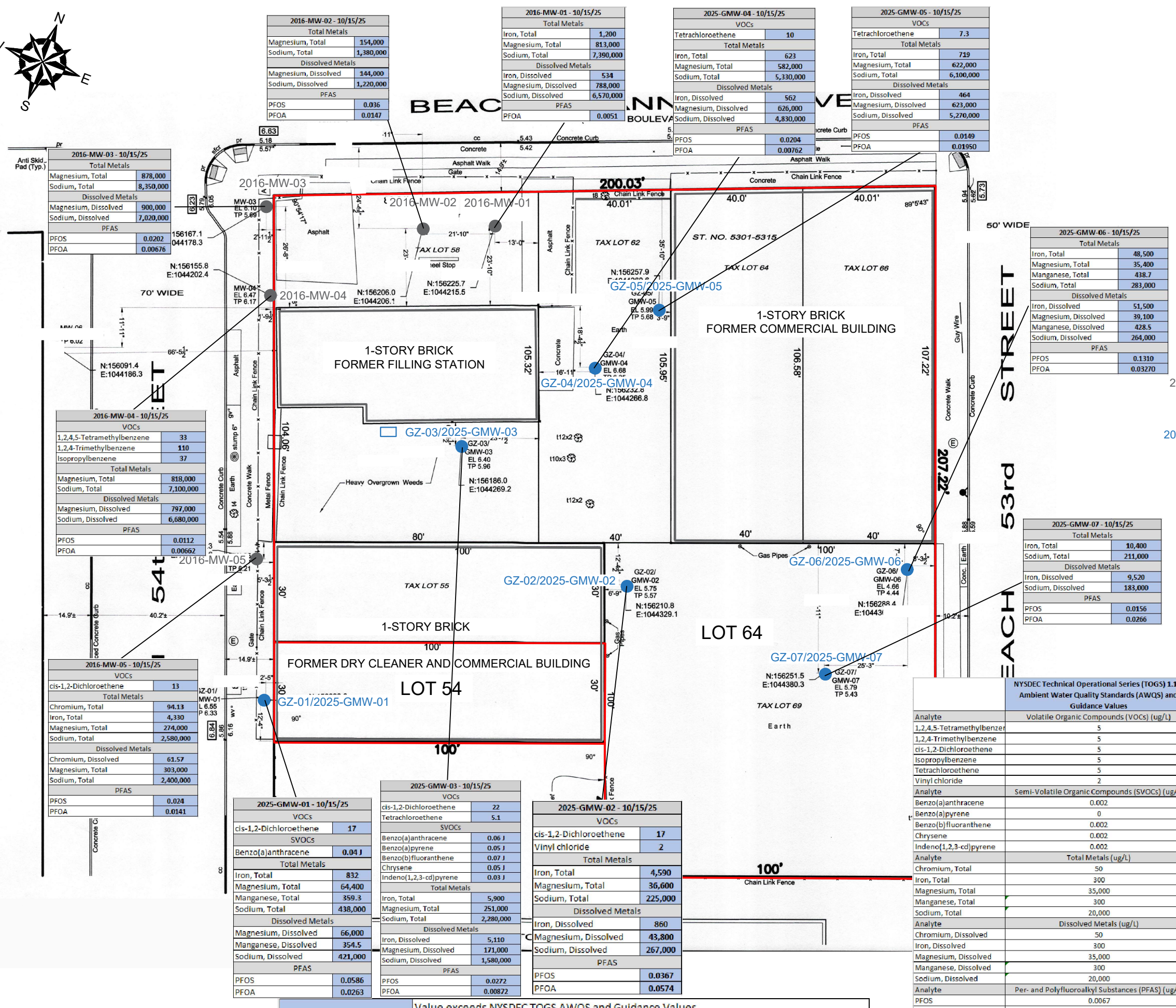
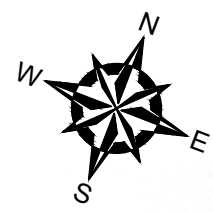
GZ-05 (2.5-4.5') - 10/7/2025	
Total Metals	
Lead, Total	88.3
Zinc, Total	210
PCBs	
Total PCBs	0.215
GZ-05 (2.5-4.5') - 10/7/2025	
No Exceedances	

GZ-13 (0-2') - 10/7/2025	
Pesticides	
4,4'-DDT	0.00582
GZ-13 (2.5-4.5') - 10/7/2025	
No Exceedances	

GZ-12 (0-2') - 10/7/2025	
Total Metals	
Copper, Total	104
Lead, Total	184
Zinc, Total	600
Pesticides	
4,4'-DDE	0.00403
4,4'-DDT	0.0069
GZ-12 (2.5-4.5') - 10/7/2025	
Total Metals	
Copper, Total	53.3
Lead, Total	85.2
Zinc, Total	356
Pesticides	
4,4'-DDT	0.00763

GZ-06 - 10/6/2025	
No Exceedances	

GZ-07 (0-2') - 10/6/2025	
Total Metals	
Arsenic, Total	15.7
Lead, Total	78.2
Mercury, Total	0.202
Pesticides	
4,4'-DDD	0.00717
4,4'-DDE	0.0755
4,4'-DDT	0.119
GZ-07 (3-5') - 10/6/2025	
No Exceedances	



GENERAL NOTES

1. BASE MAP DEVELOPED FROM "BORING HOLE & MONITORING WELL LOCATION SURVEY", SURVEY NO. 65714-1, BY MONTROSE SURVEYING CO., LLP., DATED NOVEMBER 13, 2025, ORIGINAL SCALE 1" = 20'.
2. SEE LABORATORY REPORTS FOR ADDITIONAL INFORMATION, INCLUDING QUALIFIER DESCRIPTIONS.
3. ONLY EXCEEDANCES OF THE APPLICABLE NYSDEC TOGS STANDARDS & GUIDANCE VALUES ARE SHOWN. FOR FULL ANALYTICAL RESULTS, SEE TABLES LOCATED IN THE REPORT.

LEGEND

- APPROXIMATE BUILDING OUTLINE
- APPROXIMATE LIMITS OF TAX PARCELS
- APPROXIMATE ABOVEGROUND STORAGE TANK LOCATION
- PREVIOUS MONITORING WELL LOCATION (ECOSYSTEM SUBSURFACE INVESTIGATION 2016)
- APPROXIMATE SOIL BORING AND PERMANENT MONITORING WELL LOCATION



NYSDEC Technical Operational Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values	
Analyte	Volatile Organic Compounds (VOCs) (ug/L)
1,2,4,5-Tetramethylbenzene	5
1,2,4-Trimethylbenzene	5
cis-1,2-Dichloroethene	5
Isopropylbenzene	5
Tetrachloroethene	5
Vinyl chloride	2
Analyte	Semi-Volatile Organic Compounds (SVOCs) (ug/L)
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Analyte	Total Metals (ug/L)
Chromium, Total	50
Iron, Total	300
Magnesium, Total	35,000
Manganese, Total	300
Sodium, Total	20,000
Analyte	Dissolved Metals (ug/L)
Chromium, Dissolved	50
Iron, Dissolved	300
Magnesium, Dissolved	35,000
Manganese, Dissolved	300
Sodium, Dissolved	20,000
Analyte	Per- and Polyfluoroalkyl Substances (PFAS) (ug/L)
PFOS	0.0067
PFOA	0.0027

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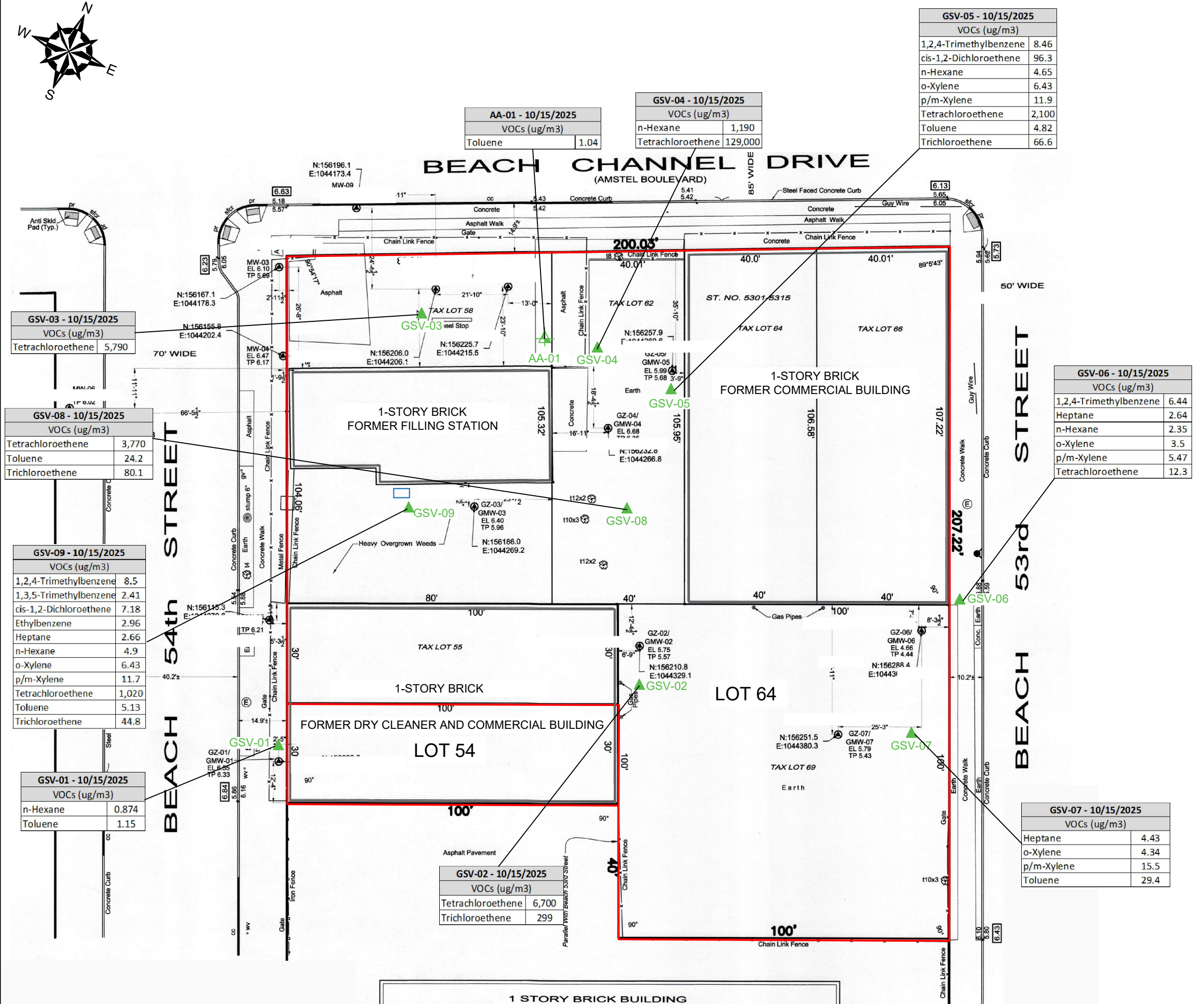
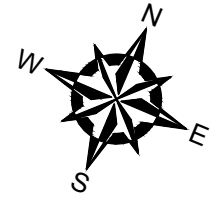
OCEAN BAY REDEVELOPMENT
 53-05 BEACH CHANNEL DRIVE
 EDGMERE, NEW YORK 11691

GROUNDWATER ANALYTICAL RESULTS

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com	PREPARED FOR: ARVERNE EDGMERE LLC
PROJ MGR: RM DESIGNED BY: LWC	REVIEWED BY: RM DRAWN BY: SG
DATE: JANUARY 2026	CHECKED BY: SK SCALE: 1" = 30' REVISION NO.:
PROJECT NO. 41.0163476.00	FIGURE 9 SHEET NO.

Well ID	Depth (TP)	EL	TP	PFOS	PFOA
2016-MW-01	5.89	6.33	5.89	0.0202	0.00676
2016-MW-02	5.89	6.33	5.89	0.0202	0.00676
2016-MW-03	5.89	6.33	5.89	0.0202	0.00676
2016-MW-04	5.89	6.33	5.89	0.0202	0.00676
2016-MW-05	5.89	6.33	5.89	0.0202	0.00676
GZ-01/2025-GMW-01	6.16	6.55	6.16	0.024	0.0141
GZ-02/2025-GMW-02	5.75	6.16	5.75	0.0272	0.00872
GZ-03/2025-GMW-03	6.40	6.96	6.40	0.0367	0.0574
GZ-04/2025-GMW-04	5.99	6.68	5.99	0.0367	0.0574
GZ-05/2025-GMW-05	5.99	6.68	5.99	0.0367	0.0574
GZ-06/2025-GMW-06	4.66	5.44	4.66	0.0367	0.0574
GZ-07/2025-GMW-07	5.79	6.43	5.79	0.0367	0.0574

Value exceeds NYSDEC TOGS AWQS and Guidance Values



GSV-03 - 10/15/2025	
VOCs (ug/m3)	
Tetrachloroethene	5,790

GSV-08 - 10/15/2025	
VOCs (ug/m3)	
Tetrachloroethene	3,770
Toluene	24.2
Trichloroethene	80.1

GSV-09 - 10/15/2025	
VOCs (ug/m3)	
1,2,4-Trimethylbenzene	8.5
1,3,5-Trimethylbenzene	2.41
cis-1,2-Dichloroethene	7.18
Ethylbenzene	2.96
Heptane	2.66
n-Hexane	4.9
o-Xylene	6.43
p/m-Xylene	11.7
Tetrachloroethene	1,020
Toluene	5.13
Trichloroethene	44.8

GSV-01 - 10/15/2025	
VOCs (ug/m3)	
n-Hexane	0.874
Toluene	1.15

AA-01 - 10/15/2025	
VOCs (ug/m3)	
Toluene	1.04

GSV-04 - 10/15/2025	
VOCs (ug/m3)	
n-Hexane	1,190
Tetrachloroethene	129,000

GSV-05 - 10/15/2025	
VOCs (ug/m3)	
1,2,4-Trimethylbenzene	8.46
cis-1,2-Dichloroethene	96.3
n-Hexane	4.65
o-Xylene	6.43
p/m-Xylene	11.9
Tetrachloroethene	2,100
Toluene	4.82
Trichloroethene	66.6

GSV-06 - 10/15/2025	
VOCs (ug/m3)	
1,2,4-Trimethylbenzene	6.44
Heptane	2.64
n-Hexane	2.35
o-Xylene	3.5
p/m-Xylene	5.47
Tetrachloroethene	12.3

GSV-07 - 10/15/2025	
VOCs (ug/m3)	
Heptane	4.43
o-Xylene	4.34
p/m-Xylene	15.5
Toluene	29.4

GSV-02 - 10/15/2025	
VOCs (ug/m3)	
Tetrachloroethene	6,700
Trichloroethene	299

GENERAL NOTES

1. BASE MAP DEVELOPED FROM "BORING HOLE & MONITORING WELL LOCATION SURVEY", SURVEY NO. 65714-1, BY MONTROSE SURVEYING CO., LLP., DATED NOVEMBER 13, 2025, ORIGINAL SCALE 1" = 20'.
2. ONLY DETECTIONS OF SOIL VAPOR INTRUSION ANALYTES ARE SHOWN. FOR FULL ANALYTICAL RESULTS, SEE TABLES LOCATED IN THE REPORT.

LEGEND

- APPROXIMATE BUILDING OUTLINE
- APPROXIMATE LIMITS OF TAX PARCELS
- APPROXIMATE ABOVEGROUND STORAGE TANK LOCATION
- APPROXIMATE SOIL VAPOR SAMPLE LOCATION
- APPROXIMATE AMBIENT AIR SAMPLE LOCATION



NO.	ISSUE/DESCRIPTION	BY	DATE

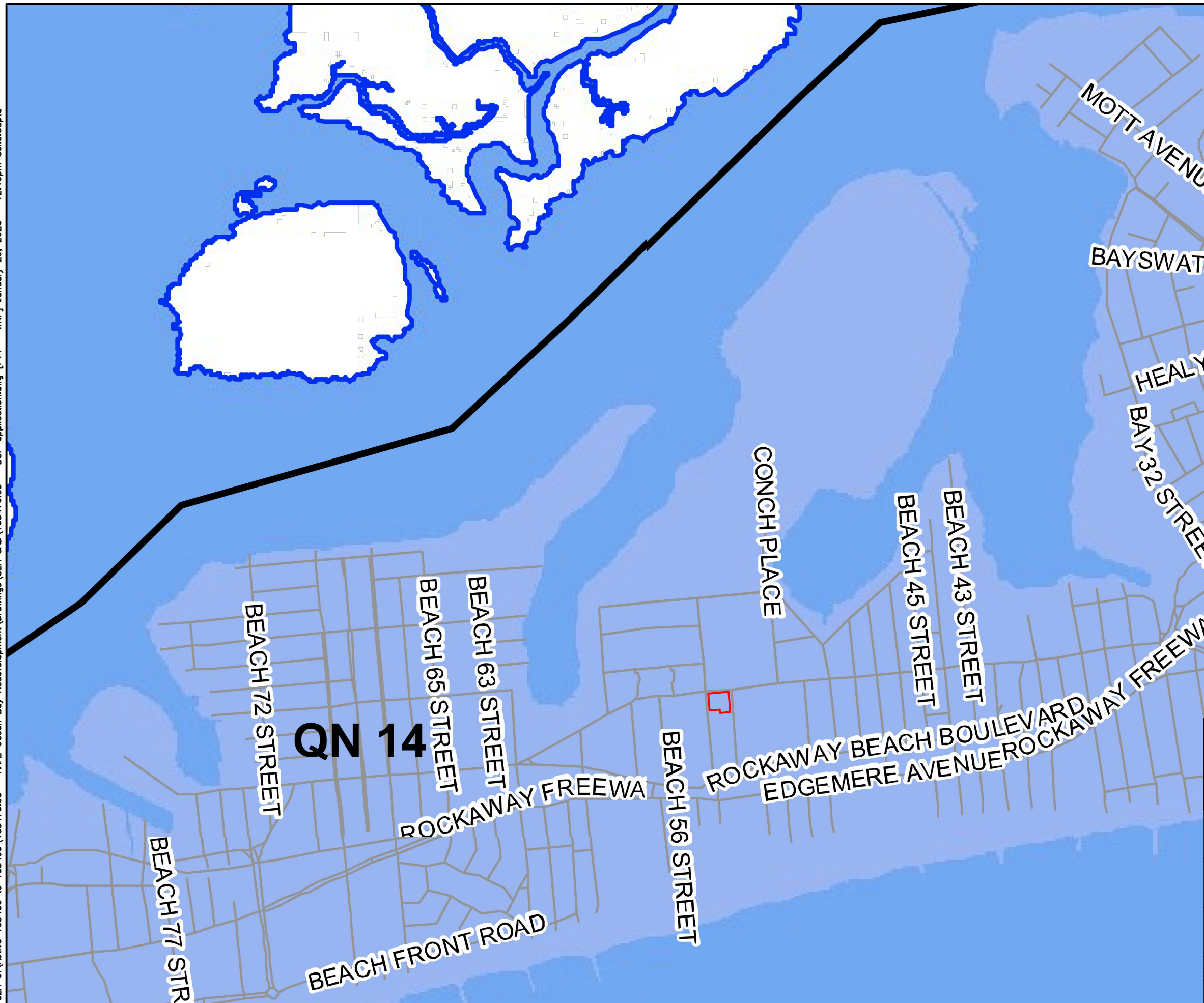
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**OCEAN BAY REDEVELOPMENT
 53-05 BEACH CHANNEL DRIVE
 EDGMERE, NEW YORK 11691**

SOIL VAPOR ANALYTICAL RESULTS

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com	PREPARED FOR: ARVERNE EDGMERE LLC		
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE 10 SHEET NO.
DESIGNED BY: LWC	DRAWN BY: SG	SCALE: 1" = 30'	
DATE: JANUARY 2026	PROJECT NO. 41.0163476.00	REVISION NO. -	

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 GZA-J:\Active 163400 to 163499\163476.00 - AAFE Ocean Bay Redevelopment\Drawings\GZA CAD\163476.00 - BCP application.dwg [F11 - WRP] January 29, 2026 - 12:40pm Seila.Gupta

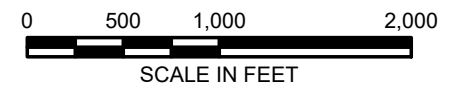
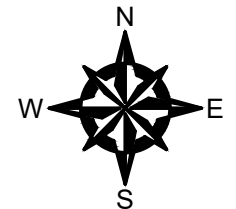


GENERAL NOTES

1. COASTAL ZONE BOUNDARY MAP PREPARED BY THE NYC WATERFRONT REVITALIZATION PROGRAM.

LEGEND

- PROPOSED BCP SITE BOUNDARY
- COASTAL ZONE BOUNDARY
- COMMUNITY DISTRICT BOUNDARY



NO.	ISSUE/DESCRIPTION	BY	DATE

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OCEAN BAY REDEVELOPMENT
 53-05 BEACH CHANNEL DRIVE
 EDGMERE, NEW YORK 11691

COASTAL ZONE BOUNDARY MAP

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: ARVERNE EDGMERE LLC	
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE
DESIGNED BY: SG	DRAWN BY: SG	SCALE: 1" = 1,000'	11
DATE: JANUARY 2026	PROJECT NO. 41.0163476.00	REVISION NO. -	

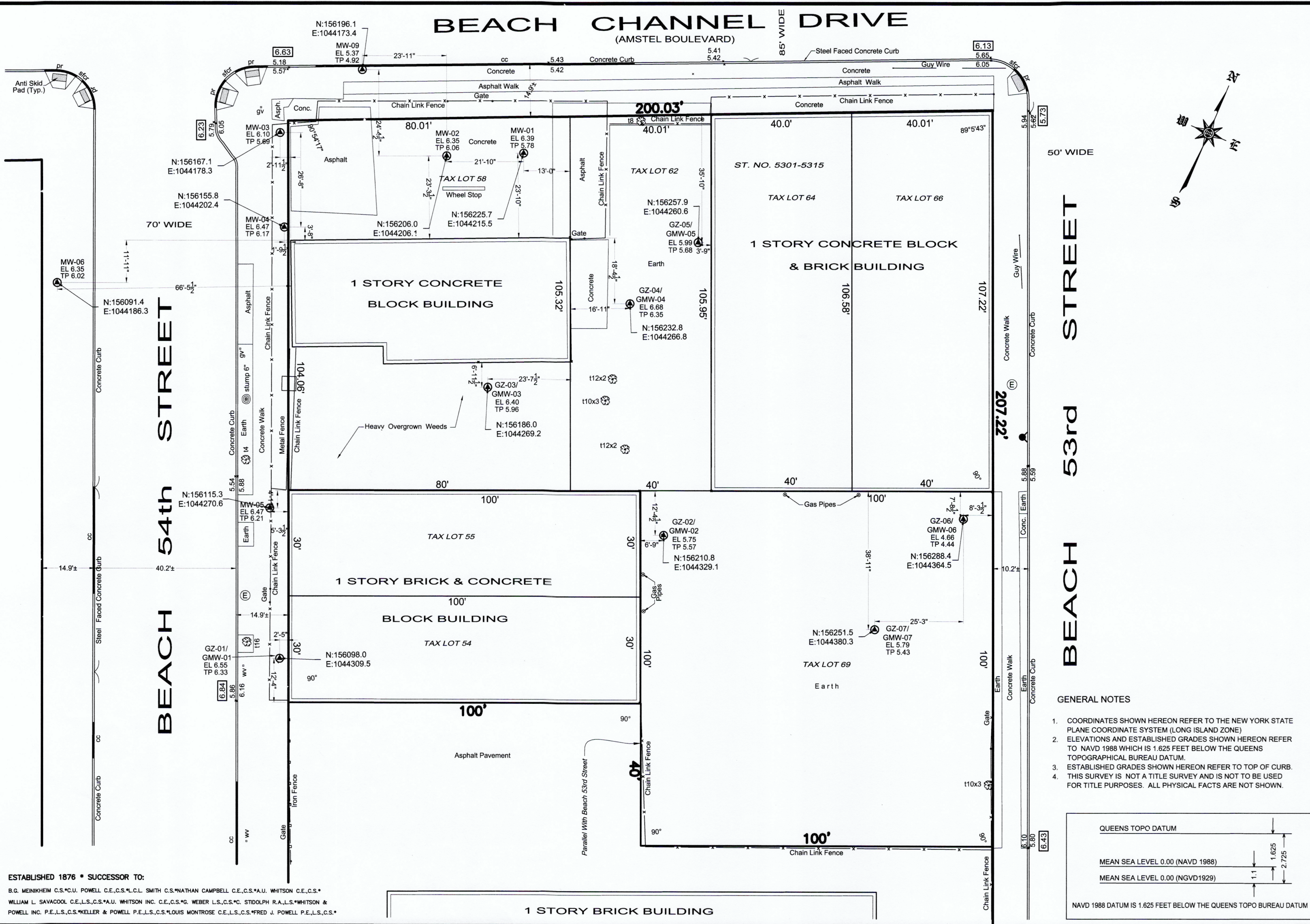


EXHIBIT A
PROPERTY DEED & SURVEY

BEACH CHANNEL DRIVE

(AMSTEL BOULEVARD)

85' WIDE



SURVEY NO. 65714-1 65714-1spc.DWG
65714-1.CRD

REV	DATE	DESCRIPTION	ck
—	11-13-25	BORING HOLE & MONITORING WELL LOCATION SURVEY	

LEGEND

ASPH.....ASPHALT	RET.....RETAINING
BK.....BRICK	RIM.....RIM ELEVATION SEWER MANHOLE
BSMT.....BASEMENT	SFCR.....STEEL FACED CURB ROUND
CC.....CURB CUT	SM.....SUBWAY MANHOLE
CCR.....CONCRETE CURB ROUND	STY.....STORY
CD.....CELLAR DOOR	TB.....TOP OF BANK ELEVATION
CLF.....CHAIN LINK FENCE	TL.....TRAFFIC LIGHT
CO.....CATCH BASIN CLEAN OUT	TCB.....TRAFFIC CONTROL BOX
CONC.....CONCRETE	TEL.....TELEPHONE
CRF.....CHAIN ROPE FENCE	TP.....TREE PIT
CWA.....CELLAR WINDOW AREA	TS.....TRAFFIC SIGN
DR.....DRAIN	TW.....ELEVATION AT TOP OF WALL
EL.....ELEVATION	TC.....ELEVATION AT TOP OF CURB
FAB.....FIRE ALARM BOX	UP.....UTILITY POLE
FC.....FILL CAP	VU.....VALVE UNKNOWN
FL EL.....FLOOR ELEVATION	VLTU.....VAULT UNKNOWN
GP.....GUARD POLE	VP.....VENT PIPE
GV.....GAS VALVE	WV.....WATER VALVE
IF.....IRON FENCE	12"G.....GAS MAIN WITH SIZE
INL.....CATCH BASIN INLET ELEVATION	12"S.....SEWER MAIN WITH SIZE
INV.....SEWER INVERT ELEVATION	12"W.....WATER MAIN WITH SIZE
LP.....LIGHT POLE	CB.....CATCH BASIN
MB.....MAIL BOX	EM.....ELECTRIC MANHOLE / VAULT
MHU.....UNKNOWN MANHOLE	F.....FIRE MANHOLE
OF.....OIL FILL	G.....GAS MANHOLE
OHW.....OVERHEAD WIRES	S.....SEWER MANHOLE
P.....POLE	T.....TELEPHONE MANHOLE
PAVT.....PAVEMENT	W.....WATER MANHOLE
PM.....PARKING METER	TR.....TRAFFIC VAULT
PMULT.....POLE, MULTIPLE USAGE	H.....HYDRANT
17.0.....ESTABLISHED/LEGAL GRADE	S.....SIAMESE
PR.....PEDESTRIAN RAMP	ST.....STAND PIPE
H.....HEDGE	T8.....TREE WITH SIZE
T4 MT.....TREE WITH MULTIPLE TRUNK	B.....BUSH
TF.....TRAFFIC FLOW	MW-1.....MONITORING WELL
H.....HANDICAP	GZ-01/GMW-01.....BORING HOLE & MONITORING WELL
	TP.....TOP OF PIPE ELEVATION

CITY OF NEW YORK COUNTY: QUEENS
 TAX BLOCK: 15890 TAX LOTS: 54, 55, 58, 62, 64, 66 & 69
 STANDARD: US SCALE: 1" = 20'

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UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

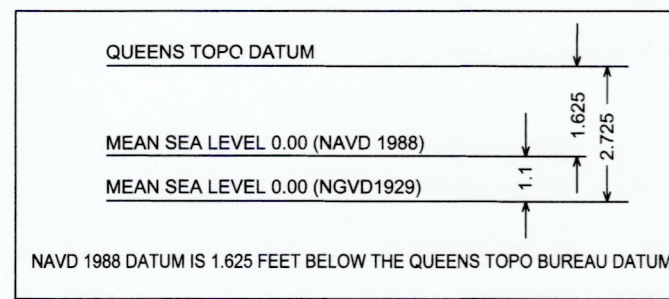
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS



GENERAL NOTES

- COORDINATES SHOWN HEREON REFER TO THE NEW YORK STATE PLANE COORDINATE SYSTEM (LONG ISLAND ZONE)
- ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO NAVD 1988 WHICH IS 1.625 FEET BELOW THE QUEENS TOPOGRAPHICAL BUREAU DATUM.
- ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB.
- THIS SURVEY IS NOT A TITLE SURVEY AND IS NOT TO BE USED FOR TITLE PURPOSES. ALL PHYSICAL FACTS ARE NOT SHOWN.



ESTABLISHED 1876 * SUCCESSOR TO:
 B.G. MEINIKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
 WILLIAM L. SAVACCOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STODOLPH R.A.,L.S.*WHITSON &
 POWELL INC. P.E.,L.S.,C.S.*MELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

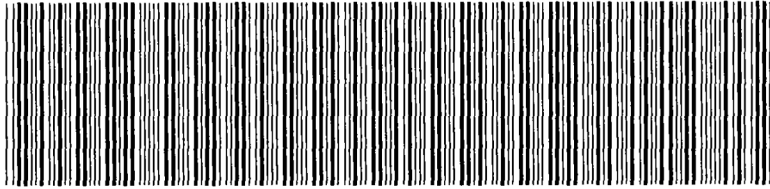
MONTROSE
 SURVEYING CO., LLP.
 CITY & LAND SURVEYORS

116 20 METROPOLITAN AVE RICHMOND HILL NY 11418-1090 • (718) 849-0600
 WWW.MONTROSESURVEYING.COM Email: info@montrosesurveying.com

Saeid Jalilvand

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2003041800109001003E963D

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2003041800109001

Document Date: 04-17-2003

Preparation Date: 04-18-2003

Document Type: COURT ORDER

Document Page Count: 5

PRESENTER:

BLANK HOME LLP
405 LEXINGTON AVENUE
NEW YORK, NY 10174
212-885-4560

RETURN TO:

BLANK HOME LLP
405 LEXINGTON AVENUE
NEW YORK, NY 10174
212-885-4560

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	15890	54	Entire Lot	364-01 BEACH 53 STREET
Property Type: DWELLING ONLY - 1 FAMILY				

Borough	Block	Lot	Unit	Address
QUEENS	15890	55	Entire Lot	364-01 54 STREET
Property Type: DWELLING ONLY - 1 FAMILY				

Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1/PLANTIF:

NEW YORK CITY HOUSING AUTHORITY
250 BROADWAY
NEW YORK, NY 10007

PARTY 2/DEFENDENT:

54TH STREET ENTERPRISES, INC
5315 BEACH CHANNEL DRIVE
FAR ROCKAWAY, NY 11692

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage		Recording Fee:	EXEMPT
Mortgage Amount:	\$	Affidavit Fee:	\$ 0.00
Taxable Mortgage Amount:	\$	NYC Real Property Transfer Tax Filing Fee:	\$ 0.00
Exemption:		NYS Real Estate Transfer Tax:	\$ 0.00
TAXES:			
County (Basic):	\$		0.00
City (Additional):	\$		0.00
Spec (Additional):	\$		0.00
TASF:	\$		0.00
MTA:	\$		0.00
NYCTA:	\$		0.00
TOTAL:	\$		0.00

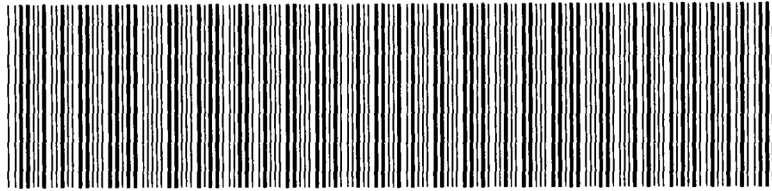
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 04-18-2003 09:46
City Register File No.(CRFN): 2003000095716



John J. Lawrence
City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2003041800109001003C94BD

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 7

Document ID: 2003041800109001

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Borough	Block	Lot	Unit	Address
QUEENS	15890	64	Entire Lot	53-05 BEACH CHANNEL DRIVE
Property Type: DWELLING ONLY - 1 FAMILY				
Borough	Block	Lot	Unit	Address
QUEENS	15890	66	Entire Lot	53-01 BEACH CHANNEL DRIVE
Property Type: DWELLING ONLY - 1 FAMILY				
Borough	Block	Lot	Unit	Address
QUEENS	15890	69	Entire Lot	N/A BEACH 53 STREET
Property Type: DWELLING ONLY - 1 FAMILY				
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Property Type: DWELLING ONLY - 1 FAMILY				

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PARTY 2/DEFENDENT:

BEACH CHANNEL PLAZA CORP
C/O BANK OF NEW YORK, 90 CRYSTAL RUN ROAD
MIDDLETOWN, NY 10941

PARTY 2/DEFENDENT:

NAFTALI STEINMETZ
356 MARCY AVE
BROOKLYN, NY 11219

PARTY 2/DEFENDENT:

53 BEACH LLC
C/O N.C. CALLER P.C., 4311 13TH AVENUE
BROOKLYN, NY 11219

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS: I.A.S. PART 8

-----X
In the Matter of the Application of the :
 :
NEW YORK CITY HOUSING : *297/03*
AUTHORITY, : Index No.
 : (Justice Schmidt)
 :
Petitioner, :
 : **NOTICE OF PENDENCY**
To Acquire By Exercise of its Powers of : **OF CONDEMNATION**
Eminent Domain Title in Fee Simple : **PROCEEDING**
Absolute to Certain Real :
Property Known as Tax Block 15890, : **Tax Block 15890**
Lots 54, 55, 58, 62, 64, 66 and 69, all : **Lots 54, 55, 58,**
Located in the Borough and County of : **62, 64; 66, and 69,**
Queens, City of New York, in Connection :
With the Construction of Town Center Site :
of the Arverne/Edgemere Hope VI Project. :
-----X

NOTICE IS HEREBY GIVEN pursuant to § 402(B)(1) of the
New York State Eminent Domain Procedure Law, that, upon the
petition of the New York City Housing Authority ("NYCHA"), a
condemnation proceeding will be commenced in this Court for the
acquisition of title in fee simple absolute to certain real
property, all located in the Borough and County of Queens, City
and State of New York, for use in connection with NYCHA's
development of the Arverne/Edgemere HOPE VI Project-Town Center
Site. The property therein sought to be acquired in fee simple
absolute by NYCHA is known as Tax Block 15890, Lots 54, 55, 58,
62, 64, 66 and 69 all in the Borough of and County Queens, City

521619.00601/6204127v1

1

and State of New York, and is described as follows:

BEGINNING at the corner formed by the intersection of the southerly line of Beach Channel Drive, 85 feet wide, and the westerly line of Beach 53rd Street, 50 feet wide;

1. Running thence along the westerly line of Beach 53rd Street, South 33 degrees 19 minutes 27 seconds East, a distance of 207.22 feet to a point;
2. Running thence South 56 degrees 40 minutes 33 seconds West, a distance of 100.00 feet to a point;
3. Running thence North 33 degrees 19 minutes 27 seconds West, a distance of 40.00 feet to a point;
4. Running thence South 56 degrees 40 minutes 33 seconds West, a distance of 100.00 feet to a point on the easterly line of Beach 54th Street;
5. Running thence along said easterly line of Beach 54th Street N 33 degrees 19 minutes 27 seconds West, a distance of 164.06 feet to the corner formed by the intersection of the southerly line of Beach Channel Drive and the easterly line of Beach 54th Street;
6. Running thence along said southerly line of Beach Channel Drive N 55 degrees 46 minutes 16 seconds East, a distance of 200.03 feet to the point and place of **beginning**.

(The above-described property is hereafter referred to as the "Property").

The reputed condemnees are: 54th Street Enterprises,

-2-

521619.00601/6204127v1

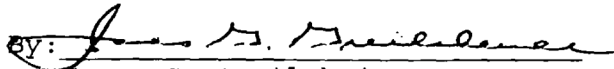
2

Inc. (owner of Lots 58 and 62), Beach Channel Plaza Corp. (owner of Lots 54, 55, 64 and 66), 53 Beach LLC (owner of Lot 69), and the following tenants: Shop & Save Supermarkets, Honk Kong Chinese Kitchen, Eliza Coffee Shop, Gina Pharmacy Corp., VSQ Inc., 54th Street Mini Market, Rockaway Express Deli/Grocery Inc., and Beach Channel Plaza Corp.

If any other person or entity has an interest in the Property, such person or entity is unknown to NYCHA.

Dated: New York, New York
January 8, 2003

BLANK ROME LLP
Attorneys for Petitioner, New York
City Housing Authority

By: 

James G. Greilsheimer
Cynthia B. Lovinger
The Chrysler Building
405 Lexington Avenue
New York, New York 10174
(212) 885-5000

TO: CLERK OF QUEENS COUNTY
Please index this notice against:

Fee Claimants:

54th Street Enterprises, Inc.

-3-

521619.00601/6204127v1

2)

5315 Beach Channel Drive
Far Rockaway, NY 11692

Beach Channel Plaza Corp.

c/o The Bank of New York
90 Crystal Run Road
Middletown, NY 10941
and
Naftali Steinmetz
356 Marcy Avenue, Brooklyn, NY 11206

53 Beach LLC

c/o N.C. Caller P.C.
4311 13th Ave.
Brooklyn, NY 11219

Fixture Claimants:

Shop & Save Supermarket

53-01 Beach Channel Drive
Queens, NY 11692

Hong Kong Chinese Kitchen

c/o Mr. Zi Dong and Mr. Don Giuzhang
53-07 Beach Channel Drive
Arverne, NY 11692

Eliza Coffee Shop

53-05 Beach Channel Drive
Far Rockaway, NY 11692
and
Ms. Hilda Taveras
137-34 95th Street
Ozone Park, NY 11417

Gina Pharmacy Corp.

c/o Mr. Rasesh Shah
53-15 Beach Channel Drive
Queens, NY 11692

VSQ Inc.

53-5 Beach Channel Drive

-4-

521619.00601/6204127v1

4

Queens, NY 11692
and
Mr. Victor Quail
2944 Curtis Street
East Elmhurst, NY 11369

54th Street Mini Market
53-21 54th Street
Queens, NY 11692
and
5313 Beach Channel Drive,
Queens, NY 11692

Rockaway Express Deli/Grocery, Inc.
366 Beach 54th Street
Far Rockaway, NY 11692

1-10-03

-5-

521619.00601/6204127v1

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NO FEE

QUEENS COUNTY CLERK

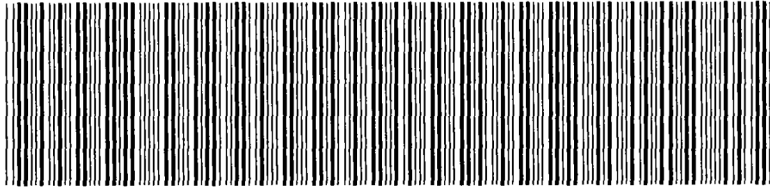
03 JAN 10 AM 9:28

QUEENS COUNTY CLERK
82-11 SUNSET BLVD.
JAMAICA, N.Y. 11435

INDEX NO.
SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS: I.A.S. PART 8
In the Matter of Application of the NEW YORK CITY HOUSING AUTHORITY, Petitioner, To Acquire By Exercise of its Powers of Eminent Domain Title in Fee Simple Absolute to Certain Real Property Known as Tax Block 15890, Lots 54, 55, 58, 62, 64, 66 and 69, all Located in the Borough and County of Queens, City of New York, in Connection With the Construction of Town Center Site of the Arvene/Edgemere Hope VI Project.
NOTICE OF PENDENCY OF CONDEMNATION PROCEEDING
BLANK ROME LLP <i>Attorneys for Petitioner</i> The Chrysler Building 405 Lexington Avenue, New York, N.Y. 10174 (212) 885-5000
Due and timely service of a copy of the within is hereby admitted. Dated, N.Y., Attorneys For

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2003041800109001003E963D

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

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PRESENTER:

BLANK HOME LLP
405 LEXINGTON AVENUE
NEW YORK, NY 10174
212-885-4560

RETURN TO:

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212-885-4560

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250 BROADWAY
NEW YORK, NY 10007

PARTY 2/DEFENDENT:

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5315 BEACH CHANNEL DRIVE
FAR ROCKAWAY, NY 11692

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TAXES:			
County (Basic):	\$		0.00
City (Additional):	\$		0.00
Spec (Additional):	\$		0.00
TASF:	\$		0.00
MTA:	\$		0.00
NYCTA:	\$		0.00
TOTAL:	\$		0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 04-18-2003 09:46

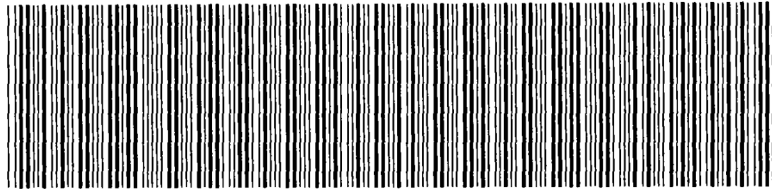
City Register File No.(CRFN):

2003000095716



John J. Lawrence
City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2003041800109001003C94BD

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 7

Document ID: 2003041800109001

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PARTIES

PARTY 2/DEFENDENT:

BEACH CHANNEL PLAZA CORP
C/O BANK OF NEW YORK, 90 CRYSTAL RUN ROAD
MIDDLETOWN, NY 10941

PARTY 2/DEFENDENT:

NAFTALI STEINMETZ
356 MARCY AVE
BROOKLYN, NY 11219

PARTY 2/DEFENDENT:

53 BEACH LLC
C/O N.C. CALLER P.C., 4311 13TH AVENUE
BROOKLYN, NY 11219

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS: I.A.S. PART 8

-----X
In the Matter of the Application of the :
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NEW YORK CITY HOUSING : *297/03*
AUTHORITY, : Index No.
 : (Justice Schmidt)
 :
Petitioner, :
 : **NOTICE OF PENDENCY**
To Acquire By Exercise of its Powers of : **OF CONDEMNATION**
Eminent Domain Title in Fee Simple : **PROCEEDING**
Absolute to Certain Real :
Property Known as Tax Block 15890, : **Tax Block 15890**
Lots 54, 55, 58, 62, 64, 66 and 69, all : **Lots 54, 55, 58,**
Located in the Borough and County of : **62, 64; 66, and 69,**
Queens, City of New York, in Connection :
With the Construction of Town Center Site :
of the Arverne/Edgemere Hope VI Project. :
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NOTICE IS HEREBY GIVEN pursuant to § 402(B)(1) of the New York State Eminent Domain Procedure Law, that, upon the petition of the New York City Housing Authority ("NYCHA"), a condemnation proceeding will be commenced in this Court for the acquisition of title in fee simple absolute to certain real property, all located in the Borough and County of Queens, City and State of New York, for use in connection with NYCHA's development of the Arverne/Edgemere HOPE VI Project-Town Center Site. The property therein sought to be acquired in fee simple absolute by NYCHA is known as Tax Block 15890, Lots 54, 55, 58, 62, 64, 66 and 69 all in the Borough of and County Queens, City

521619.00601/6204127v1

1

and State of New York, and is described as follows:

BEGINNING at the corner formed by the intersection of the southerly line of Beach Channel Drive, 85 feet wide, and the westerly line of Beach 53rd Street, 50 feet wide;

1. Running thence along the westerly line of Beach 53rd Street, South 33 degrees 19 minutes 27 seconds East, a distance of 207.22 feet to a point;
2. Running thence South 56 degrees 40 minutes 33 seconds West, a distance of 100.00 feet to a point;
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4. Running thence South 56 degrees 40 minutes 33 seconds West, a distance of 100.00 feet to a point on the easterly line of Beach 54th Street;
5. Running thence along said easterly line of Beach 54th Street N 33 degrees 19 minutes 27 seconds West, a distance of 164.06 feet to the corner formed by the intersection of the southerly line of Beach Channel Drive and the easterly line of Beach 54th Street;
6. Running thence along said southerly line of Beach Channel Drive N 55 degrees 46 minutes 16 seconds East, a distance of 200.03 feet to the point and place of **beginning**.

(The above-described property is hereafter referred to as the "Property").

The reputed condemnees are: 54th Street Enterprises,

-2-

521619.00601/6204127v1

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Inc. (owner of Lots 58 and 62), Beach Channel Plaza Corp. (owner of Lots 54, 55, 64 and 66), 53 Beach LLC (owner of Lot 69), and the following tenants: Shop & Save Supermarkets, Honk Kong Chinese Kitchen, Eliza Coffee Shop, Gina Pharmacy Corp., VSQ Inc., 54th Street Mini Market, Rockaway Express Deli/Grocery Inc., and Beach Channel Plaza Corp.

If any other person or entity has an interest in the Property, such person or entity is unknown to NYCHA.

Dated: New York, New York
January 8, 2003

BLANK ROME LLP

Attorneys for Petitioner, New York
City Housing Authority

By: 

James G. Greilsheimer
Cynthia B. Lovinger
The Chrysler Building
405 Lexington Avenue
New York, New York 10174
(212) 885-5000

TO: CLERK OF QUEENS COUNTY
Please index this notice against:

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Rockaway Express Deli/Grocery, Inc.
366 Beach 54th Street
Far Rockaway, NY 11692

1-10-03

-5-

521619.00601/6204127v1

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9

NO FEE

QUEENS COUNTY CLERK

03 JAN 10 AM 9:28

QUEENS COUNTY CLERK
82-11 SUNSHINE BLVD.
JAMAICA, N.Y. 11435

INDEX NO.
SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS: I.A.S. PART 8
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NOTICE OF PENDENCY OF CONDEMNATION PROCEEDING
BLANK ROME LLP <i>Attorneys for Petitioner</i> The Chrysler Building 405 Lexington Avenue, New York, N.Y. 10174 (212) 885-5000
Due and timely service of a copy of the within is hereby admitted. Dated, N.Y., Attorneys For

Standard N.Y.D.T.C. Form 6002* 11 80-70M—Mortgage and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation. (single sheet)
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

*TT
O
Consolid*

THIS INDENTURE, made the *24th* day of September, nineteen hundred and ninety **BETWEEN**

BEACH CHANNEL PLAZA CORP., a New York Corporation
with offices at 366 Beach 54th Street, Far
Rockaway, New York 11691

REC-3065P60478

party of the first part, and

BELLE SOLOMON, residing at 711 Beach 20th Street,
Far Rockaway, New York 11691

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Beach 54th Street, distant 104.06 feet southerly, when measured along the easterly side of Beach 54th Street, from the corner formed by the intersection of the southerly side of Beach Channel Drive and the easterly side of Beach 54th Street;

*pt lot
54*

RUNNING THENCE easterly at right angles to the easterly side of Beach 54th Street, 800 feet;

THENCE southerly parallel with the easterly side of Beach 54th Street, 30 feet;

THENCE westerly again at right angles to the easterly side of Beach 54th Street, 100 feet to the easterly side of Beach 54th Street; and

THENCE northerly along the easterly side of Beach 54th Street, 30 feet to the point place of **BEGINNING**.

TAX MAP DESIGNATION

Dist.
Sec.
Blk. 15890
Lot(s): 55

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

BEACH CHANNEL PLAZA CORP.

Belle Solomon
BY: Belle Solomon, Pres.

STATE OF NEW YORK, COUNTY OF
On the 19 day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF Queens
On the 19 day of September, 1990, before me personally came Belle Solomon to me known, who, being by me duly sworn, did depose and say that she resides at No. 711 Beach 20th St., Far Rockaway, New York 11691 that she is the President of Beach Channel Plaza Corp.,

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation; and that she signed her name thereto by like order.

Richard Leshnower
RICHARD LESHNCWER
Notary Public, State of New York
No. 00-2017893
Qualified in Nassau County
Commission Expires June 30, 1991

STATE OF NEW YORK, COUNTY OF
On the 19 day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

10-01-90 4-02 DEED 504911
PAID DEED \$19.00
10-01-90 4-02 GNAFF 504912
PAID GNAFF \$1.00

STATE OF NEW YORK, COUNTY OF
On the 19 day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

REEL 301-504912

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACES
TITLE No. IC 35270
BEACH CHANNEL PLAZA CORP.

SECTION
BLOCK 15890
LOT 58 1/4 SA
COUNTY OR TOWN QUEENS
TAX BILLING ADDRESS

TO
BELLE SOLOMON

Handwritten notes: JTO, LFO, ICC-35, 10

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

RICHARD LESHNCWER, ESQ.
977 Dartmouth Lane
Woodmere, New York 11598
Zip No.



55074

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED IN QUEENS COUNTY

1990 OCT -1 A 11: 26

WILLIAM BRADY CLARK AND COMPANY, REALTY

Handwritten: Jay W. Bradley

RECEIVED REAL ESTATE OCT 01 1990 TRANSFER QUEENS COUNTY

HPD-A

046263

N.
RETT

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

REEL 3009 PAGE 1749

THIS INDENTURE, made the 8th day of June, nineteen hundred and ninety BETWEEN MITCHELL KURT, residing at 310 Broadway, Lawrence, New York, and JUDITH SOLOMON, residing at 301 East 62nd Street, New York, New York,

party of the first part, and BEACH CHANNEL PLAZA CORP., a New York Corporation, c/o JACK L. GLASSER, ESQ., 618 Oakland Avenue, Cedarhurst, New York 11510

party of the second part, WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Queens, City and State of New York, bounded and described as follows:

ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the southerly side of Beach Channel Drive with the westerly side of Beach 53rd Street;

THENCE westerly along the southerly side of Beach Channel Drive, 80.02 feet;

THENCE southerly along a line forming an angle on its easterly side of 90 degrees 54 minutes 17 seconds with the last mentioned course, 105.95 feet;

THENCE easterly at right angles with the last mentioned course 80.00 feet to the westerly side of Beach 53rd Street at a point thereon distant 107.22 feet southerly from the corner formed by the intersection of the southerly side of Beach Channel Drive and the westerly side of Beach 53rd Street;

THENCE northerly along the westerly side of Beach 53rd Street, 107.22 feet to the point or place of BEGINNING.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF

[Signature]

COPIES
177 15 200

[Signature]
MITCHELL KURT
[Signature]
JUDITH SOLOMON, by
BELLE SOLOMON, her
Attorney-in-Fact

STATE OF NEW YORK, COUNTY OF NASSAU
On the 8th day of June 1990, before me personally came MITCHELL KURT

to be known to by the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Frederic Nelson
Notary Public

FREDERIC NELSON
NOTARY PUBLIC, State of New York
No. 30-4711524
Qualified in Nassau County
Commission Expires November 30, 1990

STATE OF NEW YORK, COUNTY OF NASSAU
On the _____ day of _____ 19____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that he resides at No. _____

that he is the _____ of _____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF NASSAU
On the 8th day of June 1990, before me personally came BELLE SOLOMON, Attorney-In-Fact of JUDITH S. SOLOMON, a/k/a JUDITH SOLOMON,

to be known to by the individual described in and who by her ~~name as witness thereto~~

~~name as witness thereto~~
said Attorney-in-Fact executed the foregoing instrument and she duly acknowledged before me that she executed the same as the act and deed of JUDITH S. SOLOMON a/k/a JUDITH SOLOMON therein described and for the purposes therein mentioned by virtue of a Power of Attorney duly executed by said JUDITH S. SOLOMON, a/k/a JUDITH SOLOMON, dated the 27th day of June, 1983 which was recorded in Reel 1549, Page 158 on July 7, 1983 in the Office of the Register of the County of Queens.

SO IN ORIGINAL

NOTARY PUBLIC

STATE OF NEW YORK, COUNTY OF NASSAU
On the _____ day of _____ 19____, before me personally came _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he knows _____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, ~~at the same time subscribed his name as witness thereto.~~

SO IN ORIGINAL

FREDERIC NELSON
NOTARY PUBLIC, State of New York
No. 30-4711524
Qualified in Nassau County
Commission Expires November 30, 19____

Warranty Deed
WITH FULL COVENANTS
TITLE No. MTRQ 5568
MITCHELL KURT and JUDITH SOLOMON,
TO
BEACH CHANNEL PLAZA CORP.,

SECTION
BLOCK 15890
LOT 64 and 66
COUNTY OR TOWN Queens

EXTRA LOTS

LOC. VER.
V. FAX MAP

RETURN BY MAIL TO:

JACK L. GLASSER, ESQ.
618 OAKLAND AVENUE
CEDARHURST, NEW YORK
Zip No. 11516

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
SECURITY TITLE AND GUARANTY COMPANY
CHARTERED 1928 **ST** IN NEW YORK

32243

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1000
JUN 12 1990
RECEIVED
REAL ESTATE
JUN 12 1990
TRANSFER TAX
QUEENS COUNTY
06-12-90
06-12-90
0-01
0-01
RECD
DEED
GAVE
GAVE
RECD
DEED
GAVE
GAVE
009590
HPC



EXHIBIT B
TAX LOT MERGER INFORMATION



APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: **QUEENS** Block: **15890** Present Lot(s): **55, 58, 62, 64, 66, 69**

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Merger Apportionment Number of Lots Requested **1**

Lot Number: **64**

Air Subterranean

Lot(s) Usage: (check one) Residential Building Gross Sq/Ft: _____ Commercial Building Gross Sq/Ft: _____ Mix (Residential & Commercial) Building Gross Sq/Ft: **95,408 SF**

Property Owner's Name (as per Deed): _____
LAST NAME FIRST NAME

OR

Company Name: **NEW YORK CITY HOUSING AUTHORITY**

Property Address: **53-05 BEACH CHANNEL DRIVE** **QUEENS** **NY** **11691**
NUMBER AND STREET CITY STATE ZIP CODE

Filing Representative (if applicable): **BMB BUILDING CONSULTING INC**

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: **KNOX** **ANDREW**
LAST NAME FIRST NAME

2. Address: **52 DUANE STREET, SUITE #501** **NEW YORK** **NY** **10007**
NUMBER AND STREET CITY STATE ZIP CODE

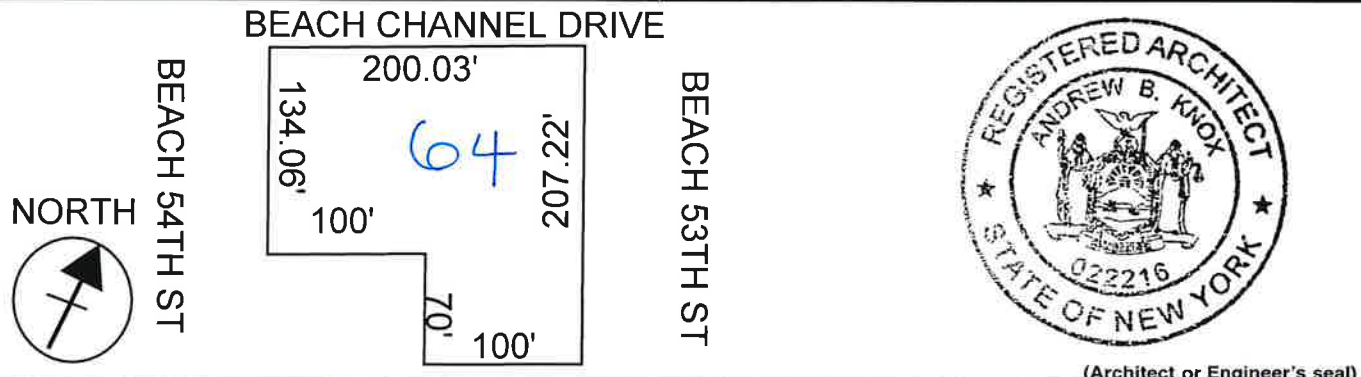
3. Telephone Number: **212-431-4901** 4. Email Address: **AKNOX@EDELmansULTAN.COM**

The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant:  Date: 2025 / 09 / 17

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW



Tentative Lot(s) issued: _____
Customer Service Representative: **AG** Date: **9/18/25** New Lot(s): **—** Lot(s) Affected: **64** Lot(s) Dropped: **58, 62, 66, 69**

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist. Lots are tentative until final approval is received from the Tax Map Office.

Map Updated: _____
Tax Map Specialist: _____ Date: ____/____/____



Department of Finance

PROPERTY DIVISION

TAX MAP UNIT

FEE SHEET

Date: 9-18-25
 Borough: 4
 Block: 15890
 Lot: 55

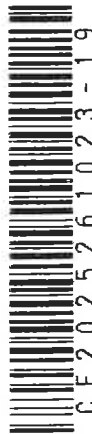
<u>SERVICE</u>	<u>COST</u>	<u>QUANTITY</u>	<u>AMOUNT</u>
Tax Map Certification	\$10.00		
New Lot Request For Mergers Apportionments (RP-602), and Lot Request For Condominium Amendment Applications	\$73.00	1	\$73.00

NYC Business Centers
 Department of Finance
 Manhattan Business Center
 66 John Street, 2nd Floor
 New York, NY 10038

Reference Number: 2025261023-19
 Date/Time: 09/18/2025 12:20:21 PM

Miscellaneous Fee
 2025261023-19-1
 CPRR Trans Code: 9507
 Transaction ID: 995500000000000000MCE02
 User Id: NYC4250
 Total: \$73.00

1 ITEM TOTAL: \$73.00
 TOTAL: \$73.00
 ICL Personal Check
 Check Nbr: 8822
 Total Received: \$73.00



CE2025261023-19

Thank you! Have a nice day.



EXHIBIT C
HISTORICAL ENVIRONMENTAL INFORMATION

Table 1 - Volatile Organic Compounds in Soil
Phase II Environmental Site Investigation
Beach 53rd and 54th Street Properties
Far Rockaway, New York

LOCATION	Part 375 NY		SB-1 (1.5'-2')	SB-1 (5.5'-6')		SB-2 (1.5'-2')		SB-3 (1.5'-2')		SB-4 (1.5'-2')		SB-5 (1.5'-2')		SB-6 (1.5'-2')		SB-7 (1.5'-2')		SB-8 (1.5'-2')		
	Part 375 NY	Part 375		8/30/2016	30-AUG-16	30-AUG-16	29-AUG-16	30-AUG-16	8/30/2016	30-AUG-16	8/30/2016	30-AUG-16	8/29/2016	30-AUG-16	8/29/2016	30-AUG-16	8/29/2016	30-AUG-16		
LAB SAMPLE ID	Unrestricted	Restricted	L1627168-01	L1627168-03	L1627168-05	L1627031-01	L1627168-07	L1627168-09	L1627168-07	L1627168-09	L1627168-07	L1627031-05	L1627031-07	L1627031-07	L1627031-07	L1627031-07	L1627031-07	L1627031-07	L1627031-07	
SAMPLE TYPE	Use Criteria	Commercial	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	
Result																				
Q																				
Volatile Organics by 8260/5035 (mg/kg)																				
1,1,1,2-Tetrachloroethane			0.00039	U	0.023	U	0.00051	U	0.00035	U	0.00037	U	0.00044	U	0.00035	U	0.0004	U	0.00035	U
1,1,1-Trichloroethane	0.68	500	0.00014	U	0.0081	U	0.00018	U	0.00012	U	0.00013	U	0.00015	U	0.00012	U	0.00014	U	0.00012	U
1,1,2,2-Tetrachloroethane			0.00012	U	0.0074	U	0.00016	U	0.00011	U	0.00012	U	0.00014	U	0.00011	U	0.00013	U	0.00011	U
1,1,2-Trichloroethane			0.00037	U	0.022	U	0.00049	U	0.00034	U	0.00036	U	0.00042	U	0.00033	U	0.00038	U	0.00034	U
1,1-Dichloroethane	0.27	240	0.0001	U	0.0063	U	0.00014	U	0.0001	U	0.0001	U	0.00012	U	0.00009	U	0.00011	U	0.0001	U
1,1-Dichloroethene	0.33	500	0.00032	U	0.019	U	0.00042	U	0.00029	U	0.00031	U	0.00036	U	0.00029	U	0.00033	U	0.00029	U
1,1-Dichloropropene			0.00017	U	0.01	U	0.00023	U	0.00016	U	0.00016	U	0.00019	U	0.00016	U	0.00018	U	0.00016	U
1,2,3-Trichlorobenzene			0.00018	U	0.011	U	0.00024	U	0.00016	U	0.00017	U	0.0002	U	0.00016	U	0.00018	U	0.00016	U
1,2,3-Trichloropropane			0.0002	U	0.012	U	0.00026	U	0.00018	U	0.00019	U	0.00022	U	0.00018	U	0.0002	U	0.00018	U
1,2,4,5-Tetramethylbenzene			0.00017	J	0.0096	U	0.00021	U	0.00014	U	0.00015	U	0.00018	U	0.00014	U	0.00016	U	0.00014	U
1,2,4-Trichlorobenzene			0.00022	U	0.013	U	0.00029	U	0.0002	U	0.00021	U	0.00025	U	0.0002	U	0.00023	U	0.0002	U
1,2,4-Trimethylbenzene	3.6	190	0.0016	J	0.01	U	0.00023	U	0.00016	U	0.00016	U	0.00019	U	0.00016	U	0.00018	U	0.00016	U
1,2-Dibromo-3-chloropropane			0.00048	U	0.029	U	0.00064	U	0.00044	U	0.00046	U	0.00054	U	0.00044	U	0.0005	U	0.00044	U
1,2-Dibromoethane			0.00021	U	0.013	U	0.00028	U	0.00019	U	0.0002	U	0.00024	U	0.00019	U	0.00022	U	0.00019	U
1,2-Dichlorobenzene	1.1	500	0.00019	U	0.011	U	0.00025	U	0.00017	U	0.00018	U	0.00021	U	0.00017	U	0.00019	U	0.00017	U
1,2-Dichloroethane	0.02	30	0.00014	U	0.0083	U	0.00018	U	0.00013	U	0.00013	U	0.00016	U	0.00012	U	0.00014	U	0.00012	U
1,2-Dichloroethene, Total			0.00017	U	0.0088	U	0.00023	U	0.00016	U	0.00017	U	0.0002	U	0.00016	U	0.00018	U	0.00016	U
1,2-Dichloropropane			0.00028	U	0.017	U	0.00037	U	0.00025	U	0.00027	U	0.00031	U	0.00025	U	0.00029	U	0.00025	U
1,3,5-Trimethylbenzene	8.4	190	0.0006	J	0.01	U	0.00023	U	0.00016	U	0.00017	U	0.0002	U	0.00016	U	0.00018	U	0.00016	U
1,3-Dichlorobenzene	2.4	280	0.00016	U	0.0099	U	0.00022	U	0.00015	U	0.00016	U	0.00018	U	0.00015	U	0.00017	U	0.00015	U
1,3-Dichloropropane			0.00018	U	0.011	U	0.00023	U	0.00016	U	0.00017	U	0.0002	U	0.00016	U	0.00018	U	0.00016	U
1,3-Dichloropropene, Total			0.00014	U	0.0072	U	0.00019	U	0.00013	U	0.00014	U	0.00016	U	0.00013	U	0.00015	U	0.00013	U
1,4-Dichlorobenzene	1.8	130	0.00017	U	0.01	U	0.00022	U	0.00015	U	0.00016	U	0.00019	U	0.00015	U	0.00017	U	0.00015	U
1,4-Dioxane	0.1	130	0.018	J	1	J	0.023	J	0.016	J	0.017	J	0.017	J	0.016	J	0.018	J	0.016	J
2,2-Dichloropropane			0.00028	U	0.017	U	0.00036	U	0.00025	U	0.00026	U	0.00031	U	0.00025	U	0.00028	U	0.00025	U
2-Butanone	0.12	500	0.0012	J	0.13	J	0.00044	U	0.0034	J	0.00032	U	0.00037	U	0.00098	J	0.0016	J	0.0003	J
2-Hexanone			0.00081	U	0.049	U	0.0011	U	0.00074	U	0.00078	U	0.00091	U	0.00073	U	0.00084	U	0.00074	U
4-Methyl-2-pentanone			0.0003	U	0.018	U	0.00039	U	0.00027	U	0.00029	U	0.00033	U	0.00027	U	0.00031	U	0.00027	U
Acetone	0.05	500	0.014	J	0.34	J	0.014	J	0.016	J	0.012	J	0.029	J	0.0071	J	0.014	J	0.011	J
Acrylonitrile			0.00063	U	0.038	U	0.00083	U	0.00057	U	0.0006	U	0.0007	U	0.00056	U	0.00064	U	0.00057	U
Benzene	0.06	44	0.0008	J	0.0087	U	0.00019	U	0.00017	J	0.00083	J	0.00016	U	0.00013	U	0.00015	U	0.00013	U
Bromobenzene			0.00025	U	0.015	U	0.00033	U	0.00023	U	0.00024	U	0.00028	U	0.00023	U	0.00026	U	0.00023	U
Bromochloromethane			0.00034	U	0.02	U	0.00044	U	0.00031	U	0.00032	U	0.00038	U	0.0003	U	0.00035	U	0.0003	U
Bromodichloromethane			0.00021	U	0.013	U	0.00028	U	0.00019	U	0.0002	U	0.00024	U	0.00019	U	0.00022	U	0.00019	U
Bromoform			0.00029	U	0.017	U	0.00038	U	0.00026	U	0.00028	U	0.00032	U	0.00026	U	0.0003	U	0.00026	U
Bromomethane			0.00041	U	0.056	J	0.00054	U	0.00038	U	0.0004	U	0.00046	U	0.00037	U	0.00042	U	0.00037	U
Carbon disulfide			0.0013	U	0.081	U	0.0018	U	0.0033	J	0.0013	U	0.0015	U	0.0031	J	0.0014	U	0.0012	U
Carbon tetrachloride	0.76	22	0.00026	U	0.015	U	0.00034	U	0.00023	U	0.00025	U	0.00029	U	0.00023	U	0.00026	U	0.00023	U
Chlorobenzene	1.1	500	0.00042	U	0.026	U	0.00056	U	0.00039	U	0.00041	U	0.00048	U	0.00038	U	0.00044	U	0.00038	U
Chloroethane			0.00038	U	0.023	U	0.00051	U	0.00035	U	0.00037	U	0.00043	U	0.00035	U	0.0004	U	0.00035	U
Chloroform	0.37	350	0.00045	U	0.027	U	0.00059	U	0.00041	U	0.00043	U	0.00051	U	0.00041	U	0.00046	U	0.00041	U
Chloromethane			0.00046	J	0.15	J	0.00047	J	0.00033	J	0.00034	J	0.0004	J	0.00032	J	0.00037	J	0.00032	J
cis-1,2-Dichloroethane	0.25	500	0.00017	U	0.01	U	0.00023	U	0.00016	U	0.00017	U	0.0002	U	0.00016	U	0.00018	U	0.00016	U
cis-1,3-Dichloropropene			0.00014	U	0.0086	U	0.00019	U	0.00013	U	0.00014	U	0.00016	U	0.00013	U	0.00015	U	0.00013	U
Dibromochloromethane			0.00019	U	0.011	U	0.00025	U	0.00017	U	0.00018	U	0.00021	U	0.00017	U	0.00019	U	0.00017	U
Dibromomethane			0.0002	U	0.012	U	0.00026	U	0.00018	U	0.00019	U	0.00022	U	0.00018	U	0.0002	U	0.00018	U
Dichlorodifluoromethane			0.00023	U	0.014	U	0.00031	U	0.00021	U	0.00022	U	0.00026	U	0.00021	U	0.00024	U	0.00021	U
Ethyl ether			0.00032	U	0.019	U	0.00042	U	0.00029	U	0.0003	U	0.00036	U	0.00029	U	0.00033	U	0.00029	U
Ethylbenzene	1	390	0.0013	U	0.0094	U	0.0002	U	0.00014	U	0.00016	U	0.00017	U	0.00014	U	0.00016	U	0.00014	U
Hexachlorobutadiene			0.00028	U	0.017	U	0.00037	U	0.00025	U	0.00027	U	0.00031	U	0.00025	U	0.00029	U	0.00025	U
Isopropylbenzene			0.00013	U	0.0076	U	0.00017	U	0.00012	U	0.00012	U	0.00014	U	0.00011	U	0.00013	U	0.00012	U
Methyl tert butyl ether	0.93	500	0.0001	U	0.0062	U	0.00014	U	0.00009	U	0.0001	U	0.00012	U	0.00009	U	0.0001	U	0.00009	U
Methylene chloride	0.05	500	0.0013	U	0.081	U	0.0018	U	0.0012	U	0.0013	U	0.0015	U	0.0012	U	0.0014	U	0.0012	U
n-Butylbenzene	12	500	0.00014	U	0.0084	U	0.00018	U	0.00013	U	0.00013	U	0.00016	U	0.00013	U	0.00014	U	0.00013	

Table 2 - Semi-Volatile Organic Compounds in Soil
Phase II Environmental Site Investigation
Beach 53rd and 54th Street Properties
Far Rockaway, New York

LOCATION	Part 375 NY Unrestricted Use Criteria	Part 375 Restricted Commercial Use Criteria	SB-1 (0'-2')		SB-1 (5'-7')		SB-2 (0'-2')		SB-3 (0'-2')		SB-4 (0'-2')		SB-5 (0'-2')		SB-6 (0'-2')		SB-7 (0'-2')		SB-8 (0'-2')		
			8/30/2016	L1627168-01	8/30/2016	L1627168-03	8/30/2016	L1627168-05	8/29/2016	L1627031-01	8/30/2016	L1627168-07	8/30/2016	L1627168-09	8/29/2016	L1627168-07	8/29/2016	L1627031-05	8/29/2016	L1627031-07	
SAMPLING DATE	Soil	Soil	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	
LAB SAMPLE ID																					Soil
SAMPLE TYPE	Volatile Organics by GC/MS (mg/kg)																				
1,2,4,5-Tetrachlorobenzene			0.018	U	0.02	U	0.092	U	0.022	U	0.018	U	0.018	U	0.022	U	0.019	U	0.018	U	
1,2,4-Trichlorobenzene			0.02	U	0.022	U	0.1	U	0.024	U	0.02	U	0.02	U	0.024	U	0.021	U	0.019	U	
1,2-Dichlorobenzene	1.1	500	0.031	U	0.035	U	0.16	U	0.038	U	0.031	U	0.031	U	0.038	U	0.033	U	0.03	U	
1,3-Dichlorobenzene	2.4	280	0.03	U	0.034	U	0.15	U	0.036	U	0.029	U	0.03	U	0.036	U	0.032	U	0.029	U	
1,4-Dichlorobenzene	1.8	130	0.03	U	0.034	U	0.15	U	0.037	U	0.03	U	0.03	U	0.037	U	0.032	U	0.03	U	
2,4,5-Trichlorophenol			0.033	U	0.037	U	0.17	U	0.04	U	0.033	U	0.033	U	0.04	U	0.035	U	0.032	U	
2,4,6-Trichlorophenol			0.032	U	0.037	U	0.17	U	0.04	U	0.032	U	0.033	U	0.04	U	0.035	U	0.032	U	
2,4-Dichlorophenol			0.028	U	0.031	U	0.14	U	0.034	U	0.028	U	0.028	U	0.034	U	0.03	U	0.027	U	
2,4-Dimethylphenol			0.057	U	0.064	U	0.29	U	0.069	U	0.056	U	0.058	U	0.07	U	0.061	U	0.056	U	
2,4-Dinitrophenol			0.08	U	0.091	U	0.41	U	0.098	U	0.08	U	0.081	U	0.098	U	0.086	U	0.079	U	
2,4-Dinitrotoluene			0.034	U	0.039	U	0.18	U	0.042	U	0.034	U	0.035	U	0.042	U	0.037	U	0.034	U	
2,6-Dinitrotoluene			0.029	U	0.033	U	0.15	U	0.036	U	0.029	U	0.03	U	0.036	U	0.032	U	0.029	U	
2-Chloronaphthalene			0.017	U	0.019	U	0.088	U	0.021	U	0.017	U	0.017	U	0.021	U	0.018	U	0.017	U	
2-Chlorophenol			0.02	U	0.023	U	0.1	U	0.025	U	0.02	U	0.021	U	0.025	U	0.022	U	0.02	U	
2-Methylnaphthalene			0.021	U	0.024	U	0.75	J	0.025	U	0.19	J	0.038	J	0.026	U	0.022	U	0.02	U	
2-Methylphenol	0.33	500	0.026	U	0.03	U	0.14	U	0.032	U	0.026	U	0.027	U	0.033	U	0.029	U	0.026	U	
2-Nitroaniline			0.033	U	0.038	U	0.17	U	0.04	U	0.033	U	0.034	U	0.041	U	0.036	U	0.033	U	
2-Nitrophenol			0.064	U	0.073	U	0.33	U	0.079	U	0.064	U	0.066	U	0.079	U	0.069	U	0.064	U	
3,3'-Dichlorobenzidine			0.046	U	0.052	U	0.23	U	0.056	U	0.046	U	0.046	U	0.056	U	0.049	U	0.045	U	
3-Methylphenol/4-Methylphenol	0.33	500	0.027	U	0.03	U	0.14	U	0.033	U	0.027	U	0.027	U	0.033	U	0.029	U	0.027	U	
3-Nitroaniline			0.032	U	0.037	U	0.17	U	0.04	U	0.032	U	0.033	U	0.04	U	0.035	U	0.032	U	
4,6-Dinitro-o-cresol			0.082	U	0.094	U	0.42	U	0.1	U	0.082	U	0.084	U	0.1	U	0.089	U	0.082	U	
4-Bromophenyl phenyl ether			0.026	U	0.03	U	0.13	U	0.032	U	0.026	U	0.026	U	0.032	U	0.028	U	0.026	U	
4-Chloroaniline			0.031	U	0.035	U	0.16	U	0.038	U	0.031	U	0.032	U	0.038	U	0.034	U	0.031	U	
4-Chlorophenyl phenyl ether			0.018	U	0.021	U	0.094	U	0.022	U	0.018	U	0.019	U	0.023	U	0.02	U	0.018	U	
4-Nitroaniline			0.071	U	0.081	U	0.36	U	0.087	U	0.071	U	0.072	U	0.087	U	0.076	U	0.07	U	
4-Nitrophenol			0.07	U	0.08	U	0.36	U	0.086	U	0.07	U	0.071	U	0.086	U	0.075	U	0.069	U	
Acenaphthene	20	500	0.018	U	0.02	U	0.091	U	0.086	J	0.034	J	0.018	U	0.091	J	0.019	U	0.018	U	
Acenaphthylene	100	500	0.026	U	0.03	U	0.16	J	0.032	U	0.74		0.29		0.033	U	0.028	U	0.026	U	
Acetophenone			0.021	U	0.024	U	0.11	U	0.026	U	0.021	U	0.022	U	0.026	U	0.023	U	0.021	U	
Anthracene	100	500	0.033	U	0.038	U	0.18	J	0.041	U	0.34		0.058	J	0.041	U	0.036	U	0.033	U	
Benzo(a)anthracene	1	5.6	0.019	U	0.022	U	0.51	J	0.024	U	0.64		0.11		0.024	U	0.021	U	0.042	J	
Benzo(a)pyrene	1	1	0.042	U	0.048	U	0.79	J	0.051	U	0.66		0.13	J	0.052	U	0.045	U	0.042	J	
Benzo(b)fluoranthene	1	5.6	0.029	U	0.033	U	1	J	0.035	U	0.88		0.17		0.036	U	0.031	U	0.049	J	
Benzo(ghi)perylene	100	500	0.02	U	0.023	U	0.52	J	0.025	U	0.64		0.16		0.025	U	0.022	U	0.025	J	
Benzo(k)fluoranthene	0.8	56	0.027	U	0.031	U	0.35	J	0.034	U	0.27		0.045	J	0.034	U	0.03	U	0.027	U	
Benzoic Acid			0.17	U	0.2	U	0.89	U	0.21	U	0.17	U	0.18	U	0.21	U	0.19	U	0.17	U	
Benzyl Alcohol			0.052	U	0.06	U	0.27	U	0.064	U	0.052	U	0.053	U	0.065	U	0.056	U	0.052	U	
Biphenyl			0.04	U	0.045	U	0.2	U	0.049	U	0.045	J	0.04	U	0.049	U	0.043	U	0.039	U	
Bis(2-chloroethoxy)methane			0.017	U	0.02	U	0.088	U	0.021	U	0.017	U	0.017	U	0.021	U	0.018	U	0.017	U	
Bis(2-chloroethyl)ether			0.023	U	0.026	U	0.12	U	0.028	U	0.023	U	0.024	U	0.029	U	0.025	U	0.023	U	
Bis(2-chloroisopropyl)ether			0.029	U	0.033	U	0.15	U	0.036	U	0.029	U	0.03	U	0.036	U	0.032	U	0.029	U	
Bis(2-ethylhexyl)phthalate			0.066	J	0.067	U	0.3	U	0.073	U	0.11	J	0.06	U	0.073	U	0.064	U	0.059	U	
Butyl benzyl phthalate			0.043	U	0.049	U	0.22	U	0.053	U	0.49		0.044	U	0.053	U	0.046	U	0.043	U	
Carbazole			0.017	U	0.019	U	0.086	U	0.02	U	0.058	J	0.017	U	0.02	U	0.018	U	0.016	U	
Chrysene	1	56	0.018	U	0.02	U	0.61	U	0.022	U	0.74		0.13		0.022	U	0.019	U	0.043	J	
Di-n-butylphthalate			0.032	U	0.037	U	0.17	U	0.04	U	0.032	U	0.033	U	0.04	U	0.035	U	0.032	U	
Di-n-octylphthalate			0.058	U	0.066	U	0.3	U	0.071	U	0.058	U	0.059	U	0.072	U	0.063	U	0.058	U	
Dibenzo(a,h)anthracene	0.33	0.56	0.02	U	0.022	U	0.1	J	0.024	U	0.14		0.032	J	0.024	U	0.021	U	0.02	U	
Dibenzofuran	7	350	0.016	U	0.018	U	0.084	U	0.02	U	0.052	J	0.016	U	0.02	U	0.017	U	0.016	U	
Diethyl phthalate			0.016	U	0.018	U	0.082	U	0.019	U	0.016	U	0.016	U	0.02	U	0.017	U	0.016	U	
Dimethyl phthalate			0.036	U	0.041	U	0.18	U	0.044	U	0.036	U	0.037	U	0.044	U	0.039	U	0.036	U	
Fluoranthene	100	500	0.02	U	0.022	U	0.95	U	0.024	U	0.94		0.098	J	0.024	U	0.031	J	0.08	J	
Fluorene	30	500	0.017	U	0.019	U	0.097	J	0.02	U	0.12	J	0.029	J	0.02	U	0.018	U	0.016	U	
Hexachlorobenzene	0.33	6	0.019	U	0.022	U	0.099	U	0.024	U	0.019	U	0.02	U	0.024	U	0.021	U	0.019	U	
Hexachlorobutadiene			0.025	U	0.028	U	0.13	U	0.031	U	0.025	U	0.026	U	0.031	U	0.027	U	0.025	U	
Hexachlorocyclopentadiene			0.16	U	0.18	U	0.8	U	0.19	U	0.15	U	0.16	U	0.19	U	0.17	U	0.15	U	
Hexachloroethane			0.028	U	0.032	U	0.14	U	0.034	U	0.028	U	0.028	U	0.034	U	0.03	U	0.028	U	
Indeno(1,2,3-cd)pyrene	0.5	5.6	0.024	U	0.027	U	0.52	J	0.029	U	0.58		0.13	J	0.029	U	0.026	U	0.028	J	
Isophorone			0.022	U	0.025	U	0.11	U	0.027	U	0.022	U	0.023	U	0.027	U	0.024	U	0.022	U	
n-Nitrosodi-n-propylamine			0.026	U	0.03	U	0.14	U	0.032	U	0.026	U	0.027	U	0.033	U	0.028	U	0.026	U	
Naphthalene	12	500	0.021	U	0.024	U	0.5	J	0.027	J	0.25		0.056	J	0.026	U	0.022	U	0.021	U	
NDPA/DPA			0.02	U	0.022	U	0.1	U	0.024	U	0.019	U	0.02	U	0.024	U	0.021	U	0.019	U	
Nitrobenzene	69		0.025	U	0.029	U	0.13	U	0.031	U	0.025	U	0.026	U	0.031	U	0.027	U	0.025	U	
p-Chloro-m-cresol			0.026	U	0.029	U	0.13	U	0.031	U	0.025	U	0.026	U	0.031	U	0.028	U	0.025	U	
Pentachlorophenol	0.8	6.7	0.038	U	0.043	U	0.19	U	0.046	U	0.038	U	0.038	U	0.046	U	0.041	U	0.037	U	
Phenanthrene</																					

Table 3 - Metals in Soil
Phase II Environmental Site Investigation
Beach 53rd and 54th Street Properties
Far Rockaway, New York

LOCATION	Part 375 NY Unrestricted Use Criteria	Part 375 Restricted Commercial Use Criteria	SB-1 (0'-2')		SB-2 (0'-2')		SB-3 (0'-2')		SB-4 (0'-2')		SB-5 (0'-2')		SB-6 (0'-2')		SB-7 (0'-2')		SB-8 (0'-2')	
SAMPLING DATE			8/30/2016	8/30/2016	8/29/2016	8/30/2016	8/30/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	
LAB SAMPLE ID			L1627168-01	L1627168-05	L1627031-01	L1627168-07	L1627168-09	L1627168-07	L1627031-05	L1627031-07								
SAMPLE TYPE			Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil								
			Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
Total Metals (mg/kg)																		
Aluminum, Total			2000		2200		7200		3000		1000		3000		1500		850	
Antimony, Total			0.65	U	0.65	U	0.8	U	0.64	U	0.64	U	0.8	U	0.7	U	0.64	U
Arsenic, Total	13	16	2.1		2.7		10		4.9		0.79	J	2.6		1.2		0.28	J
Barium, Total	350	400	19		56		25		52		6.3		35		16		5.2	
Beryllium, Total	7.2	590	0.09	U	0.2	J	0.35	J	0.5		0.09	U	0.11	U	0.1	U	0.09	U
Cadmium, Total	2.5	9.3	0.06	U	0.96		0.07	U	0.46	J	0.06	U	0.09	J	0.06	U	0.06	U
Calcium, Total			9900		890		1200		4600		250		7600		430		160	
Chromium, Total			6.8		9		22		16		3.8		11		5.8		2.8	
Cobalt, Total			0.96	J	2.2		5.8		4.1		0.74	J	1.8	J	0.95	J	0.45	J
Copper, Total	50	270	5.9		26		28		62		3.7		15		3.4		1.2	
Iron, Total			4400		6200		21000		12000		2800		6300		3600		1500	
Lead, Total	63	1000	16		220		24		110		2.8	J	75		8.1		1.3	J
Magnesium, Total			4400		900		2600		1800		420		2300		660		360	
Manganese, Total	1600	10000	31		51		210		83		15		64		20		9.8	
Mercury, Total	0.18	2.8	0.03	J	0.12		0.1		0.22		0.09		0.08		0.02	U	0.01	U
Nickel, Total	30	310	2.8		9.7		15		12		2.6		5.4		2.9		1.5	J
Potassium, Total			440		330		1500		520		340		390		520		300	
Selenium, Total	3.9	1500	0.22	U	0.22	U	0.27	U	0.21	U	0.22	U	0.27	U	0.24	U	0.22	U
Silver, Total	2	1500	0.16	U	0.16	U	0.2	U	0.16	U	0.16	U	0.2	U	0.17	U	0.16	U
Sodium, Total			48	J	66	J	780		76	J	45	J	220		42	J	22	J
Thallium, Total			0.26	U	0.26	U	0.32	U	0.25	U	0.26	U	0.32	U	0.28	U	0.26	U
Vanadium, Total			9		12		30		14		4.9		11		9		3.2	
Zinc, Total	109	10000	11		170		49		340		8.5		75		9		7.5	

TABLE NOTES:

Q	Qualifiers
	Non-detect but exceeds NY Part 375 Unrestricted Use Criteria
2.5	Exceeds Part 375 Unrestricted Use Criteria
J	Estimated Value. The target analyte concentration is below the reporting limit (RL), but above the method detection limit
B	Analyte was present in laboratory blank.
D	Sample was diluted in order to obtain a value within the calibration range.
U	Not detected at the reported detection limit for th
--	No Standard or Guidance Value.
µg/L	Micrograms per liter.

Table 4 - PCBs in Soil
Phase II Environmental Site Investigation
Beach 53rd and 54th Street Properties
Far Rockaway, New York

LOCATION	Part 375 NY Unrestricted Use Criteria	Part 375 Restricted Commercial Use Criteria	SB-1 (0'-2')		SB-2 (0'-2')		SB-3 (0'-2')		SB-4 (0'-2')		SB-5 (0'-2')		SB-6 (0'-2')		SB-7 (0'-2')		SB-8 (0'-2')	
SAMPLING DATE			8/30/2016	8/30/2016	8/29/2016	8/30/2016	8/30/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016		
LAB SAMPLE ID			L1627168-01	L1627168-05	L1627031-01	L1627168-07	L1627168-09	L1627168-07	L1627031-05	L1627031-07								
SAMPLE TYPE			Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil		
	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
Polychlorinated Biphenyls (mg/kg)																		
Aroclor 1016	0.1	1	0.00272	U	0.0028	U	0.00326	U	0.00268	U	0.00273	U	0.00329	U	0.00294	U	0.00263	U
Aroclor 1221	0.1	1	0.00317	U	0.00327	U	0.00381	U	0.00313	U	0.00318	U	0.00384	U	0.00343	U	0.00307	U
Aroclor 1232	0.1	1	0.00403	U	0.00415	U	0.00484	U	0.00398	U	0.00405	U	0.00488	U	0.00436	U	0.00391	U
Aroclor 1242	0.1	1	0.00421	U	0.00434	U	0.00506	U	0.00415	U	0.00423	U	0.0051	U	0.00455	U	0.00408	U
Aroclor 1248	0.1	1	0.0029	U	0.00299	U	0.00349	U	0.00286	U	0.00291	U	0.00352	U	0.00314	U	0.00281	U
Aroclor 1254	0.1	1	0.00283	U	0.00291	U	0.0034	U	0.00279	U	0.00284	U	0.00342	U	0.00306	U	0.00274	U
Aroclor 1260	0.1	1	0.00262	U	0.0027	U	0.00315	U	0.0342	U	0.00263	U	0.00318	U	0.00284	U	0.00254	U
Aroclor 1262	0.1	1	0.00171	U	0.00176	U	0.00205	U	0.00168	U	0.00171	U	0.00207	U	0.00184	U	0.00165	U
Aroclor 1268	0.1	1	0.00499	U	0.00514	U	0.00599	U	0.00492	U	0.00501	U	0.00604	U	0.0054	U	0.00484	U
PCBs, Total			0.00171	U	0.00176	U	0.00205	U	0.0342		0.00171	U	0.00207	U	0.00184	U	0.00165	U

TABLE NOTES:

Q	Qualifiers
	Non-detect but exceeds NY Part 375 Unrestricted Use Criteria
2.5	Exceeds Part 375 Unrestricted Use Criteria
J	Estimated Value. The target analyte concentration is below the reporting limit (RL), but above the method detection limit (MDL).
B	Analyte was present in laboratory blank.
D	Sample was diluted in order to obtain a value within the calibration range.
U	Not detected at the reported detection limit for the sample.
--	No Standard or Guidance Value.
µg/L	Micrograms per liter.

Table 5 - Pesticides in Soil
Phase II Environmental Site Investigation
Beach 53rd and 54th Street Properties
Far Rockaway, New York

LOCATION	Part 375 NY Unrestricted Use Criteria	Part 375 Restricted Commercial Use Criteria	SB-1 (0'-2')		SB-2 (0'-2')		SB-3 (0'-2')		SB-4 (0'-2')		SB-5 (0'-2')		SB-6 (0'-2')		SB-7 (0'-2')		SB-8 (0'-2')	
SAMPLING DATE			8/30/2016	8/30/2016	8/29/2016	8/30/2016	8/30/2016	8/29/2016	8/29/2016	8/29/2016	8/29/2016							
LAB SAMPLE ID			L1627168-01	L1627168-05	L1627031-01	L1627168-07	L1627168-09	L1627168-07	L1627031-05	L1627031-07								
SAMPLE TYPE			Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil								
			Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
Pesticides (mg/kg)																		
4,4'-DDD	0.0033	92	0.00164	U	0.0017	U	0.00198	U	0.00159	U	0.00166	U	0.00207	U	0.00178	U	0.00162	U
4,4'-DDE	0.0033	62	0.00164	U	0.0017	U	0.00198	U	0.00159	U	0.00166	U	0.00207	U	0.00055	J	0.00162	U
4,4'-DDT	0.0033	47	0.00308	U	0.00319	U	0.00371	U	0.00298	U	0.0031	U	0.00388	U	0.00218	J	0.00189	J
Aldrin	0.005	0.68	0.00164	U	0.0017	U	0.00198	U	0.00159	U	0.00166	U	0.00207	U	0.00178	U	0.00162	U
Alpha-BHC	0.02	3.4	0.00068	U	0.000708	U	0.000825	U	0.00066	U	0.00069	U	0.00086	U	0.00074	U	0.00068	U
Beta-BHC	0.036	3	0.00164	U	0.0017	U	0.00198	U	0.00159	U	0.00166	U	0.00207	U	0.00178	U	0.00162	U
Chlordane		4.2	0.0133	U	0.0138	U	0.0161	U	0.0129	U	0.0134	U	0.0168	U	0.0145	U	0.0132	U
cis-Chlordane	0.094		0.00205	U	0.00212	U	0.00248	U	0.00199	U	0.00207	U	0.00258	U	0.00222	U	0.00203	U
Delta-BHC	0.04	500	0.00164	U	0.0017	U	0.00198	U	0.00159	U	0.00166	U	0.00207	U	0.00178	U	0.00162	U
Dieldrin	0.005	1.4	0.00102	U	0.00106	U	0.00124	U	0.00099	U	0.00103	U	0.00129	U	0.00111	U	0.00102	U
Endosulfan I	2.4	24	0.00164	U	0.0017	U	0.00198	U	0.00159	U	0.00166	U	0.00207	U	0.00178	U	0.00162	U
Endosulfan II	2.4	24	0.00164	U	0.00329	U	0.00198	U	0.00159	U	0.00166	U	0.00207	U	0.00178	U	0.00162	U
Endosulfan sulfate	2.4	24	0.00068	U	0.000708	U	0.000825	U	0.00066	U	0.00069	U	0.00086	U	0.00074	U	0.00068	U
Endrin	0.014	11	0.00068	U	0.000708	U	0.000825	U	0.00066	U	0.00069	U	0.00086	U	0.00074	U	0.00068	U
Endrin aldehyde			0.00205	U	0.00212	U	0.00248	U	0.00199	U	0.00207	U	0.00258	U	0.00222	U	0.00203	U
Endrin ketone			0.00164	U	0.0017	U	0.00198	U	0.00159	U	0.00166	U	0.00207	U	0.00178	U	0.00162	U
Heptachlor	0.042	15	0.00082	U	0.00085	U	0.00099	U	0.0008	U	0.00083	U	0.00103	U	0.00089	U	0.00081	U
Heptachlor epoxide		9.2	0.00308	U	0.00319	U	0.00371	U	0.00298	U	0.0031	U	0.00388	U	0.00334	U	0.00305	U
Lindane	0.1		0.00068	U	0.000708	U	0.000825	U	0.00066	U	0.00069	U	0.00086	U	0.00074	U	0.00068	U
Methoxychlor			0.00308	U	0.00319	U	0.00371	U	0.00298	U	0.0031	U	0.00388	U	0.00334	U	0.00305	U
Toxaphene			0.0308	U	0.0319	U	0.0371	U	0.0298	U	0.031	U	0.0388	U	0.0334	U	0.0305	U
trans-Chlordane			0.00205	U	0.00212	U	0.00248	U	0.00199	U	0.00207	U	0.00258	U	0.00222	U	0.00203	U

TABLE NOTES:

Q	Qualifiers
J	Estimated Value. The target analyte concentration is below the reporting limit (RL), but above the method detection limit (MDL).
B	Analyte was present in laboratory blank.
D	Sample was diluted in order to obtain a value within the calibration range.
U	Not detected at the reported detection limit for the sample.
--	No Standard or Guidance Value.
µg/L	Micrograms per liter.

Table 6 - Volatile Organic Compounds in Groundwater
Phase II Environmental Site Investigation
Beach 53rd and 54th Street Properties
Far Rockaway, New York

LOCATION	NYSDEC TOGS 1.1.1 AWQS	GZA-1		GZA-2		MW-2	
		8/30/2016		8/30/2016		8/30/2016	
		L1627168-11		L1627168-12		L1627168-13	
		Groundwater		Groundwater		Groundwater	
SAMPLING DATE		Result	Qual	Result	Qual	Result	Qual
Volatile Organics by 8: (µg/L)							
1,1,1,2-Tetrachloroethane	5	0.7	U	0.7	U	0.7	U
1,1,1-Trichloroethane	5	0.7	U	0.7	U	0.7	U
1,1,2,2-Tetrachloroethane	5	0.14	U	0.14	U	0.14	U
1,1,2-Trichloroethane	1	0.5	U	0.5	U	0.5	U
1,1-Dichloroethane	5	0.7	U	0.7	U	0.7	U
1,1-Dichloroethene	5	0.14	U	0.14	U	0.14	U
1,1-Dichloropropene	5	0.7	U	0.7	U	0.7	U
1,2,3-Trichlorobenzene	5	0.7	U	0.7	U	0.7	U
1,2,3-Trichloropropane	0.04	0.7	U	0.7	U	0.7	U
1,2,4,5-Tetramethylbenzene	5	0.65	U	0.65	U	0.84	J
1,2,4-Trichlorobenzene	5	0.7	U	0.7	U	0.7	U
1,2,4-Trimethylbenzene	5	0.7	U	0.7	U	12	
1,2-Dibromo-3-chloropropane	0.04	0.7	U	0.7	U	0.7	U
1,2-Dibromoethane	0.0006	0.65	U	0.65	U	0.65	U
1,2-Dichlorobenzene	3	0.7	U	0.7	U	0.7	U
1,2-Dichloroethane	0.6	0.13	U	0.13	U	0.13	U
1,2-Dichloroethene, Total	-	34		0.7	U	0.7	U
1,2-Dichloropropane	1	0.13	U	0.13	U	0.13	U
1,3,5-Trimethylbenzene	5	0.7	U	0.7	U	1.3	J
1,3-Dichlorobenzene	3	0.7	U	0.7	U	0.7	U
1,3-Dichloropropane	5	0.7	U	0.7	U	0.7	U
1,3-Dichloropropene, Total	-	0.14	U	0.14	U	0.14	U
1,4-Dichlorobenzene	3	0.7	U	0.7	U	0.7	U
1,4-Dioxane	-	41	U	41	U	41	U
2,2-Dichloropropane	5	0.7	U	0.7	U	0.7	U
2-Butanone	50	1.9	U	1.9	U	1.9	U
2-Hexanone	50	1	U	1	U	1	U
4-Methyl-2-pentanone	-	1	U	1	U	1	U
Acetone	50	3.8	J	1.5	U	1.5	U
Acrylonitrile	5	1.5	U	1.5	U	1.5	U
Benzene	1	0.6		0.16	U	0.98	
Bromobenzene	5	0.7	U	0.7	U	0.7	U
Bromochloromethane	5	0.7	U	0.7	U	0.7	U
Bromodichloromethane	50	0.19	U	0.19	U	0.19	U
Bromoform	50	0.65	U	0.65	U	0.65	U
Bromomethane	5	0.7	U	0.7	U	0.7	U
Carbon disulfide	60	1	U	1	U	1	U
Carbon tetrachloride	5	0.13	U	0.13	U	0.13	U
Chlorobenzene	5	0.7	U	0.7	U	0.7	U
Chloroethane	5	0.7	U	0.7	U	0.7	U
Chloroform	7	0.7	U	0.7	U	0.7	U
Chloromethane	-	0.7	U	0.7	U	0.7	U
cis-1,2-Dichloroethene	5	34		0.7	U	0.7	U
cis-1,3-Dichloropropene	0.4	0.14	U	0.14	U	0.14	U
Dibromochloromethane	50	0.15	U	0.15	U	0.15	U
Dibromomethane	5	1	U	1	U	1	U
Dichlorodifluoromethane	5	1	U	1	U	1	U
Ethyl ether	-	0.7	U	0.7	U	0.7	U
Ethylbenzene	5	0.7	U	0.7	U	12	
Hexachlorobutadiene	0.5	0.7	U	0.7	U	0.7	U
Isopropylbenzene	5	0.7	U	0.7	U	0.88	J
Methyl tert butyl ether	10	0.7	U	0.7	U	0.7	U
Methylene chloride	5	0.7	U	0.7	U	0.7	U
n-Butylbenzene	5	0.7	U	0.7	U	0.7	U
n-Propylbenzene	5	0.7	U	0.7	U	1.9	J
Naphthalene	10	0.96	J	0.7	U	2.1	J
o-Chlorotoluene	5	0.7	U	0.7	U	0.7	U
o-Xylene	5	0.7	U	0.7	U	13	
p-Chlorotoluene	5	0.7	U	0.7	U	0.7	U
p-Diethylbenzene	-	0.7	U	0.7	U	0.7	U
p-Ethyltoluene	-	0.7	U	0.7	U	5.6	
p-Isopropyltoluene	5	0.7	U	0.7	U	0.7	U
p/m-Xylene	5	0.7	U	0.7	U	29	
sec-Butylbenzene	5	0.7	U	0.7	U	0.7	U
Styrene	5	0.7	U	0.7	U	0.7	U
tert-Butylbenzene	5	0.7	U	0.7	U	0.7	U
Tetrachloroethene	5	0.18	U	0.18	U	0.18	U
Toluene	5	0.7	U	0.7	U	2.5	
trans-1,2-Dichloroethene	5	0.7	U	0.7	U	0.7	U
trans-1,3-Dichloropropene	0.4	0.16	U	0.16	U	0.16	U
trans-1,4-Dichloro-2-butene	5	0.7	U	0.7	U	0.7	U
Trichloroethene	5	0.18	U	0.18	U	0.18	U
Trichlorofluoromethane	5	0.7	U	0.7	U	0.7	U
Vinyl acetate	-	1	U	1	U	1	U
Vinyl chloride	2	2.5		0.07	U	0.07	U
Xylenes, Total	-	0.7	U	0.7	U	42	

TABLE NOTES:

NYSDEC TOGS 1.1.1 AWQS - New York State Department of Environmental Conservation Technical & Operational Guidance Series, Ambient Water Quality Standards, Guidance Values and Groundwater Effluent Limitations

Qual	Qualifiers
2.5	Exceeds NYSDEC TOGS 1.1.1 AWQS
J	Estimated Value. The target analyte concentration is below the reporting limit (RL), but above the method detection limit (MDL).
B	Analyte was present in laboratory blank.
D	Sample was diluted in order to obtain a value within the calibration range.
U	Not detected at the reported detection limit for the sample.
--	No Standard or Guidance Value.
µg/L	Micrograms per liter.

Table 7 - Semi-Volatile Organic Compounds in Groundwater
Phase II Environmental Site Investigation
Beach 53rd and 54th Street Properties
Far Rockaway, New York

LOCATION	NYSDEC TOGS 1.1.1 AWQS	GZA-1		GZA-2		MW-2	
SAMPLING DATE		8/30/2016		8/30/2016		8/30/2016	
LAB SAMPLE ID		L1627168-11		L1627168-12		L1627168-13	
SAMPLE TYPE		Groundwater		Groundwater		Groundwater	
		Result	Qual	Result	Qual	Result	Qual
Semi-Volatile Organics by GC/MS (µg/L)							
1,2,4,5-Tetrachlorobenzene	5	0.67	U	0.67	U	0.67	U
1,2,4-Trichlorobenzene	5	0.66	U	0.66	U	0.66	U
1,2-Dichlorobenzene	3	0.73	U	0.73	U	0.73	U
1,3-Dichlorobenzene	3	0.73	U	0.73	U	0.73	U
1,4-Dichlorobenzene	3	0.71	U	0.71	U	0.71	U
2,4,5-Trichlorophenol		0.72	U	0.72	U	0.72	U
2,4,6-Trichlorophenol		0.68	U	0.68	U	0.68	U
2,4-Dichlorophenol	1	0.77	U	0.77	U	0.77	U
2,4-Dimethylphenol	50	1.6	U	1.6	U	1.6	U
2,4-Dinitrophenol	10	5.5	U	5.5	U	5.5	U
2,4-Dinitrotoluene	5	0.84	U	0.84	U	0.84	U
2,6-Dinitrotoluene	5	1.1	U	1.1	U	1.1	U
2-Chlorophenol		0.63	U	0.63	U	0.63	U
2-Methylphenol		1	U	1	U	1	U
2-Nitroaniline	5	1.1	U	1.1	U	1.1	U
2-Nitrophenol		1.5	U	1.5	U	1.5	U
3,3'-Dichlorobenzidine	5	1.4	U	1.4	U	1.4	U
3-Methylphenol/4-Methylphenol		1.1	U	1.1	U	1.1	U
3-Nitroaniline	5	1.1	U	1.1	U	1.1	U
4,6-Dinitro-o-cresol		2.1	U	2.1	U	2.1	U
4-Bromophenyl phenyl ether		0.73	U	0.73	U	0.73	U
4-Chloroaniline	5	0.63	U	0.63	U	0.63	U
4-Chlorophenyl phenyl ether		0.62	U	0.62	U	0.62	U
4-Nitroaniline	5	1.3	U	1.3	U	1.3	U
4-Nitrophenol		1.8	U	1.8	U	1.8	U
Acetophenone		0.85	U	0.85	U	0.85	U
Benzoic Acid		13	U	13	U	13	U
Benzyl Alcohol		0.72	U	0.72	U	0.72	U
Biphenyl		0.76	U	0.76	U	0.76	U
Bis(2-chloroethoxy)methane	5	0.63	U	0.63	U	0.63	U
Bis(2-chloroethyl)ether	1	0.67	U	0.67	U	0.67	U
Bis(2-chloroisopropyl)ether	5	0.7	U	0.7	U	0.7	U
Bis(2-ethylhexyl)phthalate	5	0.91	U	0.91	U	0.91	U
Butyl benzyl phthalate	50	1.3	U	1.3	U	1.3	U
Carbazole		0.63	U	0.63	U	0.63	U
Di-n-butylphthalate	50	0.69	U	0.69	U	0.69	U
Di-n-octylphthalate	50	1.1	U	1.1	U	1.1	U
Dibenzofuran		0.66	U	0.66	U	0.66	U
Diethyl phthalate	50	0.63	U	0.63	U	0.63	U
Dimethyl phthalate	50	0.65	U	0.65	U	0.65	U
Hexachlorocyclopentadiene	5	7.8	U	7.8	U	7.8	U
Isophorone	50	0.6	U	0.6	U	0.6	U
n-Nitrosodi-n-propylamine		0.7	U	0.7	U	0.7	U
NDPA/DPA	50	0.64	U	0.64	U	0.64	U
Nitrobenzene	0.4	0.75	U	0.75	U	0.75	U
p-Chloro-m-cresol		0.62	U	0.62	U	0.62	U
Phenol	1	1.9	U	1.9	U	1.9	U
2-Chloronaphthalene	10	0.04	U	0.04	U	0.07	U
2-Methylnaphthalene		0.05	U	0.05	U	0.58	
Acenaphthene	20	3.2		10		20	
Acenaphthylene		0.04	U	0.05	J	0.12	J
Anthracene	50	0.06	J	0.08	J	0.19	J
Benzo(a)anthracene		0.09	J	0.02	U	0.03	U
Benzo(a)pyrene		0.08	J	0.04	U	0.08	U
Benzo(b)fluoranthene	0.002	0.1	J	0.02	U	0.03	U
Benzo(ghi)perylene		0.04	U	0.04	U	0.08	U
Benzo(k)fluoranthene	0.002	0.04	U	0.04	U	0.08	U
Chrysene	0.002	0.08	J	0.04	U	0.07	U
Dibenzo(a,h)anthracene		0.04	U	0.04	U	0.08	U
Fluoranthene	50	0.2		0.04	U	0.16	J
Fluorene	50	0.47		0.04	U	0.21	J
Hexachlorobenzene	0.04	0.03	U	0.03	U	0.06	U
Hexachlorobutadiene	0.5	0.04	U	0.04	U	0.07	U
Hexachloroethane	5	0.03	U	0.03	U	0.06	U
Indeno(1,2,3-cd)pyrene	0.002	0.04	U	0.04	U	0.08	U
Naphthalene	10	0.41		0.04	U	3	
Pentachlorophenol	1	0.22	U	0.22	U	0.42	U
Phenanthrene	50	0.21		0.02	U	0.28	J
Pyrene	50	0.18	J	0.04	U	0.08	U
TOTAL SVOCs							

TABLE NOTES:

NYSDEC TOGS 1.1.1 AWQS - New York State Department of Environmental Conservation Technical & Operational Guidance Series, Ambient Water Quality Standards, Guidance Values and Groundwater Effluent Limitations

	Value exceeds NYSDEC TOGS 1.1.1 AWQS.
	Below lab detection limit, but exceeds AWQS.
Qual	Qualifiers
J	Estimated Value. The target analyte concentration is below the reporting limit (RL), but above the method detection limit (MDL).
B	Analyte was present in laboratory blank.
D	Sample was diluted in order to obtain a value within the calibration range.
U	Not detected at the reported detection limit for the sample.
--	No Standard or Guidance Value.
µg/L	Micrograms per liter



Table 8 - Metals in Groundwater
Phase II Environmental Site Investigation
Beach 53rd and 54th Street Properties
Far Rockaway, New York

LOCATION	NYSDEC TOGS 1.1.1 AWQS	GZA-1		GZA-2		MW-2	
SAMPLING DATE		8/30/2016		8/30/2016		8/30/2016	
LAB SAMPLE ID		L1627168-11		L1627168-12		L1627168-13	
SAMPLE TYPE		Groundwater		Groundwater		Groundwater	
		Result	Qual	Result	Qual	Result	Qual
Total Metals (µg/L)							
Aluminum, Total		19700		102		54	
Antimony, Total	3	2.5	J	0.3	J	0.3	J
Arsenic, Total	25	25.8		0.8		0.4	J
Barium, Total	1000	353.5		61.8		5.5	
Beryllium, Total	3	1.7		0.2	U	0.2	U
Cadmium, Total	5	3.4		0.1	U	0.1	J
Calcium, Total		82500		74400		38200	
Chromium, Total	50	243.1		1.9		1.4	
Cobalt, Total		34.3		0.2		0.1	J
Copper, Total	200	155		1.1		0.3	U
Iron, Total	300	75100		402		89	
Lead, Total	25	1041		1.8		0.3	J
Magnesium, Total	35000	34000		42400		27300	
Manganese, Total	300	883.8		63.7		35	
Mercury, Total	0.7	0.39		0.06	U	0.06	U
Nickel, Total	100	110.2		0.2	J	0.7	
Potassium, Total		23200		28700		22400	
Selenium, Total	10	5		1	U	1	U
Silver, Total	50	0.4		0.1	U	0.1	U
Sodium, Total	20000	229000		492000		576000	
Thallium, Total	0.5	0.5		0.1	U	0.1	U
Vanadium, Total		94.9		3.2	J	4.3	J
Zinc, Total	2000	1258		7.4	J	2.6	U

TABLE NOTES:

NYSDEC TOGS 1.1.1 AWQS - New York State Department of Environmental Conservation Technical & Operational Guidance Series, Ambient Water Quality Standards, Guidance Values and Groundwater Effluent Limitations

Qual	Qualifiers
	Value exceeds NYSDEC TOGS 1.1.1 AWQS.
J	Estimated Value. The target analyte concentration is below the reporting limit (RL), but above the method detection limit (MDL).
B	Analyte was present in laboratory blank.
D	Sample was diluted in order to obtain a value within the calibration range.
U	Not detected at the reported detection limit for the sample.
--	No Standard or Guidance Value.
µg/L	Micrograms per liter.

Table 9 - PCBs in Groundwater
Phase II Environmental Site Investigation
Beach 53rd and 54th Street Properties
Far Rockaway, New York

LOCATION	NYSDEC TOGS 1.1.1 AWQS	GZA-1		GZA-2		MW-2	
SAMPLING DATE		8/30/2016		8/30/2016		8/30/2016	
LAB SAMPLE ID		L1627168-11		L1627168-12		L1627168-13	
SAMPLE TYPE		Groundwater		Groundwater		Groundwater	
		Result	Qual	Result	Qual	Result	Qual
Polychlorinated Biphenyls (µg/L)							
Aroclor 1016	0.09	0.055	U	0.055	U	0.055	U
Aroclor 1221	0.09	0.053	U	0.053	U	0.053	U
Aroclor 1232	0.09	0.031	U	0.031	U	0.031	U
Aroclor 1242	0.09	0.06	U	0.06	U	0.06	U
Aroclor 1248	0.09	0.051	U	0.051	U	0.051	U
Aroclor 1254	0.09	0.034	U	0.034	U	0.034	U
Aroclor 1260	0.09	0.728		0.032	U	0.032	U
Aroclor 1262	0.09	0.029	U	0.029	U	0.029	U
Aroclor 1268	0.09	0.038	U	0.038	U	0.038	U
PCBs, Total		0.728					

TABLE NOTES:

NYSDEC TOGS 1.1.1 AWQS - New York State Department of Environmental Conservation Technical & Operational Guidance Series, Ambient Water Quality Standards, Guidance Values and Groundwater Effluent Limitations

	Value exceeds NYSDEC TOGS 1.1.1 AWQS.
Qual	Qualifiers
J	Estimated Value. The target analyte concentration is below the reporting limit (RL), but above the method detection limit (MDL).
B	Analyte was present in laboratory blank.
D	Sample was diluted in order to obtain a value within the calibration range.
U	Not detected at the reported detection limit for the sample.
--	No Standard or Guidance Value.
µg/L	Micrograms per liter.

Table 10 - Pesticides in Groundwater
Phase II Environmental Site Investigation
Beach 53rd and 54th Street Properties
Far Rockaway, New York

LOCATION	NYSDEC TOGS 1.1.1. Ambient Water Quality Standards	GZA-1		GZA-2		MW-2	
SAMPLING DATE		8/30/2016		8/30/2016		8/30/2016	
LAB SAMPLE ID		L1627168-11		L1627168-12		L1627168-13	
SAMPLE TYPE		Soil		Soil		Soil	
		Result	Qual	Result	Qual	Result	Qual
Pesticides (ug/L)							
4,4'-DDD	0.3	0.04	U	0.04	U	0.04	U
4,4'-DDE	0.2	0.04	U	0.04	U	0.04	U
4,4'-DDT	0.2	0.04	U	0.04	U	0.04	U
Aldrin	0	0.02	U	0.02	U	0.02	U
Alpha-BHC	0.01	0.02	U	0.02	U	0.02	U
Beta-BHC	0.04	0.02	U	0.02	U	0.02	U
Chlordane	0.05	0.2	U	0.2	U	0.2	U
cis-Chlordane		0.02	U	0.02	U	0.02	U
Delta-BHC	0.04	0.02	U	0.02	U	0.02	U
Dieldrin	0.004	0.04	U	0.04	U	0.04	U
Endosulfan I		0.02	U	0.02	U	0.02	U
Endosulfan II		0.04	U	0.04	U	0.04	U
Endosulfan sulfate		0.04	U	0.04	U	0.04	U
Endrin	0	0.04	U	0.04	U	0.04	U
Endrin aldehyde	5	0.04	U	0.04	U	0.04	U
Endrin ketone	5	0.04	U	0.04	U	0.04	U
Heptachlor	0.04	0.02	U	0.02	U	0.02	U
Heptachlor epoxide	0.03	0.02	U	0.02	U	0.02	U
Lindane	0.05	0.02	U	0.02	U	0.02	U
Methoxychlor	35	0.2	U	0.2	U	0.2	U
Toxaphene	0.06	0.2	U	0.2	U	0.2	U
trans-Chlordane		0.02	U	0.02	U	0.02	U

TABLE NOTES:

Qual	Qualifiers
J	Estimated Value. The target analyte concentration is below the reporting limit (RL), but above the method detection limit (MDL).
B	Analyte was present in laboratory blank.
D	Sample was diluted in order to obtain a value within the calibration range.
U	Not detected at the reported detection limit fc
--	No Standard or Guidance Value.
µg/L	Micrograms per liter.

Table 11 - Soil Vapor Analytical Results
Phase II Environmental Investigation Report
Beach 53rd and 54th Street Properties
Far Rockaway, New York

LOCATION	NYSDOH Air Guidance Values	SV-1		SV-2		SV-3	
		8/29/2016		8/29/2016		8/29/2016	
		L-1627024-01		L-1627024-02		L-1627024-03	
		Soil Vapor		Soil Vapor		Soil Vapor	
SAMPLING DATE		Result	Qual	Result	Qual	Result	Qual
LAB SAMPLE ID							
SAMPLE TYPE							
Volatile Organics in Air (µg/m³) by TO-15							
Dichlorodifluoromethane	--	36.5	U	4.94	U	9.89	U
Chloromethane	--	15.3	U	2.07	U	4.13	U
Freon-114	--	51.7	U	6.99	U	14	U
Vinyl chloride	--	18.9	U	2.56	U	5.11	U
1,3-Butadiene	--	16.3	U	2.21	U	4.42	U
Bromomethane	--	28.7	U	3.88	U	7.77	U
Chloroethane	--	19.5	U	2.64	U	5.28	U
Ethanol	--	349	U	3920		124	
Vinyl bromide	--	32.3	U	4.37	U	8.74	U
Acetone	--	458		182		278	
Trichlorofluoromethane	--	41.5	U	5.62	U	11.2	U
Isopropanol	--	45.5	U	6.15	U	12.3	U
1,1-Dichloroethene	--	29.3	U	3.96	U	7.93	U
Tertiary butyl Alcohol	--	56.1	U	7.58	U	15.2	U
Methylene chloride	60	64.3	U	8.69	U	17.4	U
3-Chloropropene	--	23.1	U	3.13	U	6.26	U
Carbon disulfide	--	23	U	6.04		6.23	U
Freon-113	--	56.6	U	7.66	U	15.3	U
trans-1,2-Dichloroethene	--	29.3	U	3.96	U	7.93	U
1,1-Dichloroethane	--	29.9	U	4.05	U	8.09	U
Methyl tert butyl ether	--	26.6	U	3.61	U	7.21	U
2-Butanone	--	2270		938		1900	
cis-1,2-Dichloroethene	--	29.3	U	3.96	U	7.93	U
Ethyl Acetate	--	66.7	U	9.01	U	18	U
Chloroform	--	36.1	U	67.4		9.77	U
Tetrahydrofuran	--	54.6	U	7.37	U	14.7	U
1,2-Dichloroethane	--	29.9	U	4.05	U	8.09	U
n-Hexane	--	41.6		15.6		7.05	U
1,1,1-Trichloroethane	--	40.3	U	5.46	U	10.9	U
Benzene	--	23.6	U	7.44		6.39	U
Carbon tetrachloride	--	46.5	U	6.29	U	12.6	U
Cyclohexane	--	25.4	U	8.19		6.88	U
1,2-Dichloropropane	--	34.2	U	4.62	U	9.24	U
Bromodichloromethane	--	49.5	U	6.7	U	13.4	U
1,4-Dioxane	--	26.6	U	3.6	U	7.21	U
Trichloroethene	2	83.8		5.37	U	10.7	U
2,2,4-Trimethylpentane	--	34.5	U	4.67	U	9.34	U
Heptane	--	30.3	U	4.1	U	8.2	U
cis-1,3-Dichloropropene	--	33.5	U	4.54	U	9.08	U
4-Methyl-2-pentanone	--	75.8	U	10.2	U	20.5	U
trans-1,3-Dichloropropene	--	33.5	U	4.54	U	9.08	U
1,1,2-Trichloroethane	--	40.3	U	5.46	U	10.9	U
Toluene	--	27.8	U	11.8		7.61	
2-Hexanone	--	119		55.7		95.1	
Dibromochloromethane	--	63	U	8.52	U	17	U
1,2-Dibromoethane	--	56.8	U	7.69	U	15.4	U
Tetrachloroethene	30	10200		19.7		33.2	
Chlorobenzene	--	34	U	4.61	U	9.21	U
Ethylbenzene	--	32.1	U	4.34	U	8.69	U
p/m-Xylene	--	64.3	U	9.73		17.4	U
Bromoform	--	76.4	U	10.3	U	20.7	U
Styrene	--	31.5	U	4.26	U	8.52	U
1,1,2,2-Tetrachloroethane	--	50.7	U	6.87	U	13.7	U
o-Xylene	--	32.1	U	4.69		8.69	U
4-Ethyltoluene	--	36.3	U	4.92	U	9.83	U
1,3,5-Trimethylbenzene	--	36.3	U	4.92	U	9.83	U
1,2,4-Trimethylbenzene	--	36.3	U	6.69		9.83	U
Benzyl chloride	--	38.3	U	5.18	U	10.4	U
1,3-Dichlorobenzene	--	44.4	U	6.01	U	12	U
1,4-Dichlorobenzene	--	44.4	U	6.01	U	12	U
1,2-Dichlorobenzene	--	44.4	U	6.01	U	12	U
1,2,4-Trichlorobenzene	--	54.9	U	7.42	U	14.8	U
Hexachlorobutadiene	--	78.8	U	10.7	U	21.3	U

TABLE NOTES:

NYSDOH - New York State Department of Health
AGV - Air guideline values
ug/m ³ - micrograms per cubic meter
Exceeds NYSDOH Guidance Values
U - Not detected at the reported detection limit for the sample
-- - No Standards or Guideline Value
Qual - Qualifiers

**Table 1 - Sample Collection Summary
Phase II Environmental Site Investigation**

**Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691**

Sample ID (Sample Depths)	Sample Collection Date	Sample Depth Interval (ft.)	PID Screen (ppm)	Boring Completion Depth (ft. bgs)	TCL VOCs	TCL SVOCs + 1,4-Dioxane	Pesticides	PCBs	PFAS	TAL Metals
Soil Samples										
GZ-01 (0-2')	10/8/2025	0-2'	0.0	13.1	X	X	X	X		X
GZ-01 (2.5-4.5')	10/8/2025	2.5-4.5'	0.0	13.1	X	X	X	X		X
GZ-02 (0-2')	10/7/2025	0-2'	0.0	13.1	X	X	X	X		X
GZ-02 (2.5-4.5')	10/7/2025	2.5-4.5'	0.0	13.1	X	X	X	X	X	X
GZ-03 (0-2')	10/8/2025	0-2'	0.0	13.2	X	X	X	X		X
GZ-03 (2.5-4.5')	10/8/2025	2.5-4.5'	0.0	13.2	X	X	X	X		X
GZ-04 (0-2')	10/8/2025	0-2'	0.0	13	X	X	X	X		X
GZ-04 (3-5')	10/8/2025	3-5'	0.0	13	X	X	X	X	X	X
GZ-05 (0-2')	10/7/2025	0-2'	0.0	13.2	X	X	X	X		X
GZ-05 (2.5-4.5')	10/7/2025	2.5-4.5'	0.0	13.2	X	X	X	X		X
GZ-06 (0-2')	10/6/2025	0-2'	0.0	13.1	X	X	X	X		X
GZ-06 (2.5-4.5')	10/6/2025	2.5-4.5'	0.0	13.1	X	X	X	X	X	X
GZ-07 (0-2')	10/6/2025	0-2'	0.0	13	X	X	X	X		X
GZ-07 (3-5')	10/6/2025	3-5'	0.0	13	X	X	X	X		X
GZ-08 (0-2')	10/8/2025	0-2'	0.0	10	X	X	X	X		X
GZ-08 (2.5-4.5')	10/8/2025	2.5-4.5'	0.0	10	X	X	X	X		X
GZ-09 (0-2')	10/8/2025	0-2'	0.0	10	X	X	X	X		X
GZ-09 (2.5-4.5')	10/8/2025	2.5-4.5'	0.0	10	X	X	X	X		X
GZ-10 (0-2')	10/6/2025	0-2'	0.3	10	X	X	X	X		X
GZ-10 (2.5-4.5')	10/6/2025	2.5-4.5'	0.0	10	X	X	X	X		X
GZ-10 (6-8')	10/6/2025	6-8'	999.8	10	X	X	X	X		X
GZ-11 (0-2')	10/6/2025	0-2'	2.8	10	X	X	X	X	X	X
GZ-11 (2.5-4.5')	10/6/2025	2.5-4.5'	1.7	10	X	X	X	X		X
GZ-12 (0-2')	10/7/2025	0-2'	0.0	10	X	X	X	X		X
GZ-12 (2.5-4.5')	10/7/2025	2.5-4.5'	0.0	10	X	X	X	X	X	X
GZ-13 (0-2')	10/7/2025	0-2'	0.0	10	X	X	X	X		X
GZ-13 (2.5-4.5')	10/7/2025	2.5-4.5'	0.0	10	X	X	X	X		X
GZ-14 (0-2')	10/7/2025	0-2'	0.0	10	X	X	X	X		X
GZ-14 (2.5-4.5')	10/7/2025	2.5-4.5'	0.0	10	X	X	X	X	X	X
GZ-15 (0-2')	10/6/2025	0-2'	0.0	10	X	X	X	X		X
GZ-15 (3-5')	10/6/2025	3-5'	0.0	10	X	X	X	X	X	X
Duplicate-2025-10-06	10/6/2025	-		-	X	X	X	X		X
Duplicate-2025-10-08	10/8/2025	-		-	X	X	X	X		X

TABLE NOTES:

- ft feet
- bgs below ground surface
- ppm parts per million
- SB Soil boring
- VOCs Volatile Organic Compounds
- SVOCs Semivolatile Organic Compounds
- PCBs Polychlorinated Biphenyls
- TCL Target Compound Lists
- TAL Target Analyte List
- PFAS Per - and Polyfluoroylalkyl Substances



**Table 1 - Sample Collection Summary
Phase II Environmental Site Investigation**

**Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691**

Sample ID	Sample Collection Date	Approximate Pipe / Casing Elevation (NAVD 88)	Approximate well screened Interval (ft btoc)	TCL VOCs	TCL SVOCs + 1,4-Dioxane	Pesticides	PCBs	PFAS	TAL Metals (total / dissolved)
Groundwater Samples									
2016-MW-01	10/15/2025	5.78	3.0-13.0	X	X	X	X	X	X
2016-MW-02	10/15/2025	6.06	3.0-13.0	X	X	X	X	X	X
2016-MW-03	10/15/2025	5.69	3.0-13.0	X	X	X	X	X	X
2016-MW-04	10/15/2025	6.17	3.0-13.0	X	X	X	X	X	X
2016-MW-05	10/15/2025	6.21	3.0-13.0	X	X	X	X	X	X
2025-GMW-01	10/15/2025	6.33	3.0-13.0	X	X	X	X	X	X
2025-GMW-02	10/15/2025	5.57	2.05-12.05	X	X	X	X	X	X
2025-GMW-03	10/15/2025	5.96	3.12-13.12	X	X	X	X	X	X
2025-GMW-04	10/15/2025	6.35	2.75-12.75	X	X	X	X	X	X
2025-GMW-05	10/15/2025	5.68	3.12-13.12	X	X	X	X	X	X
2025-GMW-06	10/15/2025	4.44	3.0-13.0	X	X	X	X	X	X
2025-GMW-07	10/15/2025	5.43	2.95-12.95	X	X	X	X	X	X
Duplicate-2025-10-15	10/15/2025	-	-	X	X	X	X	X	X

TABLE NOTES:

- 2025-GMW-01 Permanent Monitoring Well installed during the October 2025 Phase II Environmental Site Investigation
- 2016-MW Permanent Monitoring Well installed during the 2016 Spill Investigation
- ft feet
- btoc below top of casing / pipe
- VOCs Volatile Organic Compounds.
- SVOCs Semivolatile Organic Compunds.
- PCBs Polychlorinated Biphenyls
- TAL Target Analyte List
- TCL Target Compound Lists
- PFAS Per - and Polyfluoroylalkyl Substances



**Table 1 - Sample Collection Summary
Phase II Environmental Site Investigation**

**Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691**

GZA Sample ID	Date Collected	Sample Depth	VOCs - TO-15
Soil Vapor Samples		(ft bgs)	
GSV-01	10/15/2025	3	X
GSV-02	10/15/2025	3	X
GSV-03	10/15/2025	3	X
GSV-04	10/15/2025	3	X
GSV-05	10/15/2025	3	X
GSV-06	10/15/2025	3	X
GSV-07	10/15/2025	3	X
GSV-08	10/15/2025	3	X
GSV-09	10/15/2025	3	X
Dup-2025-10-15	10/15/2025	-	X
Ambient Air Samples		(ft ags)	
AA-01	10/15/2025	3	X

TABLE NOTES:

ft	feet
ags/ bgs	above ground surface / below ground surface.
GSV	Soil vapor sample location location
AA	Ambient Air sample location
VOCs - TO-15	Volatile Organic Compounds - EPA Air Method, Toxic Organics - 15



Table 2
Monitoring Well Construction and Gauging Results
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

Well ID	Well Diameter (inches)	Total Depth (feet) ¹	Well Screen Interval (feet)	Ground Elevation	TOC Elevation ² (feet)	Depth to Water, BTOC ³ (feet)	Groundwater Elevation ⁴ (feet)
2016-MW-01	2	12.8	3.0-13.0 ⁵	6.39	5.78	3.27	2.51
2016-MW-02	2	14.2	3.0-13.0 ⁵	6.35	6.06	3.95	2.11
2016-MW-03	2	13.3	3.0-13.0 ⁵	6.10	5.69	3.29	2.40
2016-MW-04	2	13.0	3.0-13.0 ⁵	6.47	6.17	3.90	2.27
2016-MW-05	2	12.9	3.0-13.0 ⁵	6.47	6.21	4.60	1.61
2025-GMW-01	2	13.0	3.0-13.0	6.55	6.33	4.82	1.51
2025-GMW-02	2	12.1	2.05-12.05	5.75	5.57	3.36	2.21
2025-GMW-03	2	13.1	3.12-13.12	6.40	5.96	3.68	2.28
2025-GMW-04	2	12.7	2.75-12.75	6.68	6.35	3.98	2.37
2025-GMW-05	2	13.1	3.12-13.12	5.99	5.68	3.13	2.55
2025-GMW-06	2	13.0	3.0-13.0	4.66	4.44	2.05	2.39
2025-GMW-07	2	13.0	2.95-12.95	5.79	5.43	3.31	2.12

TABLE NOTES:

Measurements obtained during the October 15, 2025 sampling event

1. Depth to bottom measured during sampling
2. TOC – Top of casing
3. BTOC – Below top of casing
4. Elevations are based upon NAVD 88
5. Estimated from previous subsurface investigation performed by others



Table 3 - Volatile Organic Compounds in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-01 (0-2FT)		GZ-01 (2.5-4.5FT)		GZ-02 (0-2FT)		GZ-02 (2.5-4.5FT)		GZ-03 (0-2FT)		GZ-03 (2.5-4.5FT)		GZ-04 (0-2FT)		GZ-04 (3-5FT)		
				L2563358-13		L2563358-14		L2563358-01		L2563358-02		L2563358-15		L2563358-16		L2563358-17		L2563358-18		
				10/8/2025		10/8/2025		10/7/2025		10/7/2025		10/8/2025		10/8/2025		10/8/2025		10/8/2025		
				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		
	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Volatile Organics by EPA 8260 (mg/kg)																				
1,1,1,2-Tetrachloroethane	-	-	-	0.0061	U	0.0063	U	0.0063	U	0.0006	U	0.00056	U	0.00056	U	0.032	U	0.03	U	
1,1,1-Trichloroethane	0.68	100	0.68	0.0061	U	0.0063	U	0.0063	U	0.0006	U	0.00056	U	0.00056	U	0.032	U	0.03	U	
1,1,2,2-Tetrachloroethane	-	-	-	0.0061	U	0.0063	U	0.0063	U	0.0006	U	0.00056	U	0.00056	U	0.032	U	0.03	U	
1,1,2-Trichloroethane	-	-	-	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
1,1-Dichloroethane	0.27	47	0.27	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
1,1-Dichloroethane	0.24	0.98	0.33	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
1,1-Dichloropropene	-	-	-	0.0061	U	0.0063	U	0.0063	U	0.0006	U	0.00056	U	0.00056	U	0.032	U	0.03	U	
1,2,3-Trichlorobenzene	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
1,2,3-Trichloropropene	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
1,2,4,5-Tetramethylbenzene	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
1,2,4-Trichlorobenzene	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
1,2,4-Trimethylbenzene	5.9	100	5.9	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
1,2-Dibromo-3-chloropropane	-	-	-	0.0036	U	0.0038	U	0.0038	U	0.0036	U	0.0034	U	0.0034	U	0.19	U	0.18	U	
1,2-Dibromoethane	-	-	-	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
1,2-Dichlorobenzene	1.1	100	1.1	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
1,2-Dichloroethane	0.02	5.8	0.02	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
1,2-Dichloroethane, Total	-	-	-	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
1,2-Dichloropropane	-	-	-	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
1,3,5-Trimethylbenzene	3.1	100	3.1	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
1,3-Dichlorobenzene	2.6	38	2.6	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
1,3-Dichloropropane	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
1,3-Dichloropropene, Total	-	-	-	0.0061	U	0.0063	U	0.0063	U	0.0006	U	0.00056	U	0.00056	U	0.032	U	0.03	U	
1,4-Dichlorobenzene	1.8	24	1.8	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
1,4-Dioxane	0.1	5.7	0.1	0.097	U	0.1	U	0.1	U	0.096	U	0.09	U	0.09	U	5.2	U	4.8	U	
2,2-Dichloropropane	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
2-Butanone	0.1	100	0.1	0.012	U	0.013	U	0.013	U	0.012	U	0.011	U	0.011	U	0.64	U	0.59	U	
2-Hexanone	-	-	-	0.012	U	0.013	U	0.013	U	0.012	U	0.011	U	0.011	U	0.64	U	0.59	U	
4-Methyl-2-pentanone	-	-	-	0.012	U	0.013	U	0.013	U	0.012	U	0.011	U	0.011	U	0.64	U	0.59	U	
Acetone	0.03	100	0.03	0.012	U	0.013	U	0.013	U	0.012	U	0.011	U	0.011	U	0.64	U	0.59	U	
Acrylonitrile	-	-	-	0.0049	U	0.0051	U	0.0051	U	0.0048	U	0.0045	U	0.0045	U	0.26	U	0.24	U	
Benzene	0.06	3.7	0.06	0.0061	U	0.0063	U	0.0063	U	0.0006	U	0.00056	U	0.00056	U	0.032	U	0.026	U	
Bromobenzene	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
Bromochloromethane	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
Bromodichloromethane	-	-	-	0.0061	U	0.0063	U	0.0063	U	0.0006	U	0.00056	U	0.00056	U	0.032	U	0.03	U	
Bromoform	-	-	-	0.0049	U	0.0051	U	0.0051	U	0.0048	U	0.0045	U	0.0045	U	0.26	U	0.24	U	
Bromomethane	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
Carbon disulfide	-	-	-	0.012	U	0.013	U	0.013	U	0.012	U	0.011	U	0.011	U	0.64	U	0.59	U	
Carbon tetrachloride	0.76	7.1	0.76	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
Chlorobenzene	4.5	100	4.5	0.0061	U	0.0063	U	0.0063	U	0.0006	U	0.00056	U	0.00056	U	0.032	U	0.03	U	
Chloroethane	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
Chloroform	0.37	24	0.37	0.0018	U	0.0019	U	0.0019	U	0.0018	U	0.0017	U	0.0017	U	0.032	U	0.038	U	
Chloromethane	-	-	-	0.0049	U	0.0051	U	0.0051	U	0.0048	U	0.0045	U	0.0045	U	0.26	U	0.24	U	
cis-1,2-Dichloroethane	0.19	41	0.19	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
cis-1,3-Dichloropropene	-	-	-	0.0061	U	0.0063	U	0.0063	U	0.0006	U	0.00056	U	0.00056	U	0.032	U	0.03	U	
Dibromochloromethane	-	-	-	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
Dibromomethane	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
Dichlorodifluoromethane	-	-	-	0.012	U	0.013	U	0.013	U	0.012	U	0.011	U	0.011	U	0.64	U	0.59	U	
Ethyl ether	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
Ethylbenzene	1	76	1	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
Hexachlorobutadiene	-	-	-	0.0049	U	0.0051	U	0.0051	U	0.0048	U	0.0045	U	0.0045	U	0.26	U	0.24	U	
Isopropylbenzene	-	-	-	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
Methyl tert butyl ether	0.1	100	0.1	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
Methylene chloride	0.05	81	0.05	0.0061	U	0.0063	U	0.0063	U	0.0006	U	0.00056	U	0.00056	U	0.032	U	0.03	U	
n-Butylbenzene	18	100	18	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
n-Propylbenzene	5	100	5	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
Naphthalene	12	100	12	0.0049	U	0.0051	U	0.0051	U	0.0048	U	0.0045	U	0.0045	U	0.26	U	0.11	U	
p-Chlorotoluene	-	-	-	0.0024	U	0.0025	U	0.0025	U	0.0024	U	0.0022	U	0.0022	U	0.13	U	0.12	U	
p-Xylene	-	-	-	0.0012	U	0.0013	U	0.0013	U	0.0012	U	0.0011	U	0.0011	U	0.064	U	0.059	U	
p-Chlorotoluene																				

Table 3 - Volatile Organic Compounds in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-05 (0-2FT)		GZ-05 (2.5-4.5FT)		GZ-06 (0-2FT)		GZ-06 (2.5-4.5FT)		GZ-07 (0-2FT)		GZ-07 (3-5FT)		GZ-08 (0-2FT)		GZ-08 (2.5-4.5FT)	
				L2563358-03 10/7/2025		L2563358-04 10/7/2025		L2562994-01 10/6/2025		L2562994-02 10/6/2025		L2562994-03 10/6/2025		L2562994-04 10/6/2025		L2563358-19 10/8/2025		L2563358-20 10/8/2025	
				Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Volatile Organics by EPA 8260 (mg/kg)																			
1,1,1,2-Tetrachloroethane	-	-	-	0.00056	U	0.00052	U	0.00067	U	0.00059	U	0.00061	U	0.00055	U	0.00052	U	0.00051	U
1,1,1-Trichloroethane	0.68	100	0.68	0.00056	U	0.00052	U	0.00067	U	0.00059	U	0.00061	U	0.00055	U	0.00052	U	0.00051	U
1,1,2,2-Tetrachloroethane	-	-	-	0.00056	U	0.00052	U	0.00067	U	0.00059	U	0.00061	U	0.00055	U	0.00052	U	0.00051	U
1,1,2-Trichloroethane	-	-	-	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
1,1-Dichloroethane	0.27	47	0.27	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
1,1-Dichloroethane	0.24	0.98	0.33	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
1-Dichloropropene	-	-	-	0.00056	U	0.00052	U	0.00067	U	0.00059	U	0.00061	U	0.00055	U	0.00052	U	0.00051	U
1,2,3-Trichlorobenzene	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
1,2,3-Trichloropropane	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
1,2,4,5-Tetramethylbenzene	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
1,2,4-Trichlorobenzene	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
1,2,4-Trimethylbenzene	5.9	100	5.9	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
1,2-Dibromo-3-chloropropane	-	-	-	0.0034	U	0.0031	U	0.004	U	0.0035	U	0.0037	U	0.0033	U	0.0031	U	0.003	U
1,2-Dibromoethane	-	-	-	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
1,2-Dichlorobenzene	1.1	100	1.1	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
1,2-Dichloroethane	0.02	5.8	0.02	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
1,2-Dichloroethane, Total	-	-	-	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
1,2-Dichloropropane	-	-	-	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
1,3,5-Trimethylbenzene	3.1	100	3.1	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
1,3-Dichlorobenzene	2.6	38	2.6	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
1,3-Dichloropropane	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
1,3-Dichloropropene, Total	-	-	-	0.00056	U	0.00052	U	0.00067	U	0.00059	U	0.00061	U	0.00055	U	0.00052	U	0.00051	U
1,4-Dichlorobenzene	1.8	24	1.8	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
1,4-Dioxane	0.1	5.7	0.1	0.09	U	0.083	U	0.11	U	0.094	U	0.098	U	0.088	U	0.083	U	0.081	U
2,2-Dichloropropane	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
2-Butanone	0.1	100	0.1	0.011	U	0.01	U	0.013	U	0.012	U	0.012	U	0.011	U	0.01	U	0.01	U
2-Hexanone	-	-	-	0.011	U	0.01	U	0.013	U	0.012	U	0.012	U	0.011	U	0.01	U	0.01	U
4-Methyl-2-pentanone	-	-	-	0.011	U	0.01	U	0.013	U	0.012	U	0.012	U	0.011	U	0.01	U	0.01	U
Acetone	0.03	100	0.03	0.011	U	0.01	U	0.013	U	0.012	U	0.012	U	0.011	U	0.01	U	0.01	U
Acrylonitrile	-	-	-	0.0045	U	0.0041	U	0.0053	U	0.0047	U	0.0049	U	0.0044	U	0.0041	U	0.0041	U
Benzene	0.06	3.7	0.06	0.00056	U	0.00052	U	0.00067	U	0.00059	U	0.00061	U	0.00055	U	0.00052	U	0.00051	U
Bromobenzene	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
Bromochloromethane	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
Bromodichloromethane	-	-	-	0.00056	U	0.00052	U	0.00067	U	0.00059	U	0.00061	U	0.00055	U	0.00052	U	0.00051	U
Bromoform	-	-	-	0.0045	U	0.0041	U	0.0053	U	0.0047	U	0.0049	U	0.0044	U	0.0041	U	0.0041	U
Bromomethane	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
Carbon disulfide	-	-	-	0.011	U	0.01	U	0.013	U	0.012	U	0.012	U	0.011	U	0.01	U	0.01	U
Carbon tetrachloride	0.76	7.1	0.76	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
Chlorobenzene	4.5	100	4.5	0.00056	U	0.00052	U	0.00067	U	0.00059	U	0.00061	U	0.00055	U	0.00052	U	0.00051	U
Chloroethane	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
Chloroform	0.37	24	0.37	0.0017	U	0.0016	U	0.002	U	0.0018	U	0.0018	U	0.0016	U	0.0016	U	0.0015	U
Chloromethane	-	-	-	0.0045	U	0.0041	U	0.0053	U	0.0047	U	0.0049	U	0.0044	U	0.0041	U	0.0041	U
cis-1,2-Dichloroethane	0.19	41	0.19	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
cis-1,3-Dichloropropene	-	-	-	0.00056	U	0.00052	U	0.00067	U	0.00059	U	0.00061	U	0.00055	U	0.00052	U	0.00051	U
Dibromochloromethane	-	-	-	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
Dibromomethane	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
Dichlorodifluoromethane	-	-	-	0.011	U	0.01	U	0.013	U	0.012	U	0.012	U	0.011	U	0.01	U	0.01	U
Ethyl ether	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
Ethylbenzene	1	76	1	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
Hexachlorobutadiene	-	-	-	0.0045	U	0.0041	U	0.0053	U	0.0047	U	0.0049	U	0.0044	U	0.0041	U	0.0041	U
Isopropylbenzene	-	-	-	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
Methyl tert butyl ether	0.1	100	0.1	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
Methylene chloride	0.05	81	0.05	0.0056	U	0.0052	U	0.0067	U	0.0059	U	0.0061	U	0.0055	U	0.0052	U	0.0051	U
n-Butylbenzene	18	100	18	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
n-Propylbenzene	5	100	5	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
Naphthalene	12	100	12	0.0045	U	0.0041	U	0.0053	U	0.0047	U	0.0049	U	0.0044	U	0.0041	U	0.0041	U
o-Chlorotoluene	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
o-Xylene	-	-	-	0.0011	U	0.001	U	0.0013	U	0.0012	U	0.0012	U	0.0011	U	0.001	U	0.001	U
p-Chlorotoluene	-	-	-	0.0022	U	0.0021	U	0.0027	U	0.0024	U	0.0024	U	0.0022	U	0.0021	U	0.002	U
p-Diethylbenzene	-	-																	

Table 3 - Volatile Organic Compounds in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-09 (0-2FT)		GZ-09 (2.5-4.5FT)		GZ-10 (0-2FT)		GZ-10 (2.5-4.5FT)		GZ-10 (6-8FT)		GZ-11 (0-2FT)		GZ-11 (2.5-4.5FT)	
				L2563358-21 10/6/2025		L2563358-22 10/8/2025		L2562994-05 10/6/2025		L2562994-06 10/6/2025		L2562994-07 10/6/2025		L2562994-08 10/6/2025		L2562994-09 10/6/2025	
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Volatile Organics by EPA 8260 (mg/kg)																	
1,1,1,2-Tetrachloroethane	-	-	-	0.00046	U	0.00056	U	0.00062	U	0.00055	U	0.00059	U	0.0006	U	0.00057	U
1,1,1-Trichloroethane	0.68	100	0.68	0.00046	U	0.00056	U	0.00062	U	0.00055	U	0.00059	U	0.0006	U	0.00057	U
1,1,2,2-Tetrachloroethane	-	-	-	0.00046	U	0.00056	U	0.00062	U	0.00055	U	0.00059	U	0.0006	U	0.00057	U
1,1,2-Trichloroethane	-	-	-	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0012	U	0.0012	U	0.0011	U
1,1-Dichloroethane	0.27	47	0.27	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0012	U	0.0012	U	0.0011	U
1,1-Dichloroethene	0.24	0.98	0.33	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0012	U	0.0012	U	0.0011	U
1,1-Dichloropropene	-	-	-	0.00046	U	0.00056	U	0.00062	U	0.00055	U	0.00059	U	0.0006	U	0.00057	U
1,2,3-Trichlorobenzene	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
1,2,3-Trichloropropane	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
1,2,4,5-Tetramethylbenzene	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.00031	J	0.38	E	0.015		0.0023	U
1,2,4-Trichlorobenzene	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
1,2,4-Trimethylbenzene	5.9	100	5.9	0.0018	U	0.0023	U	0.0025	U	0.00079	J	3.9	E	0.009		0.0023	U
1,2-Dibromo-3-chloropropane	-	-	-	0.0028	U	0.0034	U	0.0038	U	0.0033	U	0.0035	U	0.0036	U	0.0034	U
1,2-Dibromoethane	-	-	-	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0012	U	0.0012	U	0.0011	U
1,2-Dichlorobenzene	1.1	100	1.1	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
1,2-Dichloroethane	0.02	5.8	0.02	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0012	U	0.0012	U	0.0011	U
1,2-Dichloroethene, Total	-	-	-	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0012	U	0.0012	U	0.0011	U
1,2-Dichloropropane	-	-	-	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0012	U	0.0012	U	0.0011	U
1,3,5-Trimethylbenzene	3.1	100	3.1	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
1,3-Dichlorobenzene	2.6	38	2.6	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
1,3-Dichloropropane	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
1,3-Dichloropropene, Total	-	-	-	0.00046	U	0.00056	U	0.00062	U	0.00055	U	0.00059	U	0.0006	U	0.00057	U
1,4-Dichlorobenzene	1.8	24	1.8	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
1,4-Dioxane	0.1	5.7	0.1	0.074	U	0.09	U	0.1	U	0.087	U	0.094	U	0.096	U	0.091	U
2,2-Dichloropropane	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
2-Butanone	0.1	100	0.1	0.0093	U	0.011	U	0.012	U	0.011	U	0.012	U	0.012	U	0.011	U
2-Hexanone	-	-	-	0.0093	U	0.011	U	0.012	U	0.011	U	0.012	U	0.012	U	0.011	U
4-Methyl-2-pentanone	-	-	-	0.0093	U	0.011	U	0.012	U	0.011	U	0.012	U	0.012	U	0.011	U
Acetone	0.03	100	0.03	0.0093	U	0.011	U	0.012	U	0.0097	J	0.012	U	0.0064	J	0.011	U
Acrylonitrile	-	-	-	0.0037	U	0.0045	U	0.005	U	0.0044	U	0.0047	U	0.0048	U	0.0046	U
Benzene	0.06	3.7	0.06	0.00046	U	0.00056	U	0.00062	U	0.00018	J	0.00059	U	0.0006	U	0.00057	U
Bromobenzene	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
Bromochloromethane	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
Bromodichloromethane	-	-	-	0.00046	U	0.00056	U	0.00062	U	0.00055	U	0.00059	U	0.0006	U	0.00057	U
Bromoform	-	-	-	0.0037	U	0.0045	U	0.005	U	0.0044	U	0.0047	U	0.0048	U	0.0046	U
Bromomethane	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
Carbon disulfide	-	-	-	0.0093	U	0.011	U	0.012	U	0.011	U	0.012	U	0.012	U	0.011	U
Carbon tetrachloride	0.76	7.1	0.76	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0012	U	0.0012	U	0.0011	U
Chlorobenzene	4.5	100	4.5	0.00046	U	0.00056	U	0.00062	U	0.00055	U	0.00059	U	0.0006	U	0.00057	U
Chloroethane	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
Chloroform	0.37	24	0.37	0.0014	U	0.0017	U	0.0019	U	0.00025	J	0.0018	U	0.0018	U	0.0017	U
Chloromethane	-	-	-	0.0037	U	0.0045	U	0.005	U	0.0044	U	0.0047	U	0.0048	U	0.0046	U
cis-1,2-Dichloroethane	0.19	41	0.19	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0012	U	0.0012	U	0.0011	U
cis-1,3-Dichloropropene	-	-	-	0.00046	U	0.00056	U	0.00062	U	0.00055	U	0.00059	U	0.0006	U	0.00057	U
Dibromochloromethane	-	-	-	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0012	U	0.0012	U	0.0011	U
Dibromomethane	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
Dichlorodifluoromethane	-	-	-	0.0093	U	0.011	U	0.012	U	0.011	U	0.012	U	0.012	U	0.011	U
Ethyl ether	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
Ethylbenzene	1	76	1	0.00093	U	0.0011	U	0.0012	U	0.00021	J	0.0012	U	0.0012	U	0.0011	U
Hexachlorobutadiene	-	-	-	0.0037	U	0.0045	U	0.005	U	0.0044	U	0.0047	U	0.0048	U	0.0046	U
Isopropylbenzene	-	-	-	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.53	E	0.00042	J	0.0011	U
Methyl tert butyl ether	0.1	100	0.1	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
Methylene chloride	0.05	81	0.05	0.0046	U	0.0056	U	0.0062	U	0.0055	U	0.0059	U	0.006	U	0.0057	U
n-Butylbenzene	18	100	18	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.56	E	0.0037	U	0.0011	U
n-Propylbenzene	5	100	5	0.00093	U	0.0011	U	0.0012	U	0.00024	J	2.6	E	0.0027	U	0.0011	U
Napthalene	12	100	12	0.0037	U	0.0045	U	0.005	U	0.0044	U	0.0047	U	0.0048	U	0.0046	U
o-Chlorotoluene	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
o-Xylene	-	-	-	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0014	U	0.0012	U	0.0011	U
p-Chlorotoluene	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
p-Diethylbenzene	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.57	E	0.0042	U	0.0023	U
p-Ethyltoluene	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	2.4	E	0.0027	U	0.0023	U
p-Isopropyltoluene	-	-	-	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.19		0.00062	J	0.0011	U
p/m-Xylene	-	-	-	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
sec-Butylbenzene	25	100	25	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.57	E	0.0014	U	0.0011	U
Styrene	-	-	-	0.00093	U	0.0011	U	0.0012	U	0.0011	U	0.0012	U	0.0012	U	0.0011	U
tert-Butylbenzene	11	100	11	0.0018	U	0.0023	U	0.0025	U	0.0022	U	0.0024	U	0.0024	U	0.0023	U
Tetrachloroethane	1.3	18	1.3	0.00048	U	0.00056	U	0.00062</									

Table 3 - Volatile Organic Compounds in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-12 (0-2FT)		GZ-12 (2.5-4.5FT)		GZ-13 (0-2FT)		GZ-13 (2.5-4.5FT)		GZ-14 (0-2FT)		GZ-14 (2.5-4.5FT)	
				L2563358-05 10/7/2025		L2563358-06 10/7/2025		L2563358-07 10/7/2025		L2563358-08 10/7/2025		L2563358-09 10/7/2025		L2563358-10 10/7/2025	
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Volatile Organics by EPA 8260 (mg/kg)															
1,1,1,2-Tetrachloroethane	-	-	-	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
1,1,1-Trichloroethane	0.68	100	0.68	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
1,1,2,2-Tetrachloroethane	-	-	-	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
1,1,2-Trichloroethane	-	-	-	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
1,1-Dichloroethane	0.27	47	0.27	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
1,1-Dichloroethene	0.24	0.98	0.33	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
1,1-Dichloropropene	-	-	-	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
1,2,3-Trichlorobenzene	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
1,2,3-Trichloropropene	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
1,2,4,5-Tetramethylbenzene	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
1,2,4-Trichlorobenzene	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
1,2,4-Trimethylbenzene	5.9	100	5.9	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
1,2-Dibromo-3-chloropropane	-	-	-	0.0034	U	0.0035	U	0.0036	U	0.0033	U	0.0038	U	0.0033	U
1,2-Dibromoethane	-	-	-	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
1,2-Dichlorobenzene	1.1	100	1.1	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
1,2-Dichloroethane	0.02	5.8	0.02	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
1,2-Dichloroethene, Total	-	-	-	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
1,2-Dichloropropane	-	-	-	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
1,3,5-Trimethylbenzene	3.1	100	3.1	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
1,3-Dichlorobenzene	2.6	38	2.6	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
1,3-Dichloropropene	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
1,3-Dichloropropene, Total	-	-	-	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
1,4-Dichlorobenzene	1.8	24	1.8	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
1,4-Dioxane	0.1	5.7	0.1	0.091	U	0.094	U	0.096	U	0.089	U	0.1	U	0.087	U
2,2-Dichloropropane	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
2-Butanone	0.1	100	0.1	0.011	U	0.012	U	0.012	U	0.011	U	0.013	U	0.011	U
2-Hexanone	-	-	-	0.011	U	0.012	U	0.012	U	0.011	U	0.013	U	0.011	U
4-Methyl-2-pentanone	-	-	-	0.011	U	0.012	U	0.012	U	0.011	U	0.013	U	0.011	U
Acetone	0.03	100	0.03	0.011	U	0.012	U	0.012	U	0.011	U	0.013	U	0.011	U
Acrylonitrile	-	-	-	0.0046	U	0.0047	U	0.0048	U	0.0044	U	0.0051	U	0.0044	U
Benzene	0.06	3.7	0.06	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
Bromobenzene	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
Bromochloromethane	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
Bromodichloromethane	-	-	-	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
Bromofom	-	-	-	0.0046	U	0.0047	U	0.0048	U	0.0044	U	0.0051	U	0.0044	U
Bromomethane	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
Carbon disulfide	-	-	-	0.011	U	0.012	U	0.012	U	0.011	U	0.013	U	0.011	U
Carbon tetrachloride	0.76	7.1	0.76	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
Chlorobenzene	4.5	100	4.5	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
Chloroethane	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
Chloroform	0.37	24	0.37	0.0017	U	0.00019	J	0.0018	U	0.0017	U	0.0019	U	0.0016	U
Chloromethane	-	-	-	0.0046	U	0.0047	U	0.0048	U	0.0044	U	0.0051	U	0.0044	U
cis-1,2-Dichloroethene	0.19	41	0.19	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
cis-1,3-Dichloropropene	-	-	-	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
Dibromochloromethane	-	-	-	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
Dibromomethane	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
Dichlorodifluoromethane	-	-	-	0.011	U	0.012	U	0.012	U	0.011	U	0.013	U	0.011	U
Ethyl ether	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
Ethylbenzene	1	76	1	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
Hexachlorobutadiene	-	-	-	0.0046	U	0.0047	U	0.0048	U	0.0044	U	0.0051	U	0.0044	U
Isopropylbenzene	-	-	-	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
Methyl tert butyl ether	0.1	100	0.1	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
Methylene chloride	0.05	81	0.05	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
n-Butylbenzene	18	100	18	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
n-Propylbenzene	5	100	5	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
Naphthalene	12	100	12	0.0046	U	0.0047	U	0.0048	U	0.0044	U	0.0051	U	0.0044	U
o-Chlorotoluene	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
o-Xylene	-	-	-	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
p-Chlorotoluene	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
p-Diethylbenzene	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
p-Ethyltoluene	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
p-Isopropyltoluene	-	-	-	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
p/m-Xylene	-	-	-	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
sec-Butylbenzene	25	100	25	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
Styrene	-	-	-	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
tert-Butylbenzene	11	100	11	0.0023	U	0.0023	U	0.0024	U	0.0022	U	0.0026	U	0.0022	U
Tetrachloroethene	1.3	18	1.3	0.0057	U	0.0011	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
Toluene	0.7	100	0.7	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
trans-1,2-Dichloroethene	0.19	100	0.19	0.0017	U	0.0018	U	0.0018	U	0.0017	U	0.0019	U	0.0016	U
trans-1,3-Dichloropropene	-	-	-	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.0013	U	0.0011	U
trans-1,4-Dichloro-2-butene	-	-	-	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
Trichloroethene	0.47	6.4	0.47	0.0057	U	0.00059	U	0.0006	U	0.00056	U	0.00064	U	0.00054	U
Trichlorofluoromethane	-	-	-	0.0046	U	0.0047	U	0.0048	U	0.0044	U	0.0051	U	0.0044	U
Vinyl acetate	-	-	-	0.011	U	0.012	U	0.012	U	0.011	U	0.013	U	0.011	U
Vinyl chloride	0.03	0.48	0.03	0.0011	U	0.0012	U	0.0012	U	0.0011	U	0.001			

Table 3 - Volatile Organic Compounds in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-15 (0-2FT)		GZ-15 (3-5FT)		Duplicate -2025-10-06		Duplicate-2025-10-08	
				L2562994-10		L2562994-11		L2562994-12		L2563358-23	
				10/6/2025		10/6/2025		10/6/2025		10/8/2025	
				Soil		Soil		Soil		Soil	
				Result	Qual	Result	Qual	Result	Qual	Result	Qual
Volatile Organics by EPA 8260 (mg/kg)											
1,1,1,2-Tetrachloroethane	-	-	-	0.0006	U	0.00028	U	0.00049	U	0.00056	U
1,1,1-Trichloroethane	0.68	100	0.68	0.0006	U	0.00028	U	0.00049	U	0.00056	U
1,1,2-Tetrachloroethane	-	-	-	0.0006	U	0.00028	U	0.00049	U	0.00056	U
1,1,2-Trichloroethane	-	-	-	0.0012	U	0.00056	U	0.00098	U	0.0011	U
1,1-Dichloroethane	0.27	47	0.27	0.0012	U	0.00056	U	0.00098	U	0.0011	U
1,1-Dichloroethene	0.24	0.98	0.33	0.0012	U	0.00056	U	0.00098	U	0.0011	U
1,1-Dichloropropene	-	-	-	0.0006	U	0.00028	U	0.00049	U	0.00056	U
1,2,3-Trichlorobenzene	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
1,2,3-Trichloropropane	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
1,2,4,5-Tetramethylbenzene	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
1,2,4-Trichlorobenzene	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
1,2,4-Trimethylbenzene	5.9	100	5.9	0.00057	J	0.0011	U	0.002	U	0.0022	U
1,2-Dibromo-3-chloropropane	-	-	-	0.0036	U	0.0017	U	0.003	U	0.0033	U
1,2-Dibromoethane	-	-	-	0.0012	U	0.00056	U	0.00098	U	0.0011	U
1,2-Dichlorobenzene	1.1	100	1.1	0.0024	U	0.0011	U	0.002	U	0.0022	U
1,2-Dichloroethane	0.02	5.8	0.02	0.0012	U	0.00056	U	0.00098	U	0.0011	U
1,2-Dichloroethene, Total	-	-	-	0.0012	U	0.00056	U	0.00098	U	0.0011	U
1,2-Dichloropropane	-	-	-	0.0012	U	0.00056	U	0.00098	U	0.0011	U
1,3,5-Trimethylbenzene	3.1	100	3.1	0.0024	U	0.0011	U	0.002	U	0.0022	U
1,3-Dichlorobenzene	2.6	38	2.6	0.0024	U	0.0011	U	0.002	U	0.0022	U
1,3-Dichloropropane	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
1,3-Dichloropropane, Total	-	-	-	0.0006	U	0.00028	U	0.00049	U	0.00056	U
1,4-Dichlorobenzene	1.8	24	1.8	0.0024	U	0.0011	U	0.002	U	0.0022	U
1,4-Dioxane	0.1	5.7	0.1	0.096	U	0.045	U	0.079	U	0.089	U
2,2-Dichloropropane	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
2-Butanone	0.1	100	0.1	0.012	U	0.0056	U	0.0098	U	0.011	U
2-Hexanone	-	-	-	0.012	U	0.0056	U	0.0098	U	0.011	U
4-Methyl-2-pentanone	-	-	-	0.012	U	0.0056	U	0.0098	U	0.011	U
Acetone	0.03	100	0.03	0.012	U	0.0056	U	0.0098	U	0.011	U
Acrylonitrile	-	-	-	0.0048	U	0.0022	U	0.0039	U	0.0045	U
Benzene	0.06	3.7	0.06	0.0006	U	0.00028	U	0.00049	U	0.0004	J
Bromobenzene	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
Bromochloromethane	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
Bromodichloromethane	-	-	-	0.0006	U	0.00028	U	0.00049	U	0.00056	U
Bromoform	-	-	-	0.0048	U	0.0022	U	0.0039	U	0.0045	U
Bromomethane	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
Carbon disulfide	-	-	-	0.012	U	0.0056	U	0.0098	U	0.011	U
Carbon tetrachloride	0.76	7.1	0.76	0.0012	U	0.00056	U	0.00098	U	0.0011	U
Chlorobenzene	4.5	100	4.5	0.0006	U	0.00028	U	0.00049	U	0.00056	U
Chloroethane	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
Chloroform	0.37	24	0.37	0.0018	U	0.00084	U	0.0015	U	0.0017	U
Chloromethane	-	-	-	0.0048	U	0.0022	U	0.0039	U	0.0045	U
cis-1,2-Dichloroethane	0.19	41	0.19	0.0012	U	0.00056	U	0.00098	U	0.0011	U
cis-1,3-Dichloropropene	-	-	-	0.0006	U	0.00028	U	0.00049	U	0.00056	U
Dibromochloromethane	-	-	-	0.0012	U	0.00056	U	0.00098	U	0.0011	U
Dibromomethane	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
Dichlorodifluoromethane	-	-	-	0.012	U	0.0056	U	0.0098	U	0.011	U
Ethyl ether	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
Ethylbenzene	1	76	1	0.0012	U	0.00056	U	0.00098	U	0.0011	U
Hexachlorobutadiene	-	-	-	0.0048	U	0.0022	U	0.0039	U	0.0045	U
Isopropylbenzene	-	-	-	0.0012	U	0.00056	U	0.00098	U	0.0011	U
Methyl tert butyl ether	0.1	100	0.1	0.0024	U	0.0011	U	0.002	U	0.0022	U
Methylene chloride	0.05	81	0.05	0.006	U	0.0028	U	0.0049	U	0.0056	U
n-Butylbenzene	18	100	18	0.0012	U	0.00056	U	0.00098	U	0.0011	U
n-Propylbenzene	5	100	5	0.0012	U	0.00056	U	0.00098	U	0.0011	U
Naphthalene	12	100	12	0.0048	U	0.0022	U	0.0039	U	0.0045	U
o-Chlorotoluene	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
o-Xylene	-	-	-	0.0012	U	0.00056	U	0.00098	U	0.0011	U
p-Chlorotoluene	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
p-Diethylbenzene	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
p-Ethyltoluene	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
p-Isopropyltoluene	-	-	-	0.0012	U	0.00056	U	0.00098	U	0.0011	U
p/m-Xylene	-	-	-	0.0024	U	0.0011	U	0.002	U	0.0022	U
sec-Butylbenzene	25	100	25	0.0012	U	0.00056	U	0.00098	U	0.0011	U
Styrene	-	-	-	0.0012	U	0.00056	U	0.00098	U	0.0011	U
tert-Butylbenzene	11	100	11	0.0024	U	0.0011	U	0.002	U	0.0022	U
Tetrachloroethane	1.3	18	1.3	0.00075	J	0.00028	U	0.00049	U	0.00056	U
Toluene	0.7	100	0.7	0.0012	U	0.00056	U	0.00098	U	0.0011	U
trans-1,2-Dichloroethane	0.19	100	0.19	0.0018	U	0.00084	U	0.0015	U	0.0017	U
trans-1,3-Dichloropropene	-	-	-	0.0012	U	0.00056	U	0.00098	U	0.0011	U
trans-1,4-Dichloro-2-butene	-	-	-	0.006	U	0.0028	U	0.0049	U	0.0056	U
Trichloroethane	0.47	6.4	0.47	0.0006	U	0.00028	U	0.00049	U	0.00056	U
Trichlorofluoromethane	-	-	-	0.0048	U	0.0022	U	0.0039	U	0.0045	U
Vinyl acetate	-	-	-	0.012	U	0.0056	U	0.0098	U	0.011	U
Vinyl chloride	0.03	0.48	0.03	0.0012	U	0.00056	U	0.00098	U	0.0011	U
Xylenes, Total	0.26	100	1.2	0.0012	U	0.00056	U	0.00098	U	0.0011	U

TABLE NOTES:

- Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec. 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, and Protection of Groundwater SCOs, rev. Dec 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025

U : Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

mg/kg: Milligrams per Kilogram.

-: No Standards or Guidance Value.

Table 4 - Semivolatile Organic Compounds in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-01 (0-2FT)		GZ-01 (2.5-4.5FT)		GZ-02 (0-2FT)		GZ-02 (2.5-4.5FT)		GZ-03 (0-2FT)		GZ-03 (2.5-4.5FT)		GZ-04 (0-2FT)		GZ-04 (3-5FT)			
				L2563358-13		L2563358-14		L2563358-01		L2563358-02		L2563358-15 R1		L2563358-16		L2563358-17		L2563358-18 R1			
				10/8/2025		10/8/2025		10/7/2025		10/7/2025		10/8/2025		10/8/2025		10/8/2025		10/8/2025			
Soil				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil			
Result				Qual		Result		Qual		Result		Qual		Result		Qual		Result		Qual	
Semi-Volatile Organics by EPA 8270 (mg/kg)																					
1,2,4,5-Tetrachlorobenzene	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
1,2,4-Trichlorobenzene	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
1,2-Dichlorobenzene	1.1	100	1.1	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
1,3-Dichlorobenzene	2.6	38	2.6	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
1,4-Dichlorobenzene	1.8	24	1.8	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
1,4-Dioxane	0.1	5.7	0.1	0.026	U	0.026	U	0.027	U	0.026	U	0.026	U	0.027	U	0.026	U	0.13	U		
2,4,5-Trichlorophenol	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
2,4,6-Trichlorophenol	-	-	-	0.1	U	0.1	U	0.11	U	0.1	U	0.1	U	0.11	U	0.1	U	0.52	U		
2,4-Dichlorophenol	-	-	-	0.16	U	0.16	U	0.16	U	0.16	U	0.15	U	0.16	U	0.16	U	0.78	U		
2,4-Dimethylphenol	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
2,4-Dinitrophenol	-	-	-	0.84	U	0.84	U	0.87	U	0.83	U	0.82	U	0.85	U	0.83	U	4.1	U		
2,4-Dinitrotoluene	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
2,6-Dinitrotoluene	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
2-Chloronaphthalene	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
2-Chlorophenol	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
2-Methylnaphthalene	-	-	-	0.21	U	0.21	U	0.11	J	0.098	J	2.3		0.5		0.21	U	23			
2-Methylphenol	0.33	100	0.33	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
2-Nitroaniline	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
2-Nitrophenol	-	-	-	0.38	U	0.38	U	0.39	U	0.38	U	0.37	U	0.38	U	0.37	U	1.9	U		
3,3'-Dichlorobenzidine	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
3-Methylphenol/4-Methylphenol	0.33	100	0.33	0.25	U	0.25	U	0.26	U	0.25	U	0.072	J	0.26	U	0.25	U	1.2	U		
3-Nitroaniline	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
4,6-Dinitro-o-cresol	-	-	-	0.45	U	0.45	U	0.47	U	0.45	U	0.44	U	0.46	U	0.45	U	2.2	U		
4-Bromophenyl phenyl ether	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
4-Chloroaniline	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
4-Chlorophenyl phenyl ether	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
4-Nitroaniline	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
4-Nitrophenol	-	-	-	0.24	U	0.24	U	0.25	U	0.24	U	0.24	U	0.25	U	0.24	U	1.2	U		
Acenaphthene	20	100	98	0.14	U	0.14	U	0.084	J	0.074	J	0.98		0.29		0.14	U	1.8			
Acenaphthylene	100	100	365	0.14	U	0.14	U	0.23				4.1		0.79		0.077	J	14			
Acetophenone	-	-	-	0.17	U	0.17	U	0.038	J	0.027	J	0.17	U	0.043	J	0.17	U	0.48	J		
Anthracene	100	100	1000	0.1	U	0.1	U	0.23				3.4		0.63		0.1	U	12			
Benzo(a)anthracene	1	1.4	1	0.058	J	0.08	J	0.51		0.38		9.2	E	1.3		0.025	J	26			
Benzo(a)pyrene	1	1	22	0.059	J	0.065	J	0.48		0.33		5.9		1.1		0.14	U	19			
Benzo(b)fluoranthene	1	1.4	2.1	0.07	J	0.088	J	0.62		0.44		9.5	E	1.4		0.042	J	24			
Benzo(ghi)perylene	0.64	4.9	1000	0.073	J	0.05	J	0.38		0.26		4.2		0.71		0.058	J	13			
Benzo(k)fluoranthene	0.8	4.9	2	0.03	J	0.031	J	0.22		0.11		1.8		0.49		0.1	U	4.9			
Benzoic Acid	-	-	-	0.56	U	0.57	U	0.59	U	0.56	U	0.55	U	0.58	U	0.56	U	2.8	U		
Benzyl Alcohol	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
Biphenyl	-	-	-	0.4	U	0.4	U	0.41	U	0.025	J	0.37	J	0.086	J	0.4	U	3			
Bis(2-chloroethoxy)methane	-	-	-	0.19	U	0.19	U	0.2	U	0.19	U	0.18	U	0.19	U	0.19	U	0.93	U		
Bis(2-chloroethyl)ether	-	-	-	0.16	U	0.16	U	0.16	U	0.16	U	0.15	U	0.16	U	0.16	U	0.78	U		
Bis(2-chloroisopropyl)ether	-	-	-	0.21	U	0.21	U	0.22	U	0.21	U	0.2	U	0.21	U	0.21	U	1	U		
Bis(2-ethylhexyl)phthalate	-	-	-	0.17	U	0.17	U	0.16	J	0.3		0.16	J	0.18	U	0.086	J	2			
Butyl benzyl phthalate	-	-	-	0.17	U	0.17	U	0.072	J	0.26		1.2		0.18	U	0.17	U	0.86	U		
Carbazole	-	-	-	0.17	U	0.17	U	0.078	J	0.071	J	0.74		0.23		0.17	U	0.46	J		
Chrysene	1	4.9	1	0.058	J	0.08	J	0.5		0.38		8.9	E	1.2		0.025	J	26			
Di-n-butylphthalate	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
Di-n-octylphthalate	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
Dibenzo(a,h)anthracene	0.33	0.33	1000	0.1	U	0.1	U	0.085	J	0.056	J	1.1		0.17	U	0.1	U	3.1			
Dibenzofuran	2.1	18	110	0.17	U	0.17	U	0.057	J	0.085	J	0.56		0.15	J	0.17	U	1.5			
Diethyl phthalate	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
Dimethyl phthalate	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
Fluoranthene	85	100	1000	0.1		0.15		0.82		0.65		14	E	2.4		0.021	J	31			
Fluorene	30	100	386	0.17	U	0.17	U	0.1	J	0.12	J	2.2		0.49		0.17	U	13			
Hexachlorobenzene	0.33	0.33	3.2	0.1	U	0.1	U	0.11	U	0.1	U	0.1	U	0.11	U	0.1	U	0.52	U		
Hexachlorobutadiene	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
Hexachlorocyclopentadiene	-	-	-	0.5	U	0.5	U	0.52	U	0.5	U	0.49	U	0.51	U	0.5	U	2.5	U		
Hexachloroethane	-	-	-	0.14	U	0.14	U	0.14	U	0.14	U	0.14	U	0.14	U	0.14	U	0.69	U		
Indeno(1,2,3-cd)pyrene	0.5	1.4	6.6	0.045	J	0.043	J	0.32		0.22		3.8		0.69		0.034	J	11			
Isophorone	-	-	-	0.16	U	0.16	U	0.16	U	0.16	U	0.15	U	0.16	U	0.16	U	0.78	U		
n-Nitrosodi-n-propylamine	-	-	-	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.18	U	0.17	U	0.86	U		
Naphthalene	12	100	12	0.17	U	0.17	U	0.17	J	0.13	J	2.3		0.44		0.021	J	18			
NDA/DPA	-	-	-																		

Table 4 - Semivolatile Organic Compounds in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-05 (0-2FT)		GZ-05 (2.5-4.5FT)		GZ-06 (0-2FT)		GZ-06 (2.5-4.5FT)		GZ-07 (0-2FT)		GZ-07 (3-5FT)		GZ-08 (0-2FT)		GZ-08 (2.5-4.5FT)	
				L2563358-03 10/7/2025		L2563358-04 10/7/2025		L2562994-01 10/6/2025		L2562994-02 10/6/2025		L2562994-03 10/6/2025		L2562994-04 10/6/2025		L2563358-19 10/8/2025		L2563358-20 R1 10/8/2025	
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Semi-Volatile Organics by EPA 8270 (mg/kg)																			
1,2,4,5-Tetrachlorobenzene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
1,2,4-Trichlorobenzene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
1,2-Dichlorobenzene	1.1	100	1.1	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
1,3-Dichlorobenzene	2.6	38	2.6	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
1,4-Dichlorobenzene	1.8	24	1.8	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
1,4-Dioxane	0.1	5.7	0.1	0.025	U	0.025	U	0.025	U	0.026	U	0.026	U	0.028	U	0.025	U	0.026	U
2,4,5-Trichlorophenol	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
2,4,6-Trichlorophenol	-	-	-	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	0.11	U	0.1	U	0.1	U
2,4-Dichlorophenol	-	-	-	0.15	U	0.15	U	0.15	U	0.16	U	0.16	U	0.17	U	0.15	U	0.16	U
2,4-Dimethylphenol	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
2,4-Dinitrophenol	-	-	-	0.81	U	0.81	U	0.81	U	0.83	U	0.83	U	0.91	U	0.82	U	0.84	U
2,4-Dinitrotoluene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
2,6-Dinitrotoluene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
2-Chloronaphthalene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
2-Chlorophenol	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
2-Methylnaphthalene	-	-	-	0.18	J	0.2	U	0.032	J	0.21	U	0.046	J	0.23	U	0.048	J	0.84	J
2-Methylphenol	0.33	100	0.33	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
2-Nitroaniline	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
2-Nitrophenol	-	-	-	0.36	U	0.36	U	0.36	U	0.37	U	0.37	U	0.41	U	0.37	U	0.38	U
3,3'-Dichlorobenzidine	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
3-Methylphenol/4-Methylphenol	0.33	100	0.33	0.24	U	0.24	U	0.24	U	0.25	U	0.25	U	0.27	U	0.24	U	0.033	J
3-Nitroaniline	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
4,6-Dinitro-o-cresol	-	-	-	0.44	U	0.44	U	0.44	U	0.45	U	0.45	U	0.49	U	0.44	U	0.45	U
4-Bromophenyl phenyl ether	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
4-Chloroaniline	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
4-Chlorophenyl phenyl ether	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
4-Nitroaniline	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
4-Nitrophenol	-	-	-	0.24	U	0.24	U	0.24	U	0.24	U	0.24	U	0.26	U	0.24	U	0.24	U
Acenaphthene	20	100	98	0.027	J	0.14	U	0.14	U	0.14	U	0.096	J	0.15	U	0.14	U	1.5	J
Acenaphthylene	100	100	365	0.69	U	0.077	J	0.13	J	0.14	U	0.35	J	0.15	U	0.14	U	0.64	J
Acetophenone	-	-	-	0.046	J	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.022	J
Anthracene	100	100	1000	0.28	U	0.1	U	0.053	J	0.1	U	0.18	U	0.11	U	0.1	U	4.1	J
Benzo(a)anthracene	1	1.4	1	0.26	U	0.033	J	0.15	J	0.1	U	0.5	J	0.11	U	0.096	J	12	E
Benzo(a)pyrene	1	1	22	0.33	U	0.14	U	0.13	J	0.14	U	0.44	J	0.15	U	0.094	J	12	E
Benzo(b)fluoranthene	1	1.4	2.1	0.42	U	0.039	J	0.16	J	0.1	U	0.61	J	0.11	U	0.12	J	15	E
Benzo(ghi)perylene	0.64	4.9	1000	0.41	U	0.033	J	0.11	J	0.14	U	0.36	J	0.15	U	0.07	J	4.1	J
Benzo(k)fluoranthene	0.8	4.9	2	0.11	U	0.1	U	0.039	J	0.1	U	0.2	J	0.11	U	0.042	J	2	J
Benzoic Acid	-	-	-	0.55	U	0.55	U	0.55	U	0.56	U	0.56	U	0.61	U	0.55	U	0.56	U
Benzyl Alcohol	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
Biphenyl	-	-	-	0.027	J	0.39	U	0.39	U	0.4	U	0.39	U	0.43	U	0.39	U	0.25	J
Bis(2-chloroethoxy)methane	-	-	-	0.18	U	0.18	U	0.18	U	0.19	U	0.19	U	0.2	U	0.18	U	0.19	U
Bis(2-chloroethyl)ether	-	-	-	0.15	U	0.15	U	0.15	U	0.16	U	0.16	U	0.17	U	0.15	U	0.16	U
Bis(2-chloroisopropyl)ether	-	-	-	0.2	U	0.2	U	0.2	U	0.21	U	0.21	U	0.23	U	0.2	U	0.21	U
Bis(2-ethylhexyl)phthalate	-	-	-	0.077	J	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.18	U	0.17	U
Butyl benzyl phthalate	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.09	J	0.17	U
Carbazole	-	-	-	0.02	J	0.17	U	0.17	U	0.17	U	0.062	J	0.19	U	0.17	U	0.78	J
Chrysene	1	4.9	1	0.29	U	0.037	J	0.16	J	0.1	U	0.46	J	0.11	U	0.096	J	6.5	J
Di-n-butylphthalate	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
Di-n-octylphthalate	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
Dibenzo(a,h)anthracene	0.33	0.33	1000	0.073	J	0.1	U	0.1	U	0.1	U	0.069	J	0.11	U	0.1	U	1.1	J
Dibenzofuran	2.1	18	110	0.029	J	0.17	U	0.17	U	0.17	U	0.031	J	0.19	U	0.17	U	1	J
Diethyl phthalate	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
Dimethyl phthalate	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
Fluoranthene	85	100	1000	0.25	U	0.026	J	0.18	J	0.1	U	0.8	J	0.11	U	0.17	U	22	E
Fluorene	30	100	386	0.088	J	0.17	U	0.021	J	0.17	U	0.071	J	0.19	U	0.17	U	2.4	J
Hexachlorobenzene	0.33	0.33	3.2	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	0.11	U	0.1	U	0.1	U
Hexachlorobutadiene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
Hexachlorocyclopentadiene	-	-	-	0.48	U	0.48	U	0.48	U	0.5	U	0.5	U	0.54	U	0.49	U	0.5	U
Hexachloroethane	-	-	-	0.14	U	0.14	U	0.14	U	0.14	U	0.14	U	0.15	U	0.14	U	0.14	U
Indeno(1,2,3-cd)pyrene	0.5	1.4	6.6	0.29	U	0.024	J	0.091	J	0.14	U	0.33	J	0.15	U	0.066	J	4.6	J
Isophorone	-	-	-	0.15	U	0.15	U	0.15	U	0.16	U	0.16	U	0.17	U	0.15	U	0.16	U
n-Nitrosodi-n-propylamine	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.19	U	0.17	U	0.17	U
Naphthalene	12	100	12	0.21	U	0.17	U	0.045	J	0.17	U	0.055	J	0.19	U	0.039	J	1	J
NDPA/DPA	-	-	-	0.14	U	0.14	U	0.14	U	0.14	U	0.14	U	0.15	U	0.14	U	0.14	U
Nitrobenzene	-	-	-	0.15	U	0.15	U	0.15	U	0.16	U	0.16	U	0.17	U	0.15	U	0.16	U
p-Chloro-m-cresol	-	-	-	0.17	U	0.17	U	0.17	U	0.17									

Table 4 - Semivolatile Organic Compounds in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-09 (0-2FT)	GZ-09 (2.5-4.5FT)	GZ-10 (0-2FT)	GZ-10 (2.5-4.5FT)	GZ-10 (6-8FT)	GZ-11 (0-2FT)	GZ-11 (2.5-4.5FT)	
				L2563358-21 10/8/2025	L2563358-22 10/8/2025	L2562994-05 10/6/2025	L2562994-06 10/6/2025	L2562994-07 10/6/2025	L2562994-08 10/6/2025	L2562994-09 10/6/2025	
				Soil		Soil		Soil		Soil	
Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Semi-Volatile Organics by EPA 8270 (mg/kg)											
1,2,4,5-Tetrachlorobenzene	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
1,2,4-Trichlorobenzene	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
1,2-Dichlorobenzene	1.1	100	1.1	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
1,3-Dichlorobenzene	2.6	38	2.6	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
1,4-Dichlorobenzene	1.8	24	1.8	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
1,4-Dioxane	0.1	5.7	0.1	0.026 U	0.026 U	0.028 U	0.027 U	0.61 U	0.14 U	0.026 U	U
2,4,5-Trichlorophenol	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
2,4,6-Trichlorophenol	-	-	-	0.1 U	0.1 U	0.11 U	0.11 U	2.4 U	0.54 U	0.1 U	U
2,4-Dichlorophenol	-	-	-	0.16 U	0.16 U	0.17 U	0.16 U	3.7 U	0.81 U	0.16 U	U
2,4-Dimethylphenol	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
2,4-Dinitrophenol	-	-	-	0.83 U	0.85 U	0.9 U	0.86 U	20 U	4.3 U	0.83 U	U
2,4-Dinitrotoluene	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
2,6-Dinitrotoluene	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
2-Chloronaphthalene	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
2-Chlorophenol	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
2-Methylnaphthalene	-	-	-	0.041 J	0.21 U	0.22 U	0.22 U	4.9 U	1.1 U	0.21 U	U
2-Methylphenol	0.33	100	0.33	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
2-Nitroaniline	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
2-Nitrophenol	-	-	-	0.37 U	0.38 U	0.4 U	0.39 U	8.8 U	2 U	0.38 U	U
3,3'-Dichlorobenzidine	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
3-Methylphenol/4-Methylphenol	0.33	100	0.33	0.25 U	0.25 U	0.27 U	0.26 U	5.9 U	1.3 U	0.25 U	U
3-Nitroaniline	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
4,6-Dinitro-o-cresol	-	-	-	0.45 U	0.46 U	0.49 U	0.47 U	10 U	2.4 U	0.45 U	U
4-Bromophenyl phenyl ether	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
4-Chloroaniline	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
4-Chlorophenyl phenyl ether	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
4-Nitroaniline	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
4-Nitrophenol	-	-	-	0.24 U	0.25 U	0.26 U	0.25 U	5.7 U	1.3 U	0.24 U	U
Acenaphthene	20	100	98	0.24 U	0.14 U	0.15 U	0.18 U	3.2 U	0.72 U	0.14 U	U
Acenaphthylene	100	100	365	0.2 J	0.078 J	0.15 U	0.14 U	3.2 U	0.72 U	0.027 J	U
Acetophenone	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Anthracene	100	100	1000	0.32 U	0.1 U	0.11 U	0.046 J	2.4 U	0.54 U	0.1 U	U
Benzo(a)anthracene	1	1.4	1	0.98	0.097 J	0.026 J	0.12 U	2.4 U	0.54 U	0.1 U	U
Benzo(a)pyrene	1	1	22	0.93	0.062 J	0.15 U	0.094 J	3.2 U	0.72 U	0.14 U	U
Benzo(b)fluoranthene	1	1.4	2.1	1.1	0.14 U	0.11 U	0.14 U	2.4 U	0.54 U	0.1 U	U
Benzo(ghi)perylene	0.64	4.9	1000	0.51	0.085 J	0.15 U	0.07 J	3.2 U	0.72 U	0.14 U	U
Benzo(k)fluoranthene	0.8	4.9	2	0.4	0.036 J	0.11 U	0.042 J	2.4 U	0.54 U	0.1 U	U
Benzoic Acid	-	-	-	0.56 U	0.57 U	0.61 U	0.58 U	13 U	2.9 U	0.56 U	U
Benzyl Alcohol	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Biphenyl	-	-	-	0.39 U	0.4 U	0.43 U	0.41 U	0.63 J	2.1 U	0.4 U	U
Bis(2-chloroethoxy)methane	-	-	-	0.19 U	0.19 U	0.2 U	0.19 U	4.4 U	0.98 U	0.19 U	U
Bis(2-chloroethoxy)ether	-	-	-	0.16 U	0.16 U	0.17 U	0.16 U	3.7 U	0.81 U	0.16 U	U
Bis(2-chloroisopropyl)ether	-	-	-	0.21 U	0.21 U	0.22 U	0.22 U	4.9 U	1.1 U	0.21 U	U
Bis(2-ethylhexyl)phthalate	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Butyl benzyl phthalate	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Carbazole	-	-	-	0.12 J	0.18 U	0.19 U	0.018 J	4.1 U	0.9 U	0.17 U	U
Chrysene	1	4.9	1	0.94	0.12 U	0.022 J	0.11 U	2.4 U	0.54 U	0.1 U	U
Di-n-butylphthalate	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Di-n-octylphthalate	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Dibenzo(a,h)anthracene	0.33	0.33	1000	0.13 U	0.1 U	0.11 U	0.11 U	2.4 U	0.54 U	0.1 U	U
Dibenzofuran	2.1	18	110	0.055 J	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Diethyl phthalate	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Dimethyl phthalate	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Fluoranthene	85	100	1000	1.8	0.12 U	0.047 J	0.19 U	2.4 U	0.54 U	0.1 U	U
Fluorene	30	100	386	0.13 J	0.18 U	0.19 U	0.022 J	0.45 J	0.9 U	0.17 U	U
Hexachlorobenzene	0.33	0.33	3.2	0.1 U	0.1 U	0.11 U	0.11 U	2.4 U	0.54 U	0.1 U	U
Hexachlorobutadiene	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Hexachlorocyclopentadiene	-	-	-	0.49 U	0.5 U	0.54 U	0.51 U	12 U	2.6 U	0.5 U	U
Hexachloroethane	-	-	-	0.14 U	0.14 U	0.15 U	0.14 U	3.2 U	0.72 U	0.14 U	U
Indeno(1,2,3-cd)pyrene	0.5	1.4	6.6	0.53	0.07 J	0.15 U	0.064 J	3.2 U	0.72 U	0.14 U	U
Isophorone	-	-	-	0.16 U	0.16 U	0.17 U	0.16 U	3.7 U	0.81 U	0.16 U	U
n-Nitrosodi-n-propylamine	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Naphthalene	12	100	12	0.058 J	0.18 U	0.19 U	0.18 U	0.91 J	0.9 U	0.17 U	U
NDPA/DPA	-	-	-	0.14 U	0.14 U	0.15 U	0.14 U	3.2 U	0.72 U	0.14 U	U
Nitrobenzene	-	-	-	0.16 U	0.16 U	0.17 U	0.16 U	3.7 U	0.81 U	0.16 U	U
p-Chloro-m-cresol	-	-	-	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Pentachlorophenol	0.8	1.3	0.8	0.14 U	0.14 U	0.15 U	0.14 U	3.2 U	0.72 U	0.14 U	U
Phenanthrene	1.1	4.9	1000	1.2	0.033 J	0.044 J	0.16 U	0.62 J	0.54 U	0.1 U	U
Phenol	0.33	100	0.33	0.17 U	0.18 U	0.19 U	0.18 U	4.1 U	0.9 U	0.17 U	U
Pyrene	64	100	1000	1.6	0.19	0.041 J	0.18 U	2.4 U	0.54 U	0.1 U	U

TABLE NOTES:

- Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025
- Analyte exceeds the NYSDDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec. 2025
- Analyte exceeds the NYSDDEC Part 375 Unrestricted Use, Restricted Residential Use, and Protection of Groundwater SCOs, rev. Dec. 2025
- Analyte exceeds the NYSDDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025

U : Not detected at the reported detection limit for the sample.

J : Analyte detected at or above the method detection limit but below the reporting limit.

E : Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

mg/kg: Milligrams per Kilogram.

- : No Standards or Guidance Value.

Table 4 - Semivolatile Organic Compounds in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-12 (0-2FT)		GZ-12 (2.5-4.5FT)		GZ-13 (0-2FT)		GZ-13 (2.5-4.5FT)		GZ-14 (0-2FT)		GZ-14 (2.5-4.5FT)		GZ-15 (0-2FT)		GZ-15 (3-5FT)			
				L2563358-05		L2563358-06		L2563358-07		L2563358-08		L2563358-09		L2563358-10		L2562994-10		L2562994-11			
				10/7/2025		10/7/2025		10/7/2025		10/7/2025		10/7/2025		10/7/2025		10/6/2025		10/6/2025			
				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil			
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual		
Semi-Volatile Organics by EPA 8270 (mg/kg)																					
1,2,4,5-Tetrachlorobenzene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
1,2,4-Trichlorobenzene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
1,2-Dichlorobenzene	1.1	100	1.1	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
1,3-Dichlorobenzene	2.6	38	2.6	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
1,4-Dichlorobenzene	1.8	24	1.8	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
1,4-Dioxane	0.1	5.7	0.1	0.026	U	0.026	U	0.026	U	0.026	U	0.026	U	0.026	U	0.026	U	0.026	U	0.026	U
2,4,5-Trichlorophenol	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
2,4,6-Trichlorophenol	-	-	-	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	0.11	U	0.1	U	0.1	U	0.1	U
2,4-Dichlorophenol	-	-	-	0.16	U	0.15	U	0.16	U	0.15	U	0.16	U	0.16	U	0.16	U	0.16	U	0.16	U
2,4-Dimethylphenol	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
2,4-Dinitrophenol	-	-	-	0.83	U	0.82	U	0.83	U	0.82	U	0.83	U	0.85	U	0.83	U	0.83	U	0.83	U
2,4-Dinitrotoluene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
2,6-Dinitrotoluene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
2-Chloronaphthalene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
2-Chlorophenol	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
2-Methylnaphthalene	-	-	-	0.047	J	0.12	J	0.037	J	0.2	U	0.12	J	0.21	U	0.21	U	0.21	U	0.21	U
2-Methylphenol	0.33	100	0.33	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
2-Nitroaniline	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
2-Nitrophenol	-	-	-	0.37	U	0.37	U	0.37	U	0.37	U	0.37	U	0.38	U	0.38	U	0.38	U	0.37	U
3,3'-Dichlorobenzidine	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
3-Methylphenol/4-Methylphenol	0.33	100	0.33	0.25	U	0.25	U	0.25	U	0.24	U	0.25	U	0.25	U	0.25	U	0.25	U	0.25	U
3-Nitroaniline	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
4,6-Dinitro-o-cresol	-	-	-	0.45	U	0.44	U	0.45	U	0.44	U	0.45	U	0.46	U	0.45	U	0.45	U	0.45	U
4-Bromophenyl phenyl ether	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
4-Chloroaniline	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
4-Chlorophenyl phenyl ether	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
4-Nitroaniline	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
4-Nitrophenol	-	-	-	0.24	U	0.24	U	0.24	U	0.24	U	0.24	U	0.25	U	0.24	U	0.24	U	0.24	U
Acenaphthene	20	100	98	0.023	J	0.059	J	0.14	U	0.14	U	0.14	U	0.14	U	0.14	U	0.14	U	0.14	U
Acenaphthylene	100	100	365	0.24	U	0.36	U	0.04	J	0.14	U	0.19	U	0.028	J	0.061	J	0.14	U	0.14	U
Acetophenone	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
Anthracene	100	100	1000	0.12	U	0.27	U	0.1	U	0.1	U	0.3	U	0.041	J	0.034	J	0.1	U	0.1	U
Benzo(a)anthracene	1	1.4	1	0.26	U	0.54	U	0.042	J	0.1	U	0.81	U	0.13	U	0.13	U	0.1	U	0.1	U
Benzo(a)pyrene	1	1	22	0.28	U	0.5	U	0.14	U	0.14	U	0.78	U	0.13	J	0.12	J	0.14	U	0.14	U
Benzo(b)fluoranthene	1	1.4	2.1	0.34	U	0.63	U	0.046	J	0.1	U	1.2	U	0.16	U	0.18	U	0.1	U	0.1	U
Benzo(ghi)perylene	0.64	4.9	1000	0.22	U	0.4	U	0.027	J	0.14	U	0.49	U	0.1	J	0.095	J	0.14	U	0.14	U
Benzo(k)fluoranthene	0.8	4.9	2	0.095	J	0.19	U	0.1	U	0.1	U	0.24	U	0.064	J	0.047	J	0.1	U	0.1	U
Benzoic Acid	-	-	-	0.56	U	0.55	U	0.56	U	0.55	U	0.56	U	0.57	U	0.56	U	0.56	U	0.56	U
Benzyl Alcohol	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
Biphenyl	-	-	-	0.39	U	0.026	J	0.39	U	0.39	U	0.022	J	0.4	U	0.4	U	0.39	U	0.39	U
Bis(2-chloroethoxy)methane	-	-	-	0.19	U	0.18	U	0.19	U	0.18	U	0.19	U	0.19	U	0.19	U	0.19	U	0.19	U
Bis(2-chloroethyl)ether	-	-	-	0.16	U	0.15	U	0.16	U	0.15	U	0.16	U	0.16	U	0.16	U	0.16	U	0.16	U
Bis(2-chloroisopropyl)ether	-	-	-	0.21	U	0.2	U	0.21	U	0.2	U	0.21	U	0.21	U	0.21	U	0.21	U	0.21	U
Bis(2-ethylhexyl)phthalate	-	-	-	0.098	J	0.17	U	0.17	U	0.17	U	0.088	J	0.18	U	0.17	U	0.17	U	0.17	U
Butyl benzyl phthalate	-	-	-	0.24	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
Carbazole	-	-	-	0.025	J	0.073	J	0.17	U	0.17	U	0.11	J	0.18	U	0.17	U	0.17	U	0.17	U
Chrysene	1	4.9	1	0.26	U	0.55	U	0.039	J	0.1	U	0.81	U	0.12	U	0.14	U	0.1	U	0.1	U
Di-n-butylphthalate	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
Di-n-octylphthalate	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
Dibenzo(a,h)anthracene	0.33	0.33	1000	0.046	J	0.086	J	0.1	U	0.1	U	0.098	J	0.022	J	0.1	U	0.1	U	0.1	U
Dibenzofuran	2.1	18	110	0.026	J	0.044	J	0.17	U	0.17	U	0.071	J	0.18	U	0.17	U	0.17	U	0.17	U
Diethyl phthalate	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
Dimethyl phthalate	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
Fluoranthene	85	100	1000	0.34	U	0.8	U	0.06	J	0.1	U	1.4	U	0.25	U	0.19	U	0.1	U	0.1	U
Fluorene	30	100	386	0.038	J	0.096	J	0.17	U	0.17	U	0.14	J	0.18	U	0.17	U	0.17	U	0.17	U
Hexachlorobenzene	0.33	0.33	3.2	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	0.11	U	0.1	U	0.1	U	0.1	U
Hexachlorobutadiene	-	-	-	0.17	U	0.17	U	0.17	U	0.17	U	0.17	U	0.18	U	0.17	U	0.17	U	0.17	U
Hexachlorocyclopentadiene	-	-	-	0.5	U	0.49	U	0.49	U	0.49	U	0.49	U	0.51	U	0.5	U	0.49	U	0.49	U
Hexachloroethane	-	-	-	0.14	U	0.14															

Table 4 - Semivolatile Organic Compounds in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	Duplicate -2025-10-06		Duplicate-2025-10-08	
				L2562994-12		L2563358-23	
				10/6/2025		10/8/2025	
				Soil		Soil	
				Result	Qual	Result	Qual
Semi-Volatile Organics by EPA 8270 (mg/kg)							
1,2,4,5-Tetrachlorobenzene	-	-	-	0.18	U	0.17	U
1,2,4-Trichlorobenzene	-	-	-	0.18	U	0.17	U
1,2-Dichlorobenzene	1.1	100	1.1	0.18	U	0.17	U
1,3-Dichlorobenzene	2.6	38	2.6	0.18	U	0.17	U
1,4-Dichlorobenzene	1.8	24	1.8	0.18	U	0.17	U
1,4-Dioxane	0.1	5.7	0.1	0.028	U	0.025	U
2,4,5-Trichlorophenol	-	-	-	0.18	U	0.17	U
2,4,6-Trichlorophenol	-	-	-	0.11	U	0.1	U
2,4-Dichlorophenol	-	-	-	0.17	U	0.15	U
2,4-Dimethylphenol	-	-	-	0.18	U	0.17	U
2,4-Dinitrophenol	-	-	-	0.89	U	0.82	U
2,4-Dinitrotoluene	-	-	-	0.18	U	0.17	U
2,6-Dinitrotoluene	-	-	-	0.18	U	0.17	U
2-Chloronaphthalene	-	-	-	0.18	U	0.17	U
2-Chlorophenol	-	-	-	0.18	U	0.17	U
2-Methylnaphthalene	-	-	-	0.22	U	1.1	
2-Methylphenol	0.33	100	0.33	0.18	U	0.17	U
2-Nitroaniline	-	-	-	0.18	U	0.17	U
2-Nitrophenol	-	-	-	0.4	U	0.37	U
3,3'-Dichlorobenzidine	-	-	-	0.18	U	0.17	U
3-Methylphenol/4-Methylphenol	0.33	100	0.33	0.27	U	0.24	U
3-Nitroaniline	-	-	-	0.18	U	0.17	U
4,6-Dinitro-o-cresol	-	-	-	0.48	U	0.44	U
4-Bromophenyl phenyl ether	-	-	-	0.18	U	0.17	U
4-Chloroaniline	-	-	-	0.18	U	0.17	U
4-Chlorophenyl phenyl ether	-	-	-	0.18	U	0.17	U
4-Nitroaniline	-	-	-	0.18	U	0.17	U
4-Nitrophenol	-	-	-	0.26	U	0.24	U
Acenaphthene	20	100	98	0.065	J	1	
Acenaphthylene	100	100	365	0.065	J	1.6	
Acetophenone	-	-	-	0.18	U	0.17	U
Anthracene	100	100	1000	0.091	J	2	
Benzo(a)anthracene	1	1.4	1	0.26		4	
Benzo(a)pyrene	1	1	22	0.23		3.4	
Benzo(b)fluoranthene	1	1.4	2.1	0.32		4.6	
Benzo(ghi)perylene	0.64	4.9	1000	0.14	J	2.2	
Benzo(k)fluoranthene	0.8	4.9	2	0.078	J	1.3	
Benzoic Acid	-	-	-	0.6	U	0.55	U
Benzyl Alcohol	-	-	-	0.18	U	0.17	U
Biphenyl	-	-	-	0.42	U	0.19	J
Bis(2-chloroethoxy)methane	-	-	-	0.2	U	0.18	U
Bis(2-chloroethyl)ether	-	-	-	0.17	U	0.15	U
Bis(2-chloroisopropyl)ether	-	-	-	0.22	U	0.2	U
Bis(2-ethylhexyl)phthalate	-	-	-	0.18	U	0.072	J
Butyl benzyl phthalate	-	-	-	0.18	U	0.085	J
Carbazole	-	-	-	0.042	J	0.69	
Chrysene	1	4.9	1	0.25		4	
Di-n-butylphthalate	-	-	-	0.18	U	0.17	U
Di-n-octylphthalate	-	-	-	0.18	U	0.17	U
Dibenzo(a,h)anthracene	0.33	0.33	1000	0.03	J	0.5	
Dibenzofuran	2.1	18	110	0.18	U	0.5	
Diethyl phthalate	-	-	-	0.18	U	0.17	U
Dimethyl phthalate	-	-	-	0.18	U	0.17	U
Fluoranthene	85	100	1000	0.48		8.8	E
Fluorene	30	100	386	0.036	J	0.95	
Hexachlorobenzene	0.33	0.33	3.2	0.11	U	0.1	U
Hexachlorobutadiene	-	-	-	0.18	U	0.17	U
Hexachlorocyclopentadiene	-	-	-	0.53	U	0.48	U
Hexachloroethane	-	-	-	0.15	U	0.14	U
Indeno(1,2,3-cd)pyrene	0.5	1.4	6.6	0.14	J	2	
Isophorone	-	-	-	0.17	U	0.15	U
n-Nitrosodi-n-propylamine	-	-	-	0.18	U	0.17	U
Naphthalene	12	100	12	0.18	U	1.7	
NDPA/DPA	-	-	-	0.15	U	0.14	U
Nitrobenzene	-	-	-	0.17	U	0.15	U
p-Chloro-m-cresol	-	-	-	0.18	U	0.17	U
Pentachlorophenol	0.8	1.3	0.8	0.15	U	0.14	U
Phenanthrene	1.1	4.9	1000	0.34		7.9	E
Phenol	0.33	100	0.33	0.18	U	0.026	J
Pyrene	64	100	1000	0.41		8.2	E

TABLE NOTES:

	Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025
	Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec. 2025
	Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, and Protection of Groundwater SCOs, rev. Dec. 2025
	Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025

U : Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

mg/kg: Milligrams per Kilogram.

- : No Standards or Guidance Value.

Table 5 - Total Metals in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-01 (0-2FT)		GZ-01 (2.5-4.5FT)		GZ-02 (0-2FT)		GZ-02 (2.5-4.5FT)		GZ-03 (0-2FT)		GZ-03 (2.5-4.5FT)		GZ-04 (0-2FT)		GZ-04 (3-5FT)		
				L2563358-13		L2563358-14		L2563358-01		L2563358-02		L2563358-15 R1		L2563358-16		L2563358-17		L2563358-18 R1		
				10/8/2025		10/8/2025		10/7/2025		10/7/2025		10/8/2025		10/8/2025		10/8/2025		10/8/2025		
				Soil		Soil		Soil		Soil		Soil		Soil		Soil				
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	
Total Metals by EPA 6010/7471 (mg/kg)																				
Aluminum, Total	-	-	-	2570		1870		3820		3650		1840		3130		2930		2880		
Antimony, Total	-	-	-	4.14	U	4.09	U	4.2	U	4.19	U	4.02	U	4.17	U	4.19	U	4.07	U	
Arsenic, Total	13	16	16	3.46		1.79		2.67		3		4.77		2.52		6.7		11.2		
Barium, Total	410	410	820	18.3		10.4		50.3		52		47.1		19.6		63.6		56.1		
Beryllium, Total	4.4	43	47	0.108	J	0.409	U	1.28		0.271	J	0.589		0.417	U	0.545		0.96		
Cadmium, Total	2.5	2.5	7.5	0.139	J	0.083	J	0.344	J	0.421	J	0.71	J	0.228	J	1.1		0.824		
Calcium, Total	-	-	-	1300		1540		8830		9330		2760		736		11100		10700		
Chromium, Total*	30	110	-	7.75		7.3		11.6		12.1		15.9		12.1		17.5		19.2		
Cobalt, Total	-	-	-	1.6	J	1.01	J	5.72		3.59		10.6		2.1		6.77		8.87		
Copper, Total	50	280	1,720	8.68		5.54		63		42.4		185		12.1		101		160		
Iron, Total	-	-	-	6890		3140		8180		8500		15500		7350		13700		13200		
Lead, Total	63	400	450	20.4		7.33		150		157		280		9.73		432		268		
Magnesium, Total	-	-	-	941		813		1920		1810		1150		1070		4500		5580		
Manganese, Total	1,600	2,000	2,000	44.7		24.4		93		92.1		186		30.5		135		96.2		
Mercury, Total	0.18	0.3	0.73	0.073	U	0.07	U	0.093		0.072	U	0.256		0.071	U	2.36		0.872		
Nickel, Total	30	320	130	4.56		3.35		11.9		10		34.3		4.75		26		27.8		
Potassium, Total	-	-	-	603		445		1130		936		374		659		394		403		
Selenium, Total	3.9	110	4	1.66	U	1.64	U	1.68	U	1.68	U	1.61	U	1.67	U	1.68	U	0.347	J	
Silver, Total	2	110	8.3	0.414	U	0.409	U	0.42	U	0.419	U	0.402	U	0.417	U	0.515		0.407	U	
Sodium, Total	-	-	-	244		164	U	154	J	96	J	126	J	205		128	J	199		
Thallium, Total	-	-	-	1.66	U	1.64	U	1.68	U	1.68	U	1.61	U	1.67	U	1.68	U	1.63	U	
Vanadium, Total	-	-	-	11.4		6.71		17.2		20.5		13.9		11.9		16.2		33.6		
Zinc, Total	109	6,600	2,480	26.5		13.3		482		322		1220		13.7		922		1,020		

TABLE NOTES:

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- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec. 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, and Protection of Groundwater SCOs, rev. Dec. 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025

*: Analyte was compared to SCOs for trivalent chromium

U : Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

mg/kg: Milligrams per Kilogram.

- : No Standards or Guidance Value specified

Table 5 - Total Metals in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-05 (0-2FT)		GZ-05 (2.5-4.5FT)		GZ-06 (0-2FT)		GZ-06 (2.5-4.5FT)		GZ-07 (0-2FT)		GZ-07 (3-5FT)		GZ-08 (0-2FT)		GZ-08 (2.5-4.5FT)			
				L2563358-03		L2563358-04		L2562994-01		L2562994-02		L2562994-03		L2562994-04		L2563358-19		L2563358-20 R1			
				10/7/2025		10/7/2025		10/6/2025		10/6/2025		10/6/2025		10/6/2025		10/8/2025		10/8/2025			
Soil				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil			
Result				Qual		Result		Qual		Result		Qual		Result		Qual		Result		Qual	
Total Metals by EPA 6010/7471 (mg/kg)																					
Aluminum, Total	-	-	-	1480		1440		1150		915		5600		901		1830		5210			
Antimony, Total	-	-	-	4.05	U	4.11	U	3.96	U	4.17	U	4.05	U	4.5	U	4.06	U	4.07	U		
Arsenic, Total	13	16	16	0.786	J	2.5		0.819		0.834	U	15.7		0.901	U	1.48		4.72			
Barium, Total	410	410	820	3.67		24.1		9.04		5.58		41.5		6.52		23.3		52.4			
Beryllium, Total	4.4	43	47	0.063	J	0.161	J	0.396	U	0.417	U	0.23	J	0.45	U	0.06	J	0.263	J		
Cadmium, Total	2.5	2.5	7.5	0.049	J	0.293	J	0.05	J	0.834	U	0.257	J	0.901	U	0.117	J	0.947			
Calcium, Total	-	-	-	337		2460		630		250		5490		273		4260		1170			
Chromium, Total*	30	110	-	4.98		8.25		3.83		3.64		11.2		3.08		5.95		11.5			
Cobalt, Total	-	-	-	0.547	J	1.86		0.607	J	0.408	J	2.42		0.402	J	1.43	J	5.35			
Copper, Total	50	280	1,720	4.16		35.8		3.06		2.28		26.8		1.16		7.24		27.8			
Iron, Total	-	-	-	2440		4760		2600		1670		9300		1790		4450		12800			
Lead, Total	63	400	450	2.04	J	88.3		7.94		1.09	J	78.2		3.58	J	10.6		178			
Magnesium, Total	-	-	-	276		1040		567		354		1570		348		2700		1320			
Manganese, Total	1,600	2,000	2,000	11.9		34.9		16.9		11.6		130		11.8		62.4		120			
Mercury, Total	0.18	0.3	0.73	0.068	U	0.126		0.074	U	0.078	U	0.202		0.083	U	0.074	U	0.109			
Nickel, Total	30	320	130	2.3		6.93		2.21		1.6	J	7.74		1.5	J	4.47		15.5			
Potassium, Total	-	-	-	207		340		357		321		291		217	J	433		611			
Selenium, Total	3.9	110	4	1.62	U	1.64	U	1.58	U	1.67	U	1.62	U	1.8	U	1.62	U	1.63	U		
Silver, Total	2	110	8.3	0.405	U	0.411	U	0.396	U	0.417	U	0.405	U	0.45	U	0.406	U	0.407	U		
Sodium, Total	-	-	-	162	U	173		158	U	167	U	162	U	180	U	162	U	163	U		
Thallium, Total	-	-	-	1.62	U	1.64	U	1.58	U	1.67	U	1.62	U	1.8	U	1.62	U	1.63	U		
Vanadium, Total	-	-	-	3.2		10		5.2		3.53		17.2		3.63		7.49		15.8			
Zinc, Total	109	6,600	2,480	18.6		210		18.7		5.1		57.8		3.62	J	13.1		256			

TABLE NOTES:

- Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec. 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, and Protection of Groundwater SCOs, rev. Dec. 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025

*: Analyte was compared to SCOs for trivalent chromium

U : Not detected at the reported detection limit for the sample.

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E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

mg/kg: Milligrams per Kilogram.

- : No Standards or Guidance Value specified

Table 5 - Total Metals in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-09 (0-2FT)		GZ-09 (2.5-4.5FT)		GZ-10 (0-2FT)		GZ-10 (2.5-4.5FT)		GZ-10 (6-8FT)		GZ-11 (0-2FT)		GZ-11 (2.5-4.5FT)		GZ-12 (0-2FT)		
				L2563358-21		L2563358-22		L2562994-05		L2562994-06		L2562994-07		L2562994-08		L2562994-09		L2563358-05		
				10/8/2025		10/8/2025		10/6/2025		10/6/2025		10/6/2025		10/6/2025		10/6/2025		10/7/2025		
				Soil		Soil		Soil		Soil		Soil		Soil		Soil				
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	
Total Metals by EPA 6010/7471 (mg/kg)																				
Aluminum, Total	-	-	-	1520		5190		1790		1380		933		1340		1590		2550		
Antimony, Total	-	-	-	3.98	U	4.04	U	4.47	U	4.33	U	4.82	U	4.38	U	4.15	U	4.03	U	
Arsenic, Total	13	16	16	1.7		5.78		2.56		1.42	J	1.3		1.66		3.04				
Barium, Total	410	410	820	18.9		22.7		25.5		9.25		3.65		19.5		15.9		49.1		
Beryllium, Total	4.4	43	47	0.122	J	0.16	J	0.097	J	0.058	J	0.482	U	0.438	U	0.056	J	1.17		
Cadmium, Total	2.5	2.5	7.5	0.208	J	0.155	J	0.894	U	0.865	U	0.127	J	0.084	J	0.051	J	0.416	J	
Calcium, Total	-	-	-	880		1470		11200		4230		183		25400		30100		7950		
Chromium, Total*	30	110	-	5.04		19.9		5.6		10.2		2.62		4.44		9.12		14.7		
Cobalt, Total	-	-	-	1.62		5.44		0.991	J	0.697	J	1.01	J	1.1	J	1.02	J	6.92		
Copper, Total	50	280	1,720	14.9		19		8.26		3.28		1.82		16.9		12.2		104		
Iron, Total	-	-	-	4520		13600		3800		3380		2560		3320		3410		8640		
Lead, Total	63	400	450	25.3		18		48.9	J	4.08	J	6.77		23		13.4		184		
Magnesium, Total	-	-	-	710		1930		1470		755		540		9660		10200		1700		
Manganese, Total	1,600	2,000	2,000	37.9		71.3		28.7		21.8		17.4		38.4		53.7		96.9		
Mercury, Total	0.18	0.3	0.73	0.138		0.083	U	0.091	U	0.07	U	0.092	U	0.086	U	0.069	U	0.159		
Nickel, Total	30	320	130	3.83		10.6		2.96		2.37		2.04	J	4.42		2.71		14.4		
Potassium, Total	-	-	-	339		780		370		313		333		322		250		508		
Selenium, Total	3.9	110	4	1.59	U	0.351	J	0.301	J	1.73	U	1.93	U	1.75	U	1.66	U	1.61	U	
Silver, Total	2	110	8.3	0.398	U	0.404	U	0.447	U	0.433	U	0.482	U	0.438	U	0.415	U	0.403	U	
Sodium, Total	-	-	-	159	U	161	J	160	J	381		1980		131	J	259		98.1	J	
Thallium, Total	-	-	-	1.59	U	1.62	U	1.79	U	1.73	U	1.93	U	1.75	U	1.66	U	1.61	U	
Vanadium, Total	-	-	-	6.37		19.7		7.07		5.82		3.04		7.5		9.7		14.7		
Zinc, Total	109	6,600	2,480	105		41		19.3		17.7		11.5		96.2		59		600		

TABLE NOTES:

- Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec. 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, and Protection of Groundwater SCOs, rev. Dec. 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025

*: Analyte was compared to SCOs for trivalent chromium

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E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

mg/kg: Milligrams per Kilogram.

- : No Standards or Guidance Value specified

Table 5 - Total Metals in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-12 (2.5-4.5FT)		GZ-13 (0-2FT)		GZ-13 (2.5-4.5FT)		GZ-14 (0-2FT)		GZ-14 (2.5-4.5FT)		GZ-15 (0-2FT)		GZ-15 (3-5FT)		Duplicate -2025-10-06		Duplicate-2025-10-08		
				L2563358-06		L2563358-07		L2563358-08		L2563358-09		L2563358-10		L2562994-10		L2562994-11		L2562994-12		L2563358-23		
				10/7/2025		10/7/2025		10/7/2025		10/7/2025		10/7/2025		10/6/2025		10/6/2025		10/6/2025		10/8/2025		
Soil				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	
Total Metals by EPA 6010/7471 (mg/kg)																						
Aluminum, Total	-	-	-	2490		1230		960		2340		2120		1740		1030		1060		1960		
Antimony, Total	-	-	-	4.11	U	4.19	U	4.12	U	4.08	U	4.12	U	4.02	U	4.13	U	4.53	U	4.16	U	
Arsenic, Total	13	16	16	2.46		1.09		0.624	J	2.62		1.05		1.9		0.741	J	0.52	J	0.497	J	
Barium, Total	410	410	820	28.6		8.3		4.92		32.5		22.2		19		5.18		7.41		11.5		
Beryllium, Total	4.4	43	47	0.289	J	0.419	U	0.412	U	0.283	J	0.065	J	0.103	J	0.413	U	0.453	U	0.416	U	
Cadmium, Total	2.5	2.5	7.5	0.297	J	0.052	J	0.071	J	0.352	J	0.124	J	0.103	J	0.827	U	0.905	U	0.833	U	
Calcium, Total	-	-	-	2390		719		246		2930		9500		1640		208		331		495		
Chromium, Total*	30	110	-	10.4		4.73		3.46		8.93		6.02		6.02		3.33		3.63		6.01		
Cobalt, Total	-	-	-	3.57		0.955	J	0.548	J	2.54		1.3	J	1.22	J	0.522	J	0.485	J	1.18	J	
Copper, Total	50	280	1,720	53.3		4.09		1.66		38.6		12		7.99		0.925		1.52		2.91		
Iron, Total	-	-	-	6930		2740		1720		7000		4200		5160		1490		2020		3170		
Lead, Total	63	400	450	85.2		8.96		2.08	J	120		29.8		26.8		0.717	J	1.94	J	1.68	J	
Magnesium, Total	-	-	-	1050		500		328		1130		4400		1140		368		422		897		
Manganese, Total	1,600	2,000	2,000	54.8		17.7		13.5		62.5		40.2		39.4		12.1		14.7		25.6		
Mercury, Total	0.18	0.3	0.73	0.097		0.067	U	0.072	U	0.053	J	0.075	U	0.067	U	0.075	U	0.092	U	0.085	U	
Nickel, Total	30	320	130	10.2		2.9		1.85	J	7.87		3.94		3.89		1.52	J	1.49	J	3.46		
Potassium, Total	-	-	-	474		367		253		442		394		416		266		289		620		
Selenium, Total	3.9	110	4	1.64	U	1.68	U	1.65	U	1.63	U	1.65	U	1.61	U	1.65	U	1.81	U	1.67	U	
Silver, Total	2	110	8.3	0.411	U	0.419	U	0.412	U	0.408	U	0.412	U	0.402	U	0.413	U	0.453	U	0.416	U	
Sodium, Total	-	-	-	164	U	200		89.5	J	163	U	165	U	161	U	165	U	181	U	167	U	
Thallium, Total	-	-	-	1.64	U	1.68	U	1.65	U	1.63	U	1.65	U	1.61	U	1.65	U	1.81	U	1.67	U	
Vanadium, Total	-	-	-	11.5		5.7		3.63		13.4		10.8		9.46		3.76		4.48		5.76		
Zinc, Total	109	6,600	2,480	356		13.9		6.5		208		56.9		26.5		4.31		4.65		8.55		

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec. 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, and Protection of Groundwater SCOs, rev. Dec. 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025

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J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

mg/kg: Milligrams per Kilogram.

--: No Standards or Guidance Value specified

Table 6 - Pesticides, Herbicides, and Polychlorinated Biphenyls in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-01 (0-2FT)		GZ-01 (2.5-4.5FT)		GZ-02 (0-2FT)		GZ-02 (2.5-4.5FT)		GZ-03 (0-2FT)		GZ-03 (2.5-4.5FT)		GZ-04 (0-2FT)		GZ-04 (3-5FT)	
				L2563358-13		L2563358-14		L2563358-01		L2563358-02		L2563358-15 R1		L2563358-16		L2563358-17		L2563358-18 R1	
				10/8/2025		10/8/2025		10/7/2025		10/7/2025		10/8/2025		10/8/2025		10/8/2025		10/8/2025	
				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Pesticides by EPA 8081 (mg/kg)																			
4,4'-DDD	0.0033	5	14	0.00162	U	0.0017	U	0.00165	U	0.00154	JIP	0.00164	U	0.0017	U	0.00168	U	0.0167	U
4,4'-DDE	0.0033	3.4	9.3	0.00213		0.00184		0.00339	IP	0.00575		0.00164	U	0.0017	U	0.00168	U	0.0167	U
4,4'-DDT	0.0033	3.8	135	0.01		0.00275		0.0107		0.0139		0.00164	U	0.0017	U	0.00168	U	0.0167	U
Aldrin	0.0048	0.044	0.19	0.00162	U	0.0017	U	0.00165	U	0.0017	U	0.00164	U	0.0017	U	0.00168	U	0.0167	U
alpha-BHC	0.02	0.18	0.02	0.000675	U	0.000707	U	0.000689	U	0.000708	U	0.000683	U	0.00071	U	0.000702	U	0.00697	U
alpha-Chlordane	0.021	0.18	0.09	0.00162	U	0.0017	U	0.00165	U	0.0017	U	0.00164	U	0.0017	U	0.00168	U	0.0167	U
beta-BHC	-	-	-	0.0135	U	0.0141	U	0.0138	U	0.0142	U	0.0136	U	0.0142	U	0.014	U	0.139	U
Chlordane, total	0.014	0.65	4.5	0.00202	U	0.00212	U	0.00207	U	0.00212	U	0.00205	U	0.00213	U	0.00211	U	0.0209	U
delta-BHC	0.04	100	0.1	0.00162	U	0.0017	U	0.00165	U	0.0017	U	0.00164	U	0.0017	U	0.00168	U	0.0167	U
Dieldrin	0.005	0.075	0.1	0.00101	U	0.00106	U	0.00103	U	0.00106	U	0.00102	U	0.00106	U	0.00105	U	0.0104	U
Endosulfan I	4.3	35	65	0.00162	U	0.0017	U	0.00165	U	0.0017	U	0.00164	U	0.0017	U	0.00168	U	0.0167	U
Endosulfan II	4.3	35	44	0.00162	U	0.0017	U	0.00165	U	0.0017	U	0.00164	U	0.0017	U	0.00168	U	0.0167	U
Endosulfan sulfate	4.3	35	47	0.000675	U	0.000707	U	0.000689	U	0.000708	U	0.000683	U	0.00071	U	0.000702	U	0.00697	U
Endrin	0.014	5.3	0.06	0.000675	U	0.000707	U	0.000689	U	0.000708	U	0.000683	U	0.00071	U	0.000702	U	0.00697	U
Endrin aldehyde	-	-	-	0.00202	U	0.00212	U	0.00207	U	0.00212	U	0.00205	U	0.00213	U	0.00211	U	0.0209	U
Endrin ketone	-	-	-	0.00162	U	0.0017	U	0.00165	U	0.0017	U	0.00164	U	0.0017	U	0.00168	U	0.0167	U
gamma-BHC (Lindane)	0.013	0.53	0.38	0.00081	U	0.000849	U	0.000827	U	0.00085	U	0.00082	U	0.000852	U	0.000843	U	0.00836	U
gamma-Chlordane	-	-	-	0.00304	U	0.00318	U	0.0031	U	0.00319	U	0.00307	U	0.0032	U	0.00316	U	0.0313	U
Heptachlor	0.025	0.21	0.05	0.000675	U	0.000707	U	0.000689	U	0.000708	U	0.000683	U	0.00071	U	0.000702	U	0.00697	U
Heptachlor epoxide	-	-	-	0.00304	U	0.00318	U	0.0031	U	0.00319	U	0.00307	U	0.0032	U	0.00316	U	0.0313	U
Methoxychlor	-	-	-	0.0304	U	0.0318	U	0.031	U	0.0319	U	0.0307	U	0.032	U	0.0316	U	0.313	U
Toxaphene	-	-	-	0.00202	U	0.00212	U	0.00207	U	0.00212	U	0.00205	U	0.00213	U	0.00211	U	0.0209	U
Herbicides by EPA 8151 (mg/kg)																			
2,4,5-T	-	-	-	0.175	U	0.176	U	0.179	U	0.175	U	0.171	U	0.178	U	0.175	U	0.171	U
2,4,5-TP (Silvex)	3.8	-	-	0.175	U	0.176	U	0.179	U	0.175	U	0.171	U	0.178	U	0.175	U	0.171	U
2,4-D	-	-	-	0.175	U	0.176	U	0.179	U	0.175	U	0.171	U	0.178	U	0.175	U	0.171	U
Polychlorinated Biphenyls (PCBs) by EPA 8082 (mg/kg)																			
Aroclor 1016	0.1	1	3.2	0.0521	U	0.0527	U	0.0508	U	0.0491	U	0.047	U	0.0523	U	0.0523	U	0.0517	U
Aroclor 1221	0.1	1	3.2	0.0521	U	0.0527	U	0.0508	U	0.0491	U	0.047	U	0.0523	U	0.0523	U	0.0517	U
Aroclor 1232	0.1	1	3.2	0.0521	U	0.0527	U	0.0508	U	0.0491	U	0.047	U	0.0523	U	0.0523	U	0.0517	U
Aroclor 1242	0.1	1	3.2	0.0521	U	0.0527	U	0.0123	J	0.0491	U	0.0177	J	0.0523	U	0.0523	U	0.0517	U
Aroclor 1248	0.1	1	3.2	0.0521	U	0.0527	U	0.0508	U	0.0491	U	0.047	U	0.0523	U	0.0523	U	0.0517	U
Aroclor 1254	0.1	1	3.2	0.0521	U	0.0527	U	0.0508	U	0.0584		0.047	U	0.0523	U	0.0523	U	0.0517	U
Aroclor 1260	0.1	1	3.2	0.0521	U	0.0527	U	0.0198	J	0.0409	J	0.0398	J	0.0523	U	0.0523	U	0.0581	
Aroclor 1262	0.1	1	3.2	0.0521	U	0.0527	U	0.0508	U	0.0491	U	0.047	U	0.0523	U	0.0523	U	0.0517	U
Aroclor 1268	0.1	1	3.2	0.0521	U	0.0527	U	0.00806	J	0.012	J	0.0106	J	0.0523	U	0.0523	U	0.0166	J
Total PCBs	0.1	1	3.2	0.0521	U	0.0527	U	0.0402	J	0.111	J	0.0681	J	0.0523	U	0.0523	U	0.0747	J

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025.

J: Estimated value. The analyte concentration is below the reporting limit (RL), but above the method detection limit (MDL) or estimated detection limit (EDL).

I: The lower value for the two columns has been reported due to interference

U: Not detected at the reported detection limit for the sample.

P: The RPD between the results for the two columns exceeds the method-specified criteria.

mg/kg: Milligrams per Kilogram.

-: No Standards or Guidance Value.

Table 6 - Pesticides, Herbicides, and Polychlorinated Biphenyls in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-05 (0-2FT)		GZ-05 (2.5-4.5FT)		GZ-06 (0-2FT)		GZ-06 (2.5-4.5FT)		GZ-07 (0-2FT)		GZ-07 (3-5FT)		GZ-08 (0-2FT)		GZ-08 (2.5-4.5FT)			
				L2563358-03		L2563358-04		L2562994-01		L2562994-02		L2562994-03		L2562994-04		L2563358-19		L2563358-20 R1			
				10/7/2025		10/7/2025		10/6/2025		10/6/2025		10/6/2025		10/6/2025		10/8/2025		10/8/2025			
				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil			
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual		
Pesticides by EPA 8081 (mg/kg)																					
4,4'-DDD	0.0033	5	14	0.00158	U	0.00164	U	0.0016	U	0.00166	U	0.00717	0.00178	U	0.0016	U	0.00164	U	0.00164	U	
4,4'-DDE	0.0033	3.4	9.3	0.00158	U	0.00164	U	0.00104	J	0.00166	U	0.0755	0.000741	J	0.0016	U	0.00164	U	0.00164	U	
4,4'-DDT	0.0033	3.8	135	0.00158	U	0.00164	U	0.00289	U	0.00166	U	0.119	0.00178	U	0.0016	U	0.00164	U	0.00164	U	
Aldrin	0.0048	0.044	0.19	0.00158	U	0.00164	U	0.0016	U	0.00166	U	0.00167	U	0.00178	U	0.0016	U	0.00164	U	0.00164	U
alpha-BHC	0.02	0.18	0.02	0.000657	U	0.000684	U	0.000669	U	0.00069	U	0.000697	U	0.000744	U	0.000668	U	0.000683	U	0.000683	U
alpha-Chlordane	0.021	0.18	0.09	0.00158	U	0.00164	U	0.0016	U	0.00166	U	0.00167	U	0.00178	U	0.0016	U	0.00164	U	0.00164	U
beta-BHC	-	-	-	0.0131	U	0.0137	U	0.0134	U	0.0138	U	0.0139	U	0.0149	U	0.0134	U	0.0137	U	0.0137	U
Chlordane, total	0.014	0.65	4.5	0.00197	U	0.00205	U	0.00201	U	0.00207	U	0.00209	U	0.00223	U	0.002	U	0.00205	U	0.00205	U
delta-BHC	0.04	100	0.1	0.00158	U	0.00164	U	0.0016	U	0.00166	U	0.00167	U	0.00178	U	0.0016	U	0.00164	U	0.00164	U
Dieldrin	0.005	0.075	0.1	0.000985	U	0.00103	U	0.001	U	0.00103	U	0.00104	U	0.00112	U	0.001	U	0.00102	U	0.00102	U
Endosulfan I	4.3	35	65	0.00158	U	0.00164	U	0.0016	U	0.00166	U	0.00167	U	0.00178	U	0.0016	U	0.00164	U	0.00164	U
Endosulfan II	4.3	35	44	0.00158	U	0.00164	U	0.0016	U	0.00166	U	0.00167	U	0.00178	U	0.0016	U	0.00164	U	0.00164	U
Endosulfan sulfate	4.3	35	47	0.000657	U	0.000684	U	0.000669	U	0.00069	U	0.000697	U	0.000744	U	0.000668	U	0.000683	U	0.000683	U
Endrin	0.014	5.3	0.06	0.000657	U	0.000684	U	0.000669	U	0.00069	U	0.000697	U	0.000744	U	0.000668	U	0.000683	U	0.000683	U
Endrin aldehyde	-	-	-	0.00197	U	0.00205	U	0.00201	U	0.00207	U	0.00209	U	0.00223	U	0.002	U	0.00205	U	0.00205	U
Endrin ketone	-	-	-	0.00158	U	0.00164	U	0.0016	U	0.00166	U	0.00167	U	0.00178	U	0.0016	U	0.00164	U	0.00164	U
gamma-BHC (Lindane)	0.013	0.53	0.38	0.000788	U	0.000821	U	0.000803	U	0.000828	U	0.000836	U	0.000892	U	0.000801	U	0.00082	U	0.00082	U
gamma-Chlordane	-	-	-	0.00295	U	0.00308	U	0.00301	U	0.0031	U	0.00313	U	0.00335	U	0.003	U	0.00307	U	0.00307	U
Heptachlor	0.025	0.21	0.05	0.000657	U	0.000684	U	0.000669	U	0.00069	U	0.000697	U	0.000744	U	0.000668	U	0.000683	U	0.000683	U
Heptachlor epoxide	-	-	-	0.00295	U	0.00308	U	0.00301	U	0.0031	U	0.00313	U	0.00335	U	0.003	U	0.00307	U	0.00307	U
Methoxychlor	-	-	-	0.0295	U	0.0308	U	0.0301	U	0.031	U	0.0313	U	0.0335	U	0.03	U	0.0307	U	0.0307	U
Toxaphene	-	-	-	0.00197	U	0.00205	U	0.00201	U	0.00207	U	0.00209	U	0.00223	U	0.002	U	0.00205	U	0.00205	U
Herbicides by EPA 8151 (mg/kg)																					
2,4,5-T	-	-	-	0.167	U	0.173	U	0.171	U	0.174	U	0.173	U	0.188	U	0.169	U	0.177	U	0.177	U
2,4,5-TP (Silvex)	3.8	-	-	0.167	U	0.173	U	0.171	U	0.174	U	0.173	U	0.188	U	0.169	U	0.177	U	0.177	U
2,4-D	-	-	-	0.167	U	0.173	U	0.171	U	0.174	U	0.173	U	0.188	U	0.169	U	0.177	U	0.177	U
Polychlorinated Biphenyls (PCBs) by EPA 8082 (mg/kg)																					
Aroclor 1016	0.1	1	3.2	0.0493	U	0.0508	U	0.0515	U	0.0486	U	0.05	U	0.0541	U	0.0508	U	0.0527	U	0.0527	U
Aroclor 1221	0.1	1	3.2	0.0493	U	0.0508	U	0.0515	U	0.0486	U	0.05	U	0.0541	U	0.0508	U	0.0527	U	0.0527	U
Aroclor 1232	0.1	1	3.2	0.0493	U	0.0508	U	0.0515	U	0.0486	U	0.05	U	0.0541	U	0.0508	U	0.0527	U	0.0527	U
Aroclor 1242	0.1	1	3.2	0.069	U	0.0508	U	0.0515	U	0.0486	U	0.05	U	0.0541	U	0.0508	U	0.0527	U	0.0527	U
Aroclor 1248	0.1	1	3.2	0.0493	U	0.0508	U	0.0515	U	0.0486	U	0.0146	J	0.0541	U	0.0508	U	0.0527	U	0.0527	U
Aroclor 1254	0.1	1	3.2	0.0855	U	0.0508	U	0.0515	U	0.0486	U	0.0113	J	0.0541	U	0.0508	U	0.0527	U	0.0527	U
Aroclor 1260	0.1	1	3.2	0.0603	U	0.0508	U	0.0515	U	0.0486	U	0.0164	J	0.0541	U	0.0508	U	0.0527	U	0.0527	U
Aroclor 1262	0.1	1	3.2	0.0493	U	0.0508	U	0.0515	U	0.0486	U	0.05	U	0.0541	U	0.0508	U	0.0527	U	0.0527	U
Aroclor 1268	0.1	1	3.2	0.0493	U	0.0508	U	0.0515	U	0.0486	U	0.00541	J	0.0541	U	0.0508	U	0.0527	U	0.0527	U
Total PCBs	0.1	1	3.2	0.215	U	0.0508	U	0.0515	U	0.0486	U	0.0477	J	0.0541	U	0.0508	U	0.0527	U	0.0527	U

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025.

- J: Estimated value. The analyte concentration is below the reporting limit (RL), but above the method detection limit (MDL) or estimated detection limit (EDL).
- I: The lower value for the two columns has been reported due to interference
- U: Not detected at the reported detection limit for the sample.
- p: The RPD between the results for the two columns exceeds the method-specified criteria.
- mg/kg: Milligrams per Kilogram.
- : No Standards or Guidance Value.

Table 6 - Pesticides, Herbicides, and Polychlorinated Biphenyls in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-09 (0-2FT)		GZ-09 (2.5-4.5FT)		GZ-10 (0-2FT)		GZ-10 (2.5-4.5FT)		GZ-10 (6-8FT)		GZ-11 (0-2FT)		GZ-11 (2.5-4.5FT)		GZ-12 (0-2FT)	
				L2563358-21		L2563358-22		L2562994-05		L2562994-06		L2562994-07		L2562994-08		L2562994-09		L2563358-05	
				10/8/2025		10/8/2025		10/6/2025		10/6/2025		10/6/2025		10/6/2025		10/6/2025		10/7/2025	
				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Pesticides by EPA 8081 (mg/kg)																			
4,4'-DDD	0.0033	5	14	0.0016	U	0.00166	U	0.00175	U	0.00167	U	0.00194	U	0.000745	JIP	0.00163	U	0.00158	U
4,4'-DDE	0.0033	3.4	9.3	0.00162	IP	0.00166	U	0.00175	U	0.00342	U	0.00194	U	0.00159	J	0.00163	U	0.00403	U
4,4'-DDT	0.0033	3.8	135	0.00389	U	0.00166	U	0.00175	U	0.00541	U	0.00194	U	0.0017	U	0.00163	U	0.0069	U
Aldrin	0.0048	0.044	0.19	0.0016	U	0.00166	U	0.00175	U	0.00167	U	0.00194	U	0.0017	U	0.00163	U	0.00158	U
alpha-BHC	0.02	0.18	0.02	0.000666	U	0.000691	U	0.00073	U	0.000695	U	0.000807	U	0.00071	U	0.000678	U	0.000657	U
alpha-Chlordane	0.021	0.18	0.09	0.0016	U	0.00166	U	0.00175	U	0.00167	U	0.00194	U	0.0017	U	0.00163	U	0.00158	U
beta-BHC	-	-	-	0.0133	U	0.0138	U	0.0146	U	0.0139	U	0.0161	U	0.0142	U	0.0136	U	0.0131	U
Chlordane, total	0.014	0.65	4.5	0.002	U	0.00207	U	0.00219	U	0.00208	U	0.00242	U	0.00213	U	0.00203	U	0.00197	U
delta-BHC	0.04	100	0.1	0.0016	U	0.00166	U	0.00175	U	0.00167	U	0.00194	U	0.0017	U	0.00163	U	0.00158	U
Dieldrin	0.005	0.075	0.1	0.000999	U	0.00104	U	0.00109	U	0.00104	U	0.00121	U	0.00106	U	0.00102	U	0.000986	U
Endosulfan I	4.3	35	65	0.0016	U	0.00166	U	0.00175	U	0.00167	U	0.00194	U	0.0017	U	0.00163	U	0.00158	U
Endosulfan II	4.3	35	44	0.0016	U	0.00166	U	0.00175	U	0.00167	U	0.00194	U	0.0017	U	0.00163	U	0.00158	U
Endosulfan sulfate	4.3	35	47	0.000666	U	0.000691	U	0.00073	U	0.000695	U	0.000807	U	0.00071	U	0.000678	U	0.000657	U
Endrin	0.014	5.3	0.06	0.000666	U	0.000691	U	0.00073	U	0.000695	U	0.000807	U	0.00071	U	0.000678	U	0.000657	U
Endrin aldehyde	-	-	-	0.002	U	0.00207	U	0.00219	U	0.00208	U	0.00242	U	0.00213	U	0.00203	U	0.00197	U
Endrin ketone	-	-	-	0.0016	U	0.00166	U	0.00175	U	0.00167	U	0.00194	U	0.0017	U	0.00163	U	0.00158	U
gamma-BHC (Lindane)	0.013	0.53	0.38	0.000799	U	0.000829	U	0.000876	U	0.000834	U	0.000968	U	0.000852	U	0.000813	U	0.000789	U
gamma-Chlordane	-	-	-	0.003	U	0.00311	U	0.00328	U	0.00313	U	0.00363	U	0.00319	U	0.00305	U	0.00296	U
Heptachlor	0.025	0.21	0.05	0.000666	U	0.000691	U	0.00073	U	0.000695	U	0.000807	U	0.00071	U	0.000678	U	0.000657	U
Heptachlor epoxide	-	-	-	0.003	U	0.00311	U	0.00328	U	0.00313	U	0.00363	U	0.00319	U	0.00305	U	0.00296	U
Methoxychlor	-	-	-	0.03	U	0.0311	U	0.0328	U	0.0313	U	0.0363	U	0.0319	U	0.0305	U	0.0296	U
Toxaphene	-	-	-	0.002	U	0.00207	U	0.00219	U	0.00208	U	0.00242	U	0.00213	U	0.00203	U	0.00197	U
Herbicides by EPA 8151 (mg/kg)																			
2,4,5-T	-	-	-	0.172	U	0.178	U	0.19	U	0.179	U	0.207	U	0.519	U	0.172	U	0.171	U
2,4,5-TP (Silvex)	3.8	-	-	0.172	U	0.178	U	0.19	U	0.179	U	0.207	U	0.519	U	0.172	U	0.171	U
2,4-D	-	-	-	0.172	U	0.178	U	0.19	U	0.179	U	0.207	U	0.519	U	0.172	U	0.171	U
Polychlorinated Biphenyls (PCBs) by EPA 8082 (mg/kg)																			
Aroclor 1016	0.1	1	3.2	0.0503	U	0.0528	U	0.0532	U	0.0502	U	0.0571	U	0.0542	U	0.0516	U	0.0517	U
Aroclor 1221	0.1	1	3.2	0.0503	U	0.0528	U	0.0532	U	0.0502	U	0.0571	U	0.0542	U	0.0516	U	0.0517	U
Aroclor 1232	0.1	1	3.2	0.0503	U	0.0528	U	0.0532	U	0.0502	U	0.0571	U	0.0542	U	0.0516	U	0.0517	U
Aroclor 1242	0.1	1	3.2	0.0503	U	0.0528	U	0.0532	U	0.0502	U	0.0571	U	0.0542	U	0.0516	U	0.0517	U
Aroclor 1248	0.1	1	3.2	0.0503	U	0.0528	U	0.0532	U	0.0502	U	0.0571	U	0.0542	U	0.0516	U	0.0517	U
Aroclor 1254	0.1	1	3.2	0.0503	U	0.0528	U	0.0532	U	0.0502	U	0.0571	U	0.0542	U	0.0516	U	0.0517	U
Aroclor 1260	0.1	1	3.2	0.0105	J	0.0528	U	0.0532	U	0.0502	U	0.0571	U	0.0199	J	0.0516	U	0.0517	U
Aroclor 1262	0.1	1	3.2	0.0503	U	0.0528	U	0.0532	U	0.0502	U	0.0571	U	0.0542	U	0.0516	U	0.0517	U
Aroclor 1268	0.1	1	3.2	0.0503	U	0.0528	U	0.0532	U	0.0502	U	0.0571	U	0.0542	U	0.0516	U	0.0517	U
Total PCBs	0.1	1	3.2	0.0105	J	0.0528	U	0.0532	U	0.0502	U	0.0571	U	0.0389	J	0.0516	U	0.0517	U

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025.

Estimated value. The analyte concentration is below the reporting limit (RL),

J: but above the method detection limit (MDL) or estimated detection limit (EDL).

I: The lower value for the two columns has been reported due to interference

U: Not detected at the reported detection limit for the sample.

P: The RPD between the results for the two columns exceeds the method-specified criteria.

mg/kg: Milligrams per Kilogram.

-: No Standards or Guidance Value.

Table 6 - Pesticides, Herbicides, and Polychlorinated Biphenyls in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-12 (2.5-4.5FT)		GZ-13 (0-2FT)		GZ-13 (2.5-4.5FT)		GZ-14 (0-2FT)		GZ-14 (2.5-4.5FT)		GZ-15 (0-2FT)		GZ-15 (3-5FT)		Duplicate -2025-10-06		Duplicate -2025-10-08	
				L2563358-06		L2563358-07		L2563358-08		L2563358-09		L2563358-10		L2562994-10		L2562994-11		L2562994-12		L2563358-23	
				10/7/2025		10/7/2025		10/7/2025		10/7/2025		10/7/2025		10/6/2025		10/6/2025		10/6/2025		10/8/2025	
				Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Pesticides by EPA 8081 (mg/kg)																					
4,4'-DDD	0.0033	5	14	0.00165	U	0.00166	U	0.00162	U	0.00167	U	0.0017	U	0.000894	J	0.00167	U	0.00204		0.0159	U
4,4'-DDE	0.0033	3.4	9.3	0.00268	IP	0.00327		0.00162	U	0.00562		0.00539		0.0111		0.00167	U	0.0139		0.0159	U
4,4'-DDT	0.0033	3.8	135	0.00763		0.00582		0.00162	U	0.0115		0.00585		0.0311		0.00167	U	0.0209		0.0159	U
Aldrin	0.0048	0.044	0.19	0.00165	U	0.00166	U	0.00162	U	0.00167	U	0.0017	U	0.00167	U	0.00167	U	0.00175	U	0.0159	U
alpha-BHC	0.02	0.18	0.02	0.000687	U	0.000691	U	0.000673	U	0.000695	U	0.000709	U	0.000696	U	0.000696	U	0.000729	U	0.00663	U
alpha-Chlordane	0.021	0.18	0.09	0.00165	U	0.00166	U	0.00162	U	0.00167	U	0.0017	U	0.00167	U	0.00167	U	0.00175	U	0.0159	U
beta-BHC	-	-	-	0.0137	U	0.0138	U	0.0135	U	0.0139	U	0.0142	U	0.0139	U	0.0139	U	0.0146	U	0.133	U
Chlordane, total	0.014	0.65	4.5	0.00206	U	0.00207	U	0.00202	U	0.00208	U	0.00212	U	0.00209	U	0.00209	U	0.00219	U	0.0199	U
delta-BHC	0.04	100	0.1	0.00165	U	0.00166	U	0.00162	U	0.00167	U	0.0017	U	0.00167	U	0.00167	U	0.00175	U	0.0159	U
Dieldrin	0.005	0.075	0.1	0.00103	U	0.00104	U	0.00101	U	0.00104	U	0.00106	U	0.00104	U	0.00104	U	0.00109	U	0.00995	U
Endosulfan I	4.3	35	65	0.00165	U	0.00166	U	0.00162	U	0.00167	U	0.0017	U	0.00167	U	0.00167	U	0.00175	U	0.0159	U
Endosulfan II	4.3	35	44	0.00165	U	0.00166	U	0.00162	U	0.00167	U	0.0017	U	0.00167	U	0.00167	U	0.00175	U	0.0159	U
Endosulfan sulfate	4.3	35	47	0.000687	U	0.000691	U	0.000673	U	0.000695	U	0.000709	U	0.000696	U	0.000696	U	0.000729	U	0.00663	U
Endrin	0.014	5.3	0.06	0.000687	U	0.000691	U	0.000673	U	0.000695	U	0.000709	U	0.000696	U	0.000696	U	0.000729	U	0.00663	U
Endrin aldehyde	-	-	-	0.00206	U	0.00207	U	0.00202	U	0.00208	U	0.00212	U	0.00209	U	0.00209	U	0.00219	U	0.0199	U
Endrin ketone	-	-	-	0.00165	U	0.00166	U	0.00162	U	0.00167	U	0.0017	U	0.00167	U	0.00167	U	0.00175	U	0.0159	U
gamma-BHC (Lindane)	0.013	0.53	0.38	0.000824	U	0.000829	U	0.000808	U	0.000834	U	0.00085	U	0.000836	U	0.000835	U	0.000875	U	0.00796	U
gamma-Chlordane	-	-	-	0.00309	U	0.00311	U	0.00303	U	0.00313	U	0.00319	U	0.00313	U	0.00313	U	0.00328	U	0.0298	U
Heptachlor	0.025	0.21	0.05	0.000687	U	0.000691	U	0.000673	U	0.000695	U	0.000709	U	0.000696	U	0.000696	U	0.000729	U	0.00663	U
Heptachlor epoxide	-	-	-	0.00309	U	0.00311	U	0.00303	U	0.00313	U	0.00319	U	0.00313	U	0.00313	U	0.00328	U	0.0298	U
Methoxychlor	-	-	-	0.0309	U	0.0311	U	0.0303	U	0.0313	U	0.0319	U	0.0313	U	0.0313	U	0.0328	U	0.298	U
Toxaphene	-	-	-	0.00206	U	0.00207	U	0.00202	U	0.00208	U	0.00212	U	0.00209	U	0.00209	U	0.00219	U	0.0199	U
Herbicides by EPA 8151 (mg/kg)																					
2,4,5-T	-	-	-	0.173	U	0.171	U	0.169	U	0.171	U	0.18	U	0.175	U	0.175	U	0.188	U	0.172	U
2,4,5-TP (Silvex)	3.8	-	-	0.173	U	0.171	U	0.169	U	0.171	U	0.18	U	0.175	U	0.175	U	0.188	U	0.172	U
2,4-D	-	-	-	0.173	U	0.171	U	0.169	U	0.171	U	0.18	U	0.175	U	0.175	U	0.188	U	0.172	U
Polychlorinated Biphenyls (PCBs) by EPA 8082 (mg/kg)																					
Aroclor 1016	0.1	1	3.2	0.0518	U	0.0505	U	0.0492	U	0.0497	U	0.0542	U	0.0516	U	0.0504	U	0.056	U	0.243	U
Aroclor 1221	0.1	1	3.2	0.0518	U	0.0505	U	0.0492	U	0.0497	U	0.0542	U	0.0516	U	0.0504	U	0.056	U	0.243	U
Aroclor 1232	0.1	1	3.2	0.0518	U	0.0505	U	0.0492	U	0.0497	U	0.0542	U	0.0516	U	0.0504	U	0.056	U	0.243	U
Aroclor 1242	0.1	1	3.2	0.0518	U	0.0505	U	0.0492	U	0.0497	U	0.0542	U	0.0516	U	0.0504	U	0.056	U	0.243	U
Aroclor 1248	0.1	1	3.2	0.0518	U	0.0505	U	0.0492	U	0.0497	U	0.0542	U	0.0516	U	0.0504	U	0.056	U	0.243	U
Aroclor 1254	0.1	1	3.2	0.0518	U	0.0505	U	0.0492	U	0.0497	U	0.0542	U	0.0516	U	0.0504	U	0.056	U	0.243	U
Aroclor 1260	0.1	1	3.2	0.0518	U	0.0505	U	0.0492	U	0.0178	J	0.0542	U	0.0516	U	0.0504	U	0.056	U	0.0488	J
Aroclor 1262	0.1	1	3.2	0.0518	U	0.0505	U	0.0492	U	0.0497	U	0.0542	U	0.0516	U	0.0504	U	0.056	U	0.243	U
Aroclor 1268	0.1	1	3.2	0.0381	J	0.0505	U	0.0492	U	0.00681	J	0.0542	U	0.0516	U	0.0504	U	0.056	U	0.243	U
Total PCBs	0.1	1	3.2	0.0381	J	0.0505	U	0.0492	U	0.0246	J	0.0542	U	0.0516	U	0.0504	U	0.056	U	0.0488	J

TABLE NOTES:

- Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025.
- J: Estimated value. The analyte concentration is below the reporting limit (RL), but above the method detection limit (MDL) or estimated detection limit (EDL).
- I: The lower value for the two columns has been reported due to interference
- U: Not detected at the reported detection limit for the sample.
- P: The RPD between the results for the two columns exceeds the method-specified criteria.
- mg/kg: Milligrams per Kilogram.
- : No Standards or Guidance Value.

Table 7 - Per- and Polyfluoroalkyl Substances in Soil
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Residential Use Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	GZ-02 (2.5-4.5FT)		GZ-04 (3-5FT)		GZ-06 (2.5-4.5FT)		GZ-11 (0-2FT)		GZ-12 (2.5-4.5FT)		GZ-14 (2.5-4.5FT)		GZ-15 (3-5FT)		
				L2563358-02		L2563358-18 R1		L2562994-02		L2562994-08		L2563358-06		L2563358-10		L2562994-11		
				10/7/2025		10/8/2025		10/6/2025		10/6/2025		10/7/2025		10/7/2025		10/6/2025		
				Soil		Soil		Soil		Soil		Soil		Soil		Soil		
				Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	
PFAS/PFOA by EPA 1633 (mg/kg)																		
11CL-PF3OUdS	-	-	-	0.000804	U	0.00081	U	0.000809	U	0.000806	U	0.00081	U	0.000803	U	0.000812	U	
1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS)	-	-	-	0.000804	U	0.00081	U	0.000809	U	0.000806	U	0.00081	U	0.000803	U	0.000812	U	
1H,1H,2H,2H-Perfluorohexanesulfonic acid (4:2 FTS)	-	-	-	0.000804	U	0.00081	U	0.000809	U	0.000806	U	0.00081	U	0.000803	U	0.000812	U	
1H,1H,2H,2H-Perfluorooctanesulfonic acid (6:2 FTS)	-	-	-	0.000804	U	0.00081	U	0.000809	U	0.000806	U	0.00081	U	0.000803	U	0.000812	U	
3-Perfluoroheptyl propanoic acid (FHpPA)	-	-	-	0.00502	U	0.00506	U	0.00506	U	0.00504	U	0.00507	U	0.00502	U	0.00508	U	
3-Perfluoropentyl propanoic acid (FPePA)	-	-	-	0.00502	U	0.00506	U	0.00506	U	0.00504	U	0.00507	U	0.00502	U	0.00508	U	
3-Perfluoropropyl propanoic acid (FPrPA)	-	-	-	0.001	U	0.00101	U	0.00101	U	0.00101	U	0.00101	U	0.001	U	0.00102	U	
9CL-PF3ONS	-	-	-	0.000804	U	0.00081	U	0.000809	U	0.000806	U	0.00081	U	0.000803	U	0.000812	U	
ADONA	-	-	-	0.000804	U	0.00081	U	0.000809	U	0.000806	U	0.00081	U	0.000803	U	0.000812	U	
HFPO-DA (Gen-X)	-	-	-	0.000804	U	0.00081	U	0.000809	U	0.000806	U	0.00081	U	0.000803	U	0.000812	U	
N-EtFOSA	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
N-EtFOSAA	-	-	-	0.00201	U	0.00202	U	0.00202	U	0.00202	U	0.00203	U	0.00201	U	0.00203	U	
N-EtFOSE	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
N-MeFOSA	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
N-MeFOSAA	-	-	-	0.00201	U	0.00202	U	0.00202	U	0.00202	U	0.00203	U	0.00201	U	0.00203	U	
N-MeFOSE	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluoro(2-ethoxyethane)sulfonic acid (PFEEESA)	-	-	-	0.000402	U	0.000405	U	0.000405	U	0.000403	U	0.000405	U	0.000402	U	0.000406	U	
Perfluoro-1-decanesulfonic acid (PFDS)	-	-	-	0.000402	U	0.000405	U	0.000405	U	0.000403	U	0.000405	U	0.000402	U	0.000406	U	
Perfluoro-1-heptanesulfonic acid (PFHPS)	-	-	-	0.000402	U	0.000405	U	0.000405	U	0.000403	U	0.000405	U	0.000402	U	0.000406	U	
Perfluoro-1-nonanesulfonic acid (PFNS)	-	-	-	0.000402	U	0.000405	U	0.000405	U	0.000403	U	0.000405	U	0.000402	U	0.000406	U	
Perfluoro-1-octanesulfonamide (FOSA)	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluoro-1-pentanesulfonate (PFPeS)	-	-	-	0.000804	U	0.00081	U	0.000809	U	0.000806	U	0.00081	U	0.000803	U	0.000812	U	
Perfluoro-3,6-dioxahexanoic acid (NFDHA)	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluoro-4-oxapentanoic acid (PFMPA)	-	-	-	0.000118	J	0.000091	J	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000057	J	
Perfluoro-5-oxahexanoic acid (PFMBA)	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluorobutanesulfonic acid (PFBS)	-	-	-	0.000118	J	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluorodecanoic acid (PFDA)	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluorododecanesulfonic acid (PFDoS)	-	-	-	0.000112	J	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluorododecanoic acid (PFDoA)	-	-	-	0.000062	J	0.000097	J	0.000202	U	0.000067	J	0.000203	U	0.000048	J	0.000051	J	
Perfluoroheptanoic acid (PFHPA)	-	-	-	0.00008	JF	0.000057	J	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluoroheptanesulfonic acid (PFHxS)	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluoroheptanoic acid (PFHxA)	-	-	-	0.000068	J	0.000055	J	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000051	J	
Perfluoro-n-butanoic acid (PFBA)	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluorononanoic acid (PFNA)	-	-	-	0.000494		0.000757		0.000295		0.000095	J	0.000336		0.000339		0.000288		
Perfluorooctanesulfonic acid (PFOS)	0.00088	0.0088	0.0008	0.000227		0.000138	J	0.000202	U	0.000109	J	0.000091	J	0.000074	J	0.000203	U	
Perfluorooctanoic acid (PFOA)	0.00066	0.0066	0.001	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluoropentanoic acid (PFPeA)	-	-	-	0.000074	J	0.000047	J	0.000405	U	0.000403	U	0.000405	U	0.000402	U	0.000406	U	
Perfluorotetradecanoic acid (PFTA)	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluorotridecanoic acid (PFTDA)	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	
Perfluoroundecanoic acid (PFUnA)	-	-	-	0.000201	U	0.000202	U	0.000202	U	0.000202	U	0.000203	U	0.000201	U	0.000203	U	

TABLE NOTES:

U : Not detected at the reported detection limit for the sample.

NT: Indicates the analyte was not a target for this sample

mg/kg: Milligrams per Kilogram.

- : No Standards or Guidance Value.

Table 8 - Volatile Organic Compounds in Groundwater
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC TOGS 1.1.1 AWQS and Guidance Values - Class GA	2016-MW-01		2016-MW-02		2016-MW-03		2016-MW-04		2016-MW-05	
		L2565423-09		L2565423-10		L2565423-11		L2565423-12		L2565423-13	
		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025	
		Water		Water		Water		Water		Water	
		Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Volatile Organics by EPA 8260 (ug/L)											
1,1,1,2-Tetrachloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,1,1-Trichloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,1,2,2-Tetrachloroethane	5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,1,2-Trichloroethane	1	1.5	U	1.5	U	1.5	U	1.5	U	1.5	U
1,1-Dichloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,1-Dichloroethene	5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,1-Dichloropropene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2,3-Trichlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2,3-Trichloropropane	0.04	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2,4,5-Tetramethylbenzene	5	2	U	2	U	2	U	33	U	2	U
1,2,4-Trichlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2,4-Trimethylbenzene	5	2.5	U	2.5	U	2.5	U	110	U	2.5	U
1,2-Dibromo-3-chloropropane	0.04	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dibromoethane	0.0006	2	U	2	U	2	U	2	U	2	U
1,2-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dichloroethane	0.6	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,2-Dichloroethene, Total	-	2.5	U	2.5	U	2.5	U	2.5	U	14	J
1,2-Dichloropropane	1	1	U	1	U	1	U	1	U	1	U
1,3,5-Trimethylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,3-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,3-Dichloropropane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,3-Dichloropropene, Total	-	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,4-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,4-Dioxane	0.35	250	U	250	U	250	U	250	U	250	U
2,2-Dichloropropane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
2-Butanone	50	5	U	5	U	5	U	5	U	5	U
2-Hexanone	50	5	U	5	U	5	U	5	U	5	U
4-Methyl-2-pentanone	-	5	U	5	U	5	U	5	U	5	U
Acetone	50	1.8	J	1.7	J	5	U	5	U	5	U
Acrylonitrile	5	5	U	5	U	5	U	5	U	5	U
Benzene	1	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Bromobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Bromochloromethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Bromodichloromethane	50	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Bromoform	50	2	U	2	U	2	U	2	U	2	U
Bromomethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Carbon disulfide	60	5	U	5	U	5	U	5	U	5	U
Carbon tetrachloride	5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Chlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Chloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Chloroform	7	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Chloromethane	-	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
cis-1,2-Dichloroethene	5	2.5	U	2.5	U	2.5	U	2.5	U	13	U
cis-1,3-Dichloropropene	0.4	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Dibromochloromethane	50	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Dibromomethane	5	5	U	5	U	5	U	5	U	5	U
Dichlorodifluoromethane	5	5	U	5	U	5	U	5	U	5	U
Ethyl ether	-	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Ethylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Hexachlorobutadiene	0.5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Isopropylbenzene	5	2.5	U	2.5	U	2.5	U	37	U	2.5	U
Methyl tert butyl ether	10	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Methylene chloride	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
n-Butylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
n-Propylbenzene	5	2.5	U	2.5	U	2.5	U	4.2	U	2.5	U
Naphthalene	10	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
o-Chlorotoluene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
o-Xylene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
p-Chlorotoluene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
p-Diethylbenzene	-	2	U	2	U	2	U	4.1	U	2	U
p-Ethyltoluene	-	2	U	2	U	2	U	13	U	2	U
p-Isopropyltoluene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
p/m-Xylene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
sec-Butylbenzene	5	2.5	U	2.5	U	2.5	U	4.4	U	2.5	U
Styrene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
tert-Butylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Tetrachloroethene	5	1.2	U	0.5	U	0.5	U	0.22	J	0.5	U
Toluene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
trans-1,2-Dichloroethene	5	2.5	U	2.5	U	2.5	U	2.5	U	1.1	J
trans-1,3-Dichloropropene	0.4	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
trans-1,4-Dichloro-2-butene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Trichloroethene	5	0.5	U	0.5	U	0.5	U	0.25	J	1.3	U
Trichlorofluoromethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Vinyl acetate	-	5	U	5	U	5	U	5	U	5	U
Vinyl chloride	2	1	U	1	U	1	U	1	U	1.1	U
Xylenes, Total	-	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values

U : Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

ug/L: Micrograms per Liter.

- : No Standards or Guidance Value.

Table 8 - Volatile Organic Compounds in Groundwater
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC TOGS 1.1.1 AWQS and Guidance Values - Class GA	2025-GMW-01		2025-GMW-02		2025-GMW-03		2025-GMW-04		2025-GMW-05		2025-GMW-06		2025-GMW-07		Duplicate-2025-10-15		
		L2565423-01		L2565423-02		L2565423-03		L2565423-04		L2565423-05		L2565423-06		L2565423-07		L2565423-08		
		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		
		Water		Water		Water		Water		Water		Water		Water		Water		
		Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	
Volatile Organics by EPA 8260 (ug/L)																		
1,1,1,2-Tetrachloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,1,1-Trichloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,1,1,2-Tetrachloroethane	5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	
1,1,2-Trichloroethane	1	1.5	U	1.5	U	1.5	U	1.5	U	1.5	U	1.5	U	1.5	U	1.5	U	
1,1-Dichloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,1-Dichloroethene	5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	
1,1-Dichloropropene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,2,3-Trichlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,2,3-Trichloropropane	0.04	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,2,4,5-Tetramethylbenzene	5	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U	
1,2,4-Trichlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,2,4-Trimethylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,2-Dibromo-3-chloropropane	0.04	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,2-Dibromoethane	0.0006	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U	
1,2-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,2-Dichloroethane	0.6	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	
1,2-Dichloroethene, Total	-	18	J	17		23	J	14	J	3.5		2.5	U	2.5	U	2.5	U	
1,2-Dichloropropane	1	1	U	1	U	1	U	1	U	1	U	1	U	1	U	1	U	
1,3,5-Trimethylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,3-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,3-Dichloropropane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,3-Dichloropropene, Total	-	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	
1,4-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
1,4-Dioxane	0.35	250	U	250	U	250	U	250	U	250	U	250	U	250	U	250	U	
2,2-Dichloropropane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
2-Butanone	50	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U	
2-Hexanone	50	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U	
4-Methyl-2-pentanone	-	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U	
Acetone	50	2.9	J	5	U	5	U	5	U	5	U	2.6	J	1.9	J	2.5	J	
Acrylonitrile	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U	
Benzene	1	0.24	J	0.29	J	0.5	U	0.5	U	0.5	U	0.5	U	0.51		0.5		
Bromobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Bromochloromethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Bromodichloromethane	50	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	
Bromoform	50	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U	
Bromomethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Carbon disulfide	60	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U	
Carbon tetrachloride	5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	
Chlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Chloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Chloroform	7	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Chloromethane	-	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
cis-1,2-Dichloroethene	5	17		17		22		14	J	3.5		2.5	U	2.5	U	2.5	U	
cis-1,3-Dichloropropene	0.4	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	
Dibromochloromethane	50	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	
Dibromomethane	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U	
Dichlorodifluoromethane	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U	
Ethyl ether	-	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Ethylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Hexachlorobutadiene	0.5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Isopropylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Methyl tert butyl ether	10	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Methylene chloride	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
n-Butylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
n-Propylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Naphthalene	10	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	8.6		0.93	J	0.86	J	
o-Chlorotoluene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
o-Xylene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
p-Chlorotoluene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
p-Diethylbenzene	-	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U	
p-Ethyltoluene	-	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U	
p-Isopropyltoluene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
p/m-Xylene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
sec-Butylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Styrene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
tert-Butylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Tetrachloroethene	5	1.3		0.45	J	5.1		10		7.3		0.5	U	0.5	U	0.5	U	
Toluene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
trans-1,2-Dichloroethene	5	1.4	J	2.5	U	0.77	J	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
trans-1,3-Dichloropropene	0.4	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	
trans-1,4-Dichloro-2-butene	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Trichloroethene	5	3		1.2		1.6		0.9		1		0.5	U	0.5	U	0.5	U	
Trichlorofluoromethane	5	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	
Vinyl acetate	-	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U	
Vinyl chloride	2	1.2		2		0.13	J	1	U	1	U	1	U	1	U	1	U	
Xylenes, Total	-	2.5	U	2.5	U	2.5	U	2.5	U									

Table 9 - Semi-Volatile Organic Compounds in Groundwater
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC TOGS 1.1.1 AWQS and Guidance Values Class GA	2016-MW-01		2016-MW-02		2016-MW-03		2016-MW-04		2016-MW-05	
		L2565423-09		L2565423-10		L2565423-11		L2565423-12		L2565423-13	
		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025	
		Water		Water		Water		Water		Water	
		Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Semi-Volatile Organics by EPA 8270 (ug/L)											
1,2,4,5-Tetrachlorobenzene	5	10	U	10	U	10	U	10	U	10	U
1,2,4-Trichlorobenzene	5	5	U	5	U	5	U	5	U	5	U
1,2-Dichlorobenzene	3	2	U	2	U	2	U	2	U	2	U
1,3-Dichlorobenzene	3	2	U	2	U	2	U	2	U	2	U
1,4-Dichlorobenzene	3	2	U	2	U	2	U	2	U	2	U
2,4,5-Trichlorophenol	-	5	U	5	U	5	U	5	U	5	U
2,4,6-Trichlorophenol	-	5	U	5	U	5	U	5	U	5	U
2,4-Dichlorophenol	1	5	U	5	U	5	U	5	U	5	U
2,4-Dimethylphenol	50	5	U	5	U	5	U	5	U	5	U
2,4-Dinitrophenol	10	20	U	20	U	20	U	20	U	20	U
2,4-Dinitrotoluene	5	5	U	5	U	5	U	5	U	5	U
2,6-Dinitrotoluene	5	5	U	5	U	5	U	5	U	5	U
2-Chlorophenol	-	2	U	2	U	2	U	2	U	2	U
2-Methylphenol	-	5	U	5	U	5	U	5	U	5	U
2-Nitroaniline	5	5	U	5	U	5	U	5	U	5	U
2-Nitrophenol	-	10	U	10	U	10	U	10	U	10	U
3,3'-Dichlorobenzidine	5	5	U	5	U	5	U	5	U	5	U
3-Methylphenol/4-Methylphenol	-	5	U	5	U	5	U	5	U	5	U
3-Nitroaniline	5	5	U	5	U	5	U	5	U	5	U
4,6-Dinitro-o-cresol	-	10	U	10	U	10	U	10	U	10	U
4-Bromophenyl phenyl ether	-	2	U	2	U	2	U	2	U	2	U
4-Chloroaniline	5	5	U	5	U	5	U	5	U	5	U
4-Chlorophenyl phenyl ether	-	2	U	2	U	2	U	2	U	2	U
4-Nitroaniline	5	5	U	5	U	5	U	5	U	5	U
4-Nitrophenol	-	10	U	10	U	10	U	10	U	10	U
Acetophenone	-	5	U	5	U	5	U	5	U	5	U
Benzoic Acid	-	50	U	50	U	50	U	50	U	50	U
Benzyl Alcohol	-	2	U	2	U	2	U	2	U	2	U
Biphenyl	-	2	U	2	U	2	U	2	U	2	U
Bis(2-chloroethoxy)methane	5	5	U	5	U	5	U	5	U	5	U
Bis(2-chloroethyl)ether	1	2	U	2	U	2	U	2	U	2	U
Bis(2-chloroisopropyl)ether	5	2	U	2	U	2	U	2	U	2	U
Bis(2-ethylhexyl)phthalate	5	1.9	J	1.6	J	1.9	J	1.8	J	3	U
Butyl benzyl phthalate	50	5	U	5	U	5	U	5	U	5	U
Carbazole	-	2	U	2	U	2	U	2	U	2	U
Di-n-butylphthalate	50	2.2	J	1.1	J	1.8	J	1.8	J	1.2	J
Di-n-octylphthalate	50	5	U	5	U	5	U	5	U	5	U
Dibenzofuran	-	2	U	2	U	2	U	2	U	2	U
Diethyl phthalate	50	5	U	5	U	5	U	5	U	5	U
Dimethyl phthalate	50	5	U	5	U	5	U	5	U	5	U
Hexachlorocyclopentadiene	5	20	U	20	U	20	U	20	U	20	U
Isophorone	50	5	U	5	U	5	U	5	U	5	U
n-Nitrosodi-n-propylamine	-	5	U	5	U	5	U	5	U	5	U
NDPA/DPA	50	2	U	2	U	2	U	2	U	2	U
Nitrobenzene	0.4	2	U	2	U	2	U	2	U	2	U
p-Chloro-m-cresol	-	2	U	2	U	2	U	2	U	2	U
Phenol	1	5	U	5	U	5	U	5	U	5	U
Semi-Volatile Organics by EPA 8270 SIM (ug/L)											
1,4-Dioxane	0.35	250	U	250	U	250	U	250	U	250	U
2-Chloronaphthalene	10	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
2-Methylnaphthalene	-	0.1	U	0.1	U	0.1	U	0.26	U	0.1	U
Acenaphthene	20	0.1	U	0.7	U	0.03	J	0.23	U	1.7	U
Acenaphthylene	-	0.1	U	0.1	U	0.1	U	0.04	J	0.1	U
Anthracene	50	0.04	J	0.05	J	0.1	U	0.04	J	0.18	U
Benzo(a)anthracene	0.002	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(a)pyrene	0	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(b)fluoranthene	0.002	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(ghi)perylene	-	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(k)fluoranthene	0.002	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Chrysene	0.002	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Dibenzo(a,h)anthracene	-	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Fluoranthene	50	0.1	U	0.1	U	0.1	U	0.1	U	0.84	U
Fluorene	50	0.1	U	0.04	J	0.1	U	0.07	J	0.37	U
Hexachlorobenzene	0.04	0.02	J	0.01	J	0.8	U	0.8	U	0.8	U
Hexachlorobutadiene	0.5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Hexachloroethane	5	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U
Indeno(1,2,3-cd)pyrene	0.002	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Naphthalene	10	0.1	U	0.03	J	0.06	J	0.43	U	0.1	U
Pentachlorophenol	1	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U
Phenanthrene	50	0.1	U	0.1	U	0.1	U	0.07	J	0.21	U
Pyrene	50	0.1	U	0.1	U	0.1	U	0.1	U	0.44	U

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values

U : Not detected at the reported detection limit for the sample.

D: Result is from an analysis that required a dilution

ug/L: Micrograms per Liter.

-- : No Standards or Guidance Value.

Table 9 - Semi-Volatile Organic Compounds in Groundwater
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, New York 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC TOGS 1.1.1 AWQS and Guidance Values Class GA	2025-GMW-01		2025-GMW-02		2025-GMW-03		2025-GMW-04		2025-GMW-05		2025-GMW-06		2025-GMW-07		Duplicate-2025-10-15	
		L2565423-01		L2565423-02		L2565423-03		L2565423-04		L2565423-05		L2565423-06		L2565423-07		L2565423-08	
		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025	
		Water		Water		Water		Water		Water		Water		Water		Water	
		Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Semi-Volatile Organics by EPA 8270 (ug/L)																	
1,2,4,5-Tetrachlorobenzene	5	10	U	10	U	10	U	10	U	10	U	10	U	10	U	10	U
1,2,4-Trichlorobenzene	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
1,2-Dichlorobenzene	3	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
1,3-Dichlorobenzene	3	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
1,4-Dichlorobenzene	3	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
2,4,5-Trichlorophenol	-	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
2,4,6-Trichlorophenol	-	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
2,4-Dichlorophenol	1	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
2,4-Dimethylphenol	50	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
2,4-Dinitrophenol	10	20	U	20	U	20	U	20	U	20	U	20	U	20	U	20	U
2,4-Dinitrotoluene	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
2,6-Dinitrotoluene	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
2-Chlorophenol	-	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
2-Methylphenol	-	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
2-Nitroaniline	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
2-Nitrophenol	-	10	U	10	U	10	U	10	U	10	U	10	U	10	U	10	U
3,3'-Dichlorobenzidine	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
3-Methylphenol/4-Methylphenol	-	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
3-Nitroaniline	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
4,6-Dinitro-o-cresol	-	10	U	10	U	10	U	10	U	10	U	10	U	10	U	10	U
4-Bromophenyl phenyl ether	-	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
4-Chloroaniline	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
4-Chlorophenyl phenyl ether	-	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
4-Nitroaniline	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
4-Nitrophenol	-	10	U	10	U	10	U	10	U	10	U	10	U	10	U	10	U
Acetophenone	-	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Benzoic Acid	-	50	U	50	U	50	U	50	U	50	U	50	U	50	U	50	U
Benzyl Alcohol	-	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
Biphenyl	-	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
Bis(2-chloroethoxy)methane	5	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Bis(2-chloroethyl)ether	1	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
Bis(2-chloroisopropyl)ether	5	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
Bis(2-ethylhexyl)phthalate	5	1.6	J	3	U	1.6	J	1.8	J	1.7	J	1.7	J	3	U	3	U
Butyl benzyl phthalate	50	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Carbazole	-	0.52	J	2	U	2	U	2	U	0.88	J	2	U	2	U	2	U
Di-n-butylphthalate	50	5	U	5	U	5	U	1.6	J	5	U	1.2	J	5	U	1	J
Di-n-octylphthalate	50	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Dibenzofuran	-	1.1	J	2	U	2	U	2	U	2	U	2	U	2	U	2	U
Diethyl phthalate	50	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Dimethyl phthalate	50	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Hexachlorocyclopentadiene	5	20	U	20	U	20	U	20	U	20	U	20	U	20	U	20	U
Isophorone	50	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
n-Nitrosodi-n-propylamine	-	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
NDPA/DPA	50	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
Nitrobenzene	0.4	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
p-Chloro-m-cresol	-	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U
Phenol	1	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Semi-Volatile Organics by EPA 8270 SIM (ug/L)																	
1,4-Dioxane	0.35	250	U	250	U	250	U	250	U	250	U	250	U	250	U	250	U
2-Chloronaphthalene	10	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
2-Methylnaphthalene	-	0.1	U	0.1	U	0.07	J	0.24	J	0.1	U	0.09	J	0.09	J	0.08	J
Acenaphthene	20	16		3.6		0.21		0.19		2.4		13		2.7		2.5	
Acenaphthylene	-	0.05	J	0.1	U	0.1	U	0.07	J	0.1	U	0.1	U	0.1	U	0.1	U
Anthracene	50	0.19	U	0.1	U	0.1	U	0.05	J	0.1	U	0.1	U	0.04	J	0.04	J
Benzo(a)anthracene	0.002	0.04	J	0.1	U	0.06	J	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(a)pyrene	0	0.1	U	0.1	U	0.05	J	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(b)fluoranthene	0.002	0.1	U	0.1	U	0.07	J	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(ghi)perylene	-	0.1	U	0.1	U	0.03	J	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(k)fluoranthene	0.002	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Chrysene	0.002	0.1	U	0.1	U	0.05	J	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Dibenzo(a,h)anthracene	-	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Fluoranthene	50	0.77		0.1	U	0.23		0.07	J	0.07	J	0.1	U	0.07	J	0.06	J
Fluorene	50	0.36		0.1	U	0.11		0.32		0.08	J	0.1	U	0.07	J	0.07	J
Hexachlorobenzene	0.04	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U
Hexachlorobutadiene	0.5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Hexachloroethane	5	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U
Indeno(1,2,3-cd)pyrene	0.002	0.1	U	0.1	U	0.03	J	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U
Naphthalene	10	0.25		0.1	U	0.14		0.21		0.07	J	6.3		0.57		0.51	
Pentachlorophenol	1	0.11	J	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U
Phenanthrene	50	0.35		0.1	U	0.38		0.49		0.1	U	0.1	U	0.1	U	0.1	U
Pyrene	50	0.45		0.1	U	0.28		0.08	J	0.05	J	0.1	U	0.1	U	0.1	U

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values

- U : Not detected at the reported detection limit for the sample.
- D : Result is from an analysis that required a dilution
- ug/L : Micrograms per Liter.
- : No Standards or Guidance Value.

Table 10 - Total and Dissolved Metals in Groundwater
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, NY 11691

LOCATION	NYSDEC TOGS 1.1.1 AWQS and Guidance Values - Class GA	2016-MW-01		2016-MW-02		2016-MW-03		2016-MW-04		2016-MW-05	
LAB SAMPLE ID		L2565423-09		L2565423-10		L2565423-11		L2565423-12		L2565423-13	
SAMPLING DATE		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025	
SAMPLE TYPE		Water		Water		Water		Water		Water	
		Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Metals, Target Analyte, ICP (ug/L)											
Aluminum, Total	-	100	U	100	U	137		100	U	40.5	J
Antimony, Total	3	40	U	40	U	40	U	40	U	40	U
Arsenic, Total	25	2.53	J	5	U	2.82	J	6.49		1.65	J
Barium, Total	1000	73.48		15.85		106.1		109.6		216	
Beryllium, Total	3	5	U	5	U	5	U	5	U	5	U
Cadmium, Total	5	1.4	J	2	U	0.79	J	2	U	2	U
Calcium, Total	-	312,000		140,000		320,000		297,000		237,000	
Chromium, Total	50	10	U	10	U	2.63	J	10	U	94.13	
Cobalt, Total	-	17.55		5	U	5	U	5	U	5	U
Copper, Total	200	4.12	J	10	U	5.77	J	10	U	10	U
Iron, Total	300	1,200		500	U	218	J	500	U	4,330	
Lead, Total	25	10	U	10	U	10	U	10	U	10	U
Magnesium, Total	35000	813,000		154,000		878,000		818,000		274,000	
Manganese, Total	300	205.3		96.56		8.14	J	27.33		91.64	
Mercury, Total	0.7	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
Nickel, Total	100	17.37	J	60	U	5.64	J	60	U	9.7	J
Potassium, Total	-	266,000		56,000		286,000		269,000		64,300	
Selenium, Total	10	50	U	50	U	50	U	50	U	50	U
Silver, Total	50	4	U	4	U	4	U	4	U	4	U
Sodium, Total	20000	7,390,000		1,380,000		8,350,000		7,100,000		2,580,000	
Thallium, Total	0.5	10	U	10	U	10	U	10	U	10	U
Vanadium, Total	-	50	U	50	U	50	U	50	U	50	U
Zinc, Total	2000	349.7		100	U	58.96	J	100	U	100	U
Metals, Target Analyte, ICP Dissolved (ug/L)											
Aluminum, Dissolved	-	100	U	6.78	J	100	U	100	U	100	U
Antimony, Dissolved	3	40	U	4	U	40	U	40	U	40	U
Arsenic, Dissolved	25	2	J	0.24	J	2.91	J	5.82		5	U
Barium, Dissolved	1000	63.17		15.2		105.6		110.8		220.6	
Beryllium, Dissolved	3	5	U	0.5	U	5	U	5	U	5	U
Cadmium, Dissolved	5	2	U	0.2	U	2	U	2	U	2	U
Calcium, Dissolved	-	290,000		127,000		304,000		299,000		238,000	
Chromium, Dissolved	50	10	U	0.48	J	1.83	J	10	U	61.57	
Cobalt, Dissolved	-	6.51		0.5	U	5	U	5	U	5	U
Copper, Dissolved	200	10	U	1	U	10	U	10	U	10	U
Iron, Dissolved	300	534		28.5	J	500	U	500	U	235	J
Lead, Dissolved	25	10	U	1	U	10	U	10	U	10	U
Magnesium, Dissolved	35000	788,000		144,000		900,000		797,000		303,000	
Manganese, Dissolved	300	194.5		96.25		7.51	J	27.63		96.67	
Mercury, Dissolved	0.7	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
Nickel, Dissolved	100	11.01	J	2	U	20	U	20	U	20	U
Potassium, Dissolved	-	234,000		51,000		261,000		256,000		62,600	
Selenium, Dissolved	10	50	U	5	U	50	U	50	U	50	U
Silver, Dissolved	50	4	U	0.4	U	4	U	4	U	4	U
Sodium, Dissolved	20000	6,570,000		1,220,000		7,020,000		6,680,000		2,400,000	
Thallium, Dissolved	0.5	10	U	1	U	10	U	10	U	10	U
Vanadium, Dissolved	-	50	U	5	U	50	U	50	U	50	U
Zinc, Dissolved	2000	100	U	10	U	100	U	100	U	100	U

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values

U : Not detected at the reported detection limit for the sample.

ug/L: Micrograms per Liter.

~ : No Standards or Guidance Value.

Table 10 - Total and Dissolved Metals in Groundwater
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, NY 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC TOGS 1.1.1 AWQS and Guidance Values - Class GA	2025-GMW-01	2025-GMW-02	2025-GMW-03	2025-GMW-04	2025-GMW-05	2025-GMW-06	2025-GMW-07	Duplicate-2025-10-15								
		L2565423-01	L2565423-02	L2565423-03	L2565423-04	L2565423-05	L2565423-06	L2565423-07	L2565423-08								
		10/15/2025	10/15/2025	10/15/2025	10/15/2025	10/15/2025	10/15/2025	10/15/2025	10/15/2025								
		Water		Water		Water		Water		Water							
Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual				
Metals, Target Analyte, ICP (ug/L)																	
Aluminum, Total	-	11.1		752		22.7		100	U	110		210		72.6	J	61.6	J
Antimony, Total	3	4	U	0.6	J	4	U	40	U	40	U	0.49	J	40	U	40	U
Arsenic, Total	25	1.64		1.1		3.08		5	U	1.94	J	19.78		2	J	1.92	J
Barium, Total	1000	39.45		55.84		193.1		246.6		192.3		12.16		37.94		35.22	
Beryllium, Total	3	0.5	U	0.5	U	0.5	U	5	U	5	U	0.12	J	5	U	5	U
Cadmium, Total	5	0.2	U	0.2	U	0.06	J	1.28	J	2	U	0.2	U	2	U	2	U
Calcium, Total	-	185,000		237,000		250,000		323,000		323,000		65,300		49,800		48,700	
Chromium, Total	50	3.65		8.41		0.64	J	10	U	10	U	4.46		1.9	J	2.09	J
Cobalt, Total	-	0.5	U	0.82		1.48		2	J	5	U	0.48	J	5	U	5	U
Copper, Total	200	1	U	4.68		0.89	J	10	U	10	U	1.39		10	U	10	U
Iron, Total	300	832		4,590		5,900		623		719		48,500		10,400		10,300	
Lead, Total	25	1	U	10.08		1.42		10	U	10	U	0.69	J	10	U	10	U
Magnesium, Total	35000	64,400		36,600		251,000		582,000		622,000		35,400		26,400		24,000	
Manganese, Total	300	359.3		158.5		83.56		118.6		90.54		438.7		205		194.3	
Mercury, Total	0.7	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
Nickel, Total	100	6	U	2.78	J	1.63	J	6.36	J	60	U	1.6	J	60	U	60	U
Potassium, Total	-	22,300		22,000		79,800		179,000		189,000		19,500		14,100		12,700	
Selenium, Total	10	5	U	5	U	5	U	50	U	50	U	5	U	50	U	50	U
Silver, Total	50	0.4	U	0.4	U	0.4	U	4	U	4	U	0.4	U	4	U	4	U
Sodium, Total	20000	438,000		225,000		2,280,000		5,330,000		6,100,000		283,000		211,000		185,000	
Thallium, Total	0.5	0.16	J	1	U	1	U	10	U	10	U	1	U	10	U	10	U
Vanadium, Total	-	2.98	J	5.22	J	5	U	50	U	50	U	5.05		50	U	50	U
Zinc, Total	2000	10	U	15.25		28.8		100	U	100	U	6	J	100	U	100	U
Metals, Target Analyte, ICP Dissolved (ug/L)																	
Aluminum, Dissolved	-	6.46	J	3.39	J	100	U	100	U	100	U	9.55	J	25		38.4	
Antimony, Dissolved	3	4	U	0.48	J	40	U	40	U	40	U	4	U	4	U	4	U
Arsenic, Dissolved	25	1.85		0.38	J	2.19	J	5	U	5	U	11.8		0.82		0.96	
Barium, Dissolved	1000	39.46		46.85		180.7		252.9		180.7		10.57		35.17		34.65	
Beryllium, Dissolved	3	0.5	U	0.5	U	5	U	5	U	5	U	0.5	U	0.13	J	0.14	J
Cadmium, Dissolved	5	0.2	U	0.2	U	2	U	2	U	2	U	0.2	U	0.2	U	0.2	U
Calcium, Dissolved	-	180,000		237,000		214,000		315,000		304,000		64,400		46,300		46,000	
Chromium, Dissolved	50	3.72		0.85	J	10	U	10	U	10	U	2.45		1.27		1.54	
Cobalt, Dissolved	-	0.5	U	0.16	J	5	U	1.79	J	5	U	0.33	J	0.28	J	0.3	J
Copper, Dissolved	200	1	U	1	U	10	U	10	U	10	U	1	U	1	U	1	U
Iron, Dissolved	300	112		860		5110		562		464	J	51,500		9,520		9,720	
Lead, Dissolved	25	1	U	1	U	10	U	10	U	10	U	1	U	1	U	1	U
Magnesium, Dissolved	35000	66,000		43,800		171,000		626,000		623,000		39,100		24,500		23,300	
Manganese, Dissolved	300	354.5		125.7		136.8		124.4		87.9		428.5		197.4		189.6	
Mercury, Dissolved	0.7	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
Nickel, Dissolved	100	2	U	2	U	20	U	20	U	20	U	0.8	J	2	U	2	U
Potassium, Dissolved	-	19,900		22,300		58,200		170,000		172,000		19,100		12,400		12,000	
Selenium, Dissolved	10	5	U	5	U	50	U	50	U	50	U	5	U	5	U	5	U
Silver, Dissolved	50	0.4	U	0.4	U	4	U	4	U	4	U	0.4	U	0.4	U	0.4	U
Sodium, Dissolved	20000	421,000		267,000		1,580,000		4,830,000		5,270,000		264,000		183,000		178,000	
Thallium, Dissolved	0.5	1	U	1	U	10	U	10	U	10	U	1	U	1	U	1	U
Vanadium, Dissolved	-	2.5	J	2.2	J	50	U	50	U	50	U	5	U	2.38	J	2.85	J
Zinc, Dissolved	2000	10	U	10	U	100	U	100	U	100	U	10	U	10	U	10	U

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values

U : Not detected at the reported detection limit for the sample.
ug/L: Micrograms per Liter.

~ : No Standards or Guidance Value.

Table 11- Pesticides, Herbicides, and PCBs in Groundwater
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, NY 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC TOGS 1.1.1 AWQS and Guidance Values - Class GA	2016-MW-01		2016-MW-02		2016-MW-03		2016-MW-04		2016-MW-05	
		L2565423-09		L2565423-10		L2565423-11		L2565423-12		L2565423-13	
		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025	
		Water		Water		Water		Water		Water	
		Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Pesticides by EPA 8081 (ug/L)											
4,4'-DDD	0.3	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U
4,4'-DDE	0.2	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U
4,4'-DDT	0.2	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U
Aldrin	0	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U
Alpha-BHC	0.01	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U
Beta-BHC	0.04	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U
Chlordane	0.05	0.143	U	0.143	U	0.143	U	0.143	U	0.143	U
cis-Chlordane	-	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U
Delta-BHC	0.04	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U
Dieldrin	0.004	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U
Endosulfan I	-	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U
Endosulfan II	-	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U
Endosulfan sulfate	-	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U
Endrin	0	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U
Endrin aldehyde	5	0.03	U	0.03	U	0.03	U	0.03	U	0.03	U
Endrin ketone	5	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U
Heptachlor	0.04	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U
Heptachlor epoxide	0.03	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U
Lindane	0.05	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U
Methoxychlor	35	0.143	U	0.143	U	0.143	U	0.143	U	0.143	U
Toxaphene	0.06	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
trans-Chlordane	-	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U
Herbicides by EPA 8151 (ug/L)											
2,4,5-T	35	2	U	2	U	2	U	2	U	2	U
2,4,5-TP (Silvex)	-	2	U	2	U	2	U	2	U	2	U
2,4-D	50	10	U	10	U	10	U	10	U	10	U
PCBs by EPA 8082 (ug/L)											
Aroclor 1016	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1221	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1232	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1242	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1248	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1254	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1260	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1262	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U
Aroclor 1268	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U
PCBs, Total	-	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values

U : Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

ug/L: Micrograms per Liter.

- : No Standards or Guidance Value.

Table 11- Pesticides, Herbicides, and PCBs in Groundwater
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, NY 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC TOGS 1.1.1 AWQS and Guidance Values - Class GA	2025-GMW-01		2025-GMW-02		2025-GMW-03		2025-GMW-04		2025-GMW-05		2025-GMW-06		2025-GMW-07		Duplicate-2025-10-15		
		L2565423-01		L2565423-02		L2565423-03		L2565423-04		L2565423-05		L2565423-06		L2565423-07		L2565423-08		
		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		
		Water		Water		Water		Water		Water		Water		Water		Water		
		Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	
Pesticides by EPA 8081 (ug/L)																		
4,4'-DDD	0.3	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	
4,4'-DDE	0.2	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	
4,4'-DDT	0.2	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	
Aldrin	0	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	
Alpha-BHC	0.01	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	
Beta-BHC	0.04	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	
Chlordane	0.05	0.143	U	0.143	U	0.143	U	0.143	U	0.143	U	0.143	U	0.143	U	0.143	U	
cis-Chlordane	-	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	
Delta-BHC	0.04	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	
Dieldrin	0.004	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	
Endosulfan I	-	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	
Endosulfan II	-	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	
Endosulfan sulfate	-	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	
Endrin	0	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	
Endrin aldehyde	5	0.03	U	0.03	U	0.03	U	0.03	U	0.03	U	0.03	U	0.03	U	0.03	U	
Endrin ketone	5	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	0.029	U	
Heptachlor	0.04	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	
Heptachlor epoxide	0.03	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	
Lindane	0.05	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	0.014	U	
Methoxychlor	35	0.143	U	0.143	U	0.143	U	0.143	U	0.143	U	0.143	U	0.143	U	0.143	U	
Toxaphene	0.06	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	
trans-Chlordane	-	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	0.02	U	
Herbicides by EPA 8151 (ug/L)																		
2,4,5-T	35	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U	
2,4,5-TP (Silvex)	-	2	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U	
2,4-D	50	10	U	10	U	10	U	10	U	10	U	10	U	10	U	10	U	
PCBs by EPA 8082 (ug/L)																		
Aroclor 1016	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	
Aroclor 1221	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	
Aroclor 1232	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	
Aroclor 1242	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	
Aroclor 1248	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	
Aroclor 1254	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	
Aroclor 1260	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	
Aroclor 1262	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	
Aroclor 1268	0.09	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	
PCBs, Total	-	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	0.071	U	

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values

U : Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

ug/L: Micrograms per Liter.

- : No Standards or Guidance Value.

Table 12 - Per- and Polyfluoroalkyl Substances in Groundwater
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, NY 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC AWQS April 2023	2016-MW-01		2016-MW-02		2016-MW-03		2016-MW-04		2016-MW-05	
		L2565423-09		L2565423-10		L2565423-11		L2565423-12		L2565423-13	
		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025	
		Water		Water		Water		Water		Water	
		Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
PFAS/PFOA by EPA 1633 (ug/L)											
11-Chloroicosafuoro-3-Oxundecane-1-Sulfonic Acid (11Cl-PF30UdS)	-	0.0068	U	0.00629	U	0.00636	U	0.00647	U	0.0107	U
1H,1H,2H,2H-Perfluorodecanesulfonic Acid (8:2FTS)	-	0.0068	U	0.00629	U	0.00636	U	0.00647	U	0.0107	U
1H,1H,2H,2H-Perfluorohexanesulfonic Acid (4:2FTS)	-	0.0068	U	0.00629	U	0.00636	U	0.00647	U	0.0107	U
1H,1H,2H,2H-Perfluorooctanesulfonic Acid (6:2FTS)	-	0.0298	U	0.00629	U	0.00636	U	0.00392	J	0.0107	U
2H,2H,3H,3H-Perfluorooctanoic Acid (5:3FTCA)	-	0.0425	U	0.0393	U	0.0398	U	0.0404	U	0.0667	U
3-Perfluoroheptyl Propanoic Acid (7:3FTCA)	-	0.0425	U	0.0393	U	0.0398	U	0.0404	U	0.0667	U
3-Perfluoropropyl Propanoic Acid (3:3FTCA)	-	0.0085	U	0.00787	U	0.00795	U	0.00809	U	0.0133	U
4,8-Dioxo-3h-Perfluorononanoic Acid (ADONA)	-	0.0068	U	0.00629	U	0.00636	U	0.00647	U	0.0107	U
9-Chlorohexadecafluoro-3-Oxanone-1-Sulfonic Acid (9Cl-PF3ONS)	-	0.0068	U	0.00629	U	0.00636	U	0.00647	U	0.0107	U
Hexafluoropropylene Oxide Dimer Acid (HFPO-DA)	-	0.0068	U	0.00629	U	0.00636	U	0.00647	U	0.0107	U
N-Ethyl Perfluorooctane Sulfonamide (NETFOA)	-	0.0017	U	0.00157	U	0.00159	U	0.00162	U	0.00267	U
N-Ethyl Perfluorooctanesulfonamido Ethanol (NETFOSE)	-	0.017	U	0.0157	U	0.0159	U	0.00158	J	0.00261	J
N-Ethyl Perfluorooctanesulfonamidoacetic Acid (NETFOA)	-	0.0017	U	0.00222	U	0.00159	U	0.00162	U	0.00267	U
N-Methyl Perfluorooctane Sulfonamide (NMeFOA)	-	0.0017	U	0.00157	U	0.00159	U	0.00162	U	0.00267	U
N-Methyl Perfluorooctanesulfonamido Ethanol (NMeFOSE)	-	0.017	U	0.0157	U	0.0159	U	0.0162	U	0.0267	U
N-Methyl Perfluorooctanesulfonamidoacetic Acid (NMeFOA)	-	0.0017	U	0.00157	U	0.00159	U	0.00162	U	0.00267	U
Nonafluoro-3,6-Dioxahexanoic Acid (NFDHA)	-	0.0034	U	0.00315	U	0.00318	U	0.00324	U	0.00533	U
Perfluoro(2-Ethoxyethane)Sulfonic Acid (PFEEA)	-	0.0034	U	0.00315	U	0.00318	U	0.00324	U	0.00533	U
Perfluoro-3-Methoxypropanoic Acid (PFMPA)	-	0.0034	U	0.00315	U	0.00318	U	0.00324	U	0.00533	U
Perfluoro-4-Methoxybutanoic Acid (PFMBA)	-	0.0034	U	0.00315	U	0.00318	U	0.00324	U	0.00533	U
Perfluorobutanesulfonic Acid (PFBS)	-	0.00209		0.00609		0.00455		0.00322		0.00339	
Perfluorobutanoic Acid (PFBA)	-	0.00502	J	0.00609	J	0.00506	J	0.0107		0.00992	J
Perfluorodecanesulfonic Acid (PFDS)	-	0.0017	U	0.00157	U	0.00159	U	0.00162	U	0.00267	U
Perfluorodecanoic Acid (PFDA)	-	0.0017	U	0.00247		0.000557	J	0.000696	J	0.00152	J
Perfluorododecanesulfonic Acid (PFDoS)	-	0.0017	U	0.00157	U	0.00159	U	0.00162	U	0.00267	U
Perfluorododecanoic Acid (PFDoA)	-	0.0017	U	0.00157	U	0.00159	U	0.00162	U	0.00267	U
Perfluoroheptanesulfonic Acid (PFHpS)	-	0.0017	U	0.000535	J	0.00159	U	0.00162	U	0.00267	U
Perfluoroheptanoic Acid (PFHpA)	-	0.00439		0.00368		0.00491		0.00413		0.00597	
Perfluorohexanesulfonic Acid (PFHxS)	-	0.00364		0.00255		0.00576		0.00468		0.00219	J
Perfluorohexanoic Acid (PFHxA)	-	0.00743		0.00939		0.0105		0.00783		0.00768	
Perfluorononanesulfonic Acid (PFNS)	-	0.0017	U	0.00157	U	0.00159	U	0.00162	U	0.00267	U
Perfluorononanoic Acid (PFNA)	-	0.000629	J	0.00447		0.00169		0.00129	J	0.0028	F
Perfluorooctanesulfonamide (PFOSA)	-	0.0017	U	0.000818	JF	0.00159	U	0.00162	U	0.00267	U
Perfluorooctanesulfonic Acid (PFOS)	0.0067	0.00644		0.036		0.0202		0.0112		0.024	
Perfluorooctanoic Acid (PFOA)	0.0027	0.00505		0.0147		0.00676		0.00662		0.0141	
Perfluoropentanesulfonic Acid (PFPeS)	-	0.00109	J	0.00157	U	0.00126	J	0.00162	U	0.00267	U
Perfluoropentanoic Acid (PFPeA)	-	0.00983		0.00887		0.012		0.0094		0.00784	
Perfluorotetradecanoic Acid (PFTeDA)	-	0.0017	U	0.00157	U	0.00159	U	0.00162	U	0.00267	U
Perfluorotridecanoic Acid (PFTrDA)	-	0.0017	U	0.00157	U	0.00159	U	0.00162	U	0.00267	U
Perfluoroundecanoic Acid (PFUnA)	-	0.0017	U	0.00157	U	0.00159	U	0.00162	U	0.00267	U

TABLE NOTES:

Exceeds New York State Department of Environmental Conservation (NYSDEC) Per- and Polyfluoroalkyl Substances (PFAS) Ambient Water Quality Standards (AWQS) April 2023

- U : Not detected at the reported detection limit for the sample.
- ug/L: Micrograms per Liter.
- J : Estimated value.
- : No Standards or Guidance Value.
- F : The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum

Table 12 - Per- and Polyfluoroalkyl Substances in Groundwater
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, NY 11691

LOCATION LAB SAMPLE ID SAMPLING DATE SAMPLE TYPE	NYSDEC AWQS April 2023	2025-GMW-01		2025-GMW-02		2025-GMW-03		2025-GMW-04		2025-GMW-05		2025-GMW-06		2025-GMW-07		Duplicate-2025-10-15	
		L2565423-01		L2565423-02		L2565423-03		L2565423-04		L2565423-05		L2565423-06		L2565423-07		L2565423-08	
		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025	
		Water		Water		Water		Water		Water		Water		Water		Water	
		Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
PFAS/PFOA by EPA 1633 (ug/L)																	
11-Chloroicosafuoro-3-Oxadecane-1-Sulfonic Acid (11CI-PF3OUdS)	-	0.00554	U	0.00651	U	0.0064	U	0.00648	U	0.0065	U	0.00583	U	0.00568	U	0.00596	U
1H,1H,2H,2H-Perfluorodecanesulfonic Acid (8:2FTS)	-	0.00554	U	0.00651	U	0.0064	U	0.00648	U	0.0065	U	0.00583	U	0.00568	U	0.00596	U
1H,1H,2H,2H-Perfluorohexanesulfonic Acid (4:2FTS)	-	0.00554	U	0.00651	U	0.0064	U	0.00648	U	0.0065	U	0.00583	U	0.00568	U	0.00596	U
1H,1H,2H,2H-Perfluorooctanesulfonic Acid (6:2FTS)	-	0.00554	U	0.00651	U	0.0064	U	0.00648	U	0.0065	U	0.00583	U	0.00568	U	0.00596	U
2H,2H,3H,3H-Perfluorooctanoic Acid (5:3FTCA)	-	0.0346	U	0.0407	U	0.04	U	0.0405	U	0.0406	U	0.0364	U	0.0355	U	0.0372	U
3-Perfluorooheptyl Propanoic Acid (7:3FTCA)	-	0.0346	U	0.0407	U	0.04	U	0.0405	U	0.0406	U	0.0364	U	0.0355	U	0.0372	U
3-Perfluoropropyl Propanoic Acid (3:3FTCA)	-	0.00693	U	0.00813	U	0.008	U	0.0081	U	0.00812	U	0.00729	U	0.0071	U	0.00745	U
4,8-Dioxo-3h-Perfluorononanoic Acid (ADONA)	-	0.00554	U	0.00651	U	0.0064	U	0.00648	U	0.0065	U	0.00583	U	0.00568	U	0.00596	U
9-Chlorohexadecafluoro-3-Oxanone-1-Sulfonic Acid (9CI-PF3ONS)	-	0.00554	U	0.00651	U	0.0064	U	0.00648	U	0.0065	U	0.00583	U	0.00568	U	0.00596	U
Hexafluoropropylene Oxide Dimer Acid (HFPO-DA)	-	0.000845	J	0.00254	J	0.0064	U	0.00117	J	0.0065	U	0.00217	J	0.00148	J	0.00192	J
N-Ethyl Perfluorooctane Sulfonamide (NETFOSA)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U
N-Ethyl Perfluorooctanesulfonamido Ethanol (NETFOSE)	-	0.0138	U	0.0163	U	0.016	U	0.0162	U	0.0162	U	0.0146	U	0.0142	U	0.0149	U
N-Ethyl Perfluorooctanesulfonamidoacetic Acid (NETFOSAA)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U
N-Methyl Perfluorooctane Sulfonamide (NMeFOSA)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U
N-Methyl Perfluorooctanesulfonamido Ethanol (NMeFOSE)	-	0.0138	U	0.0163	U	0.016	U	0.0162	U	0.0162	U	0.0146	U	0.0142	U	0.0149	U
N-Methyl Perfluorooctanesulfonamidoacetic Acid (NMeFOSAA)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U
Nonafluoro-3,6-Dioxahexanoic Acid (NFDHA)	-	0.00277	U	0.00325	U	0.0032	U	0.00324	U	0.00325	U	0.00292	U	0.00284	U	0.00298	U
Perfluoro(2-Ethoxyethane)Sulfonic Acid (PFEEA)	-	0.00277	U	0.00325	U	0.0032	U	0.00324	U	0.00325	U	0.00292	U	0.00284	U	0.00298	U
Perfluoro-3-Methoxypropanoic Acid (PFMPA)	-	0.00277	U	0.00325	U	0.0032	U	0.00324	U	0.00325	U	0.00292	U	0.00284	U	0.00298	U
Perfluoro-4-Methoxybutanoic Acid (PFMBA)	-	0.00277	U	0.00325	U	0.0032	U	0.00324	U	0.00325	U	0.00292	U	0.00284	U	0.00298	U
Perfluorobutanesulfonic Acid (PFBS)	-	0.012	U	0.0194	U	0.00237	U	0.00429	U	0.00231	U	0.00568	U	0.00522	U	0.00442	U
Perfluorobutanoic Acid (PFBA)	-	0.01	U	0.0309	U	0.00613	J	0.00838	U	0.0064	J	0.0225	U	0.0328	U	0.0264	U
Perfluorodecanesulfonic Acid (PFDS)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U
Perfluorodecanoic Acid (PFDA)	-	0.00296	U	0.00135	J	0.0016	U	0.000826	J	0.000845	J	0.00321	U	0.000966	J	0.0007	J
Perfluorododecanesulfonic Acid (PFDoS)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U
Perfluorododecanoic Acid (PFDoA)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U
Perfluorohexanesulfonic Acid (PFHpS)	-	0.00104	J	0.00161	J	0.0016	U	0.000535	J	0.000764	J	0.00146	U	0.00142	U	0.000581	J
Perfluorohexanoic Acid (PFHpA)	-	0.00988	U	0.0556	U	0.00331	U	0.00553	U	0.00429	U	0.014	U	0.00534	U	0.00553	U
Perfluorohexanesulfonic Acid (PFHxS)	-	0.0041	U	0.0134	U	0.00211	U	0.00311	U	0.00418	U	0.00525	U	0.0027	U	0.00252	U
Perfluorohexanoic Acid (PFHxA)	-	0.00687	U	0.0447	U	0.00534	U	0.00883	U	0.00512	U	0.018	U	0.00729	U	0.00733	U
Perfluorononanesulfonic Acid (PFNS)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U
Perfluorononanoic Acid (PFNA)	-	0.00377	U	0.00651	U	0.00213	U	0.00168	U	0.00148	J	0.00249	U	0.0032	U	0.00317	U
Perfluorooctanesulfonamide (PFOSA)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U
Perfluorooctanesulfonic Acid (PFOS)	0.0067	0.0586	0.0367	0.0272	0.0204	0.0149	0.131	0.0156	0.016	0.0259							
Perfluorooctanoic Acid (PFOA)	0.0027	0.0263	0.0574	0.00872	0.00762	0.0195	0.0327	0.0266	0.0259								
Perfluoropentanesulfonic Acid (PFPeS)	-	0.00228	F	0.00205	U	0.000672	J	0.000908	J	0.000731	J	0.00108	J	0.00142	U	0.00149	U
Perfluoropentanoic Acid (PFPeA)	-	0.00647	U	0.0335	U	0.00542	U	0.00972	U	0.0066	U	0.017	U	0.00574	U	0.00596	U
Perfluorotetradecanoic Acid (PFTeDA)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U
Perfluorotridecanoic Acid (PFTTrDA)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U
Perfluoroundecanoic Acid (PFUnA)	-	0.00138	U	0.00163	U	0.0016	U	0.00162	U	0.00162	U	0.00146	U	0.00142	U	0.00149	U

TABLE NOTES:



Exceeds New York State Department of Environmental Conservation (NYSDEC) Per- and Polyfluoroalkyl Substances (PFAS) Ambient Water Quality Standards (AWQS) April 2023

- U : Not detected at the reported detection limit for the sample.
- ug/L: Micrograms per Liter.
- J : Estimated value.
- : No Standards or Guidance Value.

F: The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum

Table 13 - Soil Vapor and Ambient Air Results
Phase II Environmental Site Investigation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54 Street
Edgemere, NY 11691

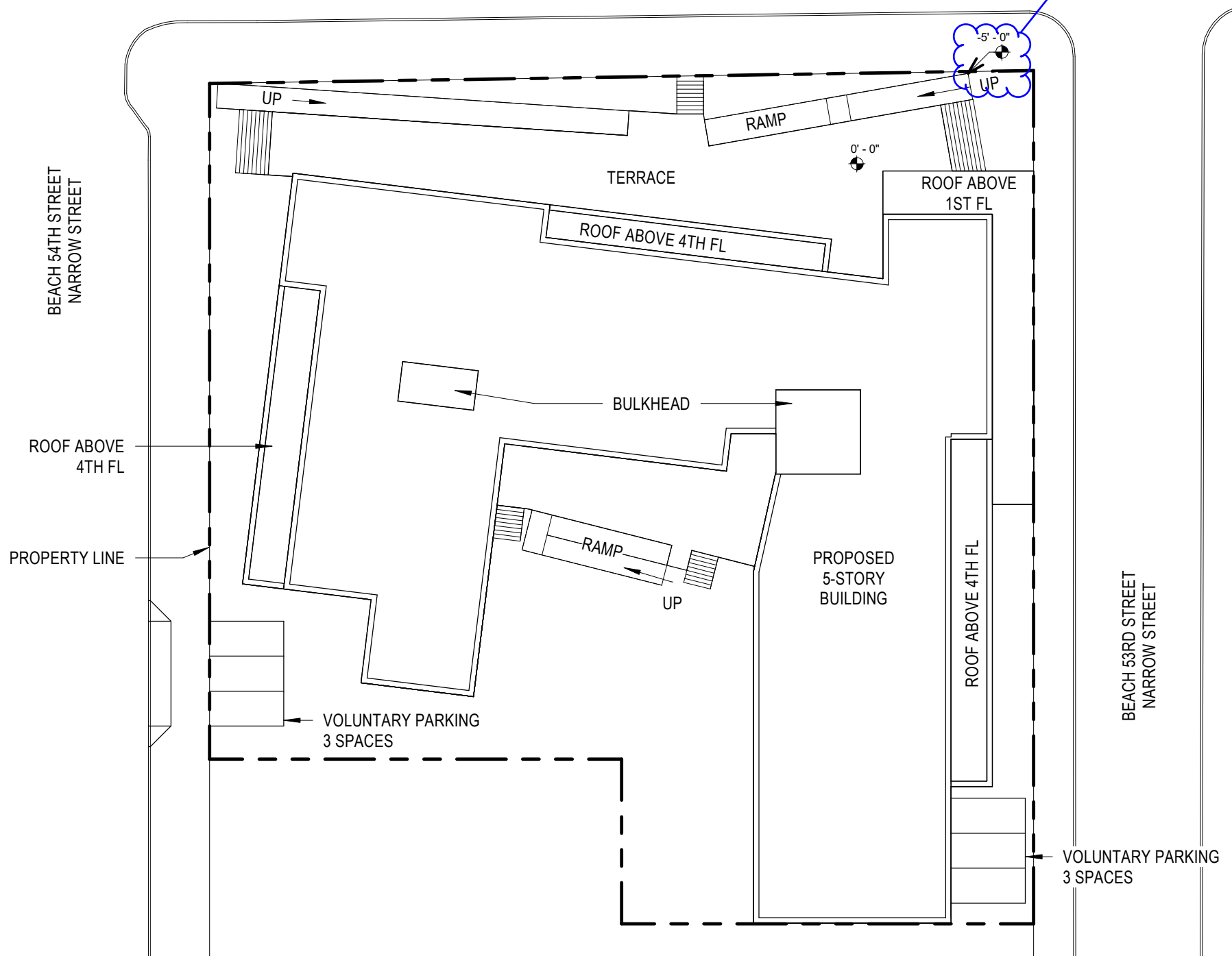
SAMPLE LOCATION LABORATORY SAMPLE ID	GSV-01		GSV-02		GSV-03		GSV-04		GSV-05		GSV-06		GSV-07		GSV-08		GSV-09		AA-01		DUP-2025-10-25	
	L2565460-01		L2565460-02		L2565460-03		L2565460-04		L2565460-05		L2565460-06		L2565460-07		L2565460-08		L2565460-09		L2565460-11		L2565460-10	
	10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025		10/15/2025	
SAMPLING DATE	Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Outdoor		Soil Vapor	
	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
SAMPLE TYPE	Volatile Organics in Air by TO-15 (µg/m3)																					
1,1,1-Trichloroethane	1.09	U	16.6	U	22.4	U	433	U	5.46	U	2.02	U	5.46	U	11.6	U	2.18	U	1.09	U	1.09	U
1,1,2,2-Tetrachloroethane	1.37	U	20.9	U	28.2	U	545	U	6.87	U	2.54	U	6.87	U	14.6	U	2.75	U	1.37	U	1.37	U
1,1,2-Trichloroethane	1.09	U	16.6	U	22.4	U	433	U	5.46	U	2.02	U	5.46	U	11.6	U	2.18	U	1.09	U	1.09	U
1,1-Dichloroethane	0.809	U	12.3	U	16.6	U	321	U	4.05	U	1.5	U	4.05	U	8.58	U	1.62	U	0.809	U	0.809	U
1,1-Dichloroethene	0.793	U	12.1	U	16.3	U	315	U	3.96	U	1.47	U	3.96	U	8.41	U	1.59	U	0.793	U	0.793	U
1,2,4-Trichlorobenzene	1.48	U	22.6	U	30.5	U	589	U	7.42	U	2.75	U	7.42	U	15.7	U	2.97	U	1.48	U	1.48	U
1,2,4-Trimethylbenzene	0.983	U	14.9	U	20.2	U	390	U	8.46	U	6.44	U	4.92	U	10.4	U	8.5	U	0.983	U	0.983	U
1,2-Dibromoethane	1.54	U	23.4	U	31.6	U	610	U	7.69	U	2.84	U	7.69	U	16.3	U	3.07	U	1.54	U	1.54	U
1,2-Dichlorobenzene	1.2	U	18.3	U	24.7	U	477	U	6.01	U	2.22	U	6.01	U	12.7	U	2.4	U	1.2	U	1.2	U
1,2-Dichloroethane	0.809	U	12.3	U	16.6	U	321	U	4.05	U	1.5	U	4.05	U	8.58	U	1.62	U	0.809	U	0.809	U
1,2-Dichloropropane	0.924	U	14	U	19	U	367	U	4.62	U	1.71	U	4.62	U	9.8	U	1.85	U	0.924	U	0.924	U
1,3,5-Trimethylbenzene	0.983	U	14.9	U	20.2	U	390	U	4.92	U	1.82	U	4.92	U	10.4	U	2.41	U	0.983	U	0.983	U
1,3-Butadiene	0.442	U	6.73	U	9.09	U	176	U	2.21	U	0.819	U	2.21	U	4.69	U	0.885	U	0.442	U	0.442	U
1,3-Dichlorobenzene	1.2	U	18.3	U	24.7	U	477	U	6.01	U	2.22	U	6.01	U	12.7	U	2.4	U	1.2	U	1.2	U
1,4-Dichlorobenzene	1.2	U	18.3	U	24.7	U	477	U	6.01	U	2.22	U	6.01	U	12.7	U	2.4	U	1.2	U	1.2	U
1,4-Dioxane	0.721	U	11	U	14.8	U	286	U	3.6	U	1.33	U	3.6	U	7.64	U	1.44	U	0.721	U	0.721	U
2,2,4-Trimethylpentane	0.934	U	14.2	U	19.2	U	371	U	4.67	U	1.73	U	4.67	U	9.9	U	1.87	U	0.934	U	0.934	U
2-Butanone	10.5	U	140	U	284	U	584	U	163	U	174	U	165	U	130	U	73.1	U	1.47	U	63.1	U
2-Hexanone	3.33	U	42.2	U	83.2	U	325	U	52	U	47.9	U	29.8	U	8.69	U	24.3	U	0.82	U	30.5	U
3-Chloropropene	0.626	U	9.52	U	12.9	U	249	U	3.13	U	1.16	U	3.13	U	6.64	U	1.25	U	0.626	U	0.626	U
4-Ethyltoluene	0.983	U	14.9	U	20.2	U	390	U	4.92	U	1.82	U	4.92	U	10.4	U	1.97	U	0.983	U	0.983	U
4-Methyl-2-pentanone	2.05	U	31.1	U	42.2	U	811	U	10.2	U	3.79	U	10.2	U	21.7	U	4.1	U	2.05	U	2.05	U
Acetone	29.2	U	387	U	558	U	943	U	359	U	413	U	201	U	110	U	201	U	8.1	U	182	U
Benzene	0.639	U	9.71	U	13.1	U	254	U	3.19	U	1.18	U	3.19	U	6.77	U	1.28	U	0.639	U	0.639	U
Benzyl chloride	1.04	U	15.7	U	21.3	U	411	U	5.18	U	1.92	U	5.18	U	11	U	2.07	U	1.04	U	1.04	U
Bromodichloromethane	1.34	U	20.4	U	27.5	U	532	U	6.7	U	2.48	U	6.7	U	14.2	U	2.68	U	1.34	U	1.34	U
Bromoform	2.07	U	31.4	U	42.5	U	821	U	10.3	U	3.83	U	10.3	U	21.9	U	4.14	U	2.07	U	2.07	U
Bromomethane	0.777	U	11.8	U	16	U	308	U	3.88	U	1.44	U	3.88	U	8.23	U	1.55	U	0.777	U	0.777	U
Carbon disulfide	0.623	U	9.47	U	12.8	U	247	U	3.11	U	1.15	U	3.11	U	6.6	U	1.25	U	0.623	U	0.623	U
Carbon tetrachloride	1.26	U	19.1	U	25.9	U	499	U	6.29	U	2.33	U	6.29	U	13.3	U	2.52	U	1.26	U	1.26	U
Chlorobenzene	0.921	U	14	U	18.9	U	366	U	4.61	U	1.7	U	4.61	U	9.76	U	1.84	U	0.921	U	0.921	U
Chloroethane	0.528	U	8.02	U	10.8	U	210	U	2.64	U	0.976	U	2.64	U	5.59	U	1.06	U	0.528	U	0.528	U
Chloroform	0.977	U	14.8	U	20.1	U	388	U	17.7	U	19.8	U	4.88	U	10.4	U	8.74	U	0.977	U	10.1	U
Chloromethane	1.01	U	6.28	U	8.49	U	164	U	2.07	U	0.764	U	2.07	U	4.38	U	0.826	U	1.01	U	0.413	U
cis-1,2-Dichloroethene	0.793	U	12.1	U	16.3	U	315	U	96.3	U	1.47	U	3.96	U	8.41	U	7.18	U	0.793	U	1.54	U
cis-1,3-Dichloropropene	0.908	U	13.8	U	18.7	U	360	U	4.54	U	1.68	U	4.54	U	9.62	U	1.82	U	0.908	U	0.908	U
Cyclohexane	0.688	U	10.5	U	14.1	U	273	U	3.44	U	1.27	U	3.44	U	7.3	U	1.38	U	0.688	U	0.688	U
Dibromochloromethane	1.7	U	25.9	U	35	U	676	U	8.52	U	3.15	U	8.52	U	18.1	U	3.41	U	1.7	U	1.7	U
Dichlorodifluoromethane	2.25	U	15	U	20.3	U	393	U	4.94	U	2.35	U	4.94	U	10.5	U	2.21	U	2.24	U	2.28	U
Ethanol	9.42	U	143	U	194	U	3770	U	47.1	U	18.8	U	3220	U	5430	U	18.8	U	9.42	U	9.42	U
Ethyl Acetate	1.8	U	27.4	U	37.1	U	714	U	9.01	U	3.34	U	9.01	U	19.1	U	3.6	U	1.8	U	1.8	U
Ethylbenzene	0.869	U	13.2	U	17.9	U	345	U	4.34	U	1.61	U	4.34	U	9.21	U	2.96	U	0.869	U	3.44	U
Freon-113	1.53	U	23.3	U	31.5	U	609	U	7.66	U	2.84	U	7.66	U	16.2	U	3.07	U	1.53	U	1.53	U
Freon-114	1.4	U	21.2	U	28.7	U	555	U	6.99	U	2.59	U	6.99	U	14.8	U	2.8	U	1.4	U	1.4	U
Heptane	0.82	U	12.5	U	16.8	U	325	U	4.1	U	2.64	U	4.43	U	8.69	U	2.66	U	0.82	U	2.25	U
Hexachlorobutadiene	2.13	U	32.4	U	43.8	U	847	U	10.7	U	3.95	U	10.7	U	22.6	U	4.27	U	2.13	U	2.13	U
Isopropanol	2.9	U	37.4	U	50.6	U	1700	U	12.3	U	5.24	U	12.3	U	26.1	U	16.1	U	2.8	U	2.97	U
Methyl tert butyl ether	0.721	U	11	U	14.8	U	286	U	3.61	U	1.33	U	3.61	U	7.64	U	1.44	U	0.721	U	0.721	U
Methylene chloride	1.74	U	26.4	U	35.8	U	688	U	8.69	U	3.22	U	8.69	U	18.4	U	3.47	U	1.74	U	1.74	U
n-Hexane	0.874	U	10.7	U	14.5	U	1190	U	4.65	U	2.35	U	3.52	U	7.47	U	4.9	U	0.705	U	1.52	U
Naphthalene	0.996	U	15.2	U	20.5	U	395	U	4.98	U	1.85	U	4.98	U	10.5	U	1.99	U	0.996	U	0.996	U
o-Xylene	0.869	U	13.2	U	17.9	U	345	U	6.43	U	3.5	U	4.34	U	9.21	U	6.43	U	0.869	U	7.38	U
p/m-Xylene	1.74	U	26.4	U	35.7	U	691	U	11.9	U	5.47	U	15.5	U	18.4	U	11.7	U	1.74	U	13.9	U
Styrene	0.852	U	12.9	U	17.5	U	338	U	4.26	U	1.58	U	4.26	U	9.03	U	1.7	U	0.852	U	0.852	U
Tertiary butyl Alcohol	1.52	U	23	U	31.2	U	600	U	7.58	U	5.46	U	7.58	U	16	U	4.18	U	1.52	U	3.4	U
Tetrachloroethene	1.36	U	6700	U	5790	U	129000	U	2100	U	12.3	U	6.78	U	3770	U	1020	U	1.36	U	267	U
Tetrahydrofuran	1.47	U	22.4	U	30.4	U	584	U	7.37	U	2.73	U	7.37	U	15.6	U	2.95	U	1.47	U	1.47	U
Toluene	1.15	U	11.5	U	15.5	U	299	U	4.82	U	1.39	U	29.4	U	24.2	U	5.13	U	1.04	U	4.94	U
trans-1,2-Dichloroethene	0.793	U	12.1	U	16.3	U	315	U	3.96	U	1.47	U	3.96	U	8.41	U	1.59	U	0.793	U	0.793	U
trans-1,3-Dichloropropene	0.908	U	13.8	U	18.7	U	360	U	4.54	U	1.68	U	4.54	U	9.62	U	1.82	U	0.908	U	0.908	U
Trichloroethene	1.07	U	299	U	22.1	U	427	U	66.6	U	1.99	U	5.37	U	80.1	U	44.8	U	1.07	U	9.35	U
Trichlorofluoromethane	1.12	U	17.1	U	23.1	U	446	U	5.62	U	2.08	U	5.62	U	11.9	U	2.25	U	1.16	U	1.12	U
Vinyl bromide	0.874	U	13.3																			



EXHIBIT D
PROPOSED DEVELOPMENT PLANS

BEACH CHANNEL DRIVE
WIDE STREET

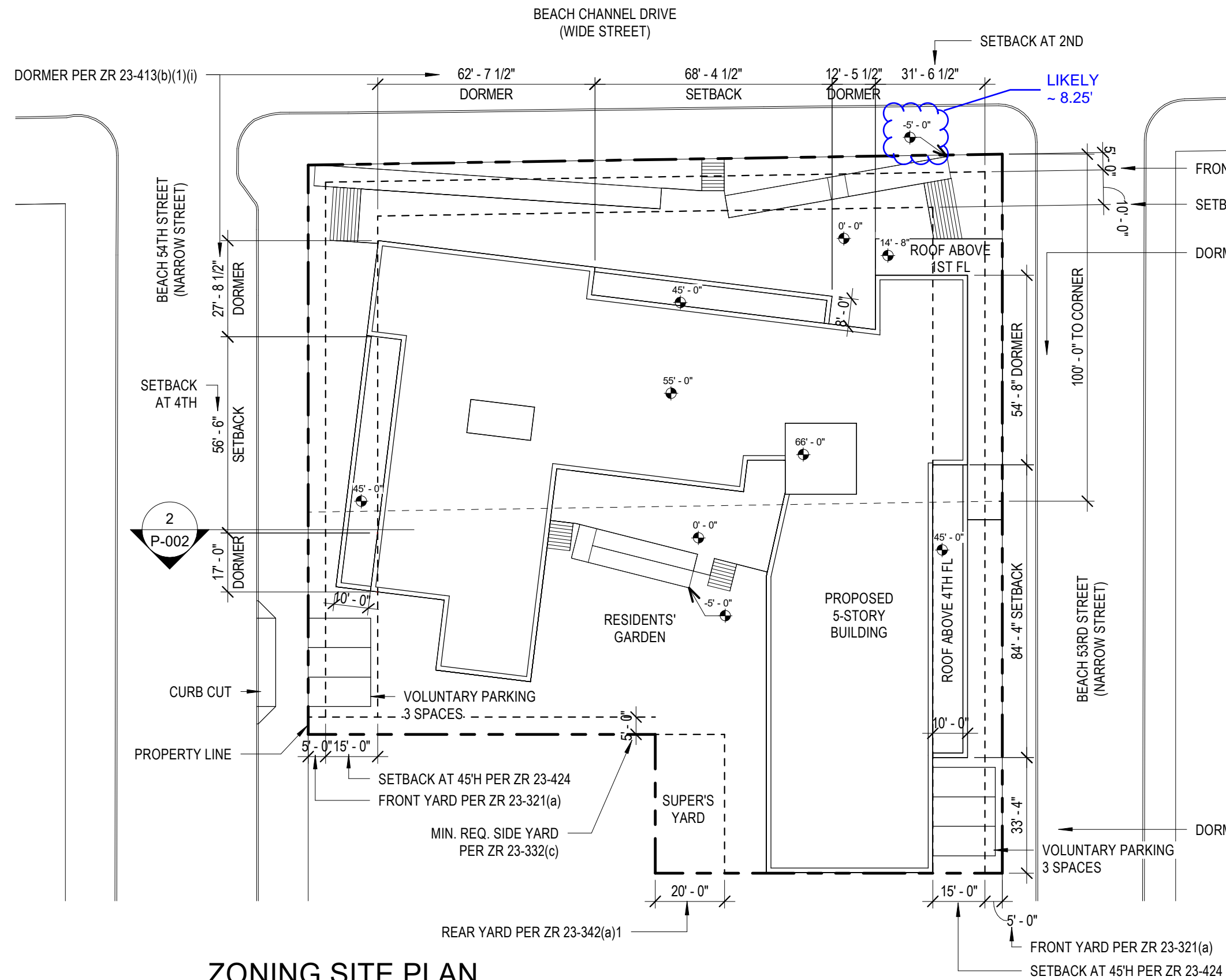
LIKELY
~ 8.25'



SITE PLAN

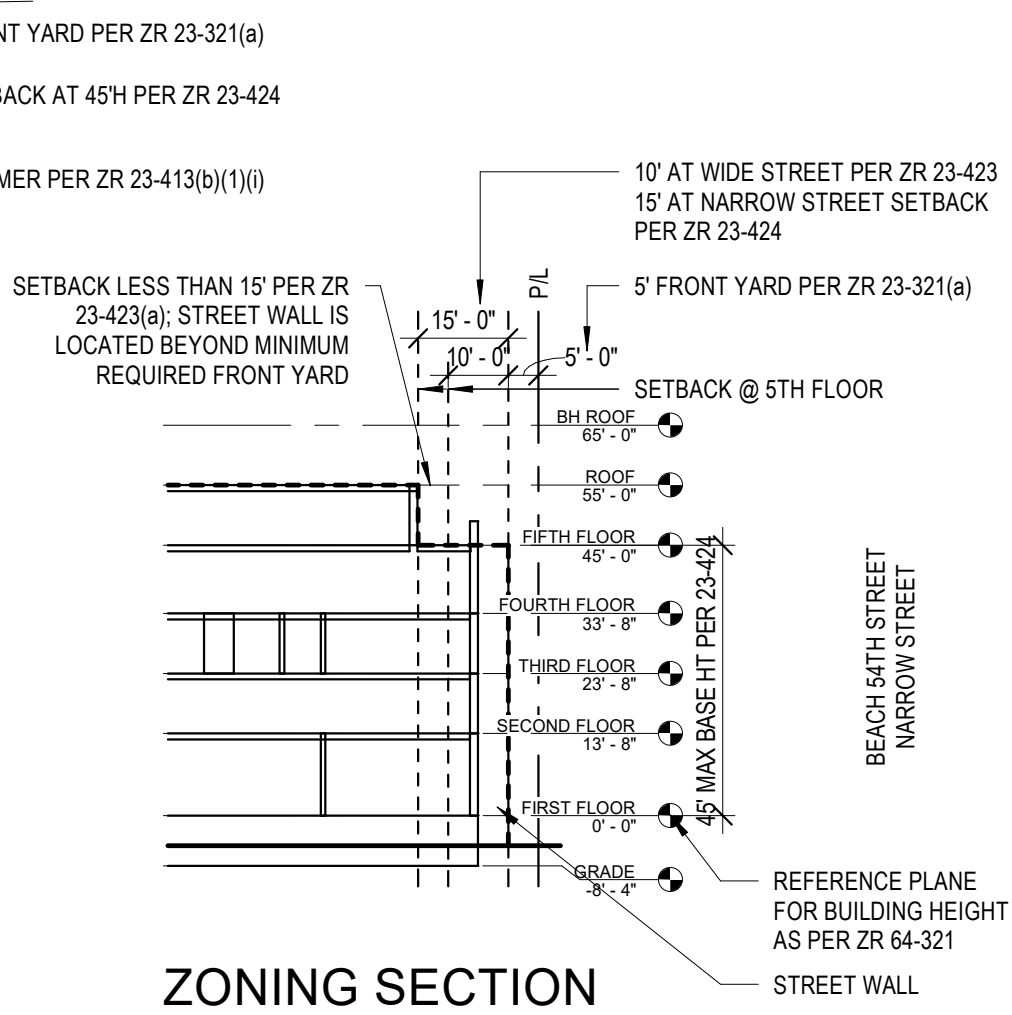
1/32" = 1'-0"





ZONING SITE PLAN

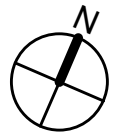
1/32" = 1'-0"



ZONING SECTION

1/32" = 1'-0"

ZONING DISTRICT: R5 WITH C2-4 OVERLAY



UNIT TYPE & COUNT FIRST FLOOR

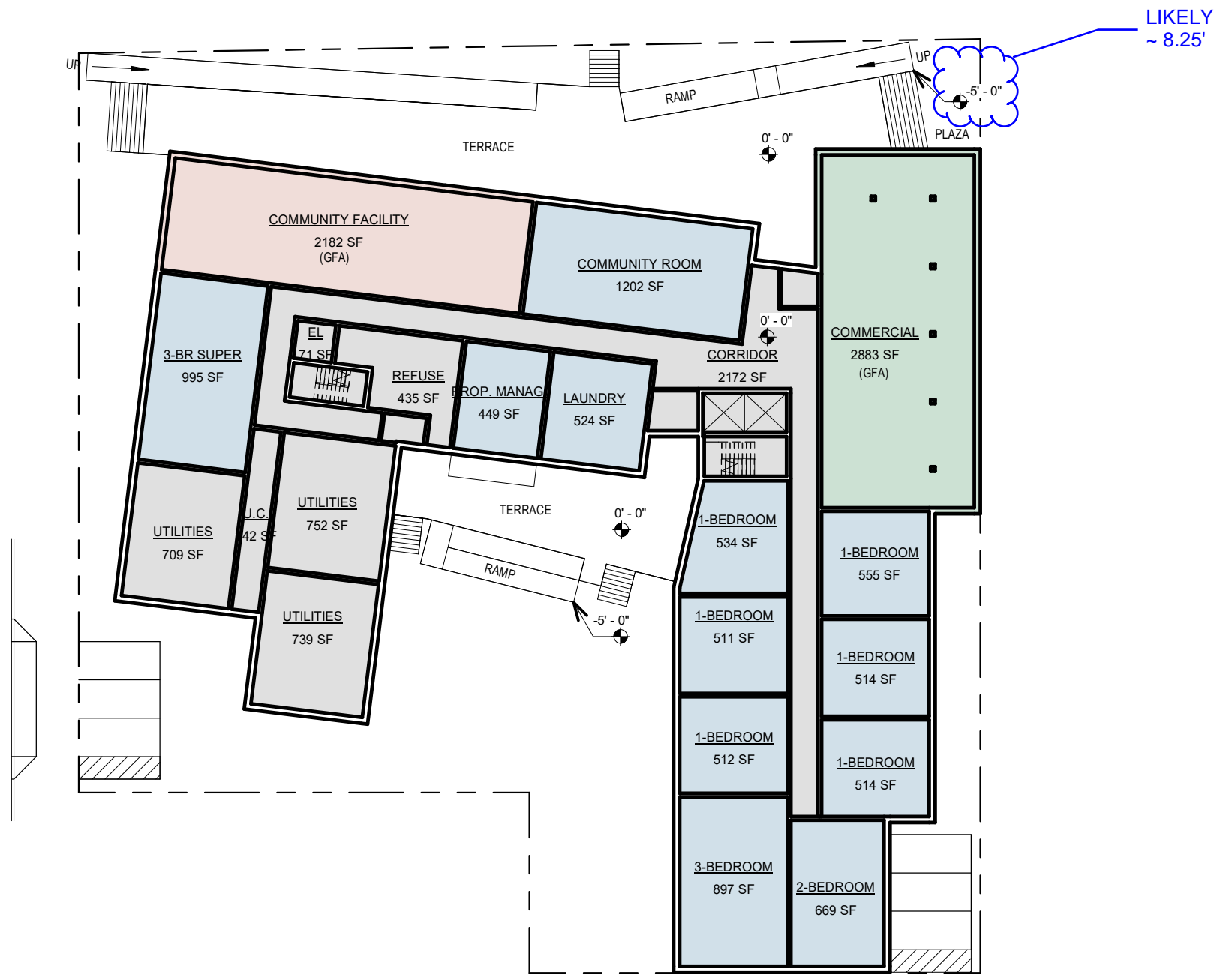
Unit Type	Total Unit Count
1-BR	6
2-BR	1
3-BR	2
Total	9

FIRST FLOOR RES. GFA

15620 SF

COMMERCIAL	2883 SF
COMMUNITY FACILITY	2182 SF
	5065 SF

TOTAL FIRST FLOOR GFA: 20,149 SF



FIRST FLOOR PLAN

1/32" = 1'-0"



UNIT TYPE & COUNT TYP FLOOR	
Unit Type	Total Unit Count Per Floor

0-BR	6
1-BR	10
2-BR	8
3-BR	1
Total	25

TYP FLOOR GFA

19062 SF



TYP FLOOR (2-4)

1/32" = 1'-0"



UNIT TYPE & COUNT 5TH FLOOR

Unit Type	Total Unit Count
-----------	------------------

0-BR	4
1-BR	10
2-BR	6
3-BR	1
Total	21

5TH FLOOR GFA

16937 SF

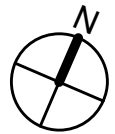
ROOF GFA

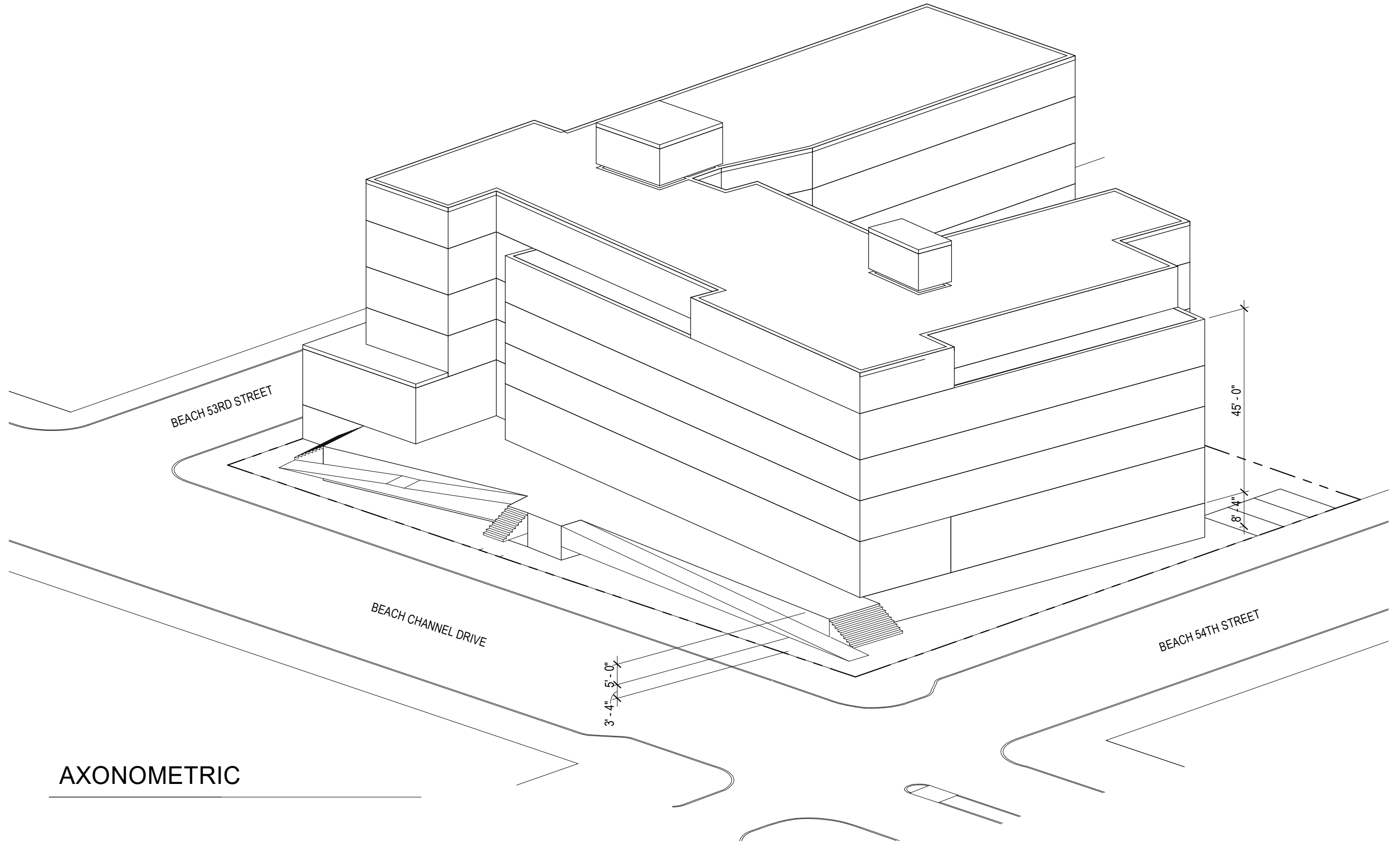
600 SF



FIFTH FLOOR

1/32" = 1'-0"





AXONOMETRIC

53-05 Beach Channel Drive, Qn

AAFE

Block 15890
 Lots 54, 55, 58, 62, 64, 66, 69 (to be merged)
 Test-Fit 24.5 City Of Yes: UAP/AIRS, CF UG IIB, Commercial
 Date 4-Aug-25

Floating Angle Enlarged Super @ west

	Residential (UG II & III.A)														New Community Facility			New Commercial			Combined					
	3BR	2BR	1BR	0BR Studio	Housing gross FA	Deductions									Housing ZFA	CF Gross FA	Mech. Deduc. 2%	CF ZFA	C Gross FA	Mech. Deduc. 2%	C ZFA	Building total ZFA	Gross FA	floor ht	elevation (from base plane)	
						Corridor Termination 23-232.a	Length of Corridor 23-232.b	Elevated GF Units 23-234	Amenity Space 23-231 5% max incl Rec space	Refuse Room 23-233 3sf/du	Recreation Space 23-63 3% min incl in amenity	High Perform. Envel. 5%	Mech./Cellar/Roof 1%	Utility & bike rooms												
roof					600								600													
5	1	6	10	4	16,937	1,034				63		847	169													
4	1	8	10	6	19,062	1,033				75		953	191													
3	1	8	10	6	19,062	1,033				75		953	191													
2	1	8	10	6	19,062	1,033				75		953	191													
1	2	1	6	0	15,620	1,086		500	2,191	27		781	156	2,566	8,313		2,182	44	2,138	2,883	58	2,825	13,277	20,685	13.66	0.00
Grade																										
Totals	6	31	46	22	90,343	5,219	0	500	2,191	315	0	4,487	1,497		73,567		2,182	44	2,138	2,883	58	2,825	78,531	95,408		

Total / Bld.	105				
Total / project	6	31	46	22	105
Percentage	5.7	29.5	43.8	21.0	100 %
Goal %	5	30	40	25	100 %
Net Area/unit	910	740	550	365	
Total Net Area	5,460	22,940	25,300	8,030	61,730
Efficiency Percentage: Net Housing/Gross Housing	68.3 %				

	UGII	UGII	UGIIB	UGV	Mixed Use	Combined
	RES	UAP	Comm. Fac.	Commercial		
Lot Area	37,128 sf					
Max ZFA R5 Residentail	UG II 1.50 55,692 sf					
Max ZFA R5 AIRS / UAP	UG II 2.00	74,256 sf				
Max ZFA 5 CF (UG III.B)	UG IIB 2.00		74,256 sf			
Max ZFA Comm. C2-4	1.00			37,128 sf		
Max ZFA Mixed Use Bldg	2.50				92,820 sf	
max Allow. ZFA	55,692 sf	74,256 sf	74,256 sf	37,128 sf		92,820 sf
Total ZFA	0 sf	73,567 sf	2,138 sf	2,825		78,531 sf
Available ZFA	55,692 sf	689 sf	72,118 sf	34,303		14,289 sf
Total Gross Floor Area	95,408 sf					

6.23
LEGAL GRADE

6.63
LEGAL GRADE

BEACH CHANNEL DRIVE

6.13
LEGAL GRADE

5.73
LEGAL GRADE

5.99
EX'G GRADE

5.85
EX'G GRADE

200.03' LOT

6.40
EX'G GRADE

COMMUNITY FACILITY
ENTRY

RESIDENTIAL
ENTRY

ENTRY
COMMERCIAL
'A'

BLOCK 15890
LOT 64
NEW 5 STORY BUILDING

ENTRY
COMMERCIAL
'B'

ENTRY
COMMERCIAL
'C'

BEACH 54TH STREET

164.06' LOT

BEACH 53RD STREET

207.22' LOT

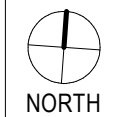
6.84
LEGAL GRADE

6.66
EX'G GRADE

100.00' LOT

LOT 42

40.00' LOT



SCALE: 3/64" = 1'-0" @ TABLOID
2025-10-24

ESKW/Architects

53-05 BEACH CHANNEL DRIVE
53-05 Beach Channel Drive, Queens, NY 11691

100.00' LOT

LOT 42

6.25
EX'G GRADE

6.43
LEGAL GRADE

A010
PLOT PLAN

6.23
LEGAL GRADE

5.99
EX'G GRADE

6.66
EX'G GRADE

6.84
LEGAL GRADE

6.63
LEGAL GRADE

5.85
EX'G GRADE

BEACH CHANNEL DRIVE
200.03' LOT

6.13
LEGAL GRADE

6.40
EX'G GRADE

5.73
LEGAL GRADE

BEACH 54TH STREET

164.06' LOT

100.00' LOT

LOT 42

40.00' LOT

100.00' LOT

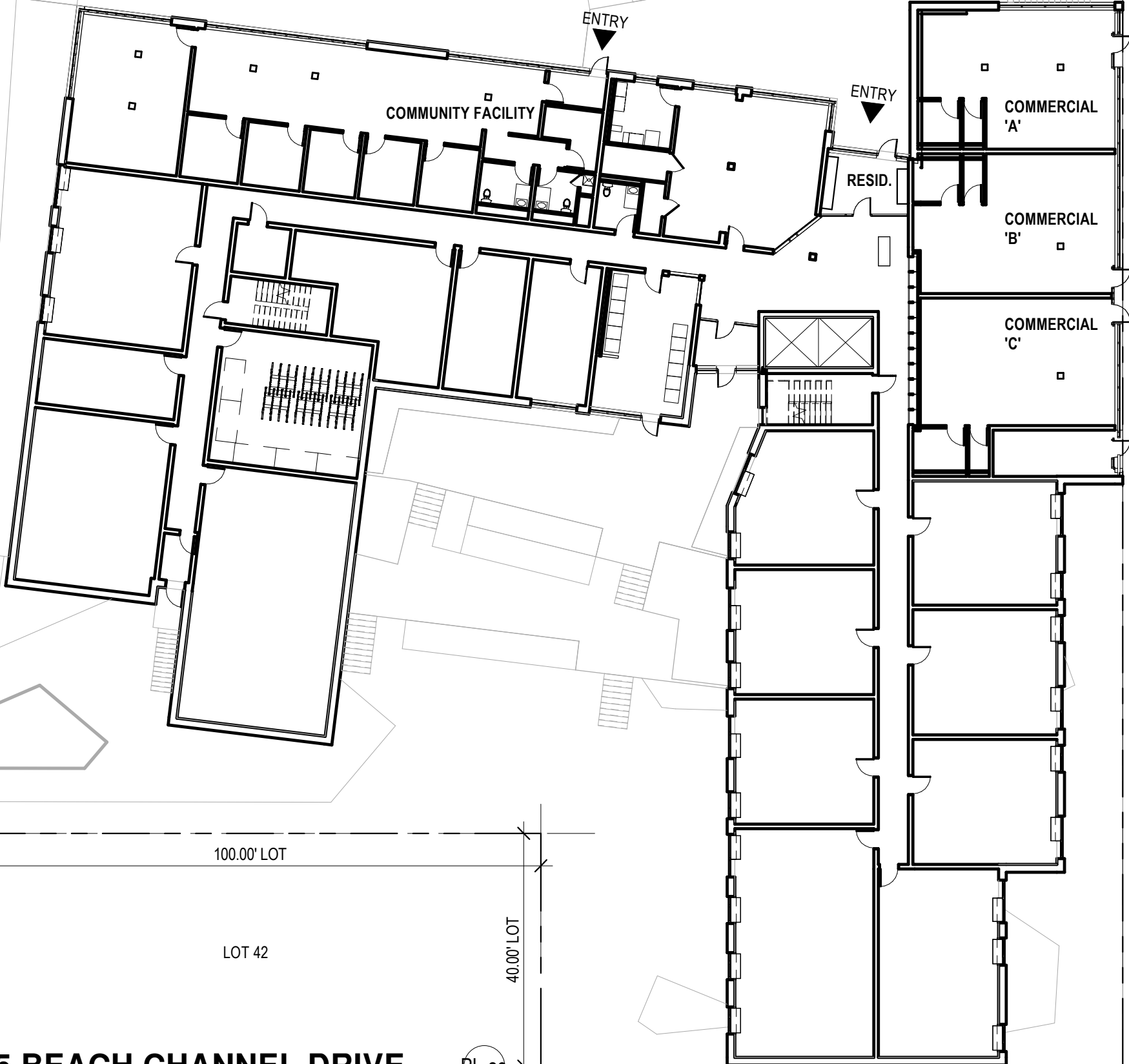
LOT 42

207.22' LOT

BEACH 53RD STREET

53-05 BEACH CHANNEL DRIVE
53-05 Beach Channel Drive, Queens, NY 11691

ESKW/Architects



SCALE: 3/64" = 1'-0" @ TABLOID
2025-10-24

6.43
LEGAL GRADE

A201
FIRST FLOOR PLAN

6.25
EX'G GRADE

PD-1: Plot Diagram
Must be typewritten.

Orient and affix BIS
job number label here

1 Location Information

House No(s) 53-05

Street Name BEACH CHANNEL DRIVE

Borough QUEENS

Block 15890

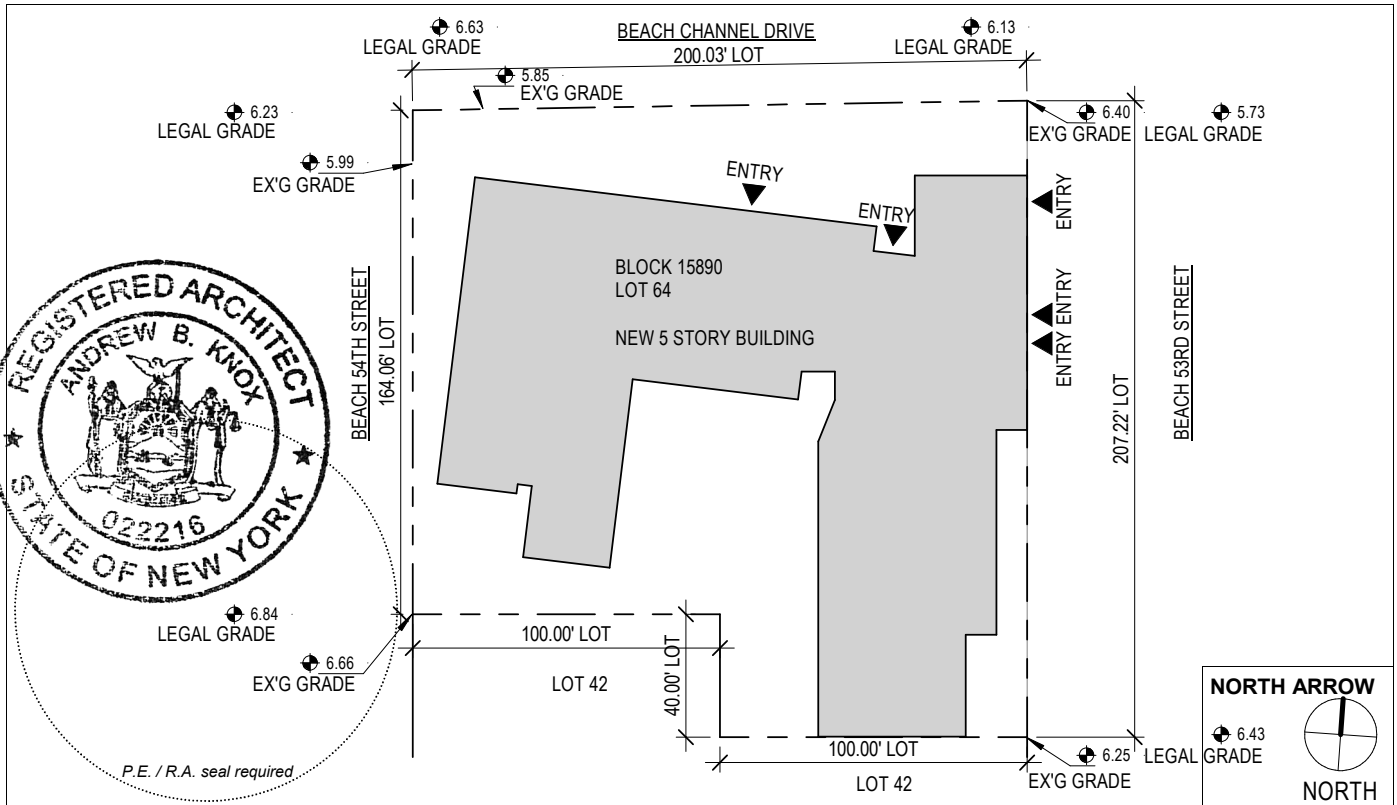
Lot 64

BIN 4430540

C.B. No. 414

2 Plot Diagram of Zoning Lot

Plot Diagram must show the correct street lines from the City Plan; the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades and the existing grades, properly identified, of streets at nearest point from the proposed buildings in each direction; the House Numbers and the Block and Lot Numbers. Indicate dimensions of total tax lots.



3 Description of Land and Premises The zoning lot on which the premises is located is bounded as follows:

BEGINNING at the point on the SOUTH side of BEACH CHANNEL DRIVE distant 0 feet
WEST of the corner formed by the intersection of BEACH 54TH STREET and BEACH CHANNEL DRIVE
running thence E 200.03 feet; thence S 207.22 feet; thence W 100 feet; thence N 40 feet;
thence W 100 feet; thence N 164.06 feet; thence feet; thence feet;
thence feet; thence feet; thence feet; thence feet;
thence feet; thence feet; thence feet; thence feet;
thence feet; thence feet; thence feet; to the point of beginning.

4 Applicant's Statement and Signature

Falsification of any statement is a misdemeanor under § 28-203.1, Item 1, and 28-11.1 of the NYC Administrative Code and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

Applicant Name ANDREW B KNOX

Signature

Date 2025-10-24



EXHIBIT E
PROPOSED BCP MILESTONES



EXHIBIT F
GREEN AND SUSTAINABLE REMEDIATION



Known for excellence.
Built on trust.

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

GZA GeoEnvironmental of
New York
104 West 29th Street
10th Floor
New York, NY 10001
T: 212.594.8140
F: 212.279.8180
www.gza.com



February 2, 2026
41.0163476.00

Arverne Edgemere, LLC
108 Norfolk Street, GF
New York, NY 10002

Green and Sustainable Remediation

Ocean Bay Redevelopment
53-05 Beach Channel Drive and 360 Beach 54th Street
Edgemere, New York 11691
Block 15890, Lots 54 and 64
NYSDEC BCP Site Number – C241304

Sites remediated under the oversight of the New York State Department of Environmental Conservation (NYSDEC) are required to incorporate the concepts of green remediation into all phases of the cleanup process in accordance with DER-31. Green remediation is defined as *“the practice of considering all environmental effects of remedy implementation and incorporating options to minimize the environmental footprint of cleanup actions.”* GZA GeoEnvironmental of New York (GZA) has prepared the following discussion of the green and sustainable remediation (GSR) practices to be incorporated throughout the Brownfield Cleanup Programs phases for the Ocean Bay Redevelopment (Site).

BACKGROUND

The Site is located at 53-05 Beach Channel Drive and 360 Beach 54th Street, Edgemere, NY and is comprised of two tax parcels identified as Block 15890, Lots 54 and 64 on the New York City Tax Map. Arverne Edgemere, LLC (Applicant) has submitted its application to be entered into the Brownfield Cleanup Program (BCP) with the NYSDEC to investigate and remediate the site for the development of a residential building encompassing all lots.

The Site is a combination of developed and undeveloped parcels with some paved parking areas, and three 1-story buildings. Some parcels are fenced, while others have buildings at the property line. The three buildings (16,566 square feet [SF] in total) are currently vacant and have not been occupied in over 10 years.

The Site is planning to conduct a remedial investigation (RI) in accordance with the Remedial Investigation Work Plan (RIWP) submitted to NYSDEC along with the BCP Application. The Applicant and its contractors will plan to incorporate GSR practices throughout the remedial phases for the project as required by the BCP.

REMEDIAL INVESTIGATION

The RI phase of the project is anticipated to have limited long-term impacts on the site and will incorporate its GSR practices through minimizing use of consumables and transportation related impacts and tracking of sustainability metrics. During planning for the RI, local subcontractors for drilling, utility location and surveying, and analytical laboratories will be selected for minimizing the transportation distance to and from the Site. Permanent



monitoring wells will be installed during the RI to prevent the need for an additional mobilization and use of drilling equipment if additional groundwater samples are needed after the initial sampling. The NYSDEC's Climate Screening Checklist will be utilized to evaluate the RI components for their resiliency to climate change at the Site. The RI will include the permanent monitoring wells as the only components of this phase to remain on Site after completion of the investigation. Monitoring wells will be constructed per NYSDEC DER-10 requirements with water-tight seals to ensure no impacts from flooding or severe weather would damage the wells or impact the water table.

During the RI, the field team will track equipment and material usage onsite, transportation methods and distances of all personnel and equipment, and volume of resources used, such as decontamination water and groundwater from well development. The SiteWise™ Tool will be utilized to estimate the environmental footprint of the RI based on the tracked metrics. The footprint analysis will be included as an appendix to the Remedial Investigation Report (RIR) and include the metrics listed below.

- Greenhouse gas emissions (metric tons)
- Total energy used (million British thermal units)
- Water consumption (gallons)
- Electricity Usage (megawatt hours)
- Onsite nitrous oxide emissions (metric tons)
- Onsite sulfur oxide emissions (metric tons)
- Onsite particulate matter less than 10 microns (PM10) emissions (metric tons)
- Total nitrous oxide emissions (metric tons)
- Total sulfur oxide emissions (metric tons)
- Total PM10 emissions (metric tons)
- Accident fatality risk
- Accident injury risk

REMEDIAL DESIGN

Utilizing the results from the RI, a minimum of two remedial action alternatives will be evaluated for protectiveness, effectiveness, implementability, cost, community impact, and sustainability and resilience. A Track 1 remedy and at least one other Track will be evaluated in the Remedial Action Work Plan (RAWP) for selection of the remedy. The remedy selection will be made for the alternative that is effective for protection of human health and the environment and feasible to implement with an equal balance of consideration made on the costs, community impact, and the sustainability and resilience of the design.

To evaluate the sustainability of the alternatives, a footprint analysis will be completed utilizing the SiteWise™ Tool to evaluate the anticipated implementation of the remedial action. The sustainability evaluation will provide the same metrics list above under the RI for each alternative evaluated. The resiliency of the alternatives will be compared utilizing the NYSDEC Climate Screening Checklist and a combination of climate change modeling resources, such as FEMA's Resiliency Analysis and Planning Tool (RAPT) and Climate Mapping for Resilience and Adaption's (CMRA) Assessment Tool.

A GSR evaluation summarizing the results of the footprint analyses and climate screening checklists and providing a comparative analysis between alternatives will be included as an Appendix to the RAWP. The evaluation will be utilized in the selection of the preferred remedy and documented in the RAWP. Due to the proximity of the Site to Manhasset Bay, the remedies' impacts to the Bay, susceptibility to flooding, and implementation in a shallow water table will be key factors during the evaluation of the sustainability and resiliency of each alternative.



REMEDIAL ACTION

The field team will incorporate daily GSR tracking to log equipment usage, material usage, transportation of personnel and equipment, and resource consumption throughout the entirety of the Remedial Action (RA). Daily GSR tracking logs will be included as an attachment to the daily field reports submitted to the NYSDEC Project Manager. At the end of the RA, the tracking logs will be used to develop an accurate footprint analysis for environmental impacts from the implementation. The SiteWise™ Tool will be utilized to develop the environmental footprint analysis of the RA and include the metrics listed below.

- Greenhouse gas emissions (metric tons)
- Total energy used (million British thermal units)
- Water consumption (gallons)
- Electricity Usage (megawatt hours)
- Onsite nitrous oxide emissions (metric tons)
- Onsite sulfur oxide emissions (metric tons)
- Onsite particulate matter less than 10 microns (PM10) emissions (metric tons)
- Total nitrous oxide emissions (metric tons)
- Total sulfur oxide emissions (metric tons)
- Total PM10 emissions (metric tons)
- Accident fatality risk
- Accident injury risk

A GSR evaluation will be provided as an attachment to the Final Engineering Report (FER) and include the footprint analysis and a summary of the analysis inputs and the sustainability metrics.

During the RA and construction, GSR practices will be implemented to limit environmental impacts. This will include the following practices at a minimum:

- Limit the use and idling of generators, excavation equipment, and vehicles to reduce emissions.
- Minimize truck travel for disposal of waste generated during the implementation of the remedy by selecting local disposal facilities.
- Manage onsite resources and materials efficiently.
- Use of local subcontractors to minimize vehicle emissions during commute.
- Request that subcontractors use clean diesel equipment to reduce emissions.
- Request project staff and subcontractors to use public transportation to the extent practicable.
- Reduce waste, increase recycling and increase reuse of materials that otherwise be considered waste.

Additional best management practices (BMPs) may be implemented depending on the selected remedy. Additional BMPs will be evaluated and documented in the RAWP

SITE MANAGEMENT

Should ongoing site management (SM) be necessary, a Site Management Plan (SMP) will be prepared utilizing NYSDEC's latest template. The SMP will include a footprint analysis to estimate the environmental impacts of the proposed on going activities that may include regular site inspections, groundwater monitoring, and/or operation and maintenance of a sub-slab depressurization system (SSDS). The footprint analysis will be completed utilizing the SiteWise™ Tool and include the same metrics for evaluation outline in the RA Section. The footprint analysis will be included in a GSR Evaluation appendix to the SMP which will summarize the analysis' inputs and resulting metrics. A



climate change resiliency screening analysis will also be included in the SMP utilizing the NYSDEC Climate Screening Checklist and available climate change planning tools, such as FEMA's RAPT and CMRA's Assessment Tool.

Periodic Review Reports (PRRs) and System Optimization Reports (SOR) will also include footprint analysis for evaluation of the reporting periods impacts and the estimated impacts for any proposed optimizations. Daily tracking of equipment usage, material usage, transportation of personnel and equipment, and resource consumption will be included on the GSR logs as part of the daily field reports during SM activities. These logs will be utilized in the preparation of the footprint analyses for the PRRs for each reporting period. SORs will also include a climate change resiliency analysis for assessing the proposed optimizations at the Site.

During the SM, efforts will be made to reduce environmental impacts based upon the required components. The party responsible for the SM will incorporate multiple tasks into a single mobilization and reduce transportation related impacts. For instance, if an annual inspection and quarterly groundwater monitoring are required, including the site inspection during one of the groundwater monitoring events annually will reduce transportation related emissions for the SM. Similarly, higher efficiency equipment and vehicles will be utilized whenever possible during the SM phase.

REDEVELOPMENT

The Client plans to enter into a formal agreement with the NYCHA to demolish the existing, vacant structures and redevelop the Site into a multi-story affordable housing building (identified as Ocean Bay Redevelopment) with commercial tenants on the ground level. A Climate Screening Checklist evaluating the preliminary proposed development is included as **Attachment A**.



Attachment A – Climate Screening Checklist

Climate Screening Checklist

Background

- Project Manager: Reinbill Maniquez
- Site Name: Ocean Bay Redevelopment Project
- Site Number: TBD
- Site Location: 53-05 Beach Channel Drive and 360 Beach 54th Street, Edgemere, New York 11691
- Site Elevation (average above sea level): Approximately 5 feet above sea level (from 2025 Site Survey).



- ClimAID region: Region 4—New York City and Long Island



- Remedial Stage/Site Classification: Site Classification A
- Contamination -- Media Impacted/Contaminants of Concern:
 - Soil – VOCs (PCE), Metals (arsenic, copper, lead, mercury, nickel, and zinc), SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(ghi)perylene, benzo(k)fluoranthene, chrysene,

dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene), Pesticides (4,4'-DDD, 4,4'-DDE, and 4,4'-DDT), and PCBs (total PCBs)

- Groundwater – VOCs (1,2,4,5-tetramethylbenzene, 1,2,4-trimethylbenzene, cis-1,2-dichloroethene, isopropylbenzene, tetrachloroethene, and vinyl chloride), SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b) fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene), Total and Dissolved Metals (chromium, iron, magnesium, manganese, and sodium), and PFAS (PFOS and PFOA)
- Soil Vapor – VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, cis-1,2-dichloroethene, ethylbenzene, heptane, n-hexane, o-xylene, p/m-xylene, tetrachloroethene, toluene, and trichloroethene)
- Proposed/Current Remedy: The proposed Remedial Investigation (RI) involves the installation of twelve (12) soil borings to 12 ft. bgs, three (3) monitoring wells screened from 2 to 12 ft. bgs, and four (4) soil vapor collection points at 1.5 ft. bgs. Two samples from each soil boring will be collected for a total of 24 soil samples. Three of the soil borings will be converted into permanent groundwater monitoring wells, where one sample will be collected from each well for total of 3 groundwater samples. A total of six air samples will be collected; 4 soil vapor samples, and 2 ambient air samples.
- What is the predicted timeframe of the remedy? Will components of the remedy still be in place in 10+ years?
 - The Remedial Investigation (RI) is anticipated to begin in Summer 2026 with a Certificate of Completion expected to be issued in February 2028.

Is the site in a disadvantaged community (DAC) or potential environmental justice area (PEJA) (Use DECinfoLocator: [DECinfo Locator \(ny.gov\)](https://decinfo.locator.ny.gov/))?



Yes No

If the site is in a DAC or PEJA, will climate impacts be magnified? If yes, list how and why.

Yes No

Should thresholds of concern be lowered to account for magnification of impacts? If yes, indicate how lower thresholds will be used in the screening.

Yes No

Climate Screening Table*

Potential Climate Hazards	Relevant to the Site Location (Y/N/NA) ¹	Projected Change (Put the reference document/model used here) ²	Potential to Impact Remedy (Y/N)	Is remedy/site already resilient? (Y/N) ³
Precipitation	Potentially	Based on the Climate Mapping for Resilience and Adaptation (CMRA)'s climate projections between 2015 and 2044, the average annual total precipitation for the Site is expected to increase from 1.7 to 2.1 inches above the 1976-2005 average.	N	N/A
Temperature (Extreme Heat or Cold Weather Impacts)	N	Based on the Climate Mapping for Resilience and Adaptation (CMRA)'s climate projections between 2015 and 2044, the average cooling degree days are expected to stay the same as the 1976-2005 average.	N	N/A
Sea Level Rise	Y	N- Based upon the NOAA's Sea Level Rise Viewer the site is impacted at 4 feet of SLR.	N	N/A
Flooding ⁴	Y	Based upon FEMA's Resiliency Analysis Planning Tool, the site is located in 0.2 to 1% Annual Chance flood hazard area.	N	N/A
Storm Surge	N	Y – NOAA's Storm Surge Risk Maps tool indicates that the site could be impacted by over 6 feet of water during Category 1 hurricanes and higher.	N	N/A
Wildfire	N	N/A	N/A	N/A

Potential Climate Hazards	Relevant to the Site Location (Y/N/NA) ¹	Projected Change (Put the reference document/model used here) ²	Potential to Impact Remedy (Y/N)	Is remedy/site already resilient? (Y/N) ³
Drought	N	N/A	N/A	N/A
Storm Severity (could include high winds, lightning, etc.)	Y	N - Based upon FEMA's Resiliency Analysis Planning Tool, there is no increase in storm severity outlook.	N/A	N/A
Landslides	N	N/A	N/A	N/A
Other Hazards:	Seismic Activity – N/A	N/A	N/A	N/A

*Links to potential data sources can be found on the following page

¹ If the first column is N --> The rest of the columns will be N/A, the hazard is not applicable to the site.

² List the projected change in specific terms or units e.g. inches of rain fall, feet of sea level rise, etc.

³ If final column is Y, provide reasoning, if the final column is N --> Climate Vulnerability Assessment (CVA) required.

⁴ For system sites- components (e.g. electrical wiring and panels) should be evaluated to determine if they would need to be raised to avoid flooding.

Required Next Steps (If no further action, provide justification):

The vulnerability that was assessed was related to the proposed remedial investigation components at the Site. The components remaining in place at the Site are the permanent monitoring wells. The monitoring wells will be installed with stick-up type well completion and sealed with well plugs. These wells are not susceptible to impacts from water/precipitation inundation, temperature increases, or increases in storm severity at the Site, therefore no further action is needed.



EXHIBIT G
FISH AND WILDLIFE RESOURCES ANALYSIS



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Long Island Ecological Services Field Office
340 Smith Road
Shirley, NY 11967-2258
Phone: (631) 286-0485 Fax: (631) 286-4003

In Reply Refer To:
Project code: 2026-0008080
Project Name: Beach Channel Drive Site Redevelopment

10/23/2025 19:14:17 UTC

Federal Nexus: yes
Federal Action Agency (if applicable): Department of Housing and Urban Development

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for 'Beach Channel Drive Site Redevelopment'

Dear Victoria Curran:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on October 23, 2025, for “Beach Channel Drive Site Redevelopment” (here forward, Project). This project has been assigned Project Code 2026-0008080 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species’ determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (DKey), invalidates this letter. **Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.**

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is

required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required (except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Piping Plover (<i>Charadrius melodus</i>)	Threatened	No effect
Roseate Tern (<i>Sterna dougallii dougallii</i>)	Endangered	No effect
Rufa Red Knot (<i>Calidris canutus rufa</i>)	Threatened	No effect

Conclusion If there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

Other Species and Critical Habitat that May be Present in the Action Area

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or PermitsR5MB@fws.gov, with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the Long Island Ecological Services Field Office and reference the Project Code associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Beach Channel Drive Site Redevelopment

2. Description

The following description was provided for the project 'Beach Channel Drive Site Redevelopment':

The proposed project is a new 5-story mixed-use residential, commercial, and community facility building.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.594765550000005,-73.7840441547323,14z>



QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

Yes

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

Note: This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

No

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Note: for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

Yes

4. Are you including in this analysis all impacts to federally listed species that may result from the entirety of the project (not just the activities under federal jurisdiction)?

Note: If there are project activities that will impact listed species that are considered to be outside of the jurisdiction of the federal action agency submitting this key, contact your local Ecological Services Field Office to determine whether it is appropriate to use this key. If your Ecological Services Field Office agrees that impacts to listed species that are outside the federal action agency's jurisdiction will be addressed through a separate process, you can answer yes to this question and continue through the key.

Yes

5. Are you the lead federal action agency or designated non-federal representative requesting concurrence on behalf of the lead Federal Action Agency?

No

6. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)?

No

7. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

8. Is the lead federal action agency the Natural Resources Conservation Service?

No

9. Will the proposed project involve the use or storage of herbicide?

No

10. Will the proposed project involve herbaceous native vegetation removal (including prescribed fire that would result in burning of plants) or mowing?

No

11. Will all activities occur within an area that is currently paved, graveled, routinely maintained lawn, and/or inside a structure?

Yes

12. Will the proposed project involve demolition, rehabilitation, property elevation, renovation, and/or rebuilding of one or more existing buildings (e.g., residential, commercial and industrial buildings, or utilities)? Note: if project activities include modification of bridges and/or culverts, answer this question "No".

Yes

13. Is the entire project footprint, including staging areas, currently developed or hard surfaced (i.e., the site consists entirely of existing roads, sidewalks, buildings, driveways, routinely mown grass etc.) and does not contain any undeveloped and/or previously undisturbed vegetated areas?

Yes

14. Does your project involve excessive noise (e.g. jackhammer or other equipment use outside a building that requires hearing protection for the operator), new hydrological impacts (e.g., changes to stormwater discharge), or impacts to structures that are being used by any federally endangered or threatened species (e.g., roosting Indiana bats, nesting piping plover or roseate tern using gravel or paved surfaces, etc.) or are there known reports of species using areas within the project footprint? Note: If unsure, answer no or conduct a site survey to ensure that listed species are not present.

No

15. Will completion of this project require clearing or land disturbance of any areas that were not already developed and/or disturbed prior to the start of the proposed project?

Note: Examples of land disturbance may include, but are not limited to, grading, tree or vegetation removal, excavation, etc.

No

16. [Hidden Semantic] Is the project area located within the piping plover species list area?

Automatically answered

Yes

17. [Hidden Semantic] Is the project area located within the red knot species list area?

Automatically answered

Yes

18. [Hidden Semantic] Is the project area located within the roseate tern species list area?

Automatically answered

Yes

19. Does the project include activity in or within 500 feet of an open beach, coastal inlet, river mouth, sand spit, tidal flat, or rocky structure (e.g., jetty)?

No

20. Do you have any other documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?
.5
2. Approximately how many total acres of disturbance are within the disturbance/
construction limits of the proposed project?
1
3. Briefly describe the habitat within the construction/disturbance limits of the project site.
Previously developed urban area

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Victoria Curran
Address: 55 Lane Road
Address Line 2: #407
City: Fairfield (Fairfield Twp)
State: NJ
Zip: 07004
Email: victoria.curran@gza.com
Phone: 8622686343

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development



EXHIBIT H
WATERFRONT REVITALIZATION PROGRAM

53-05 Beach Channel Drive

Waterfront Revitalization Program Assessment

The Project Site is located within the boundaries of the New York City Coastal Zone and is subject to CEQR discretionary review procedures; therefore, the Proposed Action must be reviewed and assessed for consistency with the policies set forth in the New York City Waterfront Revitalization Program (WRP). The WRP establishes the City's policies for waterfront planning, preservation, and development projects to ensure consistency over the long term. The goal of the program is to maximize the benefits derived from economic development, environmental conservation, and public use of the waterfront while minimizing any potential conflicts among these objectives. The WRP Consistency Assessment Form (CAF) was completed and is provided above. The CAF assists the Applicant in identifying the relevant WRP policies and certifying that the project is consistent with the WRP.

The Proposed Action would place a new mixed residential, commercial, and community facility building in a designated "Zone AE" within the 1% annual chance floodplain (100-year flood zone) as per the 2015 FEMA Preliminary Flood Insurance Rate Maps (PFIRMs) and the 2007 effective Flood Insurance Rate Maps (FIRMs).

High Risk Areas

Zone AE are areas that have a 1% probability of flooding every year (also known as the "100-year floodplain"), and where predicted flood water elevations above mean sea level have been established. Properties in Zone AE are considered to be at high risk of flooding under the National Flood Insurance Program (NFIP). Buildings located in an AE Zone are required to comply with Appendix G of the Building Code.

Waterfront Revitalization Program Assessment

The WRP Consistency Assessment Form (CAF) was completed to determine the consistency of the Proposed Action with the Waterfront Revitalization Program's (WRP's) ten policies. Additionally, as the Project Site is located within the boundaries of a flood zone, the Flood Evaluation Worksheet was also completed. The Flood Evaluation Worksheet allows the Applicant to calculate future flood elevations and assess site-specific risks to vulnerable or critical project features (Refer to Policy 6).

Based on the information provided in the CAF, a detailed methodology and policy response is provided below, which incorporates the findings of the Flood Evaluation Worksheet, and the Proposed Action's consistency with the applicable WRP Policies (Policy 1, 5, 6, and 7) and Sub-Policies (Policy 1.1, 1.3, 1.5, 5.1, 6.1, 6.2, 7.1, 7.2, and 7.3).

Policy 1: Support and Facilitate Commercial and Residential Development in Areas Well-Suited to Such Development

1.1 Encourage commercial and residential development in appropriate coastal zone areas.

The Proposed Action is consistent with this policy. It would encourage the redevelopment of multiple underutilized lots that are currently occupied by vacant commercial buildings, with new-built residential, commercial, and community facility uses in close proximity to established and newly emerging areas that are well served by public transit, local commercial services, open space, and community facilities. The underutilized Project Site would be redeveloped to serve the local community, create high-quality affordable housing, provide employment and economic development, and enhance the city's tax base.

The Project Site is located along Beach Channel Drive, a major east/west residential and commercial corridor on the Rockaway peninsula. It is bounded by Beach 54th Street to the west, by Beach 53rd Street to the east, and by Rockaway Beach Boulevard to the south. Three blocks to the south of the Project Site are the Rockaway Boardwalk and beach area. The Project Site has access to regional highways through the nearby Rockaway Freeway, Cross Bay Boulevard, Nassau Expressway, and the Belt Parkway. It is within an area developed primarily with multi-family residential buildings and is well served by bus and subway mass transit.

1.3 Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.

The Proposed Action is consistent with this policy. The Proposed Project would redevelop multiple underutilized lots that are currently occupied by vacant commercial buildings for residential, local retail, and community facility uses in close proximity to high-capacity roadways (Beach Channel Drive as a minor arterial) and mass transit infrastructure and would integrate the site into the surrounding residential and commercial area.

1.5 Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development pursuant to WRP Policy 6.2.

The Proposed Action is consistent with this policy. Given the Project Site is located within a 100-year floodplain, the potential effects of global climate change on the Proposed Project have been considered. The Proposed Project would include necessary elements to reduce the vulnerability to flood damage as compared to existing conditions. The Proposed Project would incorporate building features as required by the New York City Building Code Appendix G Flood Resistant Construction Standards. By incorporating these strategies, the effects of climate change and potential sea level rise on the Proposed Project would be minimized.

Policy 5: Protect and Improve Water Quality in the New York City Coastal Area

5.1 Manage direct or indirect discharges to waterbodies.

While the Proposed Project would not involve industrial uses that may result in a new direct or indirect discharge into water bodies, the Proposed Action would be required to ensure that the Project Site would not be impacted by hazardous materials.

A Phase I Environmental Site Assessment (ESA) and a limited Phase II Environmental Site Investigation (ESI) were conducted at the Project Site in 2015 and 2016 respectively, according to the guidance and requirements of the New York City Department of Environmental Protection (DEP). The findings of the analysis indicated that there is evidence of releases of hazardous materials to soil and groundwater beneath the Project Site from the historical operations. Accordingly, it is required that the oversight of the subsurface activities be conducted by an environmental professional, and any impacted soil and groundwater be handled and disposed in accordance with the applicable regulatory regulations.

The Applicant is currently preparing materials to enter into the Brownfield Cleanup Program. If accepted into the program, the Applicant will enter into a Brownfield Cleanup Agreement (BCA) and will prepare a remedial investigation work plan (RIWP) for approval by the New York State Department of Environmental Conservation (NYSDEC). Once the RIWP is approved, cleanup of the Project Site would be completed according to the approved plan. Once NYSDEC certifies completion of cleanup, a certificate of completion (COC) will be issued.

Based on the findings of Phase I ESA and Phase II ESI, the Proposed Action would require remediation to prevent further discharge of such contamination into the groundwater and waterways. Therefore, the Proposed Action would minimize the negative impacts on fish and wildlife habitats caused by effluent discharge.

Policy 6: Minimize Loss of Life, Structures, Infrastructure, and Natural Resources Caused by Flooding and Erosion, And Increase Resilience to Future Conditions Created by Climate Change

6.1 Minimize losses from flooding and erosion by employing non-structural and structural design measures appropriate to the site, the use of the property to be protected, and the surrounding area.

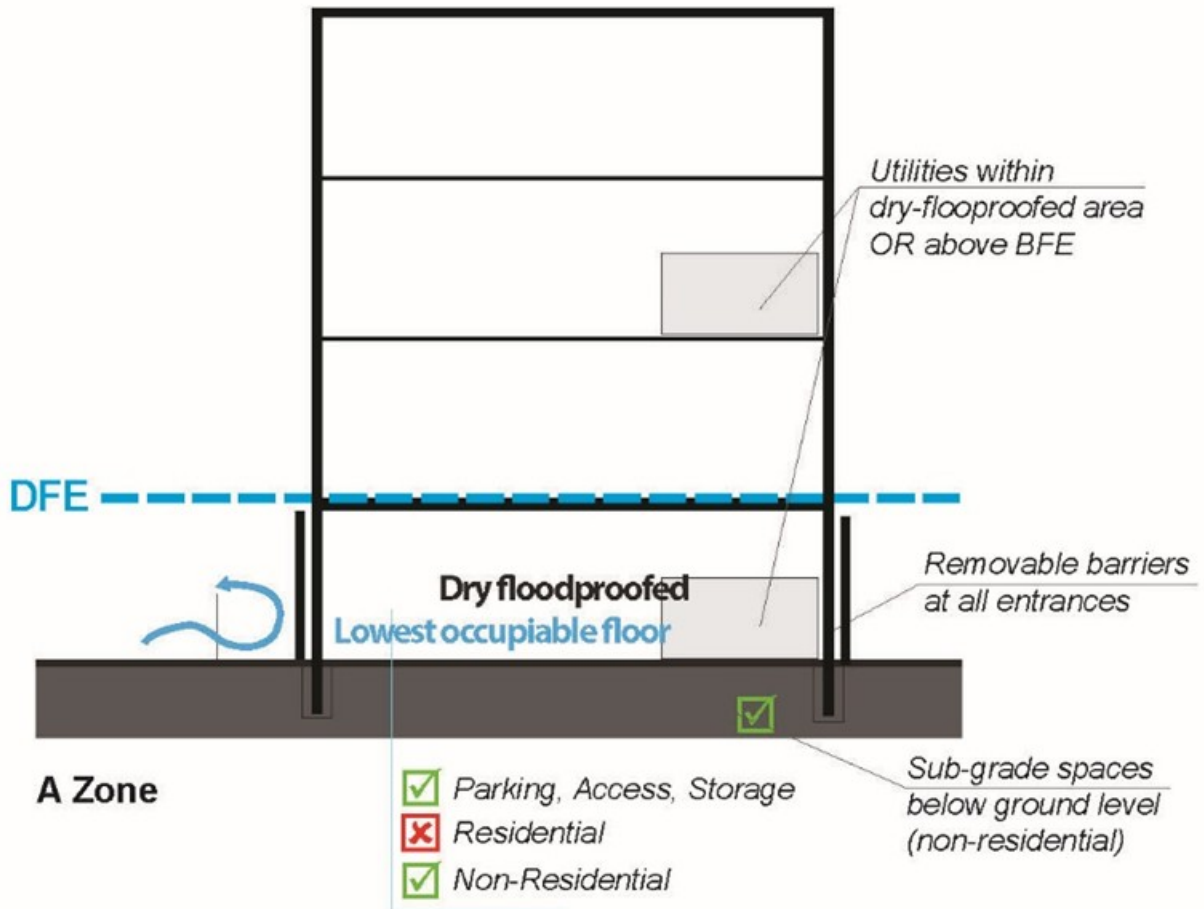
As indicated below in **Figure 2**, the Project Site is located within the 2015 PFIRMs and 2007 FIRMs 1% annual chance floodplain (100-year flood zone). Under Policy 6, the primary goal for projects within flood hazard areas is to reduce the risks posed by current and future flood events, mainly major storms that are likely to increase due to climate change and sea level rise.

As the Project Site falls within the 1% annual chance floodplain per 2015 PFIRMs and 2007 FIRMs, the Proposed Project would be subject to compliance with NYC Building Code Appendix G¹. The Proposed Project's design would incorporate dry-floodproofing building features for the building to protect the vulnerable features, as further discussed in Policy 6.2 below. Dry-floodproofing, as shown below in **Figure 1**, is a flood resilient construction practice that is designed to seal a building's exterior walls to prevent flood waters from coming into the building space, while ensuring that the building has the ability to resist water loads below the expected level of flooding.

Therefore, the Proposed Project would incorporate building-scale resiliency measures to reduce the risks of damage from current and future coastal hazards and would be consistent with Policy 6.1.

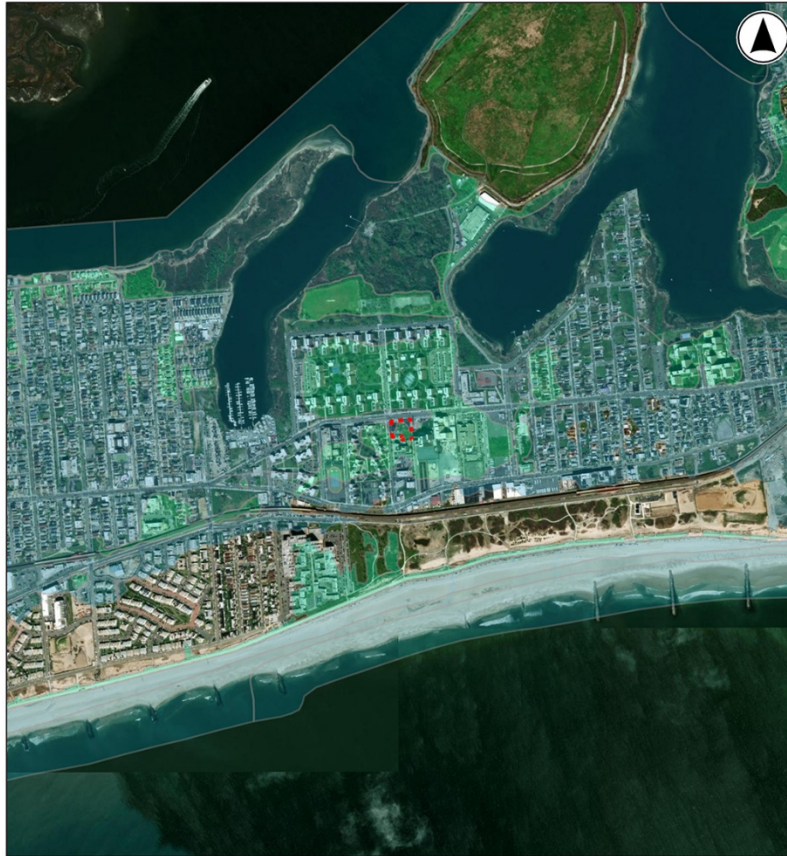
¹ Appendix G requires owners of severely damaged or destroyed buildings in the 1% annual chance floodplain to comply with the flood resistant construction standards of the Building Code when they rebuild. The same requirements are applicable to any new development, or substantially improved properties, when the development is located in whole or in part within the 1% annual chance floodplain.

Figure 1: Flood Zone Construction – Dry Floodproofing²



² While floodproofing can be employed as a construction measure for any building, the figure shows the requirements under the building code related to sites within an AE Zone.

Figure 2: 2007 FIRM vs. 2015 PFIRM



Supporting Zoning Layers

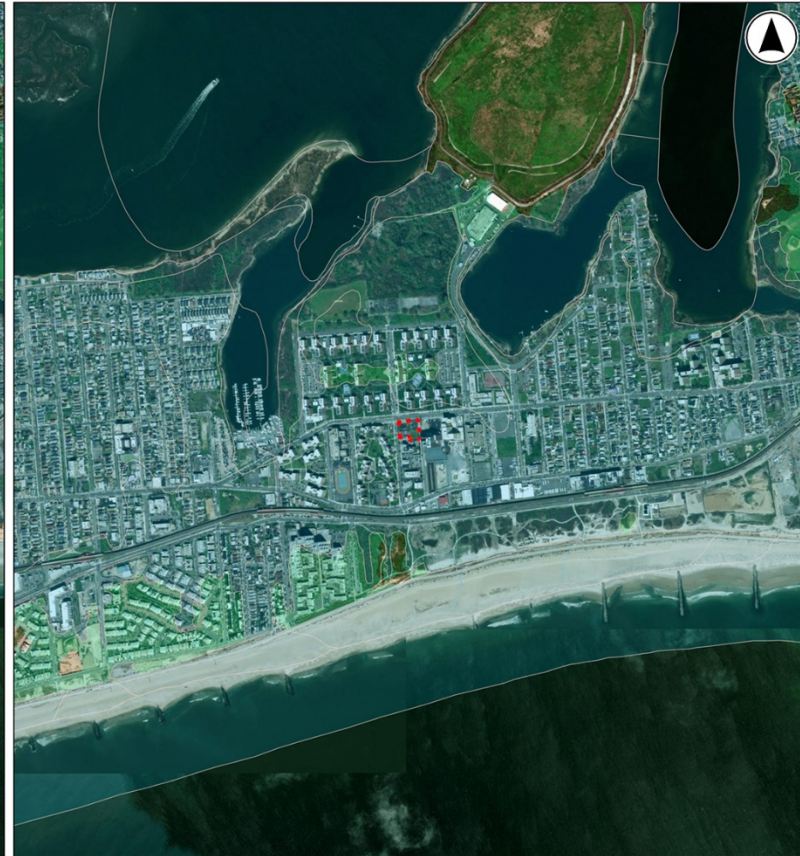
Effective Flood Insurance Rate Maps 2007

V (1% floodplain) ■

A (1% floodplain) ■

Shaded X (0.2% floodplain) ■

Effective Date	9/5/2007
Flood Zone	AE
Base Flood Elevation	8 feet



Supporting Zoning Layers

Preliminary Flood Insurance Rate Maps 2015

V (1% floodplain) ■

A (1% floodplain) ■

Shaded X (0.2% floodplain) ■

Preliminary Issue Date	1/30/2015
Flood Zone	AE
Base Flood Elevation	10 feet

6.2 Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the city's Coastal Zone.

The following assessment was prepared in accordance with *The New York City Waterfront Revitalization Program: Climate Change Adaptation Guidance Document for Policy 6.2*. The three basic steps to assessing an action's consistency with Policy 6.2 of the Waterfront Revitalization Program include identifying vulnerabilities and consequences, identifying adaptive strategies, and assessing policy consistency.

1. Identify Vulnerabilities and Consequences

a) Assess the Project Area's Exposure to current and future flood risk (Flood-Evaluation Worksheet). The information in the following subsections is based on the results of the completed flood evaluation worksheet, which is provided in Appendix E.

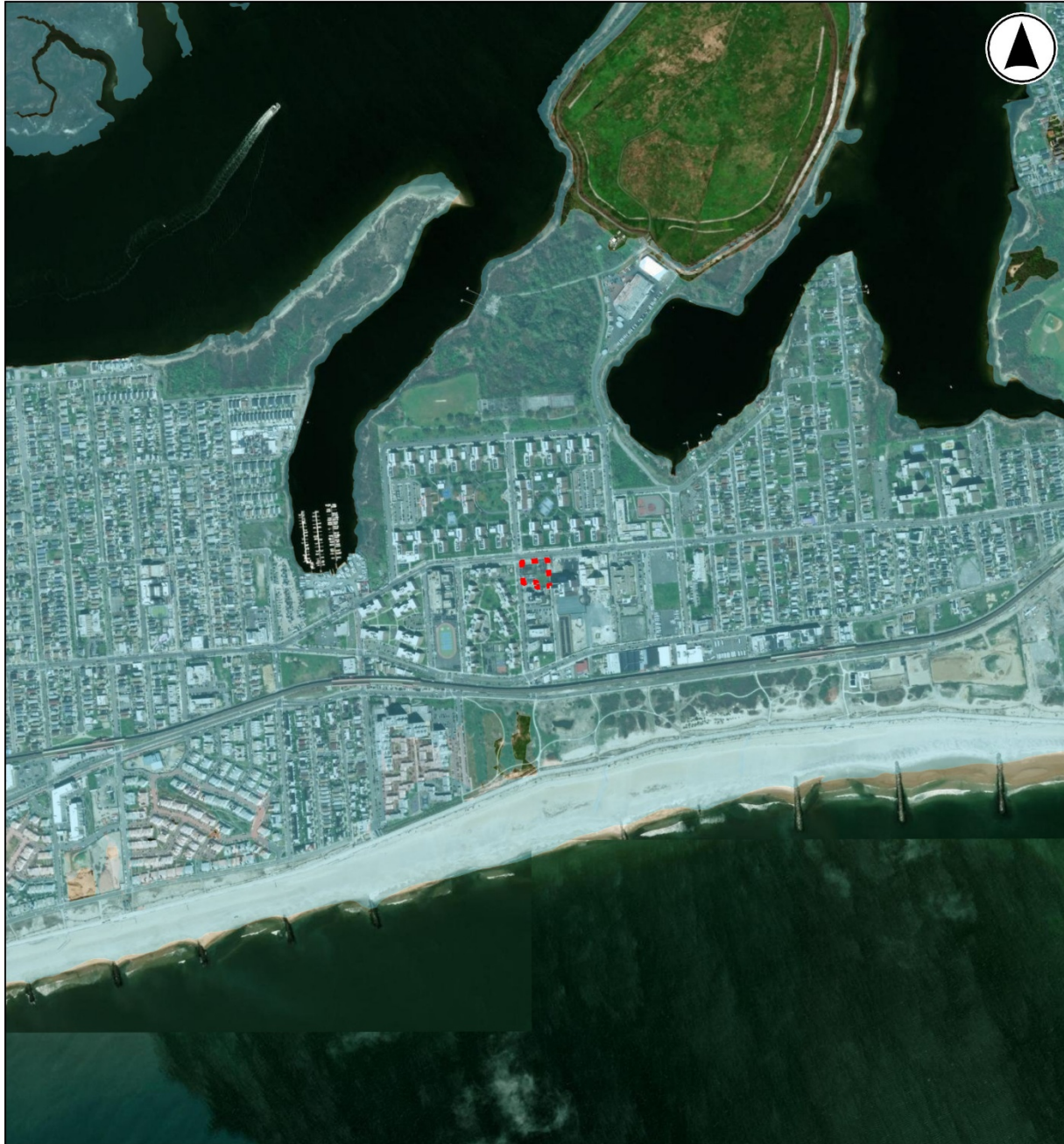
New York City is highly susceptible to coastal hazards such as flooding, hurricanes, and storm surges as a result of climate change and sea level rise. According to the 2015 New York City Panel on Climate Change (NPCC) projections, sea levels have risen 1.1 feet at the Battery since 1900, and higher sea levels in the future are highly anticipated.

As shown in **Figure 2** above, the Project Site is currently located within the boundaries of 1% annual chance floodplain pursuant to the 2015 PFIRMs and 2007 FIRMs. As projected in the New York City Flood Hazard Mapper³ (see **Figure 3** to **Figure 5** for 2020s to 2080s future floodplain projections and **Figure 6** to **Figure 9** for 2020s to 2100 future high tide projections), the Project Site would fall within Zone AE (1% annual chance floodplain or 100-year floodplain) under all future flood projections. Meanwhile, though the Project Site will not be impacted by high tides by 2050s, the Project Site is anticipated to be impacted by future high tides under high (58 inches SLR) and mid-high (39 inches SLR) sea level rise projections by 2080s and under mid-high (50 inches SLR) and middle (36 inches SLR) sea level rise projections by 2100.




Per the guidance of Policy 6.2, the highest Base Flood Elevation (BFE) of the existing 1% annual chance floodplain available on the flood hazard mapper shall be adopted for the Project Site for a more conservative analysis result. Per 2015 PFIRMs, the 1% annual chance floodplain on the Project Site has a BFE of 10 feet. Accordingly, the Designed Flood Elevation (DFE) at the Project Site is 12 feet by adding 2 feet to the BFE.

³ Not intended for site-specific analysis, but serves as an estimate of future flood risk.

Figure 3: Future 2020s Floodplain Projections

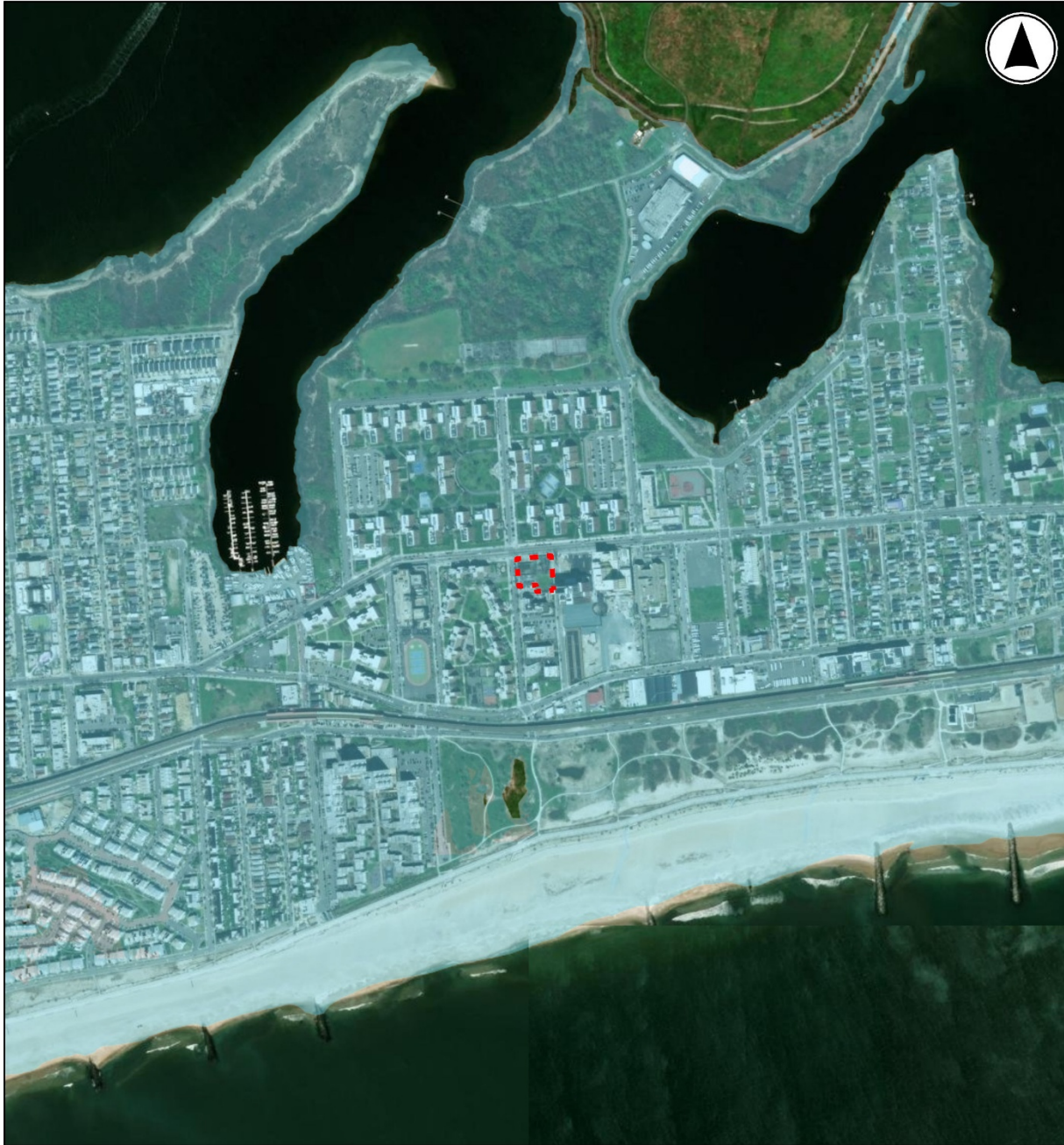


LEGEND




-  PROJECT SITE
-  1% ANNUAL CHANCE FLOODPLAIN
-  0.2% ANNUAL CHANCE FLOODPLAIN

0 500 1,000 2,000
US Feet

Figure 4: Future 2050s Floodplain Projections

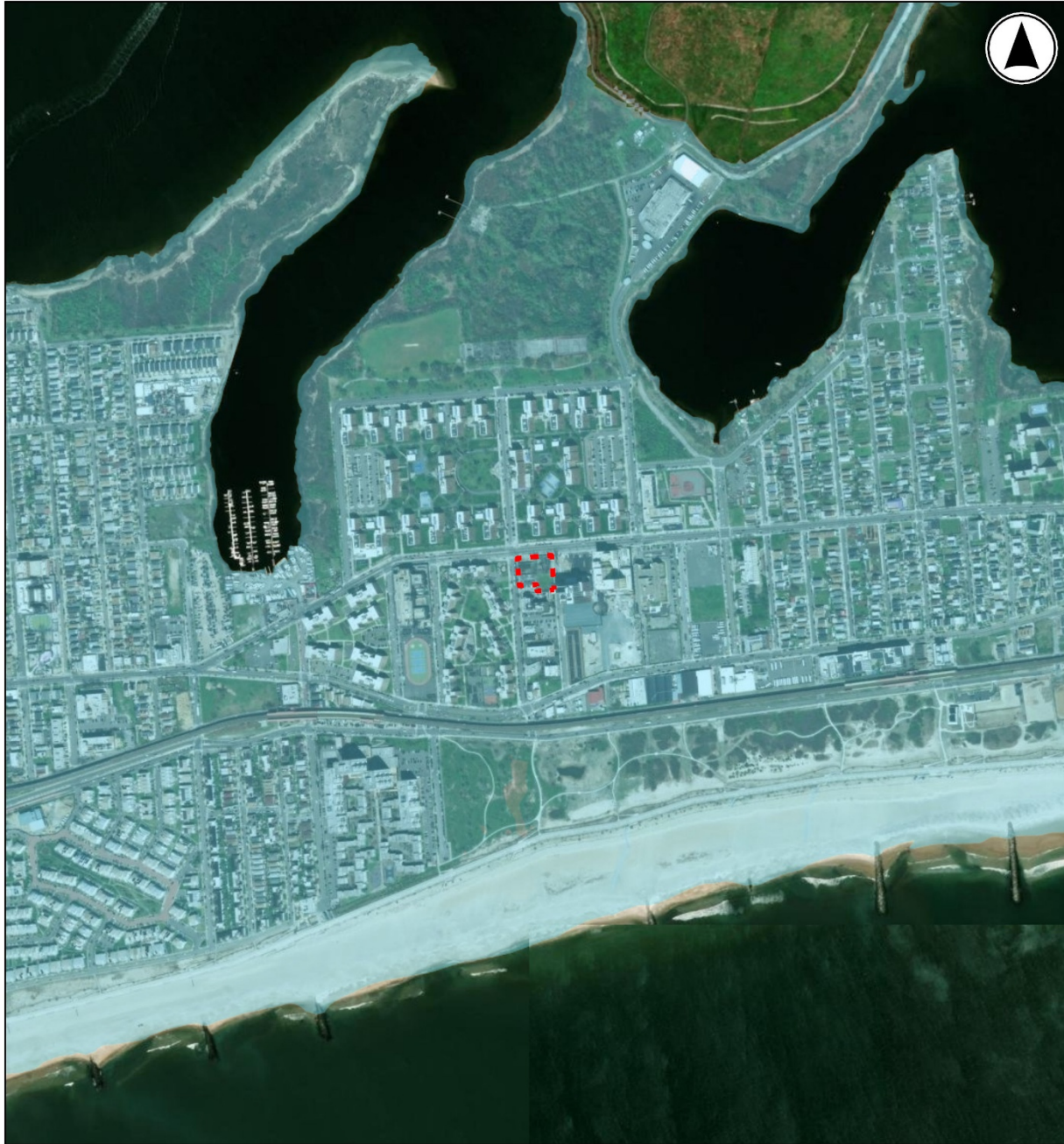


LEGEND




-  PROJECT SITE
-  1% ANNUAL CHANCE FLOODPLAIN
-  0.2% ANNUAL CHANCE FLOODPLAIN

0 500 1,000 2,000
US Feet

Figure 5: Future 2080s Floodplain Projections

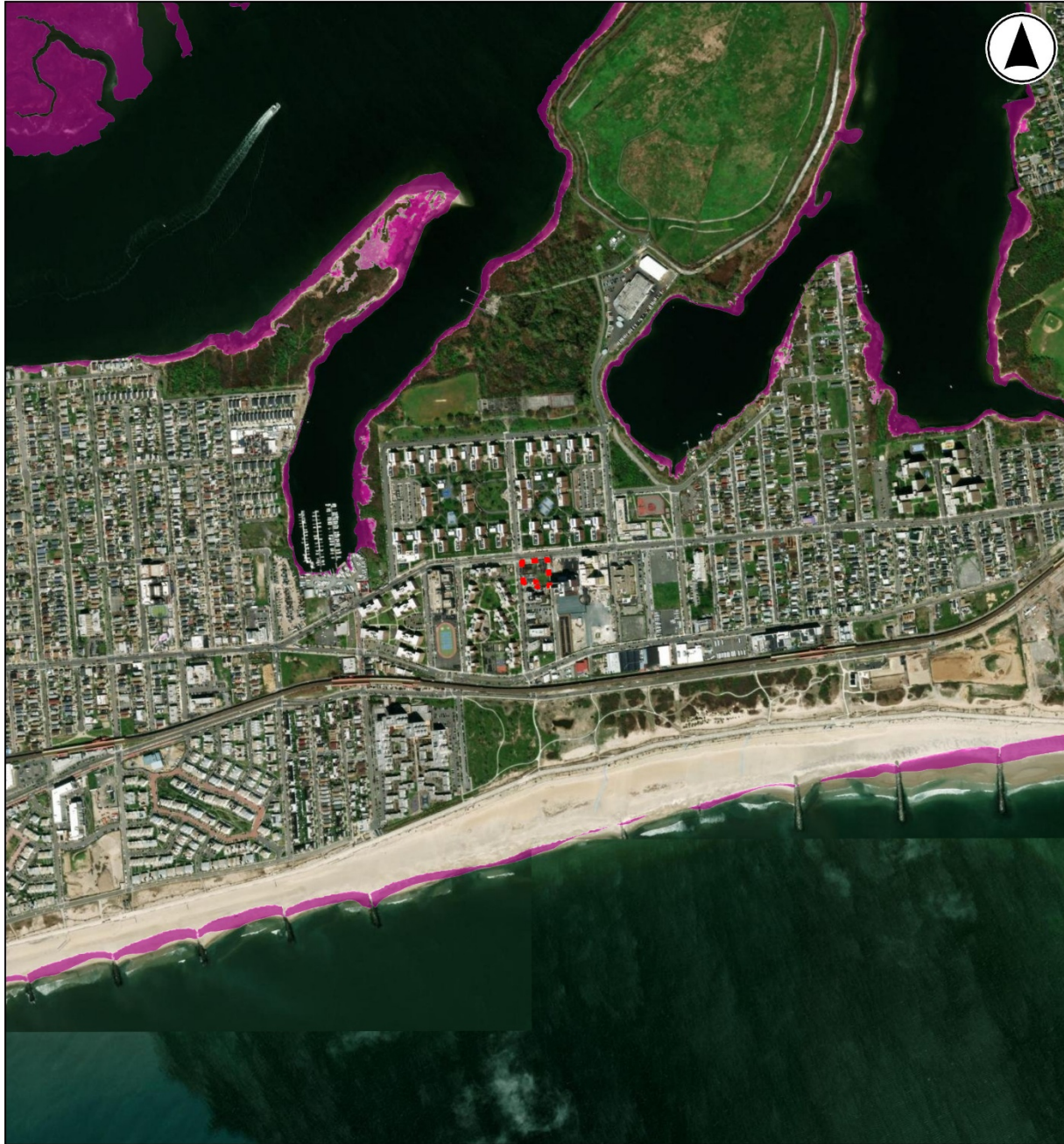


LEGEND

-  PROJECT SITE
-  1% ANNUAL CHANCE FLOODPLAIN
-  0.2% ANNUAL CHANCE FLOODPLAIN

0 500 1,000 2,000
US Feet

Figure 6: Future 2020s High Tide

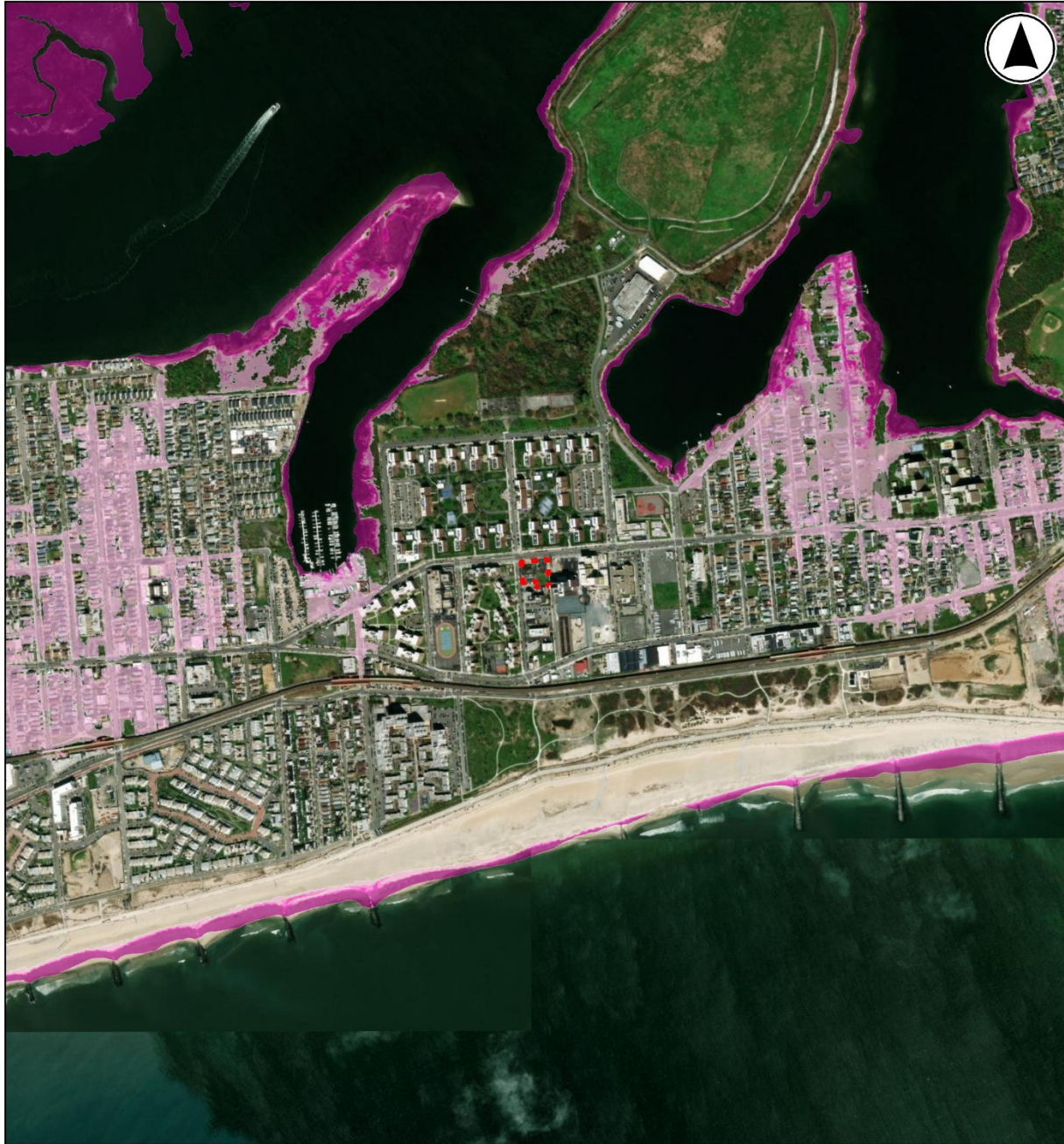


LEGEND

-  PROJECT SITE
-  LOW ESTIMATE (2 INCHES SLR)
-  LOW-MID ESTIMATE (4 INCHES SLR)
-  MIDDLE ESTIMATE (6 INCHES SLR)
-  MID-HIGH ESTIMATE (8 INCHES SLR)
-  HIGH ESTIMATE (10 INCHES SLR)

0 500 1,000 2,000
US Feet

Figure 7: Future 2050s High Tide



LEGEND

- | | |
|--|---|
|  PROJECT SITE |  MIDDLE ESTIMATE (16 INCHES SLR) |
|  LOW ESTIMATE (8 INCHES SLR) |  MID-HIGH ESTIMATE (21 INCHES SLR) |
|  LOW-MID ESTIMATE (11 INCHES SLR) |  HIGH ESTIMATE (30 INCHES SLR) |

0 500 1,000 2,000
US Feet

Figure 8: Future 2080s High Tide



LEGEND

-  PROJECT SITE
-  LOW ESTIMATE (13 INCHES SLR)
-  LOW-MID ESTIMATE (18 INCHES SLR)
-  MIDDLE ESTIMATE (29 INCHES SLR)
-  MID-HIGH ESTIMATE (39 INCHES SLR)
-  HIGH ESTIMATE (58 INCHES SLR)

0 500 1,000 2,000
US Feet

Figure 9: Future 2100 High Tide



LEGEND

- | | |
|--|---|
|  PROJECT SITE |  MIDDLE ESTIMATE (36 INCHES SLR) |
|  LOW ESTIMATE (15 INCHES SLR) |  MID-HIGH ESTIMATE (50 INCHES SLR) |
|  LOW-MID ESTIMATE (22 INCHES SLR) |  HIGH ESTIMATE (75 INCHES SLR) |

0 500 1,000 2,000
US Feet

The Flood Evaluation Worksheet, provided in Appendix C, was completed using the site-specific data as follows:

The Proposed Action would facilitate the redevelopment of the underutilized Project Site for residential, commercial, and community facility uses. As shown in **Figure 10**, the first floor would contain residential dwelling units, a commercial space, a community facility space, a community room for the use of the residential tenants, a shared laundry room, a property management office, a maintenance/storage room, a refuse room, a bike room, on-site supervisor apartments, and two utility rooms accommodating critical building mechanicals. As shown in **Figure 11**, the first-floor level would be located at approximately 14.33 feet in elevation above grade (NAVD88 Datum).

According to datum (NAVD88) obtained from the National Oceanic and Atmospheric Administration (NOAA) website for the nearest NOAA station – Beach Channel Station (Station ID 8517137) - the adjusted mean of the higher high-water height (MHHW) is 2.43 feet. Pursuant to the 2015 PFIRMs, the 1% flood height for the Zone AE on the Project Site is 10.0 feet in NAVD88. Accordingly, the Designed Flood Elevation is 12.0 feet for the Project Site.

Based on the results of the calculations completed in the flood evaluation worksheet using site-specific data, **Figure 12** shows the results of the 1% Flood Elevation and Sea Level Rise projections, and **Figure 13**

SLR PROJECTIONS

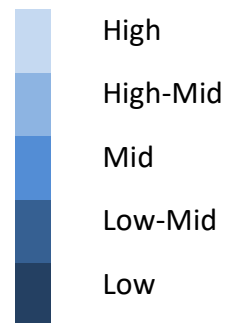




EXHIBIT I
NEPA ENVIRONMENTAL ASSESSMENT



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: 53-05 Beach Channel Drive

Responsible Entity: New York City Department of Housing Preservation and Development (HPD)

Grant Recipient (if different than Responsible Entity): Arverne Edgemere LLC

State/Local Identifier: New York City Housing Authority (NYCHA)

Preparer: GZA GeoEnvironmental, Inc.

Certifying Officer Name and Title: Ahmed Tigani, Acting Commissioner, HPD

Consultant (if applicable): GZA GeoEnvironmental, Inc.

Direct Comments to: Environmental_review@hpd.nyc.gov

Appendices

Appendix A – Site Boundary Map

Appendix B – NYCHA Map

Appendix C – Airport Map

Appendix D – Coastal Barrier Resources Map

Appendix E – FEMA FIRMette Map

Appendix F – Green Fast Track Memo

Appendix G – WRP Consistency Assessment

Appendix H – NYC Coastal Zone Map

Appendix I – Radon Tables and Maps

Appendix J – USFWS Determination Letter

Appendix K – 8-Step Decision Making Process for Floodplains

Appendix L – SHPO Determination Letter

Appendix M – National Wetlands Inventory Map

Appendix N – NYS Environmental Justice Map

Project Location: 53-05 Beach Channel Drive (Block 15890 / Lots 54, 55, 58, 62, 64, 66, and 69) is located in the Edgemere neighborhood of Queens, New York. See Appendix A for a Site Boundary Map.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The New York City Housing Authority (NYCHA) is seeking disposition approval for public housing property from the U.S. Department of Housing and Urban Development (HUD) pursuant to Section 18 of the U.S. Housing Act of 1937 in addition to funding through the New York City Department of Housing Preservation and Development (HPD) Neighborhood Construction Program (NCP). The Proposed Project will be pursuing 8 Project Based Vouchers (PBVs) and Low-Income Housing Tax Credit (LIHTC) (the “Proposed Actions”). The Proposed Actions would facilitate the new construction of a mixed-use building at 53-05 Beach Channel Drive (the “Development Site”; Block 15890 / Lots 54, 55, 58, 62, 64, 66, and 69) on underutilized and/or vacant lots in the Edgemere neighborhood of Queens, New York. The Development Site is a NYCHA-owned property adjacent to the NYCHA Ocean Bay Apartments. The Developer, Arverne Edgemere LLC, is proposing the new construction of a five-story mixed residential, commercial, and community facility building (“the Proposed Project”). The estimated completion date for construction is December 2027.

The Development Site would be developed with a 5-story, 55-foot-tall mixed residential, commercial, and community facility building of 94,376 gross square feet (“GSF”) or 79,246 zoning square feet (“ZSF”) at a floor area ratio (“FAR”) of 2.13, containing approximately 4,544 GSF of Use Group (UG) VI commercial uses (local retail) and 3,383 GSF of UG III community facility uses on the ground floor and 86,449 GSF of UG II residential uses on the upper floors. The building would result in 105 dwelling units and 3 voluntary parking spaces for facility employees only or for commercial tenants on an open parking lot. There would be a total of 22 studios, 46 one-bedroom, 32 two-bedroom, and 5 three-bedroom apartments. Of the 105 dwelling units, 9 dwelling units would be dedicated to mobility- and/or sensory-impaired people. The Proposed Project will have a 99-year ground lease. Currently the Proposed Project would include 13 units for families earning a maximum of 27% Area Median Income (AMI), 25 units for families earning a maximum of 47% AMI, 50 units for families earning a maximum of 57% AMI, and 16 homeless referral units.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

Edgemere has a much lower housing density as compared to the rest of Queens. The Proposed Project would allow for the development of underutilized and/or vacant property to provide much-needed affordable housing in a location that is well-situated relative to commercial and community facilities (dentistry, medical, and hospital), mass transit, and employment opportunities. The Proposed Project would be consistent with public policy to provide residents access to economic opportunity, services, and local commercial services. The Proposed Project would be a dynamic public space and could function as a catalyst for positive social activity by creating a sense of community through the introduction of needed residential development and spurring commercial activity.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Proposed Project is located on the south side of Beach Channel Drive between Beach 53rd and 54th Streets within the Edgemere neighborhood of Queens, New York. The proposed Development Site is currently owned by NYCHA and is adjacent to the NYCHA Ocean Bay Houses (Oceanside) public housing property. A NYCHA map is provided as Appendix B.

The seven-story buildings of the NYCHA-owned Ocean Bay Bayside and Oceanside Apartments occupy superblock sites located to the north of the Development Site across Beach Channel Drive. New York City Public School 105 is located 675 feet to the northeast of the Development Site.

The Peninsula Nursing and Rehabilitation is located to the east of Beach Channel Drive and Beach 53rd and Beach 50th Streets. The six-story Lawrence Nursing Care Center nursing home is located directly to the south of the Development Site, and further south is the Arverne branch of the Queens Public Library. Two commercial service facilities (a family medical center and a dental office) are located to the south of the Development Site, south of the Lawrence Nursing Care Center. Public School 198 (Goldie Maple Academy) is located 700 feet to the west.

The Development Site is within close proximity to several parks and playgrounds. The Conch Playground at Public School 105, Arverne Playground, and Cardozo Playground at Public School Q256 is located approximately 1,000 feet from the Development Site. Edgemere Urban Renewal Park and Thursby Basin Park is located approximately 2,000 feet from the Development Site. In addition, several larger open space and outdoor recreation areas nearby include the Rockaway Community Park to the north as well as the Rockaway Beach and Boardwalk located approximately 1,600 feet to the south of the Development Site.

Numerous forms of public transportation provided by New York City Transit (NYCT) are available within walking distance of the Development Site. The Metropolitan Transportation Authority (MTA) elevated subway A train (8 Avenue Express) operates along Rockaway Freeway to the south of the Development Site. The Beach 60th Street station is located approximately 0.25 miles southwest of the Development Site. Local and express bus routes Q22, Q52+, QM15, and QM17 run along Beach Channel Drive directly north of the Development Site.

Funding Information

Grant Number	HUD Program	Funding Amount
	Non-Applicable	Non-Applicable

Estimated Total HUD Funded Amount: Non-Applicable

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:
Approximately \$78,000,000

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Development Site is located more than 15,000 feet from any military airports and more than 2,500 feet from any civilian airports. No further assessment is warranted, and no impacts would occur. See Appendix C: Airport Map.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Development Site is not in a Coastal Barrier Resource area and does not contain any coastal barrier resources. See Appendix D for the Coastal Barrier Resources Map.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Development Site is currently located within a 1% floodplain (Zone AE) with a Base Flood Elevation of 10 feet. The FEMA Flood Map Service Center was used to generate FIRMette maps that were consulted in making this determination. See Appendix E for the FEMA FIRMette Maps (Flood Map number 3604970381F). Queens County participates in the National Flood Insurance Program, and the Developer will assure that flood insurance will be maintained. New development occurring under the Proposed Actions would be managed in accordance with state and city regulations, including New York City Administrative Code, Section 10: General Limitations on Occupancy and Construction within Special Flood Hazard Areas, §27-316 and §27-317 (often referred to as Local Law 33 of 1988). With these measures in place, the proposed development would include necessary elements to minimize loss of life, structures, and natural resources caused by flooding and erosion.

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176I & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> X</p>	<p>The Development Site is located in a dense residential and commercial area that does not contain industrial sources or major sources of air emissions. The Proposed Project does not contain a transportation component and would thus not generate significant levels of traffic. Therefore, no exceedances of the National Ambient Air Quality Standard (NAAQS) associated with carbon monoxide or particulate matter would result. The Proposed Project would not substantively affect the State Implementation Plan (SIP). No significant impacts on air quality would occur.</p> <p>The Proposed Actions would introduce sensitive land uses into the area. Accordingly, a preliminary screening was conducted to determine if there are any potential sources of industrial process emissions or odor-producing facilities that could affect project occupants. The preliminary screening concluded that no further analysis is required for the Development Site. See Appendix F for the Green Fast Track Memo detailing this analysis.</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No X <input type="checkbox"/></p>	<p>The Development Site is located within the New York City Coastal Zone Boundary. Therefore, a consistency assessment of the local Waterfront Revitalization Program (WRP) has been completed and will be submitted for review by the New York City Department of City Planning (DCP). See Appendix G for the completed WRP consistency assessment See Appendix H for the NYC Coastal Zone Map showing the Development Site.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No X <input type="checkbox"/></p>	<p>GZA GeoEnvironmental, Inc. (GZA) completed a Phase I Environmental Site Assessment for the Development Site dated November 2, 2015. The Phase I identified RECs related to historic site uses (including a dry cleaner and a filling station) and previous spill cases at adjoining properties. Ecosystems Strategies, Inc. completed a</p>

subsurface investigation on Lots 58 and 62. The Summary Report of the subsurface investigation, dated December 4, 2015, identified petroleum contamination through elevated PID readings and soil staining, as well as elevated dissolved VOCs in the groundwater. To address the RECs identified in the Phase I and the findings of the subsurface investigation, GZA completed a Remedial Action Work Plan on June 17, 2016, proposing a geophysical survey, 8 soil borings/samples, the installation of two monitoring wells and collection from three wells (including one existing well), and the installation and sampling of three soil vapor points. GZA completed a Phase II Environmental Site Investigation (report dated November 2, 2016) per the Work Plan.

The November 2, 2016 Phase II report identified a potential 550-gallon UST at the Lot 58 parking area. Soil sample results showed exceedances for VOCs, SVOCs, and metals. Groundwater sample results showed exceedances of chlorinated VOCs, PCBs, SVOCs, and metals. Soil vapor sample results showed exceedances of TCE and PCE.

A Remedial Action Plan was completed by GZA on March 12, 2018, and proposed supplemental remedial investigation of the subsurface soil, groundwater, and soil vapor; the source location of the chlorinated solvents in the groundwater; and the potential underground storage tank. Remedial design measures recommended in the March 12, 2018, Remedial Action Plan include a three-foot clean fill cover, installation of a vapor barrier, and installation of a sub-slab depressurization system.

An updated Phase II Environmental Site Investigation is currently being prepared by the Applicant. Based on the findings of the previous Phase II ESI, the Applicant is currently preparing materials to enter into the Brownfield Cleanup Program. If accepted into the program, the Applicant will enter into

		<p>a Brownfield Cleanup Agreement (BCA) and will prepare a Remedial Investigation Work Plan (RIWP) for approval by the New York State Department of Environmental Conservation (NYSDEC). Once the RIWP is approved, cleanup of the Development Site would be completed according to the approved Plan. Once NYSDEC certifies completion of cleanup, a Certificate of Completion (COC) will be issued.</p> <p>As construction activities on the Development Site will be performed in accordance with the NYSDEC-approved RIWP, no significant adverse impacts regarding hazardous materials would result from demolition and/or construction activities related to the Proposed Actions.</p> <p>In accordance with HUD Notice CPD-23-103, the potential for radon contamination was assessed using a scientific data review, specifically, data from the Centers for Disease Control and Prevention (CDC) Environmental Public Health Tracking Network, which collates lab testing results from within New York State on a county-by-county basis. Within Queens from 2008-2017, the most recent 10 years in which data are available, the annual mean pre-mitigation radon measurement in tested buildings is 2.3 pCi/L. As this measurement is below the EPA’s recommended action level of 4 pCi/L, mitigation for radon is not required. Further assessment of radon is not necessary. See Appendix I for a table and map showing radon levels in Queens County, New York.</p> <p>Source: CDC Environmental Public Health Tracking Network data for New York City (https://ephtracking.cdc.gov/DataExplorer/)</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Development Site is located in a densely populated urban infill setting in Queens, New York. The United States Fish and Wildlife Service’s (USFWS) IPaC system was consulted on October 23, 2025 for the Development Site and using the USFWS Northeast DKey, determined that there is ‘no effect’ to the listed species with potential to be present in the project area, including the</p>

		Piping Plover, Roseate Tern, and Rufa Red Knot. See Appendix J for the USFWS Determination Letter of No Effect.
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> X</p>	<p>The NYS DEC Info Locator mapping tool was used to search for ASTs within one mile of the Development Site. HUD's Acceptable Separation Distance Calculator was then used and determined that there are no tanks of concern within the search distances that would be of concern to the Development Site.</p> <p>Database reports were searched for ASTs within one mile of the Development Site. Lawrence Nursing Care Center, Inc. is located to the south of the Development Site and is listed in the Petroleum Bulk Storage Facility database. This site has record of a 583-gallon AST that is listed as in-service and holding #2 fuel oil. The tank is listed as having a secondary, double-walled containment in contact with an impervious barrier and on a concrete pad. Inputting this tank information into HUD's Acceptable Separation Distance Calculator showed that this tank presents no concern to the Development Site.</p> <p>One chemical bulk storage facility is located in this one-mile search radius. The New York State Department of Environmental Conservation (NYSDEC) Bulk Storage Database lists that the MTA Bus Company Far Rockaway Depot has record of three ASTs, all of which have been closed in place. Therefore, the tanks at this facility are not considered hazardous to the Development Site.</p> <p>It is assumed that other ASTs exist within the one-mile radius of the Development Site that are not listed in the Bulk Storage Database. It is assumed that these tanks are associated with residential, school, or small commercial buildings. Tanks at these sites generally hold fuel oil that is presumed to be enclosed and compliant with NYC Building Code requirements at the cellar level of the buildings and are used for heating and would</p>

		not be considered hazardous to the Development Site as the physical enclosure of the building provides the necessary mitigation.
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> X</p>	<p>The Proposed Project would not cause disturbance of Prime, Unique, or Statewide Important Farmland and would not involve the conversion of farmland to non-agricultural use. Therefore, the Proposed Project would not violate the Farmland Protection Policy Act.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The Development Site is currently located within a 1% floodplain (Zone AE) with a Base Flood Elevation of 10 feet. The FEMA Flood Map Service Center was used to generate FIRMette maps that were consulted in making this determination. See Appendix E for the FEMA FIRMette Maps (Flood Map number 3604970381F).</p> <p>An 8-Step Decision Making Process for Floodplains has been completed. The 8-Step Process determined that the Proposed Project could proceed as proposed with flood resistant construction, including elevating all residential units, critical equipment, and at least one point of egress for each required egress pathway above the 2080s Seal Leve Rise (SLR)-adjusted Design Flood Elevation and dry flood-proofing critical equipment that cannot be elevated. See Appendix K for the 8-Step Process.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> X</p>	<p>A request was submitted to the NY State Historic Preservation Office (SHPO) through the Cultural Resource Information System (CRIS) online. SHPO reviewed the Proposed Project/Development Site (Project 25PR10002) and concluded that the Proposed Project will have no adverse effect on the preservation of historic properties or resources. See Appendix L for SHPO's Determination Letter, dated October 27, 2025.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet</p>	<p>Yes No</p> <p>X <input type="checkbox"/></p>	<p>As stated in the <i>Green Fast Track for Housing: Process Guidance for Determining Type II Eligibility</i>, under noise, all projects</p>

<p>Communities Act of 1978; 24 CFR Part 51 Subpart B</p>		<p>must provide noise sampling results to demonstrate that ambient noise levels are within prescribed limits.</p> <p>Therefore, noise monitoring was conducted for the Development Site on October 15, 2025. See Appendix F for the Green Fast Track Memo detailing the noise monitoring analysis.</p> <p>In order to ensure an acceptable interior noise environment, future residential/commercial/community facility uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation along Beach Channel Drive in order to maintain an interior L10 noise level not greater than 40 dB(A) for residential and community facility uses or not greater than 50 dB(A) for commercial uses. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the USEPA Sole Source Aquifer Map, the Development Site is in an area designated as being supported by the Brooklyn-Queens Aquifer System Sole Source Aquifer in EPA Region 2. The Proposed Project will utilize New York City's public water supply provided by the New York City Department of Environmental Protection (DEP). Sewer service would also be provided by DEP, and no special drainage or runoff approvals would be required. No impacts to the Brooklyn-Queens Sole Source Aquifer would result from the Proposed Project. Groundwater is not used as a potable source of water in New York City.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Development Site is located within a dense, urban area of Queens. The Development Site is not located on or adjacent to a federally designated wetland. No impacts would result from the Proposed Project. See Appendix M for a National Wetlands Inventory Map showing the Development Site.</p>

<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> X</p>	<p>According to the National Wild and Scenic Rivers System (http://www.rivers.gov/), there are no wild or scenic rivers in New York City or within the vicinity of the Development Site. No impacts would result from the Proposed Project.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> X</p>	<p>The Proposed Project addresses an existing affordable housing shortage using underutilized land for a segment of the local population that has historically had limited quality housing options. The Proposed Project would transform vacant and/or underutilized parcels of land within an Environmental Justice community and provide affordable housing. See Appendix N for a NYS Environmental Justice Map showing the Development Site.</p> <p>No displacement or demographic pressures will occur as a result of the Proposed Project. The Developer has worked closely with the local community, has made information readily available, and will continue to engage with the community. Because the area is highly urbanized with existing infrastructure and residential services, the addition of this development does not place undo demand or have foreseeable effects that would impact marginalized populations.</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable, and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>The Development Site is in an R5 zoning district with a C2-4 commercial district overlay. The Proposed Project would be consistent in size and scale with surrounding land uses and building bulk.</p> <p>The Proposed Project would also contribute to achieving the City's stated goal of creating new affordable and supportive housing units on underutilized sites. The Proposed Project would not result in any impacts to land use, zoning, or applicable public policies. Local land use approvals associated with the proposed development consists of disposition approval for public housing property from the U.S. Department of Housing and Urban Development (HUD).</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>There would be no change in slope to the Development Site or surrounding areas due to the Proposed Project. There would be no erosion caused by the Proposed Project. The Development Site is located on previously disturbed sites within an urbanized area. The Development Site is in a fully sewerred area. Stormwater and household sanitary wastewater would be collected and treated by DEP infrastructure. Stormwater Runoff would be compliant with the DEP stormwater regulation.</p>
Hazards and Nuisances including Site Safety and Noise	1	<p>An updated Phase II Environmental Site Investigation is currently being prepared by the Applicant. Based on the findings of the previous Phase II ESI, the Applicant is currently preparing materials to enter into the Brownfield Cleanup Program. If accepted into the program, the Applicant will enter into a Brownfield Cleanup Agreement (BCA) and will prepare a Remedial Investigation Work Plan (RIWP) for approval by the New York State Department of Environmental Conservation (NYSDEC). Once the RIWP is approved, cleanup of the Development Site would be completed according to the approved Plan. Once NYSDEC certifies completion of cleanup, a Certificate of Completion (COC) will be issued. As construction activities on the Development Site will be performed in accordance with the NYSDEC-approved RIWP, no significant adverse impacts regarding hazardous materials would result from demolition and/or construction activities related to the Proposed Actions.</p> <p>The Proposed Project would not result in hazards and nuisances. The construction effects associated with the project would be typical of construction effects throughout</p>

		<p>New York City including sidewalk closures, fugitive dust, and construction noise. The effects would be addressed under existing local, state, and federal regulations governing construction activity within New York City and no impact would result.</p> <p>The Development Site requires a minimum of 28 dB(A) window/wall attenuation along Beach Channel Drive per CEQR guidelines.</p>
Energy Consumption	2	The Proposed Project would utilize existing power utilities in the area and is not expected to consume a significant amount of energy. No impacts related to energy consumption would occur.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The Proposed Project would generate some additional on-site jobs associated with construction and long-term operation of the building, with additional jobs also created at the building's commercial space. The Proposed Project would not disproportionately affect any existing demographics or substantially affect income patterns, especially since the parcels are largely vacant and/or underutilized and do not currently employ people.
Demographic Character Changes, Displacement	2	The Proposed Project would result in the creation of affordable housing, commercial, and community facility space on a site that is currently underutilized vacant or urban infill property. According to the <i>CEQR Technical Manual</i> , socioeconomic impacts are evaluated when a Proposed Project would result in significant impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The Proposed Project would not result in the direct displacement of 500 residents or 100 employees nor would it directly displace a business that is unusually important because of its products or services are uniquely dependent on location. Further, according to the <i>CEQR Technical Manual</i> , residential development of 200 units or less or commercial development of 200,000 sf or less would typically not result in socioeconomic impacts. Therefore, the Proposed Project would not alter demographic patterns in the area or result in direct or indirect residential displacement.

	<p>It should be noted that under the New York City Green Fast Track (GFT) process, projects that meet certain criteria are able to screen out of density-based analyses. The Proposed Project would not exceed the GFT thresholds for density-based analyses as the Proposed Project would not result in over 250 incremental units or more than 35,000 gsf of non-residential uses in the existing R5/C2-4 zoning district. As such, an analysis of socioeconomic impacts would not be required for the Proposed Project under the GFT guidelines, and no significant adverse impacts would occur.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>The Proposed Project would not place a significant demand on public schools operated or chartered by the New York City Department of Education (DOE). The site is well served by community and religious facilities such as the Queens Public Library at Arverne located 0.09 miles from the Development Site as well as multiple religious facilities in the surrounding area.</p> <p>The Proposed Project would not meet or exceed the threshold per Table 6-1 of the <i>CEQR Technical Manual</i>, as the project would not result in 50 or more elementary or middle school students, 150 or more high school students, or 20 or more eligible children for early childhood programs based on the number of residential units.</p> <p>The Proposed Project would not exceed the GFT thresholds for density-based analyses as the Proposed Project would not result in over 250 incremental units or more than 35,000 gsf of non-residential uses in the existing R5/C2-4 zoning district. As such, an analysis of community facilities and services would not be required for the Proposed Project under the GFT guidelines and no significant adverse impacts would occur.</p>
Commercial Facilities	1	<p>The Proposed Actions would permit construction of a mixed residential, commercial, and community facility use building in a predominantly mixed residential/commercial community. No adverse impacts would result.</p>

Health Care and Social Services	2	<p>Several hospitals and medical facilities are within close proximity to the Development Site, the closest being South Shore Family Medical PC 300 feet South of the Development Site and Peninsula Hospital Center 530 feet to the East.</p> <p>None of the health care and social service facilities would be physically affected by the Proposed Project. Additionally, the size of the new development is not significant enough to affect the operation of healthcare and social service facilities. Therefore, the Proposed Project does not have the potential for significant adverse impacts associated with health care and social services facilities. Per Chapter 6 of the <i>CEQR Technical Manual</i>, the Proposed Project would not have direct or indirect effects on health care or social services in the project area.</p>
Solid Waste Disposal / Recycling	2	<p>The Proposed Project would occur within an urbanized area, where solid waste and recycling services are provided by the NYC Department of Sanitation. Per Table 14-1 of the <i>CEQR Technical Manual</i>, the Proposed Project would not have the potential to generate 50 tons or more of solid waste per week and would not involve the reduction in capacity at any solid waste management facility within the City.</p> <p>The Proposed Project would not exceed the GFT thresholds for density-based analyses as the Proposed Project would not result in over 250 incremental units or more than 35,000 gsf of non-residential uses in the existing R7A/C2-4 zoning district. As such, an analysis of solid waste/recycling would not be required for the Proposed Project under the GFT guidelines and no significant adverse impacts would occur.</p>
Waste Water / Sanitary Sewers	2	<p>The Development Site is in a fully sewered area. Stormwater and household sanitary wastewater would be collected and treated by DEP infrastructure. The Proposed Project is in compliance with the wastewater and sanitary thresholds set in Chapter 13 of the <i>CEQR Technical Manual</i>.</p> <p>The Proposed Project would not exceed the GFT thresholds for density-based analyses as the Proposed Project would not result in over 250 incremental units or more than 35,000 gsf of non-residential uses in the existing R5/C2-4 zoning district. As such, an analysis of wastewater/sanitary sewers would not be required for the Proposed Project under the GFT guidelines and no significant adverse impacts would occur.</p>

Water Supply	2	<p>The Proposed Project is not a major consumer of water. It will be served by New York City's public water system. The Proposed Project is in compliance with the water supply thresholds set in Chapter 13 of the <i>CEQR Technical Manual</i>.</p> <p>The Proposed Project would not exceed the GFT thresholds for density-based analyses as the Proposed Project would not result in over 250 incremental units or more than 35,000 gsf of non-residential uses in the existing R5/C2-4 zoning district. As such, an analysis of water supply would not be required for the Proposed Project under the GFT guidelines and no significant adverse impacts would occur.</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>The Development Site is within the NYPD's 101st Precinct, with the police department located approximately 0.06 miles to the southwest of the Development Site. The closest fire station is FDNY Engine 265, approximately 0.26 miles to the southeast of the Development Site. The closest emergency room is St. John's Episcopal Hospital Emergency Room, approximately 1.6 miles east of the Development Site.</p> <p>Therefore, the site is well-served by public safety facilities and there is no potential for adverse impacts related to provision of public safety services. Per Chapter 6 of the <i>CEQR Technical Manual</i>, the Proposed Project would not have direct or indirect effects on any public safety services in the project areas.</p>
Parks, Open Space and Recreation	2	<p>The Development Site is located within close proximity to several parks. Arverne Playground is located along Arverne Boulevard between Beach 54th and Beach 56th Streets, less than 0.2 miles southwest of the Development Site. The playground of Public School Q256 / Cardozo Playground is located along Arverne Boulevard between Beach 56th and Beach 57th Streets, less than 0.2 miles to the southwest of the Development Site. Conch Playground of Public School 105 is located on Beach Channel Drive at Beach 49th Street, less than 0.2 miles to the east of the Development Site. Thursby Basin Park is located less than 0.4 miles to the west, on Beach 63rd Street at Thursby Avenue. Edgemere Urban Renewal Park is located on Beach Channel Drive between Beach 46th and 45th Streets, less than 0.4 miles to the east of the Development Site. In addition, several larger open space and outdoor recreation areas nearby include the Rockaway Community Park to the north as well as the Rockaway Beach and Boardwalk located approximately 0.3 miles to the south. Due to the distance and positioning of the Development Site relative to these playgrounds, open space</p>

		<p>resources, and existing buildings in the area, any shadows from the Development Site would not be cast to impact these resources.</p> <p>The Proposed Project will not change or eliminate any existing open space and complies with the criteria outlined in Chapter 7 of the <i>CEQR Technical Manual</i>.</p> <p>The Proposed Project would not exceed the GFT thresholds for density-based analyses as the Proposed Project would not result in over 250 incremental units or more than 35,000 gsf of non-residential uses in the existing R5/C2-4 zoning district. As such, an indirect analysis of open space resources would not be required for the Proposed Project under the GFT guidelines and no significant adverse impacts would occur.</p>
Transportation and Accessibility	2	<p>The Development Site is in an urban area that is well served by bus and subway mass transit. The closest subway station is the Beach 60th Street station for the MTA elevated subway A train (8 Avenue Express) which operates along Rockaway Freeway to the south of the Development Site. Local and express bus routes Q22, Q52+, QM15, and QM17 run along Beach Channel Drive directly north of the Development Site. The Proposed Project does not exceed any threshold identified in Table 16-1 of the <i>CEQR Technical Manual</i>.</p> <p>The Proposed Project would not exceed the GFT thresholds for density-based analyses as the Proposed Project would not result in over 250 incremental units or more than 35,000 gsf of non-residential uses in the existing R5/C2-4 zoning district. As such, an analysis of transportation would not be required for the Proposed Project under the GFT guidelines and no significant adverse impacts would occur.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The Proposed Project would not result in a significant effect on unique natural features or water resources, including groundwater and/or surface water. The Development Site is a collection of vacant or undeveloped lots in a densely urbanized area. There are no unique natural features on the site. The Proposed Project will utilize New York City's public water supply, provided by DEP. Sewer service would be provided by DEP and no special drainage or runoff approvals would be required.

Vegetation, Wildlife	2	The Development Site is located in a densely populated urban setting in Queens. The USFWS IPaC system consultation determined that there is 'no effect' to the listed species with potential to be present in the project area, including the Piping Plover, Roseate Tern, and Rufa Red Knot. See Appendix J for the USFWS Determination Letter.
Climate Change	2	The Development Site is located in a 1% annual floodplain. The proposed building will include floodproofing measures to mitigate flood risks. The Development Site is not located within an area at risk for wildfires. Further, the proposed building would utilize electric HVAC systems, thereby reducing overall carbon emissions.
Other Factors		

Additional Studies Performed:

- Phase I Environmental Site Assessments prepared by GZA GeoEnvironmental, Inc., dated November 2, 2015.
- Subsurface Investigation Summary Report prepared by Ecosystems Strategies, Inc., dated December 4, 2015
- Remedial Action Work Plan prepared by GZA GeoEnvironmental, Inc., dated June 17, 2016
- Phase II Environmental Site Investigation Report prepared by GZA GeoEnvironmental, Inc., dated November 2, 2016
- Remedial Action Plan prepared by GZA GeoEnvironmental, Inc., dated March 12, 2018

Field Inspection (Date and completed by): NA

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

USFWS IPaC
 HUD Worksheet and resources
 NY CRIS and SHPO
 EPA Sole Source Aquifer Mapper
 NYSDEC
 NYSDOS
 NYCDCP

List of Permits Obtained: NA

Public Outreach [24 CFR 50.23 & 58.43]:

The Developer has engaged the community regularly by attending community board meetings and hosting charettes. Recently, most outreach has been through their other nonprofit partner, Ocean Bay CDC, as they reach out to the community to confirm any feedback on commercial uses.

Per the requirements for this NEPA Environmental Assessment submittal and the 8-Step Decision Making Process for Floodplains, a final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain will be published in accordance with 24 CFR Part 55 for a minimum seven-day comment period. The notice shall state the reasons why the project must be located in the

floodplain, provide a list of alternatives considered, and all mitigation measures to be taken to minimize adverse impacts and preserve natural and beneficial floodplain values. All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the Proposed Project, in compliance with Executive Order 11988 and 24 CFR Part 55.

Cumulative Impact Analysis [24 CFR 58.32]:

Under the GFT process, projects that meet certain criteria are able to screen out of density-based analyses. The Proposed Project would not exceed the GFT thresholds for density-based analyses as the Proposed Project would not result in over 250 incremental units or more than 35,000 gsf of non-residential uses in the existing R5/C2-4 zoning district. The Proposed Project would screen out of detailed density-based analyses under the GFT guidelines and significant adverse impacts to those technical areas would not occur. Therefore, a cumulative impact analysis would not be required.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No alternatives to the Proposed Project were considered other than the no action alternative, which is described below.

No Action Alternative [24 CFR 58.40(e)]:

Under no-action conditions, the vacant and underutilized buildings would remain at the site. Additionally, the soil/vapor conditions would remain unaddressed until another opportunity to address it emerges.

Summary of Findings and Conclusions:

It was determined that under the alternatives, the benefits expected to result from the Proposed Project, including the provision of affordable housing, would not be realized.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Hazardous Materials:

GZA GeoEnvironmental, Inc. (GZA) completed a Phase I Environmental Site Assessment for the Development Site dated November 2, 2015. The Phase I identified RECs related to historic site uses (including a dry cleaner and a filling station) and previous spill cases at adjoining properties.

Ecosystems Strategies, Inc. completed a subsurface investigation on Lots 58 and 62 and detailed the findings in a Summary Report dated December 4, 2015. The Summary Report identified petroleum contamination through elevated PID readings and soil staining, as well as elevated dissolved VOCs in the groundwater. To address the RECs identified in the November 2015 Phase I and the findings of the December 2015 subsurface investigation, GZA completed a Remedial Action Work Plan on June 17, 2016. The Remedial Action Work Plan proposed a geophysical survey, 8 soil borings/samples, the installation of two monitoring wells and collection from three wells (including one existing well), and the installation and sampling of three soil vapor points.

GZA completed a Phase II Environmental Site Investigation (report dated November 2, 2016) per the June 2016 Work Plan. The Phase II Environmental Site Investigation Report identified a potential 550-gallon UST at the Lot 58 parking area. Soil sample results showed exceedances for VOCs, SVOCs, and metals. Groundwater sample results showed exceedances of chlorinated VOCs, PCBs, SVOCs, and metals. Soil vapor sample results showed exceedances of TCE and PCE.

A Remedial Action Plan was completed by GZA on March 12, 2018, and proposed supplemental remedial investigation of the subsurface soil, groundwater, and soil vapor; the source location of the chlorinated solvents in the groundwater; and the potential underground storage tank. Remedial design measures recommended in the March 2018 Remedial Action Plan include a three-foot clean fill cover, installation of a vapor barrier, and installation of a sub-slab depressurization system.

An updated Phase II Environmental Site Investigation is currently being prepared by the Applicant. Based on the findings of the previous Phase II ESI, the Applicant is currently preparing materials to enter into the Brownfield Cleanup Program. If accepted into the program, the Applicant will enter into a Brownfield Cleanup Agreement (BCA) and will prepare a Remedial Investigation Work Plan (RIWP) for approval by the New York State Department of Environmental Conservation (NYSDEC). Once the RIWP is approved, cleanup of the Development Site would be completed according to the approved Plan. Once NYSDEC certifies completion of cleanup, a Certificate of Completion (COC) will be issued.

As construction activities on the Development Site will be performed in accordance with the NYSDEC-approved RIWP, no significant adverse impacts regarding hazardous materials would result from demolition and/or construction activities related to the Proposed Actions.

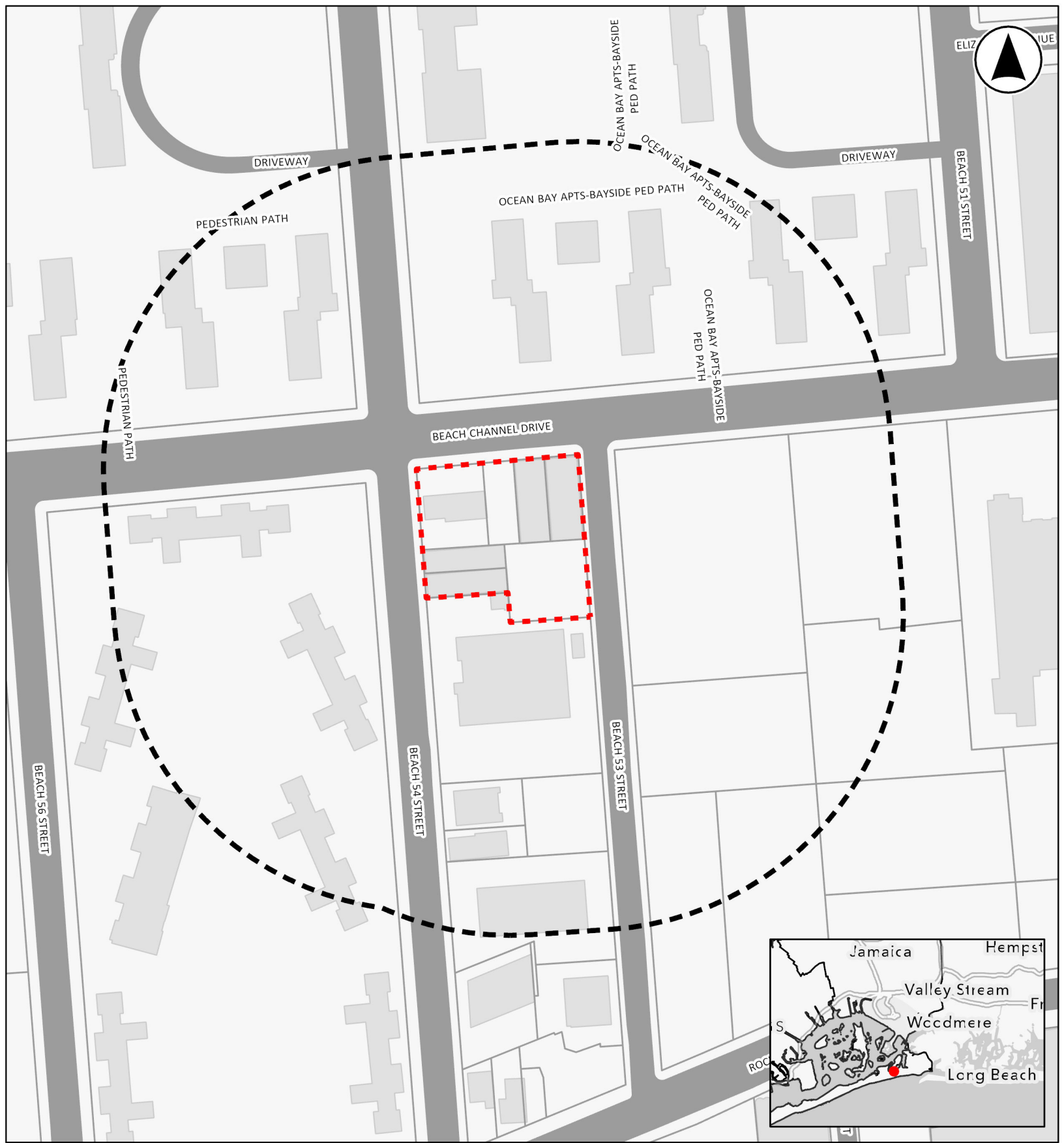
Noise:

Per the Green Fast Track Memo prepared by GZA GeoEnvironmental, Inc., the Development Site will require 28 dB(A) of attenuation along Beach Channel Drive per CEQR guidelines.



Floodplain Mitigation:

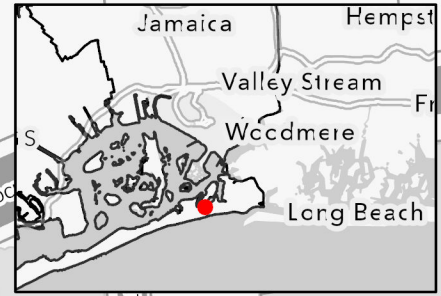
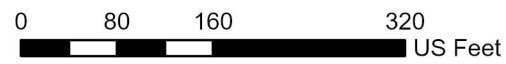
The Development Site is located in a 1 percent chance annual flood zone, therefore an 8-Step Decision Making Process for Floodplains has been completed. The 8-Step determined that the Proposed Project can proceed as proposed with the outlined flood resistant construction. Per 2015 PFIRMs, the 1% annual chance floodplain on the Development Site has a Base Flood Elevation (BFE) of 10 feet. The first floor will be elevated to NAVD88 +14.33' (the SLR-adjusted DFE). All utilities will be located at the first floor, and a mechanical room is proposed on the roof, including an emergency power generator to support life-safety infrastructure. The pits will be dry flood-proofed and foundation walls will resist hydrostatic pressure.

Appendix A: Site Boundary Map



LEGEND

-  PROJECT SITE
-  400' STUDY AREA



Appendix B: NYCHA Map

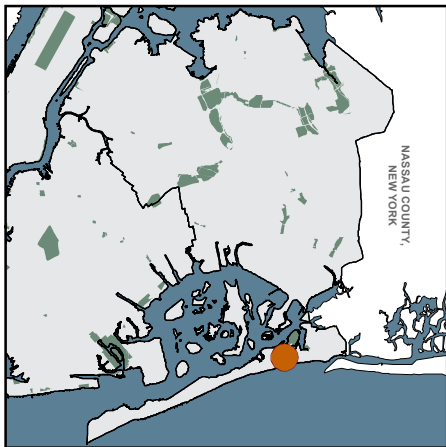
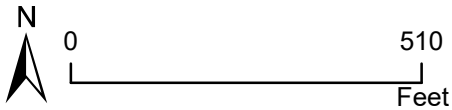
OCEAN BAY APARTMENTS (OCEANSIDE)



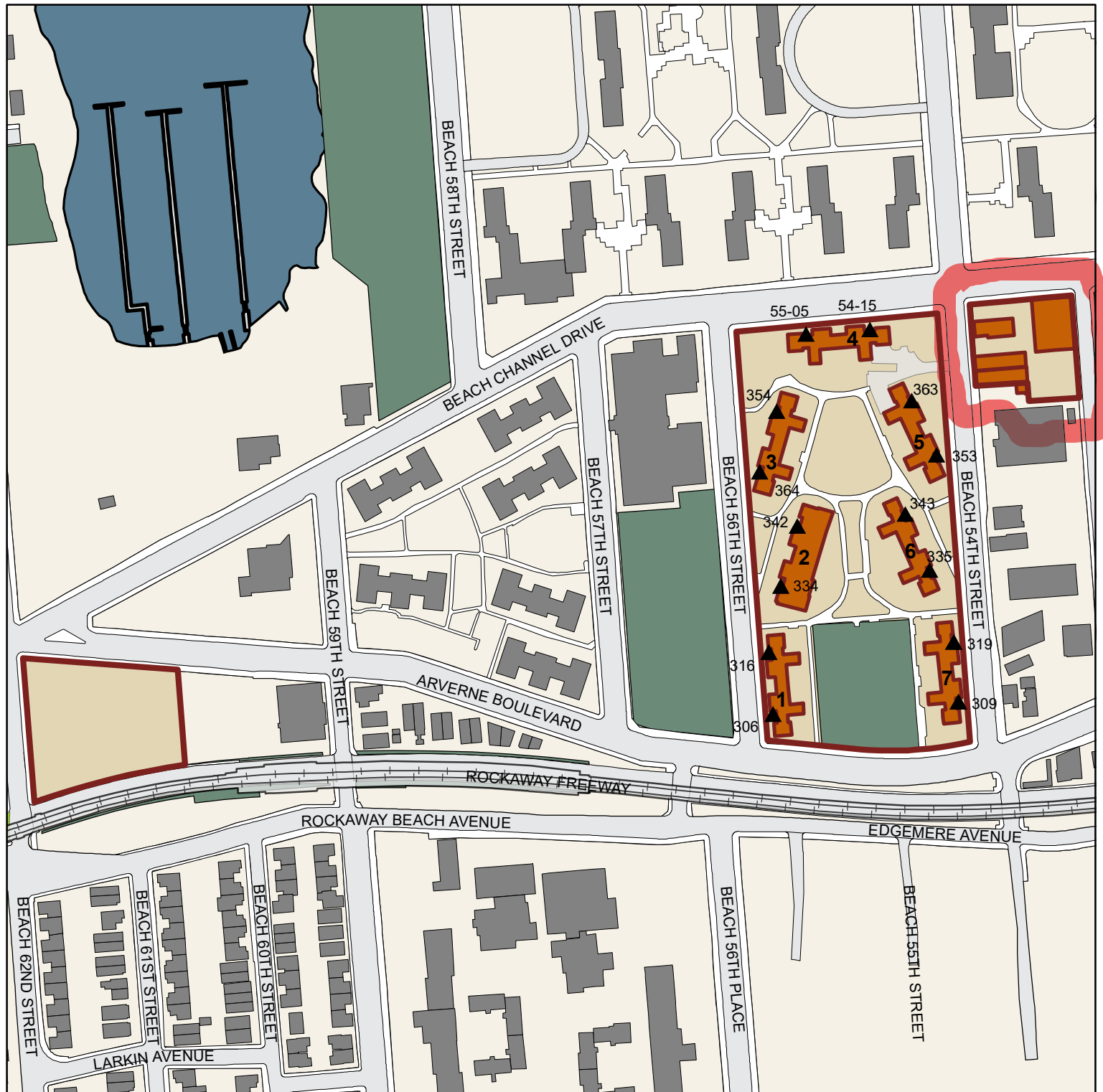
NEW YORK CITY
HOUSING
AUTHORITY

BOROUGH: QUEENS

-  NYCHA Development
-  NYCHA Building
-  Residential Addresses
-  Management Office
-  NYC Parks



Prepared by: NYCHA Performance
Tracking & Analytics Department



OCEAN BAY APARTMENTS (OCEANSIDE)

BOROUGH: QUEENS

TDS #: 051

MANAGED BY: BEACH 41ST STREET-BEACH CHANNEL DRIVE




BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	031	306 BEACH 56TH STREET	11692	YES	15892	1	4436426	NY005010980	1	
1	032	316 BEACH 56TH STREET	11692	YES	15892	1	4436426	NY005010980	1	
2	033	334 BEACH 56TH STREET	11692	YES	15892	1	4436422	NY005010980	1	
2	033	338 BEACH 56TH STREET	11692		15892	1	4436422	NY005010980	1	DAY CARE CENTER
2	034	342 BEACH 56TH STREET	11692	YES	15892	1	4436422	NY005010980	1	
3	035	354 BEACH 56TH STREET	11692	YES	15892	1	4436423	NY005010980	1	
3	036	364 BEACH 56TH STREET	11692	YES	15892	1	4436423	NY005010980	1	ELEVATOR SHOP/ STOREROOM/ PAINT SHOP/ STOREROOM
4	037	55-05 BEACH CHANNEL DRIVE	11692	YES	15892	1	4436424	NY005010980	1	GROUNDS STOREROOM
4	038	54-15 BEACH CHANNEL DRIVE	11692	YES	15892	1	4436424	NY005010980	1	BOILER
5	039	363 BEACH 54TH STREET	11692	YES	15892	1	4436421	NY005010980	1	
5	039	365 BEACH 54TH STREET	11692		15892	1	4436421	NY005010980	1	MAINTENANCE SHOP
5	040	349 BEACH 54TH STREET	11692		15892	1	4436421	NY005010980	1	101ST PRECINCT SATELLITE
5	040	353 BEACH 54TH STREET	11692	YES	15892	1	4436421	NY005010980	1	
6	041	339 BEACH 54TH STREET	11692		15892	1	4436420	NY005010980	1	COMMUNITY CENTER
6	041	343 BEACH 54TH STREET	11692	YES	15892	1	4436420	NY005010980	1	
6	042	331 BEACH 54TH STREET	11692		15892	1	4436420	NY005010980	1	
6	042	335 BEACH 54TH STREET	11692	YES	15892	1	4436420	NY005010980	1	PLASTERERS SHOP/ STOREROOM
7	043	319 BEACH 54TH STREET	11692	YES	15892	1	4436419	NY005010980	1	HOPE VI OFFICE
7	044	309 BEACH 54TH STREET	11692	YES	15892	1	4436419	NY005010980	1	
	800				15901	8		NY005010980	1	DEVELOPMENT GROUNDS
	801	364-01 BEACH 54TH STREET	11692		15890	54		NY005010980	1	VACANT BUILDING
	802	366 BEACH 54TH STREET	11692		15890	55	4533004	NY005010980	1	OCCUPIED STORE
	803	53-01 BEACH CHANNEL DRIVE	11691		15890	66	4437858	NY005010980	1	VACANT BUILDING
	804	53-05 BEACH CHANNEL DRIVE	11691		15890	64	4430540	NY005010980	1	VACANT BUILDING WITH TWO STOREFRONTS
	805	53-09 BEACH CHANNEL DRIVE	11691		15890	64	4430540	NY005010980	1	VACANT BUILDING WITH TWO STOREFRONTS
	806	53-15 BEACH CHANNEL DRIVE	11691		15890	58	4301926	NY005010980	1	OCCUPIED STORE
	807	55-00 ARVERNE BOULEVARD	11692		15892	1		NY005010980	1	PLAYGROUND (MANAGED BY NYC DEPARTMENT OF PARKS & RECREATION)
	808	N/A BEACH 53RD STREET			15890	69		NY005010980	1	VACANT LAND ON BEACH 53RD STREET
	809	N/A BEACH CHANNEL DRIVE	11691		15890	62		NY005010980	1	VACANT LAND ON BEACH CHANNEL DRIVE

Appendix C: Airport Map



LEGEND


 DEVELOPMENT SITE

 15,000' BUFFER

 2,500' BUFFER

USA AIRPORTS

 1,000,000 OR MORE

 100,000 - 999,999

 LESS THAN 100,000

 UNKNOWN (AIRPORT)

 HELIPORT

 SEAPLANE BASE

 GLIDERPORT

 ULTRALIGHT

 BALLOONPORT

0 2,000 4,000 8,000
US Feet

Appendix D: Coastal Barrier Resources Map



October 3, 2025

CBRS Buffer Zone

- CBRS Units**
- Otherwise Protected Area
 - System Unit

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward
This page was produced by the CBRS Mapper

Appendix E: FEMA FIRMette Map

National Flood Hazard Layer FIRMMette



73°47'21" W 40°35'55" N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/6/2026 at 9:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix F: Green Fast Track Memo

1 LOCATION & DENSITY

1.1 Proposed Action

The “Applicant,” Asian Americans for Equity, seeks to construct a proposed mixed-use building at 53-05 Beach Channel Drive (Block 15890, Lots 54, 55, 58, 62, 64, 66, and 69; the “Project Site”) in the Edgemere neighborhood of Queens Community District 14.

The development of the Project Site would require disposition approval for public housing property from the U.S. Department of Housing and Urban Development (HUD) pursuant to Section 18 of the U.S. Housing Act of 1937 in addition to funding through the New York City Department of Housing Preservation and Development (HPD) Neighborhood Construction Program (NCP). These actions are referred to as the “Proposed Action” in the analysis below. Accordingly, the Proposed Action would trigger an obligation under City Environmental Quality Review (CEQR).

1.2 Description of the Project Site



The Proposed Action would affect Block 15890, Lots 54, 55, 58, 62, 64, 66, and 69 (the “Project Site”) in the Edgemere neighborhood of Queens Community District 14. The Project Site, located within an R5/C2-4 zoning district, consists of seven lots occupying the northern end of block 15890, with a combined lot area of approximately 37,129 square feet and a combined frontage of approximately 170 feet on Beach 54th Street, 200 feet on Beach Channel Drive, and 200 feet on Beach 53rd Street. The Project Site is currently developed with multiple one-story commercial structures that are vacant, with one building on Lots 54, 55, 58, 64, and 66 respectively, while Lots 62 and 69 are vacant and unimproved.

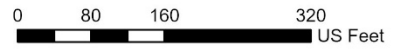
The location of the Project Site is shown in **Figure 1.2-1** below.

Figure 1.2-1: Project Area Map



LEGEND

-  PROJECT SITE
-  400' STUDY AREA



1.3 Description of the Proposed Project

The Project Site (Block 15890, Lots 54, 55, 58, 62, 64, 66, and 69) would be developed with a 5-story, 55-foot-tall mixed residential, commercial, and community facility building of 94,376 gross square feet (“GSF”) or 79,246 zoning square feet (“ZSF”) at a floor area ratio (“FAR”) of 2.13, containing approximately 4,544 GSF of Use Group (UG) VI commercial uses (local retail) and 3,383 GSF of UG III community facility uses on the ground floor and 86,449 GSF of UG II residential uses on the upper floors. The building would result in 104 dwelling units and 3 voluntary parking spaces on an open parking lot.

1.4 Screening Framework

Future Without the Proposed Action (Future No-Action Condition)

There are no records of building work permits submitted by the Applicant in the New York City Department of Buildings (DOB) BISWEB system. Therefore, it is conservatively assumed that under the No-Action Scenario, existing conditions would continue at the Project Site.

The Project Site currently contains multiple one-story commercial structures with a total floor area of approximately 16,566 square feet. These structures have been vacant for many years, and their re-occupancy without the Proposed Action is considered unlikely.

Future With the Proposed Action (Future With-Action Condition)

The Proposed Project on the Project Site would fully utilize the FAR and building height permitted in the underlying R5/C2-4 zoning district. Moreover, the Proposed Action involves disposition approval for public housing property from HUD, as well as funding from HPD, the qualification of which are all based on the number of qualifying affordable housing units within the proposed building. As a result, the With-Action Condition mirrors the Applicant’s Proposed Project, which is detailed as follows.

The Project Site (Block 15890, Lots 54, 55, 58, 62, 64, 66, and 69) would be developed with a 5-story, 55-foot-tall mixed residential, commercial, and community facility building of 94,376 GSF (79,246 ZSF, 2.13 FAR), containing approximately 4,544 GSF of UG VI commercial uses (local retail) and 3,383 GSF of UG III community facility uses on the ground floor and 86,449 GSF of UG II residential uses on the upper floors. The building would result in 104 dwelling units and 3 parking spaces.

Construction would take approximately 18 months on the Project Site, with the expected completion date in 2027.

Development Increment

Under the With-Action Condition, the Proposed Action would result in a net increase of 104 housing units in 86,449 GSF of residential space, 3,383 GSF of community facility space, and 4,544 GSF of commercial space, as shown in **Table 1.4-1** below.

Table 1.4-1: Proposed Project Increment Table

	Use	No-Action Condition ¹	With-Action Condition	Increment
Project Site	Residential (gsf)	0	86,449	86,449
	<i>Units</i>	0	104	104
	Non-Residential (gsf)	0	7,927	7,927
	<i>Community Facility gsf</i>	0	3,383	3,383
	<i>Commercial gsf</i>	0	4,544	4,544
	<i>Manufacturing gsf</i>	0	0	0
	Parking GSF	0	0	0
	Total GSF	0	94,376	94,376

Note:

1. Though there are multiple existing one-story commercial structures on the Project Site, they have been vacant for many years and their re-occupancy without the Proposed Action is considered unlikely. As a result, the No-Action is the same as the existing conditions for a more conservative analysis result.

2 AIR QUALITY

2.1 Fuel Source - Heating and Hot Water

Based on the information provided by the Applicant, electric power would be utilized for the heating, ventilation and air conditioning (HVAC) systems on the Project Site, which would be enforced through HPD Design Regulations as well as the Regulatory Agreement and Land Disposition Agreement (LDA). With the design and implementation of the electric-powered HVAC systems, the Proposed Action would not potentially result in any significant adverse air quality impacts, and further assessment is not warranted.

2.2 Industrial Emissions

Industrial Emissions Preliminary Screening

The Proposed Action would introduce sensitive land uses into the area. Accordingly, a preliminary screening was conducted to determine if there are any potential sources of industrial process emissions that could affect project occupants. Industrial sources were identified through a site visit within a 400-foot study area and the New York City Department of Environmental Protection (DEP) Clean Air Tracking System (CATS), the U.S. Environmental Protection Agency (EPA) Envirofacts ICIS-AIR and the Toxics Release Inventory (TRI), and the New York State Department of Environmental Conservation (NYSDEC) databases searches.

400-Foot Study Area

The Project Site (Block 15890, Lots 54, 55, 58, 62, 64, 66, and 69) is located within an R5/C2-4 zoning district. The surrounding 400-foot area of the Project Site consists predominantly of multi-family residential elevator buildings, along with some mixed residential and commercial buildings, commercial and office buildings, public facilities and institutions, parking facilities, and vacant land.

To the north and west of the Project Site, New York City Housing Authority (NYCHA) manages a 9-story, 24-building, 1,395-unit Ocean Bay Apartment complex (Bayside) on Blocks 16001 and 16002 and a 6-story, 7-building, 418-unit Ocean Bay Apartment complex (Oceanside) on Block 15892. The vacant commercial structures and vacant lands within the Project Site are currently owned by NYCHA as a portion of Ocean Bay Apartment complex (Oceanside). In addition, two mixed residential and commercial buildings are located to the east of the Project Site on Block 15843 along Beach Channel Drive across Beach 53rd Street, consisting of a 17-story, 194-unit mixed-use building on Lot 7501 (Edgemere Commons Building A1) and a 13-story, 474-unit mixed-use building on Lot 7502 (Edgemere Commons Building B1), which both belong to a larger project named Edgemere Commons. As an all-affordable, mixed-use, multi-building project, Edgemere Commons is currently under active construction, with all vacant lands on Block 15843 to the southeast of the Project Site to be developed through 2031. There are a public facility

building and two commercial retail buildings located to the south of the Project Site on the same block, which are all related to healthcare services, including a nursing home (Lawrence Nursing Care Center) with an accessory open parking lot on Lots 42 and 84, a pharmacy (R & I Rx Center Inc) on Lot 41, and a dental clinic (Rockaway Dental Products Co) on Lot 37.

The 400-foot radius surrounding the Project Site was screened for potential sources of industrial emissions. The preliminary screening of the 400-foot study area included a review of DEP, NYSDEC, and USEPA¹ Air Quality Permits issued within 400 feet of the Project Site, as well as a field observation conducted on October 15, 2025, and a desktop review to affirm the uses present at each site and identify any sites with the potential for unpermitted industrial process emissions.

Eighteen (18) non-residential sites were identified and evaluated in the 400-foot area of the Project Site as part of the initial industrial source screening. All the developed non-residential sites are occupied by local retail and community facility uses, including but not limited to restaurants, supermarkets, pharmacies, various professional services, and medical offices. Therefore, there is no potential for unpermitted industrial emissions in the surrounding area.

However, there are industrial permits identified in DEP CATS database on two NYCHA affordable residential sites within the 400-foot area of the Project Site, which are detailed below:

56-10 and 51-32 Beach Channel Drive (Block 16002, Lot 1 & Block 16001, Lot 2)

According to NYC's Zoning and Land Use Map (ZoLa), these two properties are owned by Ocean Bay Rental Assistance Demonstration (RAD) LLC and are classified as multi-family elevator apartment buildings- fireproof without stores (Building Class D3).

Located approximately 100 feet northwest of the Project Site across Beach Channel Drive and Beach 54th Street, the site at 56-10 Beach Channel Drive (Block 16002, Lot 1) is currently occupied by fourteen affordable residential buildings. The site has nine NYC DEP industrial permits, including six active industrial registration permits (PR013320, PR013420, PR013520, PR013620, PR014320, PR014420; expiration date on March 26, 2026) and three expired industrial work permits (PR014120, PR014220, PR014720; expired on December 13, 2023). Each active permit is registered to NYCHA for a natural gas-fueled Generac Generator.

Located approximately 85 feet north of the Project Site across Beach Channel Drive, the site at 51-32 Beach Channel Drive (Block 16001, Lot 2) is currently occupied by ten affordable residential buildings. The site has six NYC DEP industrial permits, including two active industrial registration permits (PR013820, PR013720; expiration date on March 27, 2026) and four expired industrial work permits (PR014620, PR014520, PR014020 expired on December 13, 2023 and PR013920

¹ Sources of information reviewed included the USEPA's Envirofacts database^[1], EPA, Envirofacts Data Warehouse, http://oaspub.epa.gov/enviro/ef_home2.air

expired on November 16, 2023). Each active permit is registered to NYCHA for a natural gas-fueled Generac Generator.

Registration permits for backup generators at residential sites do not warrant further screening. As a result, no further analysis on industrial emission sources is required for the Project Site.

1,000-Foot Study Area

A search of the EPA Envirofacts ICIS-AIR database and the Toxics Release Inventory (TRI) was conducted for all parcels within the 400- and 1000-foot Study Area. The Envirofacts ICIS Air Database contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, and state and local air pollution agencies. The Toxics Release Inventory (TRI) is a publicly available database containing information on toxic chemical releases and other waste management activities in the United States.

The search did not identify any large or major sources of industrial emissions or odor-producing facilities within 1,000 feet of the Project Site. As such, no further screening of large or major emissions sources is warranted.

3 NOISE

No existing E-Designation was identified on the Project Site (Block 15890, Lots 54, 55, 58, 62, 64, 66, and 69) and as a result, noise monitoring is required on the Project Site to assess the potential impacts on the project occupants from the ambient noise. In addition, the Project Site is located within line of sight to an elevated subway. Accordingly, the predominant noise source in the area of the Project Site is vehicle and rail traffic. As a result, assessment of day/night noise as well as peak hour noise are required, and the noise monitoring was conducted for the Project Site per *2021 CEQR Technical Manual* guidance.

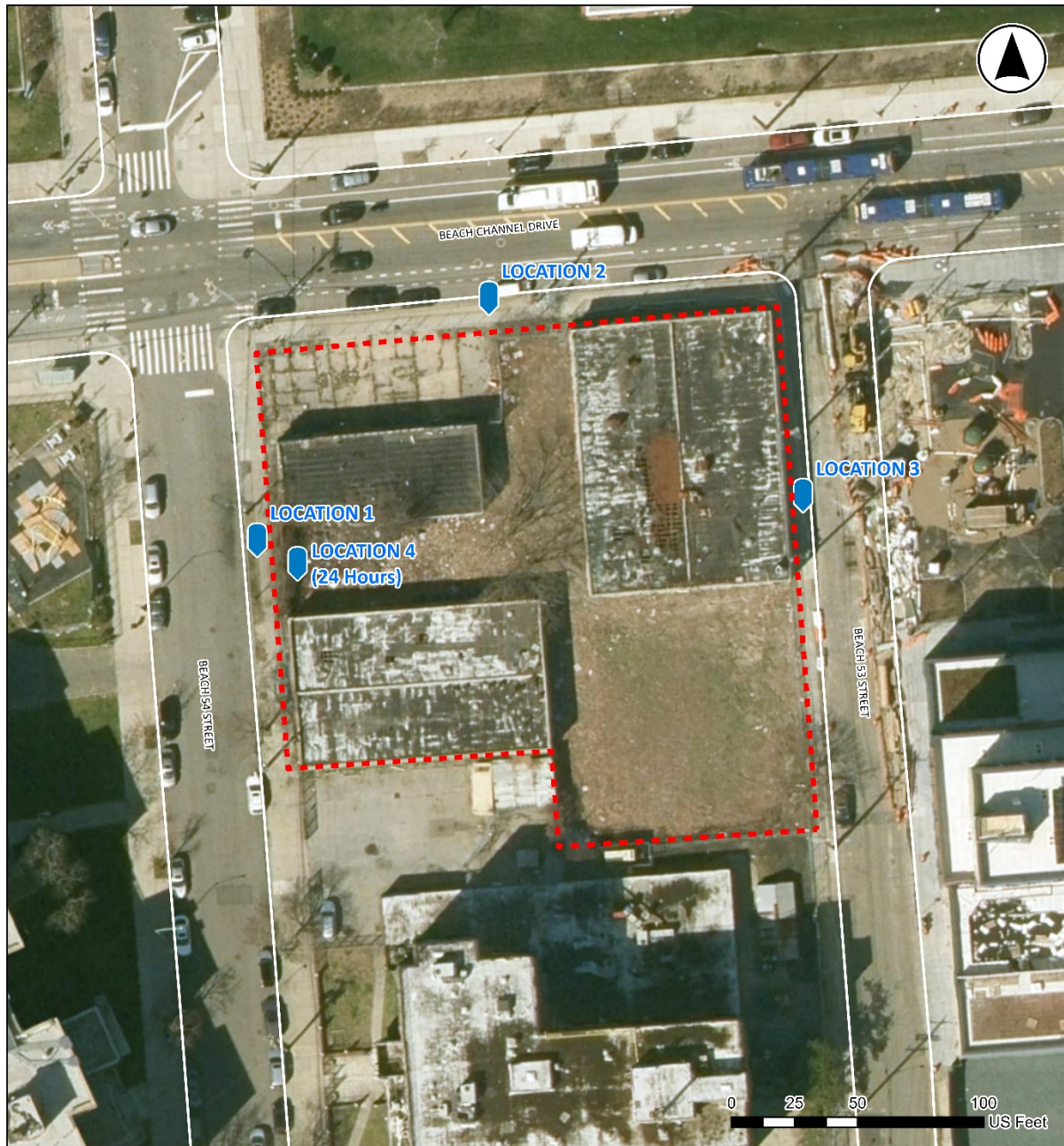
3.1 Noise Monitoring Results

Measurement Location and Equipment


Because the predominant noise source in the area of the proposed project is vehicular and rail traffic, noise monitoring was conducted during peak weekday vehicular travel periods (AM, Midday, PM) on a typical midweek day for 20-minute periods. Noise Monitoring Location One (1) was located at street level on the Beach 54th Street frontage of the Project Site. Noise Monitoring Location Two (2) was located at street level on the Beach Channel Drive frontage of the Project Site. Noise Monitoring Location Three (3) was located at street level on the Beach 53rd Street frontage of the Project Site. Noise Monitoring Location Four (4) was within the project site located along Beach 54th Street with a line of site to the nearby elevated rail line to the south above the Rockaway Freeway. The noise monitoring locations are shown in **Figure 4.1-1 to Figure 4.1-5** below.

Noise monitoring was conducted using a Type 1 Casella CEL-633 sound level meter and a Larson Davis 821 SoundExpert sound level meter with wind screens. The monitors were placed on a tripod at a height of approximately five feet above the ground, away from any other noise-reflective surfaces. The monitors were calibrated prior to and following each monitoring session. Periods of peak vehicular traffic around the Affected Area constitute a worst-case condition for noise. Noise meter calibration certification and back up data are provided.

Figure 3.1-1: Noise Monitoring Locations



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 PROJECT SITE

 NOISE MONITORING LOCATION

Figure 3.1-2: Location 1 – Noise Monitor Location Photo



Figure 3.1-3: Location 2 – Noise Monitor Location Photo



Figure 3.1-4: Location 3 – Noise Monitor Location Photo



Figure 3.1-5: Location 4 – Noise Monitor Location Photo



Existing Conditions

Monitoring was conducted during typical midweek conditions, on Wednesday, October 15, 2025 through Thursday, October 16, 2025. The weather was dry, and wind speeds were moderate during all monitoring periods. **Table 3.1-1** through Table 3.1-4 below contain the results for the measurements taken at Location 1 through Location 4, respectively.

Table 3.1-1: Noise Levels in dBA at Location 1

<i>Wednesday, October 15, 2025</i>			
Time	7:42 am – 8:02 am	12:00 pm – 12:20 pm	4:30 pm – 4:50 pm
L _{max}	81.5	85.7	80.8
L ₁₀	62.0	62.5	63.0
L _{eq}	59.5	60.8	60.4
L ₅₀	56.5	56.5	56.5
L ₉₀	54.0	53.0	52.5
L _{min}	51.6	48.4	49.3

Table 3.1-2: Noise Levels in dBA at Location 2

<i>Wednesday, October 15, 2025</i>			
Time	8:03 am – 8:23 am	12:21 pm – 12:41 pm	4:51 pm – 5:11 pm
L _{max}	84.6	92.2	89.0
L ₁₀	70.0	71.0	69.0
L _{eq}	67.3	70.6	66.4
L ₅₀	63.5	64.5	62.0
L ₉₀	57.5	60.0	54.5
L _{min}	53.6	57.6	51.1

Table 3.1-3: Noise Levels in dBA at Location 3

<i>Wednesday, October 15, 2025</i>			
Time	8:24 am – 8:44 am	12:42 pm – 1:02 pm	5:12 pm – 5:32 pm
L _{max}	82.3	89.2	85.5
L ₁₀	65.0	63.5	64.0
L _{eq}	63.5	63.0	62.0
L ₅₀	60.0	58.0	58.5
L ₉₀	56.0	54.5	55.0
L _{min}	53.3	51.8	52.1

Table 3.1-4: Noise Levels in dBA at Location 4

Start Date & Time	LAeq	LASmin	LASmax	LAS 10%	LAS 50%	LAS 90%
10/15/2025 07:36	59.7	53.3	78.4	62.0	57.5	55.3
10/15/2025 08:00	58.7	51.9	75.6	61.5	56.6	54.2
10/15/2025 09:00	59.9	50.7	83.5	60.6	55.6	52.9
10/15/2025 10:00	59.3	51.2	82.3	60.9	55.6	53.4
10/15/2025 11:00	58.6	50.3	76.9	60.9	55.4	52.6
10/15/2025 12:00	60.1	51.2	85.3	61.4	56.9	54.8
10/15/2025 13:00	58.6	51.4	77.5	61.0	56.2	53.6
10/15/2025 14:00	69.3	51.2	97.4	62.5	56.6	53.7
10/15/2025 15:00	61.6	51.3	85.6	63.2	57.3	53.4
10/15/2025 16:00	61.4	52.8	85.5	62.6	58.5	54.7
10/15/2025 17:00	65.7	49.2	82.6	62.1	55.2	52.0
10/15/2025 18:00	63.0	49.2	85.8	61.5	54.5	51.4
10/15/2025 19:00	60.2	49.3	85.3	60.4	54.1	51.5
10/15/2025 20:00	56.2	48.7	78.3	58.8	53.1	50.7
10/15/2025 21:00	56.1	48.0	73.1	59.2	52.3	50.0
10/15/2025 22:00	56.5	47.1	75.6	58.3	51.3	48.6
10/15/2025 23:00	53.5	47.3	71.6	55.0	51.1	49.0
10/16/2025 00:00	53.3	46.8	69.4	55.0	51.2	48.3
10/16/2025 01:00	54.0	46.8	77.9	53.1	48.9	47.6
10/16/2025 02:00	51.8	46.7	70.8	51.9	47.9	47.2
10/16/2025 03:00	51.2	46.6	70.6	50.3	47.9	47.3
10/16/2025 04:00	62.6	46.6	94.6	54.4	49.3	47.5
10/16/2025 05:00	54.7	49.9	77.1	55.7	52.2	50.9
10/16/2025 06:00	61.4	51.0	87.6	60.6	55.1	52.7
10/16/2025 07:00	58.4	52.0	72.9	60.8	56.3	54.1
LDN	64.9					

The traffic volumes (vehicle counts) and vehicle classifications collected during peak vehicular travel periods [morning (AM), noon (MD), and evening (PM)] concurrent with noise monitoring at Location 1 through Location 3 are shown below in **Table 3.1-5** through **Table 3.1-7**, respectively.

Table 3.1-5: Traffic Volumes and Vehicle Classifications Noise Location 1

	7:42 am – 8:02 am	12:00 pm – 12:20 pm	4:30 pm – 4:50 pm
Car/ Taxi	10	5	5
Van/Light Truck/SUV	8	4	6
Medium Truck	2	0	2
Heavy Truck	0	0	0
Bus	0	0	0

Table 3.1-6: Traffic Volumes and Vehicle Classifications Noise Location 2

	8:03 am – 8:23 am	12:21 pm – 12:41 pm	4:51 pm – 5:11 pm
Car/ Taxi	23	23	42
Van/Light Truck/SUV	17	37	53
Medium Truck	4	4	6
Heavy Truck	0	1	1
Bus	0	5	3

Table 3.1-7: Traffic Volumes and Vehicle Classifications Noise Location 3

	8:24 am – 8:44 am	12:42 pm – 1:02 pm	5:12 pm – 5:32 pm
Car/ Taxi	3	0	0
Van/Light Truck/SUV	5	3	2
Medium Truck	0	1	0
Heavy Truck	0	0	0
Bus	0	0	0

3.2 Conclusion

As stated in the *Green Fast Track for Housing: Process Guidance for Determining Type II Eligibility*, under noise, all projects must provide noise sampling results to demonstrate that ambient noise levels are within prescribed limits.

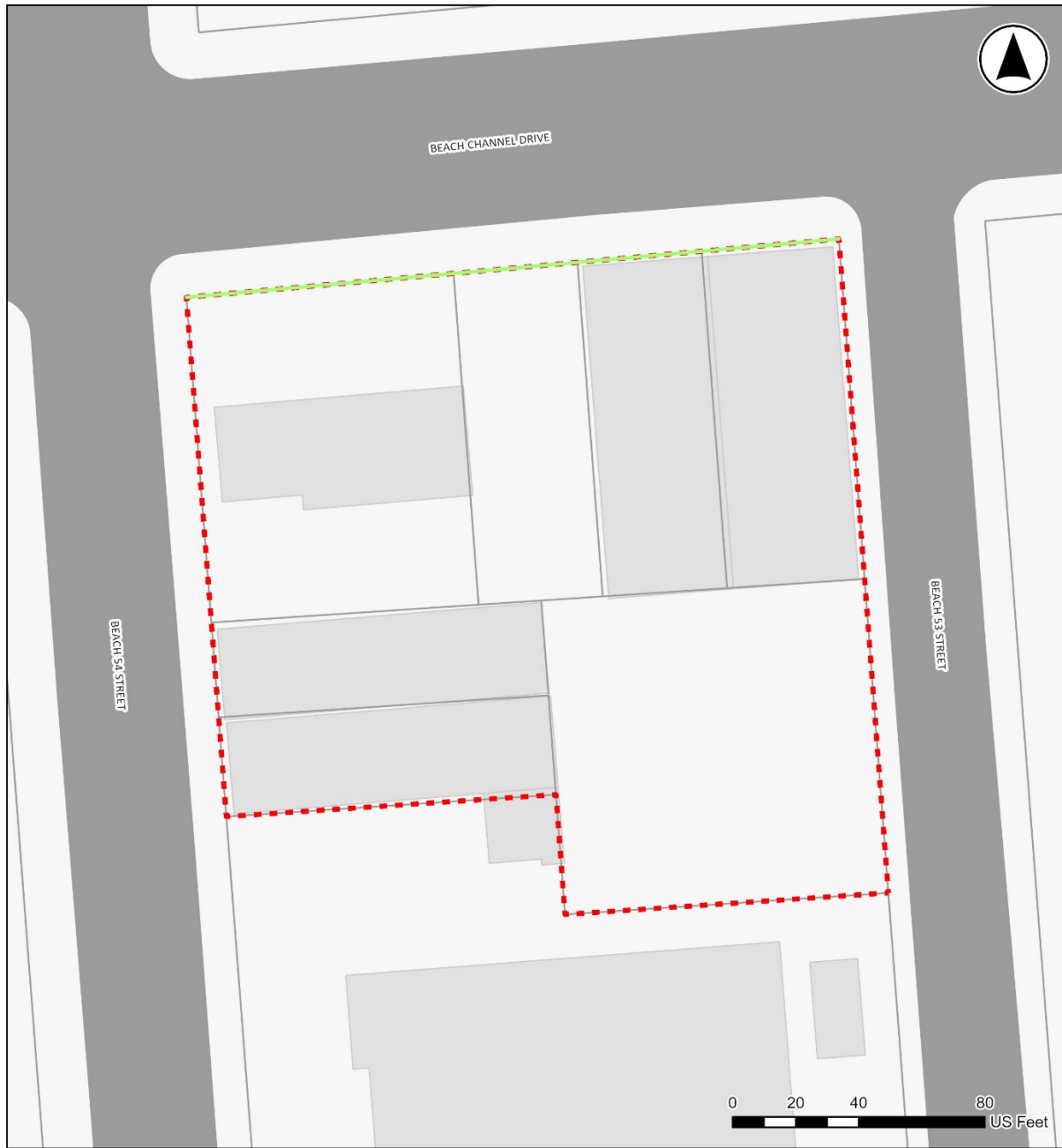
Therefore, noise monitoring was conducted for the Project Site (Block 15890, Lots 54, 55, 58, 62, 64, 66, and 69). The highest recorded L_{10} at Location 1 was 62.5 dB(A) during the midday period. The highest recorded L_{10} at Location 2 was 71.0 dB(A) during the midday period. The highest

recorded L_{10} at Location 1 was 65.0 dB(A) during the morning period. The LDN at Location 4 was 64.9 dB(A) during the evening period.

To ensure that no significant adverse impacts related to noise occur as a result of the Proposed Actions, the following noise attenuation measures are required at the Project Site:

Block 15890, Lots 54, 55, 58, 62, 64, 66, and 69 (Project Site): In order to ensure an acceptable interior noise environment, future residential/commercial/community facility uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation along Beach Channel Drive in order to maintain an interior L_{10} noise level not greater than 40 dB(A) for residential and community facility uses or not greater than 50 dB(A) for commercial uses. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

Figure 3.2-6: Attenuation Requirements



LEGEND

-  PROJECT SITE
-  28 DB(A) ATTENUATION REQUIREMENT

*Attenuation Requirements are for residential and community facility uses. Commercial uses would receive a 5 dB(A) reduction.

4 HAZARDOUS MATERIALS

The Project Site does not have an existing E-Designation, accordingly a Phase I Environmental Site Assessment (ESA) was performed on the Project Site, as described below, to determine if further environmental investigation is required.

4.1 Phase I Environmental Site Assessment Summary

A Phase I Environmental Site Assessment (Phase I ESA) was performed at the Project Site (Block 15890, Lots 54, 55, 58, 62, 64, 66, and 69) in October 2015 by GZA GeoEnvironmental, Inc. (GZA), in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-13. At the time of Phase I ESA, the vicinity of the Project Site is primarily zoned as residential (R5) with some commercial properties (C1-2). Residences are generally multi-story buildings included in the NYCHA housing complexes located north and west. Commercial establishments are generally located along Beach Channel Drive.

The Phase I ESA indicated that the historical operations at the Project Site might represent potential sources of contaminants in the subsurface. The Channel Breeze Cleaners, a known handler of spent halogenated solvents, the historical filling station, and the used auto lot, might represent potential sources of contaminants. Also in October 2015, Nova Geophysical performed a surface geophysical survey at the Project Site. The survey identified several locations where underground storage tanks and related subsurface equipment were formerly located.

The following recognized environmental conditions (RECs), historic recognized environmental conditions (HRECs), and data gaps were noted in connection with the Project Site in Phase I ESA:

- Recognized Environmental Conditions (RECs)
 - A filling station with five gas tanks occupied the Project Site (Lot 58) from 1933 to 1951. Old undocumented underground storage tanks (USTs) often fail and pose a material threat to the Project Site, and therefore, are considered as a recognized environmental condition.
 - Channel Breeze Cleaners (Lot 55) was owned and operated by Agoute Cleaners Inc. and listed as a RCRA NonGen facility. Records from the New York City Department of Buildings indicate that the work permit was issued in 1990 for the installation of a dry cleaner at Lot 55. The Project Site was also listed in the EPA FINDS and NY MANIFEST list, which track events and activities related to the transport, storage, and treatment of hazardous waste, from 1992 to 2006. The Project Site reportedly utilized spent halogenated solvents in its operations. The presence or likely presence of hazardous substances is considered a recognized environmental condition.

- Three Spills were reported for the adjoining properties: the Lawrence Nursing Care, Lawrence Nursing Home, and Edgemere Apartments. The Spills remain open and have not been closed to the satisfaction of NYSDEC. The release of petroleum products in the subsurface on the adjoining properties indicates a recognized environmental condition.
- Historical Recognized Environmental Conditions (HRECs)
 - The Peninsula Hospital Center/ Peninsula Nursing and Rehab Center were listed in the NY LTANKS, NY UST, NY AST, NY HIST UST, NY Spills, RCRA NonGen/NLR, and NY MANIFEST database has had a history of several leaks and overfill, including a Spill that was closed on 06/04/1993.
 - The Edgemere Houses/ Ocean Bay Apartments were listed NY Spills, NY UST, NY HIST UST has had a history of several leaks and overfills, including Spills that were closed on 03/06/2007 and 07/18/2002.
 - The Arverne Houses/ Ocean Bay Apartments were listed in the NY LTANKS, NY Spills, RCRA NonGenNLR, and NY MANIFEST database has had a history of several leaks and overfill, including Spills that were closed on 03/19/1996, 04/25/1996, and 12/30/2009.
- Data Gaps and their Significance
 - A 250-gallon aboveground storage tank (AST) was observed at the yard between Lot 55 and Lot 58 Buildings. No other records were found regarding the contents and use of the AST. Since the area is heavily vegetated and no other records were found, this is considered significant data gap.
 - The Client did not provide a title search for review. In GZA's opinion, however, this is not a significant data gap due to a well-documented regulatory history of the property.
 - As of the date of completion of Phase I report, GZA has not received responses from various regulatory agencies. This data gap is not considered significant since the regulatory history of the Site is well documented through other sources.

4.2 Phase II Environmental Site Investigation Summary

Based upon the findings in Phase I ESA detailed above, GZA performed a limited Phase II Environmental Site Investigation (Phase II ESI) at the Project Site in August 2016 in accordance with Phase II Site Investigation Work Plan (SIWP) and Health and Safety Plan (HASP) dated June 17, 2016, which were approved by the New York City Department of Environmental Protection (DEP) Bureau of Sustainability in a letter dated July 20, 2016. The subsurface investigation consisted of the collection of soil, groundwater, and soil vapor samples in the former filling

station and dry cleaning areas and those samples were sent to a laboratory to be analyzed for various chemicals of concern. This investigation aims to provide subsurface data from soil, groundwater, and soil vapor near the potential sources to evaluate contaminants of potential concerns.

The significant findings of Phase II ESI are summarized as follows:

- Groundwater flows to the west at the Project Site.
- The soil analytical results show exceedances of Track 1 SCOs for two VOCs, two SVOCs and several metals. The two VOCs detected above Track 1 SCOs are typical laboratory equipment cleaning solvents. The SVOCs and metals that exceeded Track 1 SCOs are typical constituents of historic Urban Fill observed in New York City. None of the compounds exceeded Track 2 SCOs.
- The groundwater sample collected from GZA-1, located down-gradient of the former dry cleaner, contained exceedances of two chlorinated VOCs (Cis-1,2-dichloroethene and vinyl chloride). These compounds are breakdown products of PCE, a common dry cleaning fluid. It also contained an exceedance of PCBs, two targeted SVOCs, and several targeted metals, all of which may be due to turbidity in the groundwater sample or natural water chemistry. MW-2 contained exceedances of 1,2,4-trimethylbenzene, ethylbenzene, o-xylene, and p/m-xylene, all associated with gasoline. The MW -2 results were consistent with previous investigation results performed by others.
- Exceedances of TCE and PCE were detected in soil vapor sample SV-1 sample. The concentration of TCE was particularly high in this sample and doesn't correlate to the groundwater results from the nearby MW-2. There was an exceedance of PCE in soil vapor sample SV-3, collected east of the dry cleaner. This exceedance may be related to former dry cleaning operations on Lot 55.

4.3 Conclusion

Based on the findings of the Phase II ESI, there is evidence of releases of hazardous materials to soil and groundwater beneath the Project Site from the historical operations. Accordingly, it is required that the oversight of the subsurface activities be conducted by an environmental professional, and any impacted soil and groundwater be handled and disposed in accordance with the applicable regulatory regulations. An updated Phase II ESI is currently being prepared by the Applicant. Based on the findings of the Phase II ESI, the Applicant is currently preparing materials to enter into the Brownfield Cleanup Program. If accepted into the program, the Applicant will enter into a Brownfield Cleanup Agreement (BCA) and will prepare a remedial investigation work plan (RIWP) for approval by the New York State Department of Environmental Conservation (NYSDEC). Once the RIWP is approved, cleanup of the Project Site would be

53-05 Beach Channel Drive
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completed according to the approved plan. Once NYSDEC certifies completion of cleanup, a certificate of completion (COC) will be issued.

As construction activities on the Project Site will be performed in accordance with the NYSDEC-approved RIWP, no significant adverse impacts regarding hazardous materials would result from demolition and/or construction activities related to the Proposed Action.

5 NATURAL RESOURCES

The Project Site does not contain a wetland, priority waterbody, significant natural community, forever wild area, recognized ecological complex, special natural waterfront area, or beach and is not located within a wetland check zone. No unmapped natural resources have been identified on or near the Project Site.

6 HISTORIC AND CULTURAL RESOURCES

In correspondence dated September 16, 2025, LPC confirmed that the Project Site does not contain any architecturally or archaeologically significant resources and that no significant architectural resources are located within 400 feet of the site. Accordingly, no impacts would occur on any architectural or archaeological resources, and no analysis is warranted.

7 SHADOWS

The Project Site is not substantially contiguous to any open space, natural resources, or sunlight-sensitive historic resources.

Appendix G: WRP Consistency Assessment #25-094

53-05 Beach Channel Drive

Waterfront Revitalization Program Assessment

The Project Site is located within the boundaries of the New York City Coastal Zone and is subject to CEQR discretionary review procedures; therefore, the Proposed Action must be reviewed and assessed for consistency with the policies set forth in the New York City Waterfront Revitalization Program (WRP). The WRP establishes the City's policies for waterfront planning, preservation, and development projects to ensure consistency over the long term. The goal of the program is to maximize the benefits derived from economic development, environmental conservation, and public use of the waterfront while minimizing any potential conflicts among these objectives. The WRP Consistency Assessment Form (CAF) was completed and is provided above. The CAF assists the Applicant in identifying the relevant WRP policies and certifying that the project is consistent with the WRP.

The Proposed Action would place a new mixed residential, commercial, and community facility building in a designated "Zone AE" within the 1% annual chance floodplain (100-year flood zone) as per the 2015 FEMA Preliminary Flood Insurance Rate Maps (PFIRMs) and the 2007 effective Flood Insurance Rate Maps (FIRMs).

High Risk Areas

Zone AE are areas that have a 1% probability of flooding every year (also known as the "100-year floodplain"), and where predicted flood water elevations above mean sea level have been established. Properties in Zone AE are considered to be at high risk of flooding under the National Flood Insurance Program (NFIP). Buildings located in an AE Zone are required to comply with Appendix G of the Building Code.

Waterfront Revitalization Program Assessment

The WRP Consistency Assessment Form (CAF) was completed to determine the consistency of the Proposed Action with the Waterfront Revitalization Program's (WRP's) ten policies. Additionally, as the Project Site is located within the boundaries of a flood zone, the Flood Evaluation Worksheet was also completed. The Flood Evaluation Worksheet allows the Applicant to calculate future flood elevations and assess site-specific risks to vulnerable or critical project features (Refer to Policy 6).

Based on the information provided in the CAF, a detailed methodology and policy response is provided below, which incorporates the findings of the Flood Evaluation Worksheet, and the Proposed Action's consistency with the applicable WRP Policies (Policy 1, 5, 6, and 7) and Sub-Policies (Policy 1.1, 1.3, 1.5, 5.1, 6.1, 6.2, 7.1, 7.2, and 7.3).

Policy 1: Support and Facilitate Commercial and Residential Development in Areas Well-Suited to Such Development

1.1 Encourage commercial and residential development in appropriate coastal zone areas.

The Proposed Action is consistent with this policy. It would encourage the redevelopment of multiple underutilized lots that are currently occupied by vacant commercial buildings, with new-built residential, commercial, and community facility uses in close proximity to established and newly emerging areas that are well served by public transit, local commercial services, open space, and community facilities. The underutilized Project Site would be redeveloped to serve the local community, create high-quality affordable housing, provide employment and economic development, and enhance the city's tax base.

The Project Site is located along Beach Channel Drive, a major east/west residential and commercial corridor on the Rockaway peninsula. It is bounded by Beach 54th Street to the west, by Beach 53rd Street to the east, and by Rockaway Beach Boulevard to the south. Three blocks to the south of the Project Site are the Rockaway Boardwalk and beach area. The Project Site has access to regional highways through the nearby Rockaway Freeway, Cross Bay Boulevard, Nassau Expressway, and the Belt Parkway. It is within an area developed primarily with multi-family residential buildings and is well served by bus and subway mass transit.

1.3 Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.

The Proposed Action is consistent with this policy. The Proposed Project would redevelop multiple underutilized lots that are currently occupied by vacant commercial buildings for residential, local retail, and community facility uses in close proximity to high-capacity roadways (Beach Channel Drive as a minor arterial) and mass transit infrastructure and would integrate the site into the surrounding residential and commercial area.

1.5 Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development pursuant to WRP Policy 6.2.

The Proposed Action is consistent with this policy. Given the Project Site is located within a 100-year floodplain, the potential effects of global climate change on the Proposed Project have been considered. The Proposed Project would include necessary elements to reduce the vulnerability to flood damage as compared to existing conditions. The Proposed Project would incorporate building features as required by the New York City Building Code Appendix G Flood Resistant Construction Standards. By incorporating these strategies, the effects of climate change and potential sea level rise on the Proposed Project would be minimized.

Policy 5: Protect and Improve Water Quality in the New York City Coastal Area

5.1 Manage direct or indirect discharges to waterbodies.

While the Proposed Project would not involve industrial uses that may result in a new direct or indirect discharge into water bodies, the Proposed Action would be required to ensure that the Project Site would not be impacted by hazardous materials.

A Phase I Environmental Site Assessment (ESA) and a limited Phase II Environmental Site Investigation (ESI) were conducted at the Project Site in 2015 and 2016 respectively, according to the guidance and requirements of the New York City Department of Environmental Protection (DEP). The findings of the analysis indicated that there is evidence of releases of hazardous materials to soil and groundwater beneath the Project Site from the historical operations. Accordingly, it is required that the oversight of the subsurface activities be conducted by an environmental professional, and any impacted soil and groundwater be handled and disposed in accordance with the applicable regulatory regulations.

The Applicant is currently preparing materials to enter into the Brownfield Cleanup Program. If accepted into the program, the Applicant will enter into a Brownfield Cleanup Agreement (BCA) and will prepare a remedial investigation work plan (RIWP) for approval by the New York State Department of Environmental Conservation (NYSDEC). Once the RIWP is approved, cleanup of the Project Site would be completed according to the approved plan. Once NYSDEC certifies completion of cleanup, a certificate of completion (COC) will be issued.

Based on the findings of Phase I ESA and Phase II ESI, the Proposed Action would require remediation to prevent further discharge of such contamination into the groundwater and waterways. Therefore, the Proposed Action would minimize the negative impacts on fish and wildlife habitats caused by effluent discharge.

Policy 6: Minimize Loss of Life, Structures, Infrastructure, and Natural Resources Caused by Flooding and Erosion, And Increase Resilience to Future Conditions Created by Climate Change

6.1 Minimize losses from flooding and erosion by employing non-structural and structural design measures appropriate to the site, the use of the property to be protected, and the surrounding area.

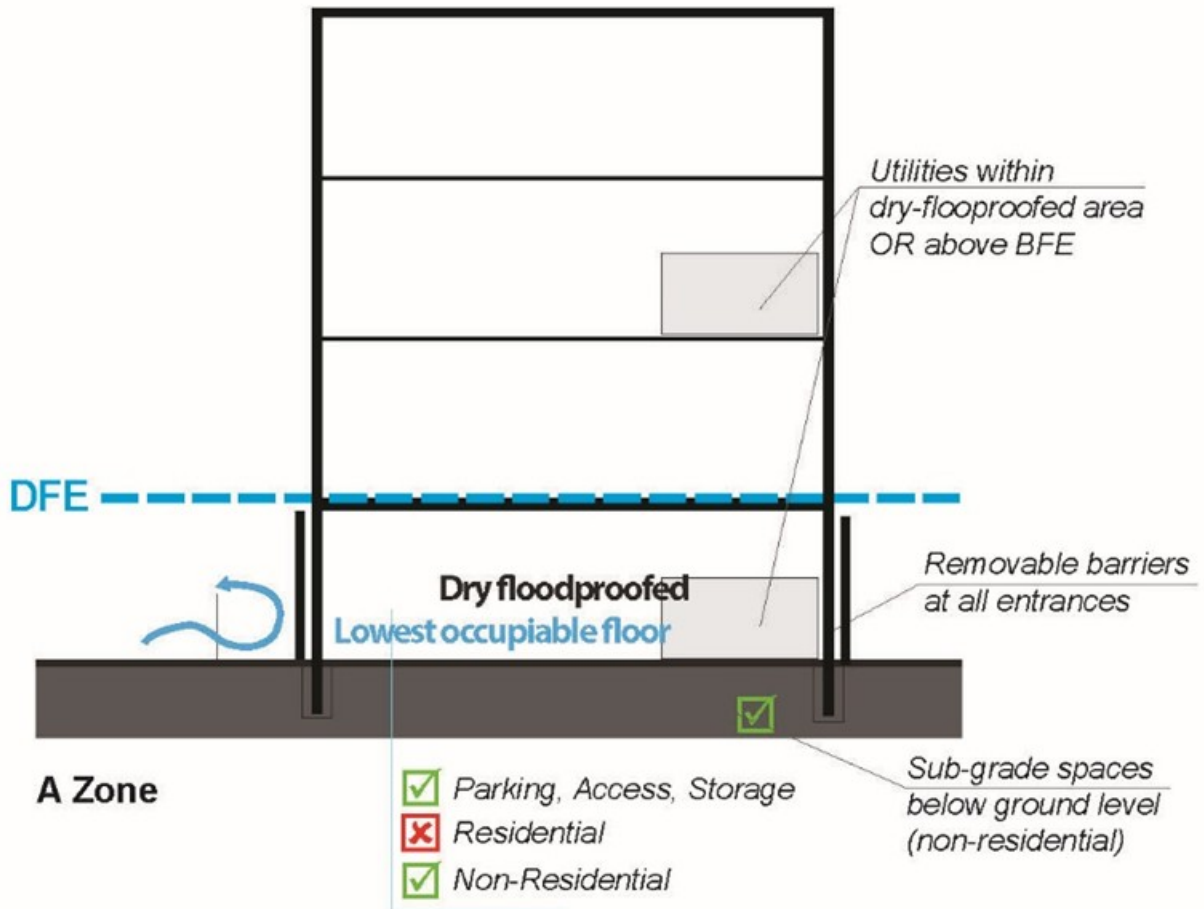
As indicated below in **Figure 2**, the Project Site is located within the 2015 PFIRMs and 2007 FIRMs 1% annual chance floodplain (100-year flood zone). Under Policy 6, the primary goal for projects within flood hazard areas is to reduce the risks posed by current and future flood events, mainly major storms that are likely to increase due to climate change and sea level rise.

As the Project Site falls within the 1% annual chance floodplain per 2015 PFIRMs and 2007 FIRMs, the Proposed Project would be subject to compliance with NYC Building Code Appendix G¹. The Proposed Project's design would incorporate dry-floodproofing building features for the building to protect the vulnerable features, as further discussed in Policy 6.2 below. Dry-floodproofing, as shown below in **Figure 1**, is a flood resilient construction practice that is designed to seal a building's exterior walls to prevent flood waters from coming into the building space, while ensuring that the building has the ability to resist water loads below the expected level of flooding.

Therefore, the Proposed Project would incorporate building-scale resiliency measures to reduce the risks of damage from current and future coastal hazards and would be consistent with Policy 6.1.

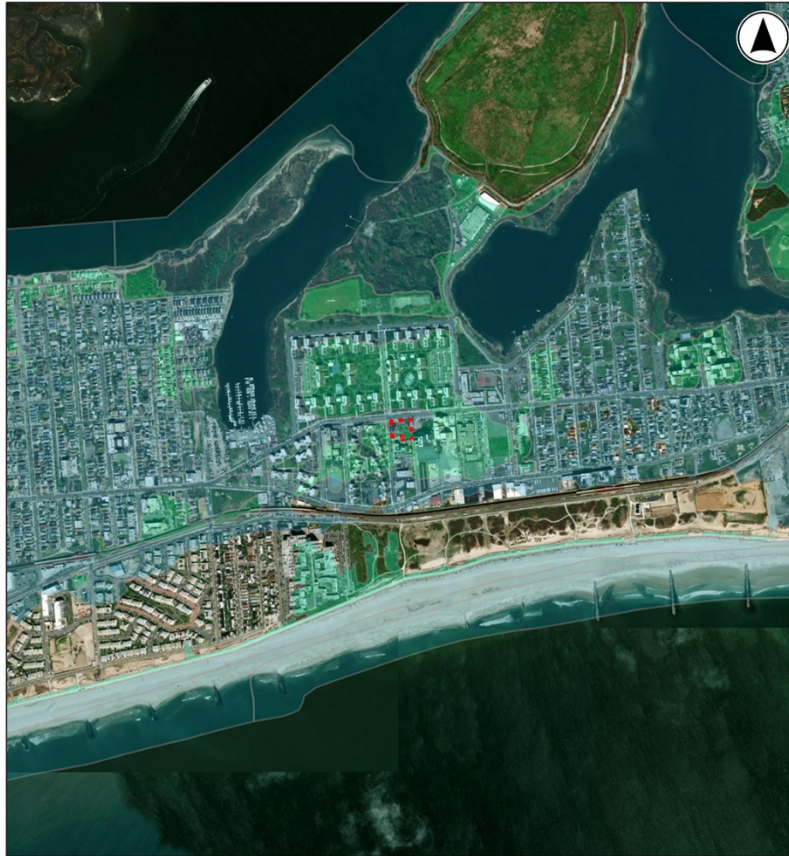
¹ Appendix G requires owners of severely damaged or destroyed buildings in the 1% annual chance floodplain to comply with the flood resistant construction standards of the Building Code when they rebuild. The same requirements are applicable to any new development, or substantially improved properties, when the development is located in whole or in part within the 1% annual chance floodplain.

Figure 1: Flood Zone Construction – Dry Floodproofing²



² While floodproofing can be employed as a construction measure for any building, the figure shows the requirements under the building code related to sites within an AE Zone.

Figure 2: 2007 FIRM vs. 2015 PFIRM



Supporting Zoning Layers

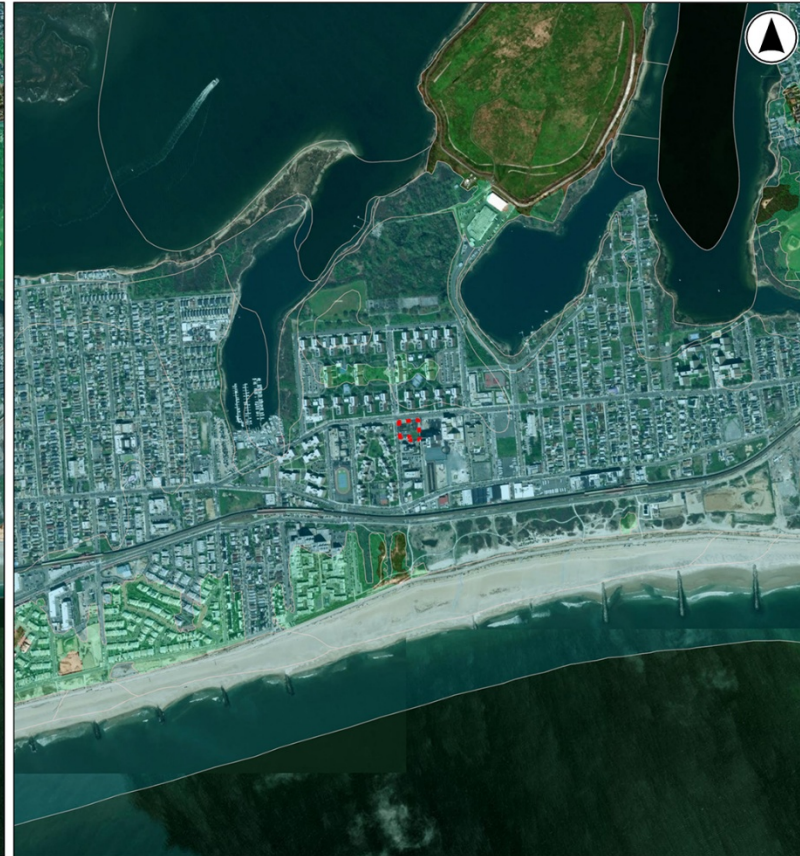
Effective Flood Insurance Rate Maps 2007

V (1% floodplain) ■

A (1% floodplain) ■

Shaded X (0.2% floodplain) ■

Effective Date	9/5/2007
Flood Zone	AE
Base Flood Elevation	8 feet



Supporting Zoning Layers

Preliminary Flood Insurance Rate Maps 2015

V (1% floodplain) ■

A (1% floodplain) ■

Shaded X (0.2% floodplain) ■

Preliminary Issue Date	1/30/2015
Flood Zone	AE
Base Flood Elevation	10 feet

6.2 Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the city's Coastal Zone.

The following assessment was prepared in accordance with *The New York City Waterfront Revitalization Program: Climate Change Adaptation Guidance Document for Policy 6.2*. The three basic steps to assessing an action's consistency with Policy 6.2 of the Waterfront Revitalization Program include identifying vulnerabilities and consequences, identifying adaptive strategies, and assessing policy consistency.

1. Identify Vulnerabilities and Consequences

a) Assess the Project Area's Exposure to current and future flood risk (Flood-Evaluation Worksheet). The information in the following subsections is based on the results of the completed flood evaluation worksheet, which is provided in Appendix E.

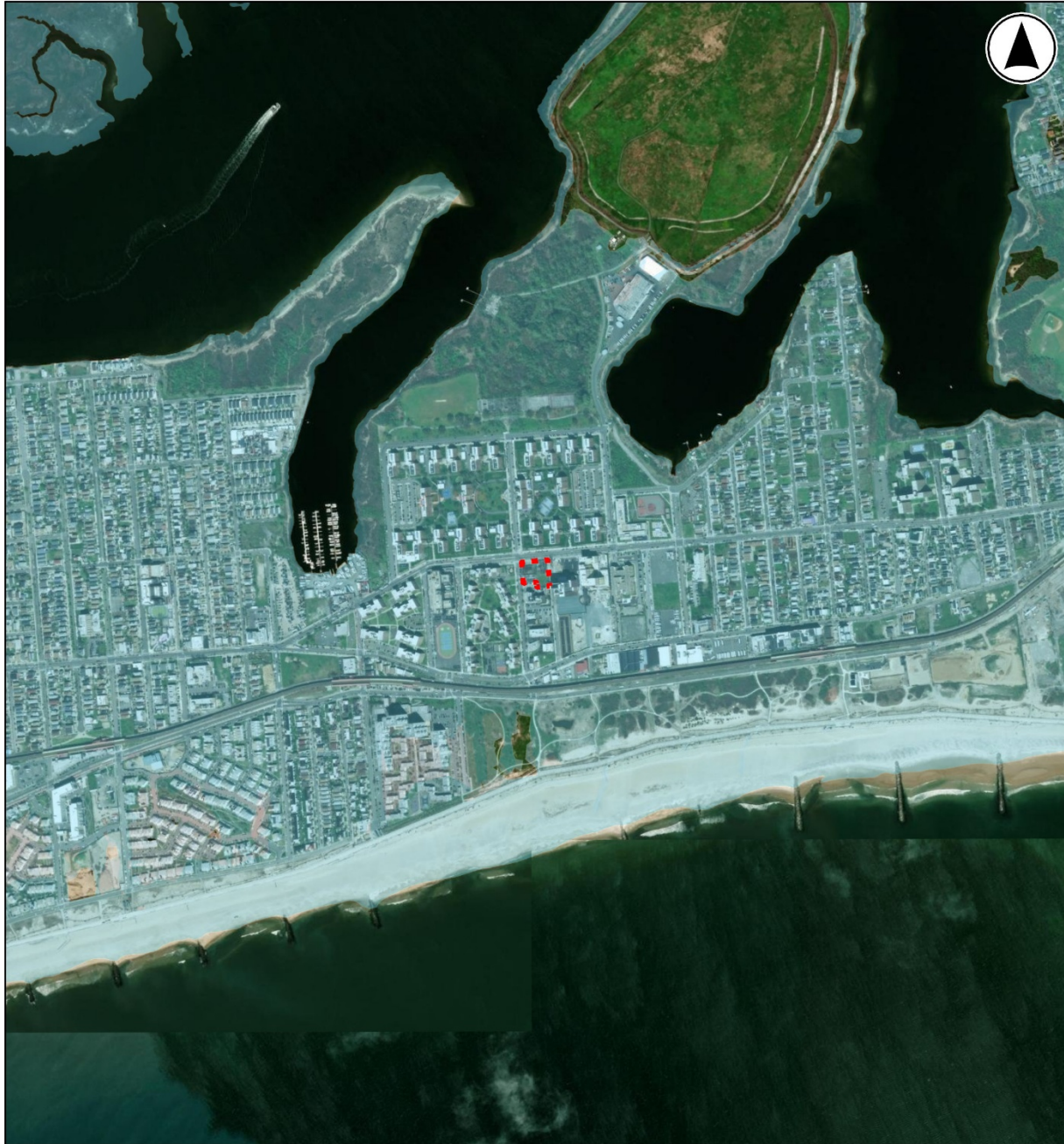
New York City is highly susceptible to coastal hazards such as flooding, hurricanes, and storm surges as a result of climate change and sea level rise. According to the 2015 New York City Panel on Climate Change (NPCC) projections, sea levels have risen 1.1 feet at the Battery since 1900, and higher sea levels in the future are highly anticipated.

As shown in **Figure 2** above, the Project Site is currently located within the boundaries of 1% annual chance floodplain pursuant to the 2015 PFIRMs and 2007 FIRMs. As projected in the New York City Flood Hazard Mapper³ (see **Figure 3** to **Figure 5** for 2020s to 2080s future floodplain projections and **Figure 6** to **Figure 9** for 2020s to 2100 future high tide projections), the Project Site would fall within Zone AE (1% annual chance floodplain or 100-year floodplain) under all future flood projections. Meanwhile, though the Project Site will not be impacted by high tides by 2050s, the Project Site is anticipated to be impacted by future high tides under high (58 inches SLR) and mid-high (39 inches SLR) sea level rise projections by 2080s and under mid-high (50 inches SLR) and middle (36 inches SLR) sea level rise projections by 2100.




Per the guidance of Policy 6.2, the highest Base Flood Elevation (BFE) of the existing 1% annual chance floodplain available on the flood hazard mapper shall be adopted for the Project Site for a more conservative analysis result. Per 2015 PFIRMs, the 1% annual chance floodplain on the Project Site has a BFE of 10 feet. Accordingly, the Designed Flood Elevation (DFE) at the Project Site is 12 feet by adding 2 feet to the BFE.

³ Not intended for site-specific analysis, but serves as an estimate of future flood risk.

Figure 3: Future 2020s Floodplain Projections

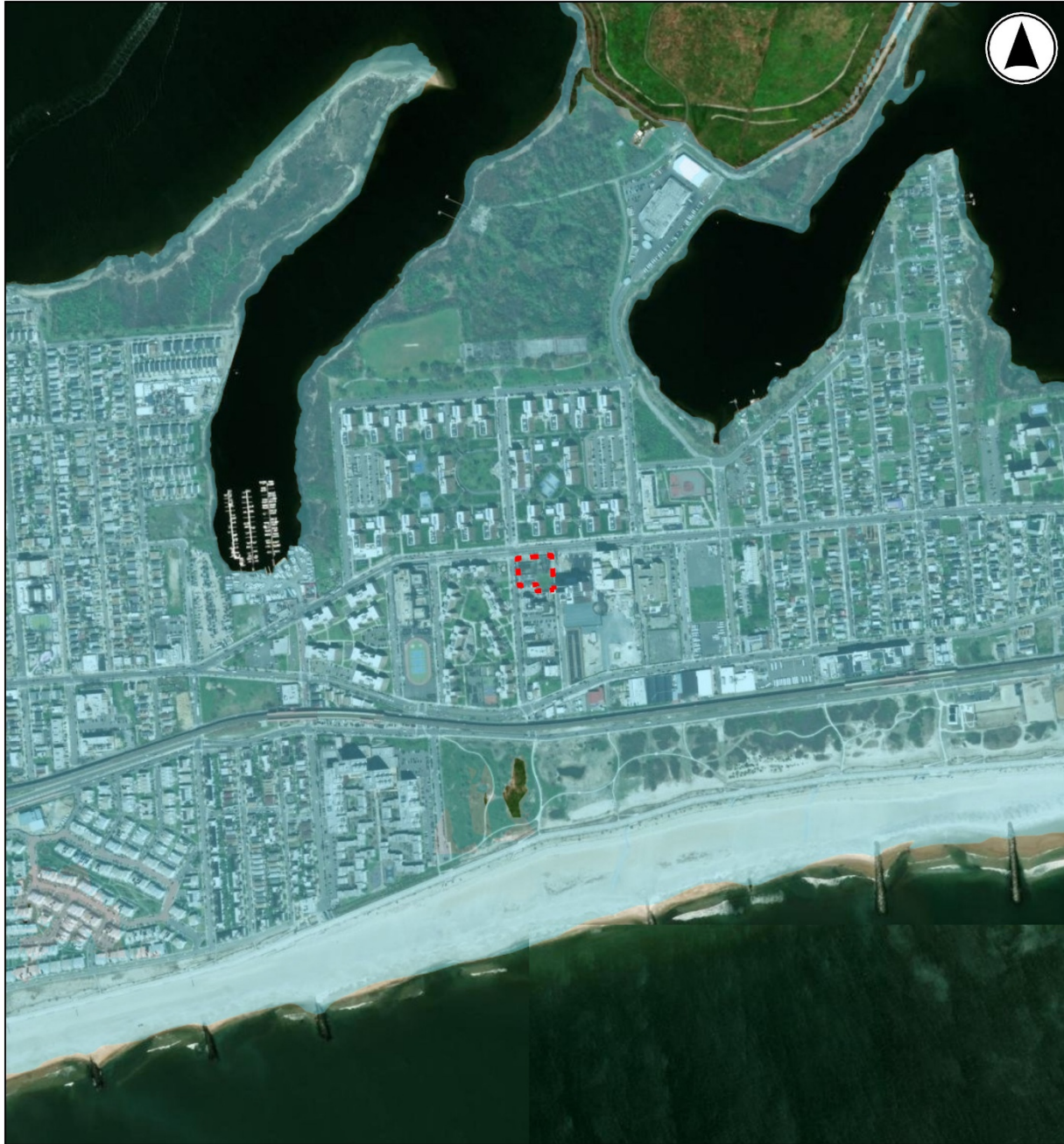


LEGEND




-  PROJECT SITE
-  1% ANNUAL CHANCE FLOODPLAIN
-  0.2% ANNUAL CHANCE FLOODPLAIN

0 500 1,000 2,000
US Feet

Figure 4: Future 2050s Floodplain Projections

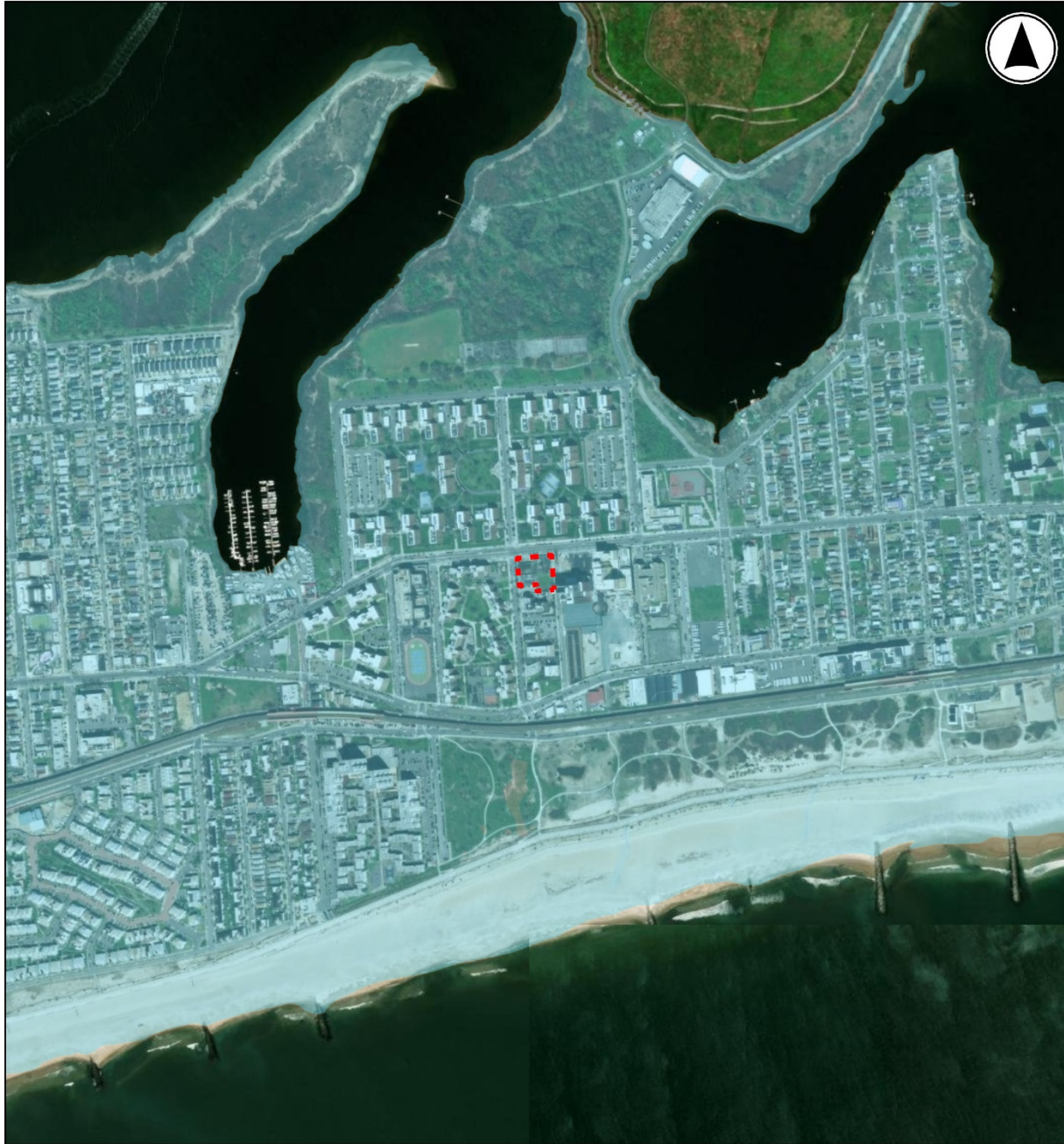


LEGEND




-  PROJECT SITE
-  1% ANNUAL CHANCE FLOODPLAIN
-  0.2% ANNUAL CHANCE FLOODPLAIN

0 500 1,000 2,000
US Feet

Figure 5: Future 2080s Floodplain Projections

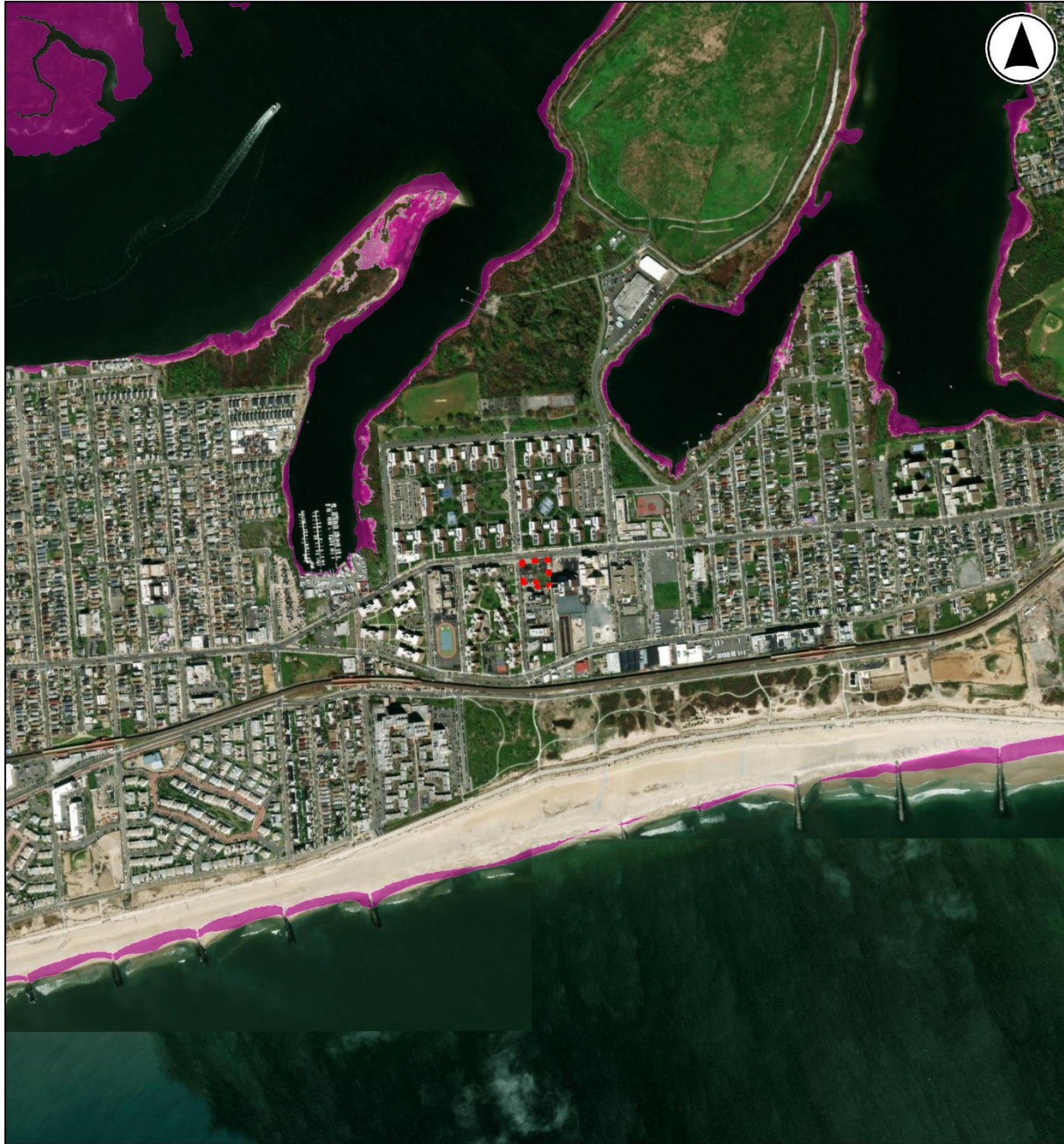


LEGEND

-  PROJECT SITE
-  1% ANNUAL CHANCE FLOODPLAIN
-  0.2% ANNUAL CHANCE FLOODPLAIN

0 500 1,000 2,000
US Feet

Figure 6: Future 2020s High Tide

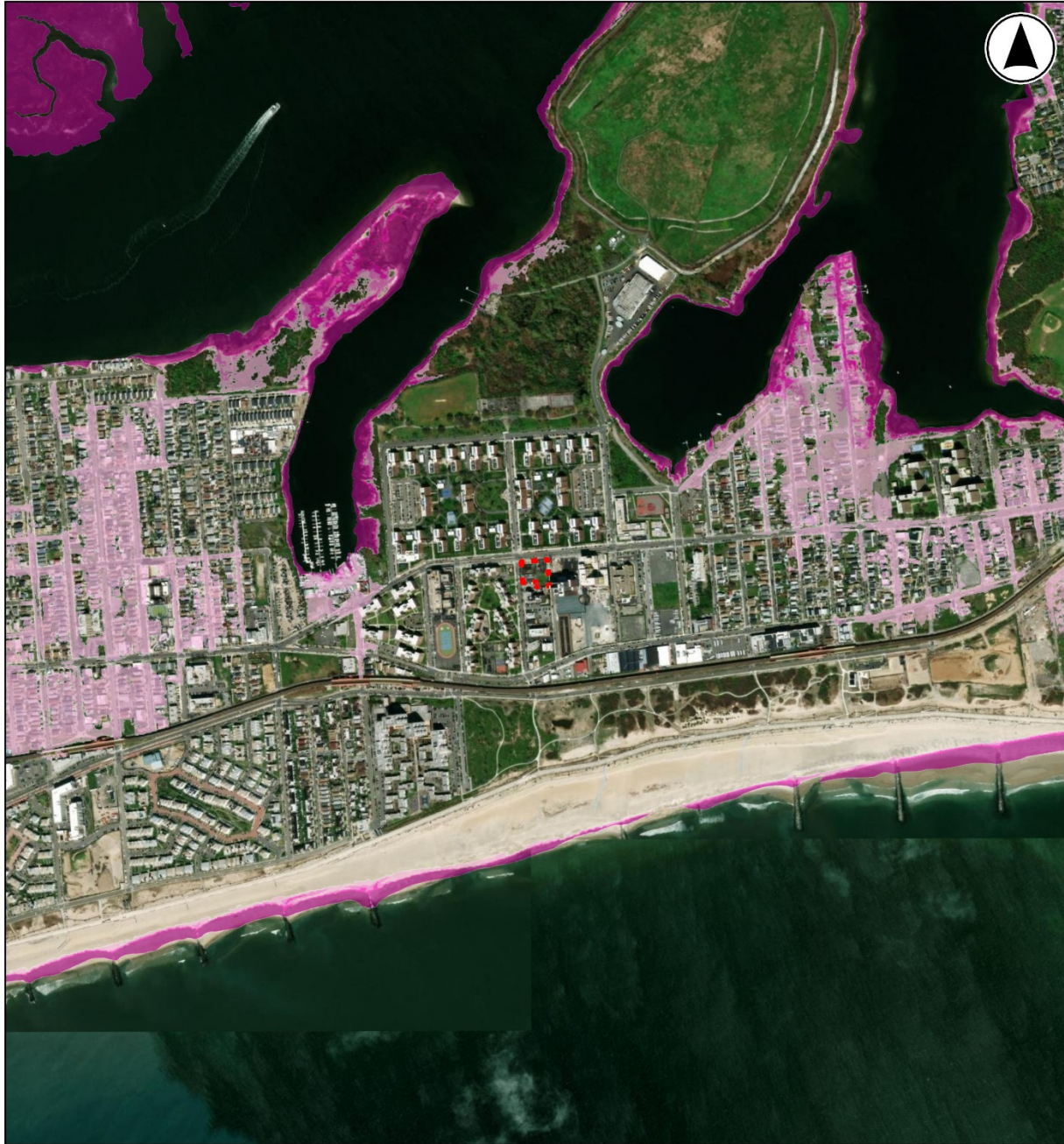


LEGEND

-  PROJECT SITE
-  LOW ESTIMATE (2 INCHES SLR)
-  LOW-MID ESTIMATE (4 INCHES SLR)
-  MIDDLE ESTIMATE (6 INCHES SLR)
-  MID-HIGH ESTIMATE (8 INCHES SLR)
-  HIGH ESTIMATE (10 INCHES SLR)

0 500 1,000 2,000
US Feet

Figure 7: Future 2050s High Tide



LEGEND

- | | |
|--|---|
|  PROJECT SITE |  MIDDLE ESTIMATE (16 INCHES SLR) |
|  LOW ESTIMATE (8 INCHES SLR) |  MID-HIGH ESTIMATE (21 INCHES SLR) |
|  LOW-MID ESTIMATE (11 INCHES SLR) |  HIGH ESTIMATE (30 INCHES SLR) |

0 500 1,000 2,000
US Feet

Figure 8: Future 2080s High Tide



LEGEND

-  PROJECT SITE
-  LOW ESTIMATE (13 INCHES SLR)
-  LOW-MID ESTIMATE (18 INCHES SLR)
-  MIDDLE ESTIMATE (29 INCHES SLR)
-  MID-HIGH ESTIMATE (39 INCHES SLR)
-  HIGH ESTIMATE (58 INCHES SLR)

0 500 1,000 2,000
US Feet

Figure 9: Future 2100 High Tide



LEGEND

- | | |
|--|---|
|  PROJECT SITE |  MIDDLE ESTIMATE (36 INCHES SLR) |
|  LOW ESTIMATE (15 INCHES SLR) |  MID-HIGH ESTIMATE (50 INCHES SLR) |
|  LOW-MID ESTIMATE (22 INCHES SLR) |  HIGH ESTIMATE (75 INCHES SLR) |

0 500 1,000 2,000
US Feet

The Flood Evaluation Worksheet, provided in Appendix C, was completed using the site-specific data as follows:

The Proposed Action would facilitate the redevelopment of the underutilized Project Site for residential, commercial, and community facility uses. As shown in **Figure 10**, the first floor would contain residential dwelling units, a commercial space, a community facility space, a community room for the use of the residential tenants, a shared laundry room, a property management office, a maintenance/storage room, a refuse room, a bike room, on-site supervisor apartments, and two utility rooms accommodating critical building mechanicals. As shown in **Figure 11**, the first-floor level would be located at approximately 14.33 feet in elevation above grade (NAVD88 Datum).

According to datum (NAVD88) obtained from the National Oceanic and Atmospheric Administration (NOAA) website for the nearest NOAA station – Beach Channel Station (Station ID 8517137) - the adjusted mean of the higher high-water height (MHHW) is 2.43 feet. Pursuant to the 2015 PFIRMs, the 1% flood height for the Zone AE on the Project Site is 10.0 feet in NAVD88. Accordingly, the Designed Flood Elevation is 12.0 feet for the Project Site.

Based on the results of the calculations completed in the flood evaluation worksheet using site-specific data, **Figure 12** shows the results of the 1% Flood Elevation and Sea Level Rise projections, and **Figure 13**

SLR PROJECTIONS

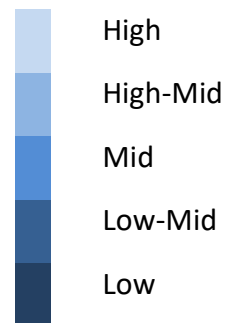


Figure 13 shows the results of the MHHW and SLR projections.

Figure 10: Proposed Project First Floor Plan



Figure 11: Proposed Building Elevation Plan



Figure 12: 1% Flood Elevation and SLR Projections

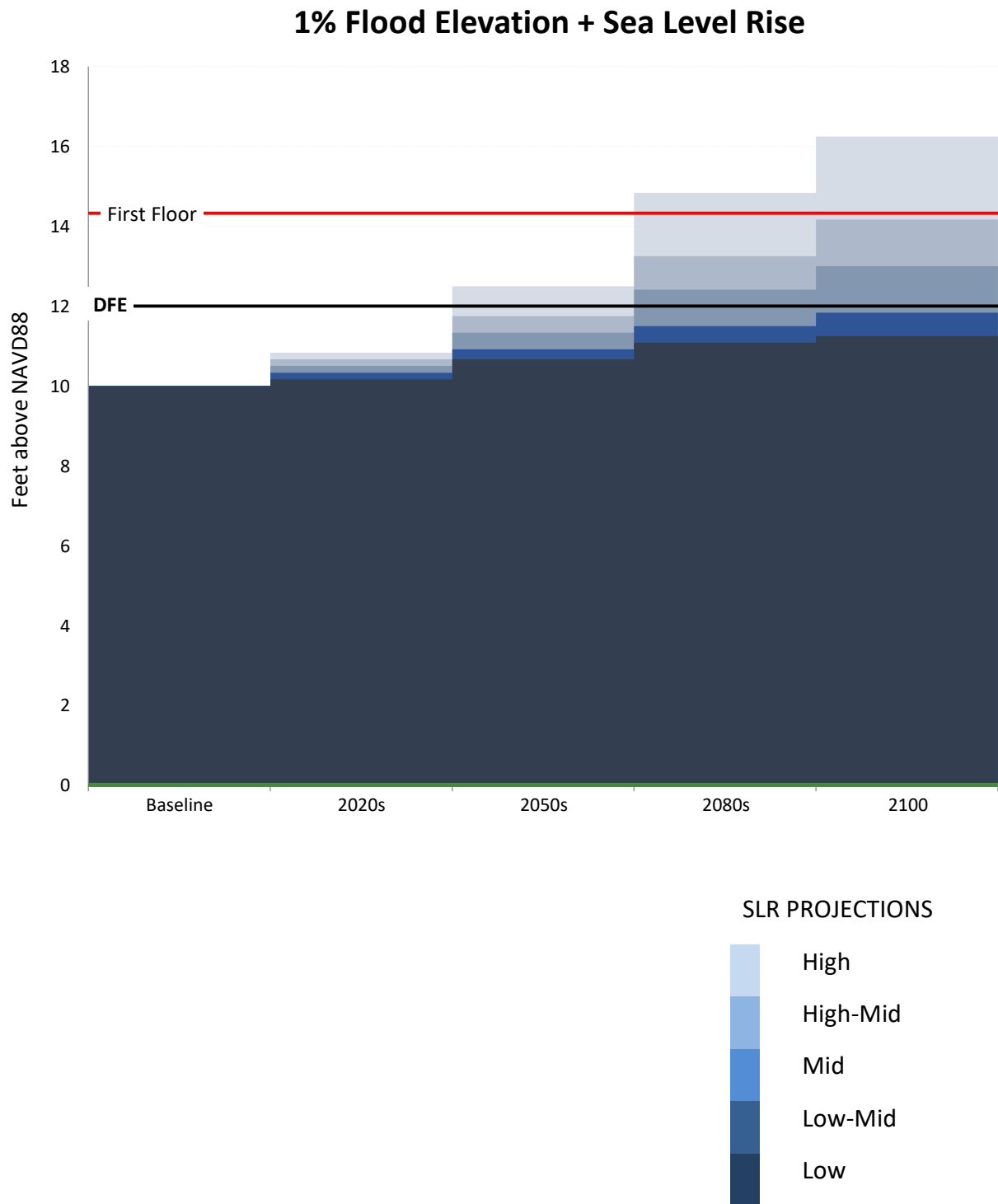
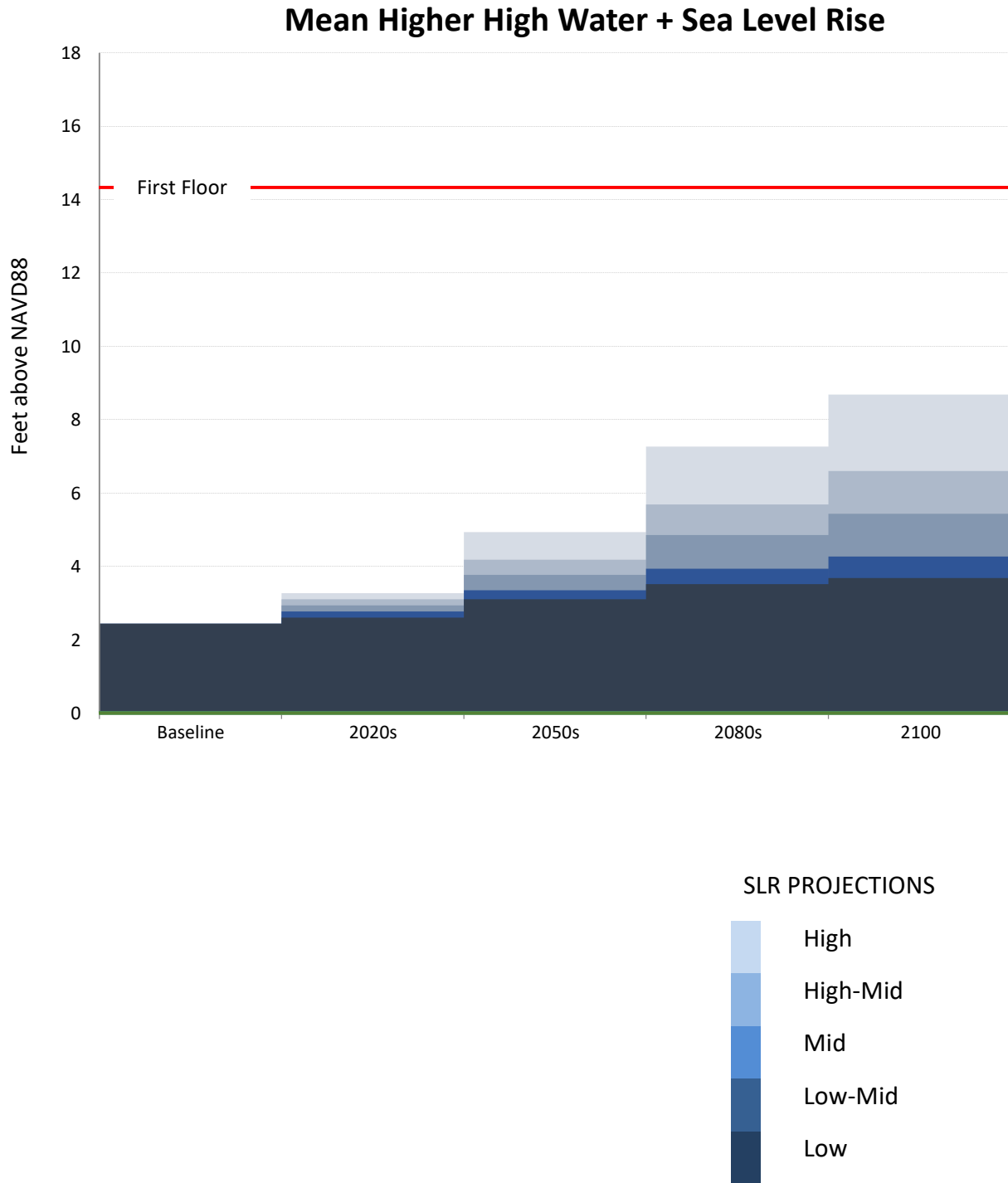


Figure 13: MHHW and SLR Projections



b) Identify any Project Features that may be located below the elevation of the 1% floodplain over the lifespan of the project under any SLR scenario:

As indicated in **Figure 12** above, though the Proposed Project's first-floor level is not currently located within the 1% annual chance flood elevation, the first-floor level would be impacted by the 1% chance annual floodplain under High Sea Level Rise (SLR) projections by the 2080s and 2100.

The first-floor level, located at an elevation of 14.33' (NAVD88), would contain residential dwelling units, a commercial space, a community facility space, a community room for the use of the residential tenants, a shared laundry room, a property management office, a maintenance/storage room, a refuse room, a bike room, on-site supervisor apartments, and two utility rooms accommodating critical building mechanicals.

c) Identify any vulnerable, critical, or potentially hazardous features that may be located below the elevation of Mean Higher High Water over the lifespan of the project under any sea level rise scenario.

As indicated in **Figure 13** above, the Proposed Project's first-floor level would not be impacted by the elevation of the Mean Higher High Water under any SLR projections in the future. Therefore, there are no project features that are listed as vulnerable, critical, or potentially hazardous below the level of the Mean Higher High Water over the lifespan of the Proposed Project under any sea level rise scenario.

d) Identify if the project or action would facilitate the development of any vulnerable, critical, or potentially hazardous features, as defined under "Key Terms" below, within areas exposed to flooding from Mean Higher High Water or 1% Annual Chance Flood by the 2050s under the 90th percentile of sea level rise projections:

Vulnerable, Critical or Potentially Hazardous Features Pursuant to Policy 6.2 guidance⁴:

- *Vulnerable Features if damaged have the potential to incur significant damage if flooded.*

These include any form of enclosed space within a building, including residential, commercial, industrial, or community facility land uses; enclosed parking structures; storage areas; enclosed recreational facilities; and bulkheads, revetments, piers, platforms, and other in-water infrastructure elements.

The Proposed Project features that are listed as vulnerable are on the first-floor level include residential dwelling units, a commercial space, a community facility space, a community room

⁴ <http://www1.nyc.gov/assets/planning/download/pdf/applicants/wrp/revisions-2017/policy-62-guidance-document.pdf>

for the use of the residential tenants, a shared laundry room, a property management office, a maintenance/storage room, a refuse room, a bike room, and on-site supervisor apartments.

- *Critical Features if damaged, would have severe impacts on the project and its ability to function.*

The project features that if damaged would have severe impacts on the project and its ability to function as designed. Examples include electrical utilities, building heating and cooling systems, telephone and data connection and distribution rooms, and other supporting and related building technology and utility spaces.

On the first-floor level, the critical building features include two utility rooms accommodating building mechanicals.

- *Potentially Hazardous Features, if damaged or made insecure by flooding, could potentially adversely affect the health and safety of the public and the environment.*

Examples include hazardous materials, including highly volatile, flammable, explosive, toxic, or water-reactive materials; and materials that have the potential to become waterborne in the event of a flood and would be dangerous to the health and safety of the public and the environment, such as the storage of construction materials, demolition debris, and aggregate materials.

The Proposed Project would not introduce any hazardous features, materials, or substances that if made insecure, would result in a threat to public health or the environment.

The Following are Vulnerable and Critical Features Project Features:

- **First-Floor Level:** The first-floor level, located at an elevation of 14.33' (NAVD88), would contain vulnerable features as residential dwelling units, a commercial space, a community facility space, a community room for the use of the residential tenants, a shared laundry room, a property management office, a maintenance/storage room, a refuse room, a bike room, and on-site supervisor apartments. Meanwhile, the first-floor level would contain critical features as two utility rooms accommodating building mechanicals. While this level would not be subject to flooding from the Mean Higher High Water under any SLR projections, it would be subject to flooding from the 1% annual chance flood plain by the 2080s and 2100 under high SLR projections.

Given that the Project Site currently falls within the 1% annual chance floodplain, the Proposed Project is required to meet the NYC Building Code Appendix G, and the Proposed Project would introduce dry floodproofing measures on the first-floor level to secure the safety of the building in the events of future flooding. In addition, the Proposed Project would include another

mechanical room on the roof, which would provide an emergency power generator to support life-safety infrastructure in the event of flooding.

Therefore, the Proposed Action comply with Policy 6.2 by integrating consideration of the latest New York City projections of climate change and sea level rise into the planning and design of projects in the city's Coastal Zone.

2. Identify Adaptive Strategies

The goal of Step 2 under WRP Policy 6.2 is to assess how the vulnerabilities and consequences identified in Step 1 are addressed through the project's design and planning. Assess how applicable codes and regulations, planned flood damage reduction elements and adaptive measures, or likely future infrastructure investments (beyond the scope of the proposed project), would or would not reduce potential flood damage for any proposed vulnerable, critical, or potentially hazardous features.

Because the Project Site is susceptible to the impacts of sea level rise and future flood events, it is recommended that building scale resiliency measures and flood mitigation strategies be considered. Pursuant to *Policy 6.2: Climate Change Adaptation Guidance*, consideration of climate change projections for coastal flooding and sea level rise should be incorporated into the design and planning of projects. The Proposed Project should identify potential vulnerabilities to and consequences of sea level rise and coastal flooding over its lifespan and identify and incorporate design techniques to address these risks.

Recommendations

As indicated above in Policy 6.0, and under Policy 6.2, Step 1(d), the Proposed Action would employ dry-floodproofing construction measures to protect the vulnerable and critical building features on the first-floor level. In addition, the Proposed Project would also consider employing future building-scale resiliency measures for the first-floor level to avoid the potential risks related to future coastal flooding. Site-specific critical features on the first-floor level include two utility rooms accommodating building mechanicals and site-specific vulnerable features on the first-floor level include residential dwelling units, a commercial space, a community facility space, a community room for the use of the residential tenants, a shared laundry room, a property management office, a maintenance/storage room, a refuse room, a bike room, and on-site supervisor apartments. Based on the flood projections above, measures should be considered to increase first-floor building-scale resilience to future flood conditions.

a) Flood Damage Reduction Elements/Controls:

Building Scale Resilience Measures

The following are recommendations for flood resilience techniques and controls will minimize future damage and vulnerability to the subject building:

- Water-resistant flooring with waterproof adhesive or pressure-treated subfloor;
- Rigid, closed-cell foam insulation;
- Removable or hinged wainscot panels;
- Elevated outlets;
- Chair rail molding over a gap in the wallboard to prevent wicking; and
- Extra-wide snap on baseboard.

While not required, these building-scale resiliency controls, if implemented, will protect the residential units, commercial spaces, community facility spaces, and building mechanicals on the first-floor level and reduce the susceptibility of water damage to the interior spaces. The Applicant has been educated about flood risks and mitigation measures and may consider the implementation of the above listed future adaptive flood damage reduction elements.

b) Flood Protection of Adjacent Sites:

The Proposed Project would not increase stormwater runoff and would not introduce any hazardous features that would impact the health, safety, or welfare of surrounding residents in the event of a flood. Instead, the Proposed Project would adhere to the Unified Stormwater Rule through the utilization of onsite retention and detention as required. Therefore, the Proposed Actions would not affect the flood protection of adjacent sites.

3. Assess Policy Consistency

Pursuant to Policy 6.2 Guidance:

A project or action would advance the policy when:

- *No new vulnerable, critical, or potentially hazardous features would be located within area flooded by current or future high tide, or current or future 1% annual chance flood, over the project's lifespan, or*
- *All new vulnerable, critical or potentially hazardous features would be protected through flood damage reduction elements or future adaptive measures within the timeframe that they would be needed.*

A project or action would hinder the policy when:

- *Vulnerable, critical or potentially hazardous features would be introduced in areas that will be flooded by high tide during the project's lifespan and adaptive measures are not feasible.*
- *Industrial development would not be protected from 2050s high tides or the current 1% annual chance flood.*
- *Critical infrastructure would not be protected to the elevation of the 1% annual chance storm over its lifespan.*

- *Shoreline structures would not function as intended with increases in sea levels projected over their lifespan.*

As discussed above, critical features such as two utility rooms accommodating building mechanicals and vulnerable features such as residential units, commercial spaces, community facility spaces on the first-floor level are subject to flooding from the 1% annual chance flood event in the future under high SLR projections by the 2080s and 2100. Accordingly, the Proposed Project would incorporate dry-floodproofing for the cellar building area to protect these vulnerable and critical building features from future flood events. These building-scale resiliency measures and adaptive strategies would minimize the potential damage to site-specific vulnerable and critical features. The Applicant has been educated about future flood risks and would consider the employment of future building-scale resiliency measures for the first-floor level based on the flood projections related to the 1% annual chance flood elevation. Lastly, construction and remediation of the site would be performed pursuant to applicable Local, State, Federal regulations and laws. Therefore, the Proposed Action is consistent with Policy 6.2 and would not jeopardize the intent of the WRP.

Policy 7: Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.

7.1 Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems

A Phase I Environmental Site Assessment (Phase I ESA) and a Phase II Environmental Site Investigation (Phase II ESI) were performed by GZA GeoEnvironmental, Inc. (GZA) in October 2015 and August 2016 respectively, which are detailed below. The Phase I ESA and Phase II ESI indicated that there is evidence of releases of hazardous materials to soil and groundwater beneath the Project Site from the historical operations. In addition, laboratory data results on the collected soil, groundwater, and soil vapor samples indicated exceedances in regulatory standards for identified contaminants of concern.

To avoid potential negative impacts of the identified hazardous materials on the environment and public health and safety, it is required that the oversight of the subsurface activities be conducted by an environmental professional, and any impacted soil and groundwater be handled and disposed of in accordance with the applicable federal, state, and municipal regulations. Therefore, the Proposed Action would be consistent with and supportive of Policy 7.1.

7.2 Prevent and remediate discharge of petroleum products

As described in Phase II ESI, one of the collected groundwater samples contained exceedances of hazardous materials associated with gasoline. As a result, a Remedial Action Plan (RAP) to mitigate the potential adverse impacts of the petroleum-related hazardous materials on the Project Site would be submitted, reviewed and approved by DEP. With the DEP-approved RAP, any groundwater from possible dewatering activities would be tested for pollutants, treated (if necessary) in accordance with an individual State Pollutant Discharge Elimination System (SPDES) permit for temporary construction dewatering, and discharged into the city's stormwater system. As a result, the Proposed Action would be consistent with and supportive of Policy 7.2.

7.3 Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources

As mentioned above, since the Phase I ESA and Phase II ESI results indicated that there is evidence of releases of hazardous materials to soil and groundwater beneath the Project Site from the historical operations, the Applicant will work with HPD to obtain a DEP-approved RAP.

The construction activities on the Project Site will be performed in accordance with the DEP-approved RAP. When hazardous materials are encountered during construction, the contractor would implement appropriate safety procedures and remediation strategies as needed to protect human health and the environment. Soils from excavation would be tested and disposed of in accordance with state requirements. Possible locations for hazardous material disposal (if needed) include, but are not necessarily limited to, facilities in Bellmawr, Carteret, Secaucus, Teterboro, or South Kearny, in New Jersey. Any groundwater from possible dewatering activities would also be tested for pollutants, treated (if necessary) in accordance with an individual State Pollutant Discharge Elimination System (SPDES) permit for temporary construction dewatering, and discharged into the city's stormwater system.

Solid waste generated by the Proposed Project would include trash or garbage from the proposed dwelling units, retail stores, and community facilities, which would be collected for disposal by the city's Department of Sanitation. The recycling program would cover wastes from food and beverage services, such as metal cans and plastic/glass bottles, and paper products, such as high-grade office paper, newspapers, magazines, cardboard, etc., as well as recyclables from guestrooms (e.g., newspaper, paper, bottles, cans).

As discussed above, the Proposed Action would be consistent with and supportive of Policy 7.3.

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Asian Americans for Equity

Name of Applicant Representative: Qianyu Xiang

Address: 104 West 29th Street, 10th Floor, New York, NY 10001

Telephone: 917-470-3077 Email: qianyu.xiang@gza.com

Project site owner (if different than above): New York City Housing Authority (NYCHA)

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Project Site consists of Block 15890, Lots 54, 55, 58, 62, 64, 66, and 69 on the south side of Beach Channel Drive between Beach 53rd and 54th Streets within Rockaway Beach, Queens, NY. The site is currently developed with multiple one-story vacant commercial structures. The development of the Project Site would require disposition approval for public housing property from the U.S. Department of Housing and Urban Development (HUD) pursuant to Section 18 of the U.S. Housing Act of 1937 and funding through the New York City Department of Housing Preservation and Development (HPD) Neighborhood Construction Program (NCP). The Project Site would be developed with a 5-story, 55-foot-tall mixed residential, commercial, and community facility building of 94,376 gross square feet ("GSF") or 79,246 zoning square feet ("ZSF") at a floor area ratio ("FAR") of 2.13, containing approximately 4,544 GSF of Use Group (UG) VI commercial uses (local retail) and 3,383 GSF of UG III community facility uses on the ground floor and 86,449 GSF of UG II residential uses on the upper floors. The building would result in 104 dwelling units and 3 voluntary parking spaces on an open parking lot.

2. Purpose of activity

To facilitate the development of seven underutilized lots along Beach Channel Drive with a 5-story mixed-use building consisting of 94,376 GSF (79,246 ZSF, 2.13 FAR), which would contain approximately 4,544 GSF of commercial uses (local retail) and 3,383 GSF of community facility uses on the ground floor and 86,449 GSF (104 dwelling units) of residential uses on the upper floors.

C. PROJECT LOCATION

Borough: Queens Tax Block/Lot(s): Block15890, Lots 54, 55, 58, 62, 66, and 69

Street Address: Beach Channel Drive between Beach 53rd and Beach 54th, Rockaway Beach, Queens, NY

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission

Yes No

- | | | |
|---|--|--|
| <input type="checkbox"/> City Map Amendment | <input type="checkbox"/> Zoning Certification | <input type="checkbox"/> Concession |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Zoning Authorizations | <input type="checkbox"/> UDAAP |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Acquisition – Real Property | <input type="checkbox"/> Revocable Consent |
| <input type="checkbox"/> Site Selection – Public Facility | <input type="checkbox"/> Disposition – Real Property | <input type="checkbox"/> Franchise |
| <input type="checkbox"/> Housing Plan & Project | <input type="checkbox"/> Other, explain: _____ | |
| <input type="checkbox"/> Special Permit | | |
- (if appropriate, specify type: Modification Renewal other) Expiration Date: _____

Board of Standards and Appeals

Yes No

- Variance (use)
- Variance (bulk)
- Special Permit
- (if appropriate, specify type: Modification Renewal other) Expiration Date: _____

Other City Approvals

- | | |
|--|---|
| <input type="checkbox"/> Legislation | <input checked="" type="checkbox"/> Funding for Construction, specify: <u>Neighborhood Construction Program</u> |
| <input type="checkbox"/> Rulemaking | <input type="checkbox"/> Policy or Plan, specify: _____ |
| <input type="checkbox"/> Construction of Public Facilities | <input type="checkbox"/> Funding of Program, specify: _____ |
| <input type="checkbox"/> 384 (b) (4) Approval | <input type="checkbox"/> Permits, specify: _____ |
| <input type="checkbox"/> Other, explain: _____ | |

State Actions/Approvals/Funding

- State permit or license, specify Agency: _____ Permit type and number: _____
- Funding for Construction, specify: _____
- Funding of a Program, specify: _____
- Other, explain: _____

Federal Actions/Approvals/Funding

- Federal permit or license, specify Agency: _____ Permit type and number: _____
- Funding for Construction, specify: _____
- Funding of a Program, specify: _____
- Other, explain: Disposition approval for public housing property from HUD

Is this being reviewed in conjunction with a [Joint Application for Permits?](#) Yes No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? Yes No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? Yes No
3. Is the project located on publicly owned land or receiving public assistance? Yes No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2) Yes No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2) Yes No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
 - Significant Maritime and Industrial Area (SMIA) (2.1)
 - Special Natural Waterfront Area (SNWA) (4.1)
 - Priority Maritime Activity Zone (PMAZ) (3.5)
 - Recognized Ecological Complex (REC) (4.4)
 - West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see **Part I** of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within **Part II** of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

		Promote	Hinder	N/A
I	Support and facilitate commercial and residential redevelopment in areas well-suited to such development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4	In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Promote	Hinder	N/A
2	Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.1.	Support and encourage in-water recreational activities in suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.3	Minimize conflicts between recreational boating and commercial ship operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Protect and restore the quality and function of ecological systems within the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5	Protect and restore tidal and freshwater wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.8	Maintain and protect living aquatic resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
5	Protect and improve water quality in the New York City coastal area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.1	Manage direct or indirect discharges to waterbodies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i>) into the planning and design of projects in the city's Coastal Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.2	Prevent and remediate discharge of petroleum products.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Provide public access to, from, and along New York City's coastal waters.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.3	Provide visual access to the waterfront where physically practical.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Protect scenic resources that contribute to the visual quality of the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.2	Protect and enhance scenic values associated with natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.2	Protect and preserve archaeological resources and artifacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Qianyu Xiang

Address: 104 West 29th Street, 10th Floor, New York, NY 10001

Telephone: 917-470-3077 Email: qianyu.xiang@gza.com

Applicant/Agent's Signature: *Qianyu Xiang*

Date: 11/14/25

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the [NYS Department of State Office of Planning and Development](#) and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning

Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State

Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- Copy of original signed NYC Consistency Assessment Form
- Attachment with consistency assessment statements for all relevant policies
- For Joint Applications for Permits, one (1) copy of the complete application package
- Environmental Review documents
- Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Worksheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. Tab 4, "Summary Charts" contains primary results. Tab 5, "0.2%+SLR" produces charts to be used for critical infrastructure or facilities. Tab 6, "Calculations" contains background computations. Appendix A contains tide elevations for station across the city to be used for the elevation of MHHW if a site survey is not available. Non-highlighted cells have been locked.

Background Information	
Project Name	Ocean Bay - 53-05 Beach Channel Drive
Location	Beach Channel Drive between Beach 53rd St and Beach 54th Street (Block 15890/Lots 54, 55, 58, 62, 64, 66, 69) Far Rockaway Queens, NY
Type(s)	<input checked="" type="checkbox"/> Residential, Commercial, Community Facility <input type="checkbox"/> Parkland, Open Space, and Natural Areas <input type="checkbox"/> Tidal Wetland Restoration <input type="checkbox"/> Critical Infrastructure or Facility <input type="checkbox"/> Industrial Uses <input type="checkbox"/> Over-water Structures <input type="checkbox"/> Shoreline Structures <input type="checkbox"/> Transportation <input type="checkbox"/> Wastewater Treatment/Drainage <input type="checkbox"/> Coastal Protection
Description	The Proposed Action involves disposition for public housing property from HUD as well as funding from HPD for construction. The Proposed Action would facilitate the development of a 5-story, 55-foot-tall mixed residential, commercial, and community facility building of 94,376 GSF (79,246 ZSF, 2.13 FAR), containing approximately 4,544 GSF of commercial uses (local retail) and 3,383 GSF of community facility uses on the ground floor and 86,449 GSF of residential uses on the upper floors. The building would result in 104 dwelling units and 3 voluntary parking spaces on an open parking lot.
Planned Completion Date	2027
Expected Project Lifespan	100 Years

The New York City Waterfront Revitalization Program Climate Change Adaptation Guidance document was developed by the NYC Department of City Planning. It is a guidance document only and is not intended to serve as a substitute for actual regulations. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this information. The City reserves the right to update or correct information in this guidance document at any time and without notice.

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet."

Last update: Sept. 7, 2018

Establish current tidal and flood heights.

	FT (NAVD88)	Feet	Datum	Source
MHHW	2.43	2.43	NAVD88	<i>Beach Channel Station Datum Adjusted Value</i>
1% flood height	10.00	10.00	NAVD88	<i>2015 Preliminary Flood Insurance Rate Maps</i>
Design flood elevation	12.00	12.00	NAVD88	<i>BFE +2 feet</i>
<i>As relevant:</i>				
0.2% flood height	-->			

Data will be converted based on the following datums:

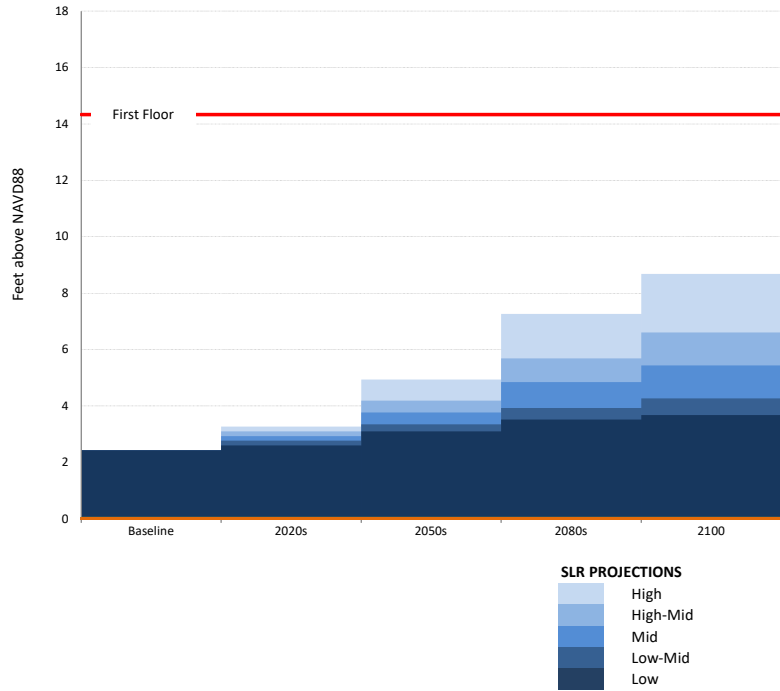
Datum	FT (NAVD88)
NAVD88	0.00
NGVD29	-1.10
Manhattan Datum	1.65
Bronx Datum	1.51
Brooklyn Datum (Sewer)	0.61
Brooklyn Datum (Highway)	1.45
Queens Datum	1.63
Richmond Datum	2.09

Describe key physical features of the project.

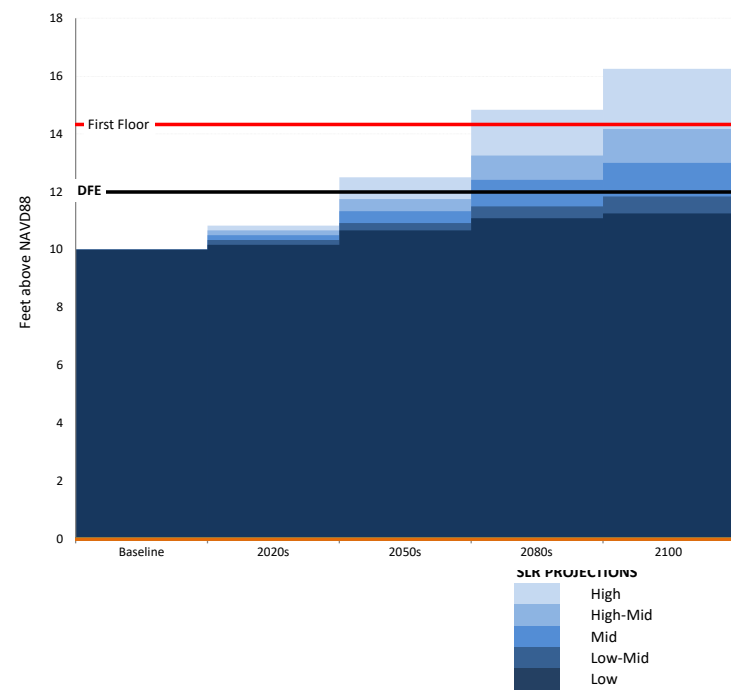
Feature (enter name)	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 0.2% flood height
First Floor	<input checked="" type="checkbox"/> Vulnerable <input checked="" type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other	100 Years	14.3	Feet	NAVD88	14.3	14.3	11.9	#VALUE!
<i>Walls, Flooring, Electrical, Mechanicals - Dry-Floodproofed</i>									
	<input type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other			Feet	NAVD88				
	<input type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other			Feet	NAVD88				
	<input type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other			Feet	NAVD88				
<i>Description of Planned Uses and Materials</i>				Feet	NAVD88				
	<input type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other			Feet	NAVD88				
<i>Description of Planned Uses and Materials</i>				Feet	NAVD88				
	<input type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other			Feet	NAVD88				
<i>Description of Planned Uses and Materials</i>				Feet	NAVD88				
	<input type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other			Feet	NAVD88				
<i>Description of Planned Uses and Materials</i>				Feet	NAVD88				

Assess project vulnerability over a range of sea level rise projections.

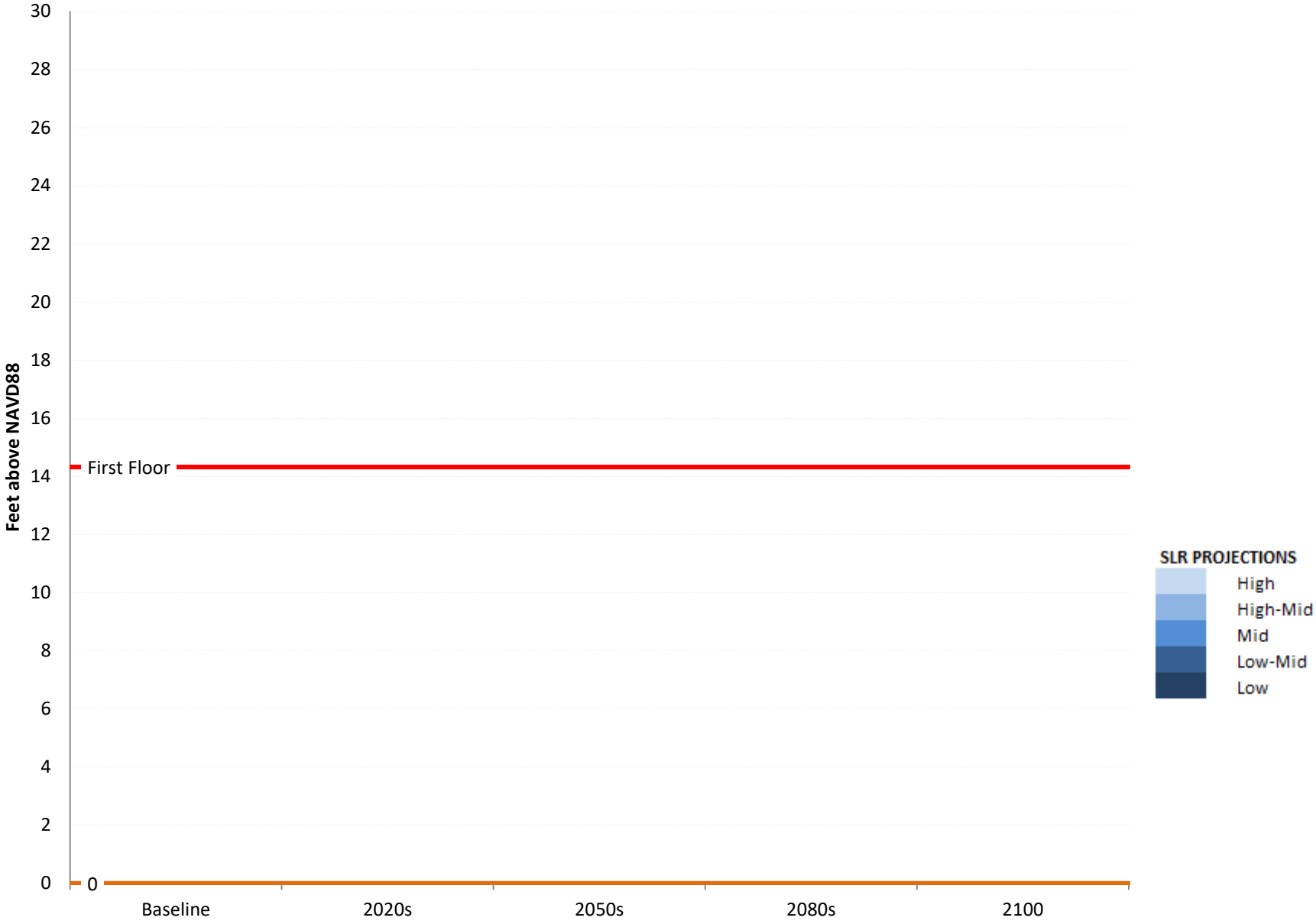
Mean Higher High Water + Sea Level Rise



1% Flood Elevation + Sea Level Rise



0.2% Flood Elevation + Sea Level Rise



	SLR (ft)					
	Low	Low-Mid	Mid	High-Mid	High	
Baseline	0.00	0.00	0.00	0.00	0.00	2014
2020s	0.17	0.33	0.50	0.67	0.83	2020s
2050s	0.67	0.92	1.33	1.75	2.50	2050s
2080s	1.08	1.50	2.42	3.25	4.83	2080s
2100	1.25	1.83	3.00	4.17	6.25	2100

MHHW+SLR (ft above NAVD88)

	Low	Low-Mid	Mid	High-Mid	High
Baseline	2.43	2.43	2.43	2.43	2.43
2020s	2.60	2.76	2.93	3.10	3.26
2050s	3.10	3.35	3.76	4.18	4.93
2080s	3.51	3.93	4.85	5.68	7.26
2100	3.68	4.26	5.43	6.60	8.68

1%+SLR (ft above NAVD88)

	Low	Low-Mid	Mid	High-Mid	High
Baseline	10.00	10.00	10.00	10.00	10.00
2020s	10.17	10.33	10.50	10.67	10.83
2050s	10.67	10.92	11.33	11.75	12.50
2080s	11.08	11.50	12.42	13.25	14.83
2100	11.25	11.83	13.00	14.17	16.25

0.2%+SLR (ft above NAVD88)

	Low	Low-Mid	Mid	High-Mid	High
Baseline	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2020s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2050s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2080s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2100	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

	0	1
First Floor	14	14.33
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
DFE	12.00	12.00

SLR (in)

Low	Low-Mid	Mid	High-Mid	High
0	0	0	0	0
2	4	6	8	10
8	11	16	21	30
13	18	29	39	58
15	22	36	50	75



NOAA Tide Station Data

(to be used only when a site survey is unavailable)

Station ID	Station Name	Source MHHW (Feet, NAVD88)*	Adjusted MHHW (Feet, NAVD88)*
8518687	Queensboro Bridge	2.27	2.60
8530095	Alpine	2.11	2.44
8516614	Glen Cove	3.72	4.05
8516990	Willetts Point	3.72	4.05
8518639	Port Morris	3.33	3.66
8518699	Williamsburg Bridge	2.14	2.47
8518750	The Battery	2.28	2.61
8531680	Sandy Hook	2.41	2.74
8518490	New Rochelle	3.71	4.04
8531545	Keyport	2.66	2.99
8516891	Norton Point	2.08	2.41
8517201	North Channel	2.72	3.05
8517137	Beach Channel	2.10	2.43
8517756	Kingsborough	2.13	2.46
8519436	Great Kills	2.22	2.55
8531142	Port Reading	2.82	3.15
8519483	Bergen Point	2.56	2.89
8519050	USCG	2.28	2.61
8518902	Dyckman St	2.01	2.34
8517251	Worlds Fair Marina	3.59	3.92
8518668	Horns Hook	2.54	2.87
8518643	Randalls Island	2.60	2.93
8518526	Throggs Neck	3.68	4.01

* MHHW values include an addition 0.33 feet to account for changes in sea level since the 1983-200

Source
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA VDATUM
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NOAA Tides and Currents

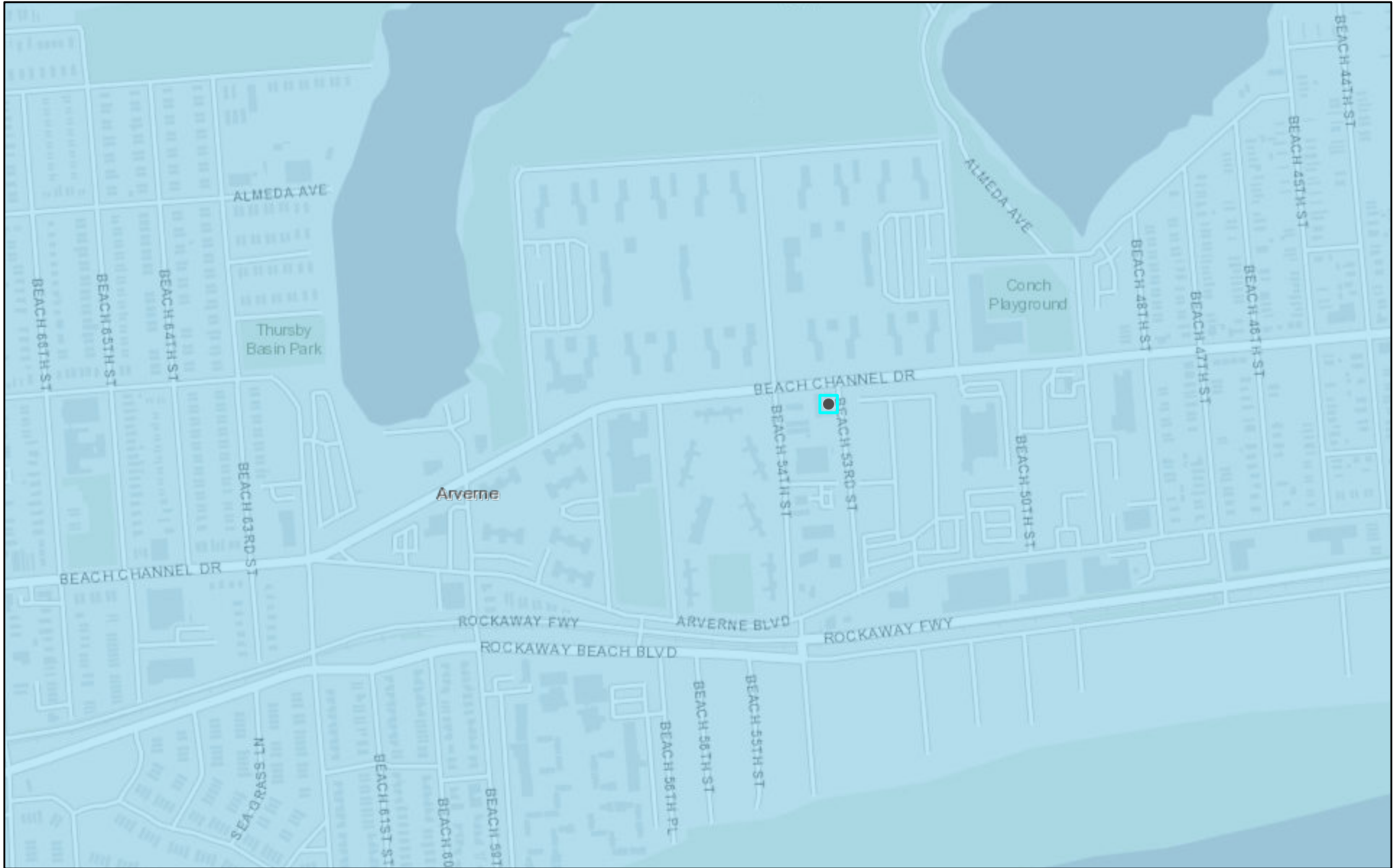
01 tidal epoch.



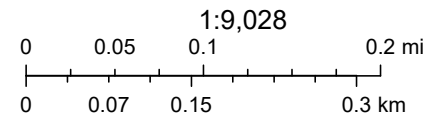


Appendix H: NYC Coastal Zone Boundary Map

NYC Coastal Zone Boundary Map

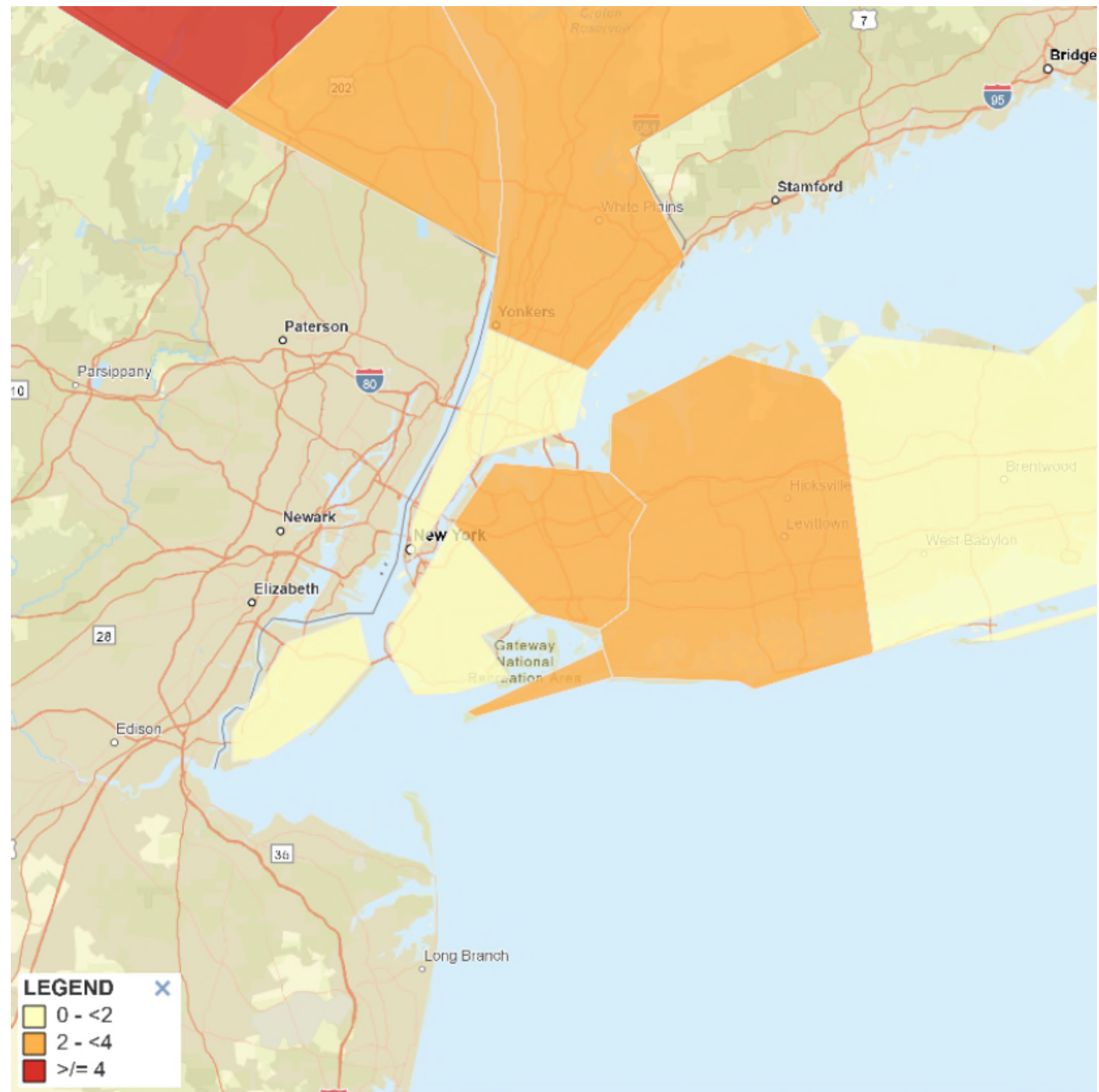


October 3, 2025



Esri, HERE, NYC OpenData, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA

Appendix I: Radon Map and Table



RADON | RADON TESTS FROM LABS | MEAN PRE-MITIGATION RADON LEVEL IN TESTED BUILDINGS OVER A 10-YEAR PERIOD | NEW YORK | 2008-2017



Explore more data at ephtracking.cdc.gov/DataExplorer

StateFIPS	State	CountyFIPS	County	Start Year	End Year	Value	Data Comment
36	New York	36001	Albany	2008	2017	2.6	
36	New York	36003	Allegany	2008	2017	5.8	
36	New York	36005	Bronx	2008	2017	1	
36	New York	36007	Broome	2008	2017	3.6	
36	New York	36009	Cattaraugu	2008	2017	6.6	
36	New York	36011	Cayuga	2008	2017	4.4	
36	New York	36013	Chautauqu	2008	2017	5.4	
36	New York	36015	Chemung	2008	2017	8.1	
36	New York	36017	Chenango	2008	2017	5.4	
36	New York	36019	Clinton	2008	2017	2.2	
36	New York	36021	Columbia	2008	2017	5.4	
36	New York	36023	Cortland	2008	2017	8.5	
36	New York	36025	Delaware	2008	2017	5.1	
36	New York	36027	Dutchess	2008	2017	5.1	
36	New York	36029	Erie	2008	2017	3.4	
36	New York	36031	Essex	2008	2017	2.4	
36	New York	36033	Franklin	2008	2017	3.3	
36	New York	36035	Fulton	2008	2017	1.9	
36	New York	36037	Genesee	2008	2017	7.9	
36	New York	36039	Greene	2008	2017	3.7	
36	New York	36041	Hamilton	2008	2017	2.4	
36	New York	36043	Herkimer	2008	2017	5.4	
36	New York	36045	Jefferson	2008	2017	2.8	
36	New York	36047	Kings	2008	2017	1.4	
36	New York	36049	Lewis	2008	2017	2.6	
36	New York	36051	Livingston	2008	2017	7.3	
36	New York	36053	Madison	2008	2017	4.8	
36	New York	36055	Monroe	2008	2017	2.6	
36	New York	36057	Montgomer	2008	2017	2.5	
36	New York	36059	Nassau	2008	2017	2.2	
36	New York	36061	New York	2008	2017	1.5	
36	New York	36063	Niagara	2008	2017	2.6	
36	New York	36065	Oneida	2008	2017	5.2	
36	New York	36067	Onondaga	2008	2017	4.3	
36	New York	36069	Ontario	2008	2017	4.6	
36	New York	36071	Orange	2008	2017	4	
36	New York	36073	Orleans	2008	2017	3.4	
36	New York	36075	Oswego	2008	2017	2.7	
36	New York	36077	Otsego	2008	2017	5.2	
36	New York	36079	Putnam	2008	2017	3.6	
36	New York	36081	Queens	2008	2017	2.3	
36	New York	36083	Rensselaer	2008	2017	4.7	
36	New York	36085	Richmond	2008	2017	1.8	

36 New York	36087 Rockland	2008	2017	2.4
36 New York	36091 Saratoga	2008	2017	3.4
36 New York	36093 Schenectac	2008	2017	2.7
36 New York	36095 Schoharie	2008	2017	3.5
36 New York	36097 Schuyler	2008	2017	4.7
36 New York	36099 Seneca	2008	2017	3.2
36 New York	36089 St. Lawrenc	2008	2017	2.6
36 New York	36101 Steuben	2008	2017	7.9
36 New York	36103 Suffolk	2008	2017	1.8
36 New York	36105 Sullivan	2008	2017	2.7
36 New York	36107 Tioga	2008	2017	5.9
36 New York	36109 Tompkins	2008	2017	3.9
36 New York	36111 Ulster	2008	2017	4
36 New York	36113 Warren	2008	2017	2.5
36 New York	36115 Washington	2008	2017	3.6
36 New York	36117 Wayne	2008	2017	4
36 New York	36119 Westcheste	2008	2017	2.5
36 New York	36121 Wyoming	2008	2017	5.9
36 New York	36123 Yates	2008	2017	4.9

Appendix J: USFW Determination Letter



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Long Island Ecological Services Field Office
340 Smith Road
Shirley, NY 11967-2258
Phone: (631) 286-0485 Fax: (631) 286-4003

In Reply Refer To:
Project code: 2026-0008080
Project Name: Beach Channel Drive Site Redevelopment

10/23/2025 19:14:17 UTC

Federal Nexus: yes
Federal Action Agency (if applicable): Department of Housing and Urban Development

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for 'Beach Channel Drive Site Redevelopment'

Dear Victoria Curran:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on October 23, 2025, for “Beach Channel Drive Site Redevelopment” (here forward, Project). This project has been assigned Project Code 2026-0008080 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species’ determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (DKey), invalidates this letter. **Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.**

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is

required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required (except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Piping Plover (<i>Charadrius melodus</i>)	Threatened	No effect
Roseate Tern (<i>Sterna dougallii dougallii</i>)	Endangered	No effect
Rufa Red Knot (<i>Calidris canutus rufa</i>)	Threatened	No effect

Conclusion If there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

Other Species and Critical Habitat that May be Present in the Action Area

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or PermitsR5MB@fws.gov, with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the Long Island Ecological Services Field Office and reference the Project Code associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Beach Channel Drive Site Redevelopment

2. Description

The following description was provided for the project 'Beach Channel Drive Site Redevelopment':

The proposed project is a new 5-story mixed-use residential, commercial, and community facility building.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.59476555000005,-73.7840441547323,14z>



QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

Yes

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

Note: This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

No

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Note: for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

Yes

4. Are you including in this analysis all impacts to federally listed species that may result from the entirety of the project (not just the activities under federal jurisdiction)?

Note: If there are project activities that will impact listed species that are considered to be outside of the jurisdiction of the federal action agency submitting this key, contact your local Ecological Services Field Office to determine whether it is appropriate to use this key. If your Ecological Services Field Office agrees that impacts to listed species that are outside the federal action agency's jurisdiction will be addressed through a separate process, you can answer yes to this question and continue through the key.

Yes

5. Are you the lead federal action agency or designated non-federal representative requesting concurrence on behalf of the lead Federal Action Agency?

No

6. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)?

No

7. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

8. Is the lead federal action agency the Natural Resources Conservation Service?

No

9. Will the proposed project involve the use or storage of herbicide?

No

10. Will the proposed project involve herbaceous native vegetation removal (including prescribed fire that would result in burning of plants) or mowing?

No

11. Will all activities occur within an area that is currently paved, graveled, routinely maintained lawn, and/or inside a structure?

Yes

12. Will the proposed project involve demolition, rehabilitation, property elevation, renovation, and/or rebuilding of one or more existing buildings (e.g., residential, commercial and industrial buildings, or utilities)? Note: if project activities include modification of bridges and/or culverts, answer this question "No".

Yes

13. Is the entire project footprint, including staging areas, currently developed or hard surfaced (i.e., the site consists entirely of existing roads, sidewalks, buildings, driveways, routinely mown grass etc.) and does not contain any undeveloped and/or previously undisturbed vegetated areas?

Yes

14. Does your project involve excessive noise (e.g. jackhammer or other equipment use outside a building that requires hearing protection for the operator), new hydrological impacts (e.g., changes to stormwater discharge), or impacts to structures that are being used by any federally endangered or threatened species (e.g., roosting Indiana bats, nesting piping plover or roseate tern using gravel or paved surfaces, etc.) or are there known reports of species using areas within the project footprint? Note: If unsure, answer no or conduct a site survey to ensure that listed species are not present.

No

15. Will completion of this project require clearing or land disturbance of any areas that were not already developed and/or disturbed prior to the start of the proposed project?

Note: Examples of land disturbance may include, but are not limited to, grading, tree or vegetation removal, excavation, etc.

No

16. [Hidden Semantic] Is the project area located within the piping plover species list area?

Automatically answered

Yes

17. [Hidden Semantic] Is the project area located within the red knot species list area?

Automatically answered

Yes

18. [Hidden Semantic] Is the project area located within the roseate tern species list area?

Automatically answered

Yes

19. Does the project include activity in or within 500 feet of an open beach, coastal inlet, river mouth, sand spit, tidal flat, or rocky structure (e.g., jetty)?

No

20. Do you have any other documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?
.5
2. Approximately how many total acres of disturbance are within the disturbance/
construction limits of the proposed project?
1
3. Briefly describe the habitat within the construction/disturbance limits of the project site.
Previously developed urban area

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Victoria Curran
Address: 55 Lane Road
Address Line 2: #407
City: Fairfield (Fairfield Twp)
State: NJ
Zip: 07004
Email: victoria.curran@gza.com
Phone: 8622686343

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

Appendix K: 8-Step Decision Making Process for Floodplains

8-STEP DECISION MAKING PROCESS FOR FLOODPLAINS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

53-05 Beach Channel Drive

Queens, NY

INTRODUCTION

GZA is completing an Environmental Assessment (EA) in compliance with 24 CFR Part 58 for the 53-05 Beach Channel Drive project (Queens Block 15890 / Lots 54, 55, 58, 62, 64, 66, and 69). Per the New York City Department of City Planning (DCP) Flood Hazard Mapper, the project site is located in a 1% annual chance floodplain (See **Appendix 1**).

The proposed project would allow for the development of vacant property to provide much-needed affordable housing in a location that is well-situated relative to commercial and community facilities, mass transit, and employment opportunities, at a density that is compatible with surrounding development. The proposed project would provide efficient use of underutilized urban space and will result in affordable, quality housing in an area of high demand for such uses.

To support this need, the proposed project seeks funding through the New York City Department of Housing Preservation and Development (HPD) Neighborhood Construction Program (NCP).

STEP 1: DETERMINE IF THE ACTION IS LOCATED IN A FLOODPLAIN

Using a Climate-Informed Science Approach (CISA) is the recommended approach to determine if an action is located in a floodplain.

Climate-Informed Science Approach (CISA): The elevation and flood hazard area that result from using a climate-informed science approach that uses the best-available, actionable, hydrologic and hydraulic data.

HPD began referencing the 2080s floodplain projection as their CISA when HUD published the final rule for Federal Flood Risk Management Standard (FFRMS) in April 2024. Per the DCP Flood Hazard Mapper, the project site is located in the 1% chance annual floodplain, and is predicted to be in the same floodplain by the 2080s (See **Appendix 1**). Therefore, this 8-Step Process is required.

STEP 2: INVOLVE PUBLIC IN DECISION-MAKING PROCESS (NOTICE)

An Early Floodplain Notice will be posted to HPD's website. This public notice will describe the name, proposed locations and description of the activities, and the responsible entity contact information. The required 15 calendar days will be allowed for public comment to be submitted to HPD.

STEP 3: DETERMINE IF THERE IS A PRACTICABLE ALTERNATIVE

No Action Alternative

A No Action Alternative was evaluated, in which the project site would remain in their existing condition. Therefore, the project site would remain underutilized as vacant land, and no affordable housing would be developed. The benefits expected to result from the proposed actions on land use, urban design, and neighborhood character would not be realized under a No Action Alternative. No alternatives to the proposed project were considered other than the no action alternative.

STEP 4: IDENTIFY ADVERSE AND BENEFICIAL IMPACTS

The proposed project being evaluated is not expected to impact occupancy within the 2080s future projected floodplain. The project site falls within a developed area and the number of residential and commercial occupants is expected to remain unchanged under each of the alternatives. Further, none of the alternatives to the proposed action are expected to result in adverse impacts to the 2080s future projected floodplain upon completion. No impacts on wetlands would occur as a result of the proposed project. In addition, to avoid direct and indirect environmental impacts, construction activities would be restricted to the minimum area required to safely complete work during standard work hours, in accordance with permit requirements and standard best management construction practices for stormwater and soil management. A Soil Management Plan and a Stormwater Pollution Prevention Plan would be prepared and adhered to in order to avoid potential impacts to surface water quality and local stormwater drainage capacity.

The proposed action would aim to reduce the extent of impervious surfaces and allow runoff and rainwater to infiltrate into the soil onsite at a rate which would reduce flooding of streets and sewer systems. This would ultimately reduce the potential for flooding and reduce the amount of untreated runoff. The proposed project would not result in potential significant adverse impacts to water hydrology and floodplains.

As the project site under the proposed action is adjacent to established roadways, only short-term impacts to previously disturbed areas would result from the proposed action. Any potential adverse impacts from construction would be temporary and mitigated through construction staging plans to minimize disturbance throughout the construction period.

STEP 5: WHERE PRACTICABLE, DESIGN OR MODIFY THE PROPOSED ACTION TO MINIMIZE THE POTENTIAL ADVERSE IMPACTS TO LIVES, PROPERTY, AND NATURAL VALUES WITHIN THE FLOODPLAIN AND TO RESTORE, AND PRESERVE THE VALUES OF THE FLOODPLAIN

PRESERVING LIVES

In order to preserve lives, flood warnings and anticipated weather conditions are issued by the National Oceanic and Atmospheric Administration (NOAA) and the National Weather Service to local officials and the news media for dissemination to the residents within flood areas. Local law enforcement and the emergency alert system will implement an early warning system should flooding conditions arise. Additionally, New York City Emergency Management has numerous resources on their website where a resident can get information regarding emergency planning for the region.

In addition, New York City has a Waterfront Revitalization Program (WRP), which functions as the city's principal Coastal Zone management tool. The guiding principle of the WRP is to maximize the benefits derived from economic development,

environmental conservation, and public use of the waterfront, while minimizing the conflicts among these objectives. Through individual project review, the WRP aims to promote activities appropriate to various waterfront locations. The program is designed to coordinate review of activities and decisions affecting the Coastal Zone, particularly when there are overlapping jurisdictions or multiple agencies responsible for review.

The proposed project will contain vulnerable populations. Accordingly, a Flood Emergency Response Plan (FERP) will be prepared to ensure that building occupants are protected from harm in the event of a flood-related emergency. The provisions and operational procedures will serve as guidance for the reduction of risks to human life and safety at the site through pre-planning for facility evacuation in response to an imminent flooding event. The following summarizes the procedures that would be put in place to project building residents:

1. An evacuation plan will be posted on the property with a contact provided if assistance is required. Additionally, an emergency notification sign would be posted in a common area of the building prior to the arrival of a weather emergency.
2. A Tenant Flood Risk Notification Guide would be provided to building occupants to assist residents in planning for potential floods. This Tenant Guide provides information on the potential for utility disruption (e.g. electricity, gas service disruption, etc.) at the facilities which could result from a flood and/or serious storm. The City of New York has a hurricane emergency evacuation and relocation plan. This plan includes the locations of evacuation centers. People with disabilities or other access or functional needs can request transportation assistance to an accessible evacuation center or a hospital outside of the evacuation zone via an ambulance if necessary.
3. In the event of a mandatory evacuation order issued by the city, building management will go door-to-door to attempt to provide supplemental notification to tenants. Building personnel will be available to assist special needs tenants in leaving the building, if requested.

With the future employment of these operations and procedures, the future occupants of the subject property will be protected from risk associated with flood-related events.

PRESERVING PROPERTY

The proposed project will incorporate dry flood proofing measures that would provide the building-scale resiliency measures to reduce the risks of damage from current and future coastal hazards and would be consistent with the WRP Policy 6.2. The proposed project would comply with the floodproofing requirements outlined in HPD's Design Guidelines for New Construction Version 2.02.

The proposed developments would adhere to the following design requirements:

- Elevate all residential units, critical equipment, and at least one point of egress for each required egress pathway above the 2080s Seal Leve Rise (SLR)-adjusted Design Flood Elevation (DFE) (SLR-adjusted DFE), as established by the New York City Climate Resiliency Design Guidelines (CRDG) in Chapter II, Section C. Sea Level Rise.
- Dry flood-proof critical equipment that cannot be elevated, ensuring that the top of permanent flood barriers are above 2080s SLR-adjusted DFE levels. Design foundation, basement and ground floor structural elements for

anticipated flood load. Dry flood-proofing as an alternative to elevation of critical equipment requires a Design Waiver.

- Use flood-resistant construction materials for all construction below the DFE that is susceptible to flooding.
- Install backwater valves with containment tanks and ejector pumps in the lowest level of the building, and wire system to backup power system or emergency panel.
- Provide permanent signage in buildings and flood disclosure information on tenant leases notifying tenants of potential flood risk, including whether the unit is located wholly or partially in a Federal Emergency Management Agency-designated 100-year and 500-year floodplains, per FEMA Flood Insurance Rate Maps, and providing resources to residents about emergency preparedness, encouraging them to subscribe to NotifyNYC and to seek a National Flood Insurance Program renters' flood insurance policy to cover personal property and contents damaged by a flood.
- Limit paved surfaces to where they are required for programmatic site elements in favor of vegetated surfaces and/or vegetated stormwater retention systems (e.g., bio-swales, green roofs, stormwater planters, grass filter strips). Where paved surfaces are required, use open-grid or permeable systems to the maximum extent possible. Maintenance protocol should be in place to ensure ongoing permeability.
- Procure flood insurance.

Per 2015 PFIRMs, the 1% annual chance floodplain on the project site has a Base Flood Elevation (BFE) of 10 feet. Accordingly, the Designed Flood Elevation (DFE) at the project site is 12 feet by adding 2 feet to the BFE. Per 2015 PFIRMs, the 1% annual chance floodplain on the project site has a Base Flood Elevation (BFE) of 10 feet. The first floor will be elevated to NAVD88 +14.33' (the SLR-adjusted DFE). All utilities will be located at the first floor, and a mechanical room is proposed on the roof, including an emergency power generator to support life-safety infrastructure. The pits will be dry flood-proofed and foundation walls will resist hydrostatic pressure.

The proposed project would not affect the flood protection of adjacent sites, nor is it expected to increase flooding on adjacent sites or protect upland areas from coastal hazards. No unique natural features are currently present at the project site, and no negative impacts will be made to the environment by the completion of the proposed scope of work. No natural features have been present at the project site since the time of original development in the early 20th century.

STEP 6: RE-EVALUATE ALTERNATIVES

An analysis of the alternatives indicates that implementing the proposed action at the project site would:

- Facilitate the development of new affordable housing, local retail space, and community facility uses in the project area;
- Realize the benefits expected to result from the proposed actions on land use, urban design, and neighborhood character;

STEP 7: ANNOUNCE AND EXPLAIN DEVISION TO THE PUBLIC (NOTICE)

A final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain will be published in accordance with 24 CFR Part 55 for a minimum seven-day comment period. The notice shall state the reasons why the project must be located in the floodplain, provide a list of alternatives considered, and all mitigation measures to be taken to minimize adverse impacts and preserve natural and beneficial floodplain values. All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the proposed project, in compliance with Executive Order 11988 and 24 CFR Part 55.

STEP 8: IMPLEMENT PROPOSAL WITH APPROPRIATE MITIGATION

The project sponsor will ensure that flood prevention and mitigation measures identified in this 8-Step Process are implemented in order to minimize any potential adverse impacts. Implementation of the proposed action may require additional local and state permits, which may place additional design modifications or mitigation requirements on the proposed action.

Appendix 1

NYC DCP Flood Hazard Mapper



53-01 Beach Channel Dr, Arverne X
Show search results for 53-01 Beach ...



600ft
-73.788 40.592 Degrees

(2 of 2)

Base Flood Elevation

Flood Zone	AE
Base Flood Elevation	10
Vertical Datum	NAVD88
Units	FEET

[Zoom to](#) ...

Appendix 2

NYC HPD Early Floodplain Notice

Appendix 3

NYC HPD Second Floodplain Notice

Appendix L: SHPO Determination Letter



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

October 27, 2025

Victoria Curran
GZA GeoEnvironmental, Inc.
55 Lane Road
#407
Fairfield (Fairfield Twp), NJ 07004

Re: HUD
Beach Channel Drive Redevelopment Project
53-1 Beach Channel Dr, Arverne, NY 11692
25PR10002

Dear Victoria Curran:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Jessica Vavrsek at the following email address:

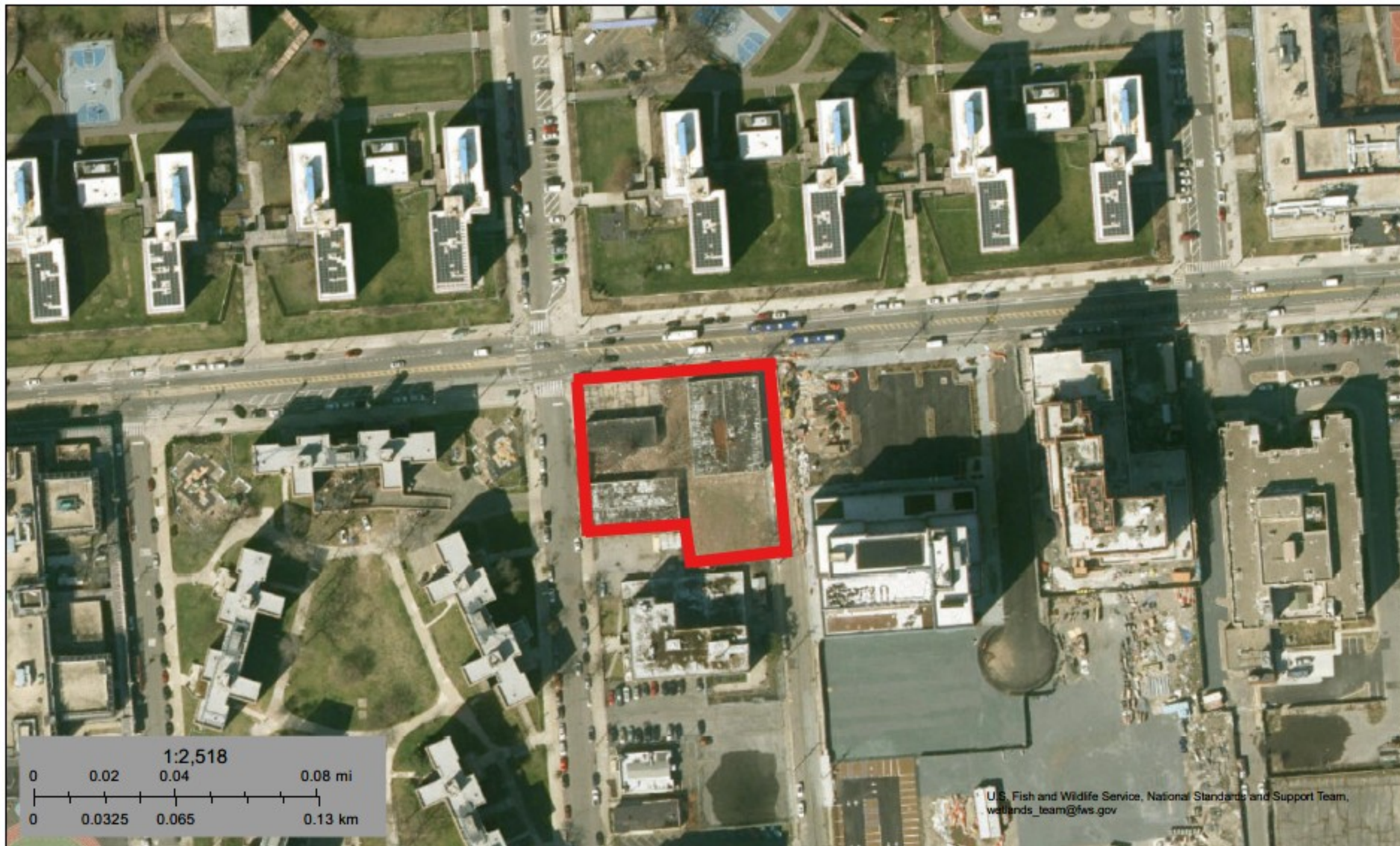
Jessica.Vavrsek@parks.ny.gov

Sincerely,

R. Daniel Mackay



Deputy State Historic Preservation Officer
Division for Historic Preservation

Appendix M: National Wetlands Inventory Map



November 14, 2025

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

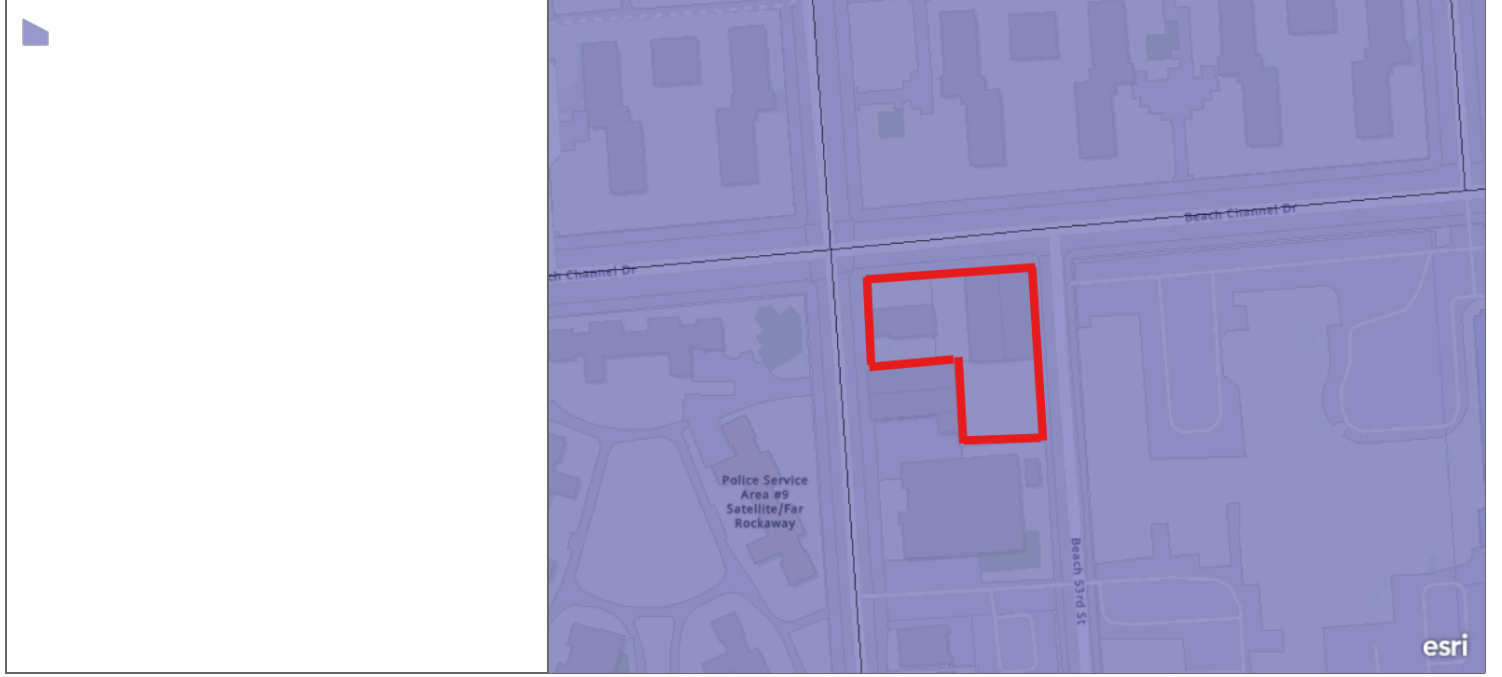
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Appendix N: NYS Environmental Justice Map

My Map

Potential_Environmental_Justice_Area__PEJA__Communities
- Potential Environmental Justice Area (PEJA) Communities



Esri Community Maps Contributors, NYC OpenData, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Data collection: US Census Bureau Data analysis: David E. Witt, New York State Department of Environmental Conservation, Office of Environmental Justice (OEJ) Funding: NYS Taxpayers



EXHIBIT J
OWNER AUTHORIZATION



NEW YORK CITY HOUSING AUTHORITY
OFFICE OF THE EVP FOR REAL ESTATE DEVELOPMENT
90 CHURCH STREET • NEW YORK, NY 10007
TEL: (212) 306-3000 • nyc.gov/nycha

February 24, 2026

Thomas Yu
Arverne Edgemere, LLC
c/o Asian Americans for Equality
108 Norfolk Street
New York, NY 10002

Re: Environmental Investigation/Remedial Work

Dear Sirs/Mesdames:

This letter confirms that Arverne Edgemere, LLC has been granted access to the real property located in Queens County, Block 15890, Lots 54, 55, 58, 62, 64, 66 (the "Property"), pursuant to a License Agreement dated August 31, 2025 (and as amended on February 24, 2026), to implement environmental investigation or remedial work.

Subject to a partial release of an existing Declaration of Trust upon the Property, and removal of any other legal impediments should they exist, the New York City Housing Authority ("NYCHA") will consent to the recording of an environmental easement, in a form approved by NYCHA and NYSDEC, if such easement is required by the NYSDEC as part of the BCP remediation for the Property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Gouveia".

Jonathan Gouveia
Executive Vice-President and Chief Real Estate Officer

**FIRST AMENDMENT TO
LICENSE and INDEMNITY AGREEMENT**

This first amendment (this “**First Amendment**”), dated as of February 24 , 2026, hereby amends the Short Form License and Indemnity Agreement with an Effective Date of August 31, 2025 (the “**License Agreement**”) by and between the NEW YORK CITY HOUSING AUTHORITY, a public benefit corporation organized pursuant to the laws of the State of New York, having an address at 90 Church Street, New York, New York 10007 (the “**Authority**”) and ARVERNE EDGEMERE, LLC , a New York limited liability company, , having its principal address at 108 Norfolk Street, Ground Floor, New York, NY 10002 (“**Licensee**”) (the Authority and the Licensee are collectively referred to as the “**Parties**” and each, individually, as a “**Party**”).

Capitalized terms used in this First Amendment have the same meanings set forth in the License Agreement unless otherwise specified herein.

RECITALS

WHEREAS, the License Agreement was entered into for the purpose of allowing Licensee to use the License Area (located at the Ocean Bay Redevelopment Project, located in Queens County, Block 15890, Lots 54, 55, 58, 62, 64, 66) to perform the License Services in accordance with the terms thereof;

WHEREAS, the Authority and Licensee desire to extend the Term of the License Agreement as provided herein;

WHEREAS, the Parties deem the first extension to have been made as of October 1, 2025;

WHEREAS, the Parties deem the second extension to have been made as of January 1, 2026;

WHEREAS, certain provisions of the License Agreement require to be updated;

and

WHEREAS, the Licensee shall provide updated insurance.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Authority and Licensee agree that the License Agreement is hereby amended as follows:

1. The Expiration Date of the License Agreement is extended to May 31, 2026.
2. Licensee may request an extension of the amended Term for up to two (2) additional consecutive period(s) of three (3) months each (each such period is an “**Extension Term**”), with each Extension Term beginning immediately upon the expiration of the prior term by providing the Authority with a written request (which written request can be by e-mail to the

Authority , the Policy Analyst set forth in the Notice provision paragraph 14) at least twenty (20) business days prior to the Expiration Date of the then current Term. Such extension request may be granted or denied by the Authority in its sole discretion. Should an Extension Term be granted, then all references to “Term” in this License Agreement shall include the “Extension Term” granted.

3. The HUD Rider to Third-Party Agreements is incorporated by reference herein and attached hereto at the end of this First Amendment as **Exhibit A**.

4. Paragraph F of the License Agreement Cover Page is hereby deleted and replaced with the following:

The Licensee and its employees, agents, invitees, sublicensees, consultants, contractors and/or subcontractors (“Licensee’s Related Parties”) shall be granted access to the above referenced Premises to engage in the following activities:

- a) Conduct interior and additional exterior soil, groundwater, and soil vapor sampling. Sampling locations (“Sampling Locations”) are depicted in Exhibit B.
- b) Conduct indoor air investigations.
- c) Conduct indoor and outdoor asbestos materials sampling and perform required abatement.
- d) Investigate and perform work related to all utility shut-offs.

5. Paragraph 10 of the License Agreement is hereby amended by replacing in its entirety with the following provision:

*10. **Insurance.** (a) Licensee, its contractors and subcontractors, must maintain insurance coverage at all times during the Term of this Agreement in accordance with the “**Insurance Requirements Template**” provided separately and attached hereto as **Exhibit C**. The Insurance Requirements Template is incorporated herein and hereby made a part of this Agreement. (i) No Authorized Purpose Excluded. Insurance policies shall not exclude claims arising from any Authorized Purpose contemplated within the scope of this Agreement whether or not such operations are performed directly by Licensee, or by Licensee’s Related Parties at the Licensee’s direction. (ii) No Employer Exclusions. Liability insurance policies required by this contract must extend coverage to the Authority as an additional insured for any employer over-action or similar claim and must not exclude liability coverage for the Authority as an additional insured arising out of a claim which alleges or in any way involves the injury of Licensee, Licensee’s employees or the owners or employees of Licensee’s Related Parties performing operations at or on the Premises. Liability insurance policies must include an industry standard “severability of interests” or “separation of insureds” clause providing that no policy exclusion, term or condition applicable to the Licensee shall affect the availability of coverage to the Authority as additional insured in the event of a claim. (iii) Change in Risk. the Authority reserves the right to revise the types and*

amounts of insurance required due to any temporary or permanent material change in the Authorized Purpose or any other event which may increase the potential liability of any party, as determined at the Authority's sole discretion. The Authority maintains the right to limit, restrict, or prevent access to the License Area until such insurance requirements are met. (iv) Compliance. Certificates of Insurance and supplementary documentation demonstrating compliance with these requirements shall be submitted upon execution of this Agreement, upon each insurance policy renewal, and otherwise upon demand of the Authority. Licensee shall deliver to the Authority or its designee or cause its licensed or certified insurance professionals to deliver to the Authority or its designee, Certificates of Insurance and supplementary documentation certifying compliance with any and all requirements as and when required by the Authority, including via the online submission and certification of such documents or via email delivery. Certificates of Insurance and supplementary documentation sent through the mail (whether or not certified or notarized) will not be considered received or accepted by the Authority unless delivered in accordance with the specific directions of the Authority or its designee. The Authority maintains the right to limit, restrict, or prevent access to the Premises until such insurance requirements are met.

(b) The requirements of this Article 10 may only be waived in writing by an authorized representative of the Authority's Risk Management Department or the Authority's Law Department. However, the Authority will grant the following pre-defined conditional waivers: (i) An Auto Liability Insurance Waiver may be granted provided Licensee covenants in writing that no vehicles will be used by Licensee or Licensee's Related Parties on or from the Premises or on any of the Authority's property during the term of this License Agreement. Licensee shall submit a letter providing a statement consistent with the above at the execution of this Agreement, and as reasonably requested by the Authority thereafter. (ii) A Workers Compensation Waiver may be granted if a Licensee a) is a sole proprietor, b) has no employees or staff of any type, c) is legally exempt from New York State Workers Compensation Law, and d) only works with contractors insured for Workers Compensation in compliance with New York State law. In such cases, the Authority will accept New York States CE-200 form, or any successor and equivalent form authorized by the State of New York, in lieu of the required Workers Compensation insurance.

(c) Intentionally Omitted.

(d) Insurers. All insurance must be underwritten by insurance companies that are licensed, admitted, approved, or otherwise legally permitted to transact insurance business in the state of New York and which have a minimum AM Best policyholder rating of A- or greater and a minimum AM Best financial size category of VII or greater. Insurance may alternately be underwritten by a Lloyd's of London syndicate or Surplus Lines Insurers who are legally permitted to underwrite business in the State of New York.

(e) High Retention or Deductible / Self-Insurance & Alternative Risk Financing. Insurance policies with retentions or deductibles in excess of ten thousand dollars (\$10,000) or self-insurance, captive insurance, participation in risk purchasing groups or other alternative risk financing mechanisms and programs must be declared to and approved by the Authority's Risk Management Department prior to being utilized to satisfy the requirements of this Agreement. Such approval shall not be unreasonably withheld provided that, whichever mechanism is used, the financial resources and responsibility to pay claims in a manner consistent with the insurance required herein is lawful, demonstrable and credible at the Authority's sole discretion. Licensee will provide any relevant certification required by the Authority to make such a determination and agrees that Licensee will be responsible for all deductibles, retentions, and other self-insured costs of such policies or programs, irrespective of amount.

(f) Notice of Cancellation. Where commercially available, each insurance policy must be endorsed to provide that such policy may not be canceled without at least thirty (30) days' prior written notice to the Authority for any reason excepting non-payment of premium for which policy must provide ten (10) days prior written notice of cancellation.

(g) Primary/Excess Policies. Insurance requirements may be satisfied through any combination of primary and excess insurance which is otherwise compliant with these requirements.

(h) Blanket Insurance. Insurance policies covering the Premises along with other locations and operations of the Licensee are permissible, provided such policies are otherwise compliant with these requirements.

(i) Minimum Limits. The limits of insurance required herein are the minimum required by the Authority and shall not be construed by Licensee or Licensee's insurer as representing any cap or limitation on Licensee's liability under this Agreement nor shall such minimum limits be construed as a cap or limitation of the Authority's right to seek any available coverage or protection under the insurance policies of the Licensee or the Licensee's Related Parties whether or not specifically required herein.

(j) The Authority's Insurance. Licensee acknowledges that the Authority may maintain insurance policies or reserve funds which address the Authority's liability and other risk exposure with respect to the Premises. Licensee acknowledges that neither Licensee nor Licensee's Related Parties nor the insurers of Licensee or Licensee's Related Parties have any right to or expectation of insurance coverage, protection or proceeds from the Authority's insurance policies or reserve funds.

(k) Licensee's Related Parties. Licensee shall require by contract, and shall enforce the requirement that Licensee's Related Parties obtain and maintain the same General Liability, Auto Liability, and Workers Compensation insurance policies required of Licensee, subject to all of the same terms and conditions and providing equivalent protection to the Authority as required by this Agreement, with such insurance being applicable to any incident or occurrence arising from the acts or omissions of the Licensee's Related Party with respect to the Premises or this Agreement.

(l) Subject to the same terms as above, Licensee shall require by contract, and shall enforce the requirement that Licensee's Related Parties obtain and maintain the following additional types and amounts of insurance, subject to all of the above requirements if applicable: (i) Professional Liability Insurance of no less than one million dollars (\$1,000,000) for licensed professional services of design, architecture, and engineering which will result in alterations being performed on the Premises. (ii) Pollution Liability Insurance of no less than one million dollars (\$1,000,000) for any treatment or abatement of hazardous material on or from the Premises. All insurance subject to this paragraph must include the Authority as an additional insured.

(m) It shall be Licensee's sole responsibility to monitor and enforce the compliance of Licensee's Related Parties with the provisions of this Article 10. Licensee shall provide to the Authority evidence and documentation of the compliance of the Licensee's Related Parties as and when requested by the Authority.

6. Except as amended by this First Amendment, the License Agreement and all the covenants, terms and conditions contained therein shall remain in full force and effect.

7. The covenants, terms and conditions contained in this First Amendment shall bind and inure to the benefit of the Parties and their respective successors and assigns, except as otherwise provided herein.

8. This First Amendment may be executed in multiple counterparts, each of which when so executed, shall in a digital scan or image constitute a valid and binding original. As a matter of courtesy, the Parties may exchange such counterparts with signatures in ink by first class mail.

9. If any of the terms and provisions of this First Amendment are in violation of or prohibited by any law, statute or ordinance of the State or City of New York, or such term or provision is found to be invalid or unenforceable by any court of competent jurisdiction, then such term or provision shall be considered deleted and shall not invalidate the remaining terms or provisions of this First Amendment, and this First Amendment shall continue in full force and effect.

10. Except as otherwise provided herein, the License Agreement may not be changed, modified, amended or terminated orally, but only by a written instrument of change, modification, amendment, addition or termination, executed by the party against whom enforcement of any change, modification, amendment, addition or termination is sought.

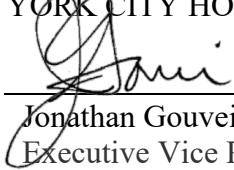
11. The License Agreement, as amended hereby, is deemed incorporated and fully restated herein, remains in full force and effect, constitutes and contains the entire agreement and understanding of the Parties with respect to the subject matter hereof and supersedes any and all prior negotiations, correspondence, agreements, understandings, duties or obligations between the Parties respecting the subject matter hereof.

12. The HUD Rider to Third-Party Agreements attached hereto is incorporated by reference into this First Amendment

[signature page follows]


IN WITNESS WHEREOF, persons or officers hereunto duly authorized for the Authority and Licensee have duly executed this First Amendment as of the day and year first above written.

NEW YORK CITY HOUSING AUTHORITY

By: 

Jonathan Gouveia
Executive Vice President and
Chief Real Estate Officer

ARVERNE EDGEMERE, LLC.

By: 

Thomas Yu
President

EXHIBIT A

HUD Rider to Third-Party Agreements

1. **Conflict Clause.** To the extent that any of the foregoing is in conflict with the requirements of the United States Housing Act of 1937 (1937 Act), as amended, federal regulations, and the Annual Contributions Contract (“ACC”), as amended, and other HUD requirements, the HUD requirements shall control and govern in such instances of conflict.

2. **Indemnification Clause.** It is acknowledged and agreed that the PHA (Site Owner) has no authority to provide guarantees, indemnifications, rights of set off, or other pledges involving the assets of any Public Housing Project (as the term ‘Project’ is defined in the ACC between PHA and HUD (the “Public Housing Project”) or other assets of the PHA, including and Housing Choice Voucher (HCV) related assets of the PHA. Accordingly, except as approved by HUD in writing, it is acknowledged that there is no legal right of recourse against: (1) any Public Housing Project of PHA; (2) any operating receipts (as the term “operating receipts” is defined in ACC), HCV receipts or Capital or Operating Funds of PHA; (3) any public housing operating reserve of PHA reflected PHA’s annual operating budget and required under the ACC, or (4) any other asset of the PHA related to the 1937 Act. Should any assets of the PHA be identified at a later date as meeting the criteria set forth above, any guarantees, indemnifications, right of set off, or other pledges involving those assets will be deemed null, void, and unenforceable.

3. **Termination Clause.** If HUD approves the termination of the ACC at the public housing project and/or release of the DOT/DORC (e.g., through a disposition under Section 18 of the 1937 Act, the Rental Assistance Demonstration (RAD) program or any other removal action of the SAC), the PHA may terminate this agreement. In addition, if HUD determines that the agreement does not comply with federal public housing requirements, the PHA may terminate the agreement.

4. **HUD is not a Guarantor.** HUD is not a Guarantor of the PHA and is not liable for the actions of the PHA under this agreement.

5. **No Assignment Rights or Rights of Mortgage or Security Interests.** The agreement does not include any assignment rights or rights of mortgage or security interests unless HUD approval under section 30 of the 1937 Act has been obtained.

6. Definitions of Terms in this Rider.

- (a) “HUD” means the U.S. Department of Housing and Urban Development.
- (b) “PHA” means the public housing authority or the New York City Housing Authority or NYCHA or the Authority as such capitalized terms have been previously defined.
- (c) “Public Housing Project” means a public housing development owned by the New York City Housing Authority or the Development as such capitalized term has been previously defined.
- (d) “DOT” means the Declaration of Trust.
- (e) “DORC” means the Declaration of Restrictive Covenants.
- (f) “SAC” means HUD’s Special Applications Center.

EXHIBIT B
Sampling Locations

(see next page)

EXHIBIT C
Insurance Requirements

(see next page)

**NYCHA Insurance Requirements
Template 01 - Standard**

TYPE OF INSURANCE	MINIMUM LIMITS OF INSURANCE	REQUIRED POLICY TERMS & CONDITIONS
Workers' Compensation & Employer's Liability CE-200 Exemption Accepted if Applicable for Sole Proprietors Only.	Workers' Compensation & Employer's Liability insurance coverage compliant with the statutory requirements of the State of New York.	Form: As required by the State of New York. Endorsements: <ul style="list-style-type: none"> • Waiver of Subrogation
Commercial General Liability	\$1,000,000 per Occurrence \$2,000,000 General Aggregate \$2,000,000 Products/Completed Operations \$1,000,000 Personal/Advertising Injury	Form: General Liability Form ISO CG 00 01 or equivalent. Endorsements: <ul style="list-style-type: none"> • NYCHA Named or Included as Additional Insured • Waiver of Subrogation • Primary & Non-Contributory Clause
Business Auto Liability Requirement may be waived if no vehicles will be operated on or from NYCHA premises and no vehicles will be used to transport NYCHA staff, residents or others on NYCHA's behalf.	\$1,000,000 Combined Single Limit of Liability for Bodily Injury & Property Damage	Form: Business Auto Form CA 00 01 or equivalent Endorsements: <ul style="list-style-type: none"> • NYCHA Named or Included as Additional Insured • Waiver of Subrogation

(Important! See Additional Insurance Compliance Information on Page #2)

NYCHA Insurance Requirements Template 01 - Standard

Additional Insurance Compliance Information & Guidance

Complete insurance requirements are included in the contract awarded to the NYCHA contractual partner. It is the sole responsibility of NYCHA's contractual partner to review all requirements with their insurance professionals to confirm the appropriate insurance is in place as required by the contract. In the event of a conflict between the below and any provisions of the contract, including general conditions therein, the terms of the contract shall prevail.

Warning – Assumption of Risk

Under the terms and conditions of the contract, NYCHA's contractual partners may be financially responsible to defend, indemnify and/or hold NYCHA and certain other entities in contract with NYCHA harmless from certain costs resulting from claims arising out of or in any way related to the services provided to NYCHA, whether or not covered by insurance. It is the sole responsibility of NYCHA's contractual partner to review these requirements with legal counsel prior to signing a contract.

Additional Insurance Requirements:

1. **Covered Operations** – Insurance policies may not exclude claims arising from any activity, scope of work or permitted use provided for under the contract.
2. **Liability Policies - New York Labor Law / Employers' Liability Over-Action** - Liability Policies must include industry standard provisions related to the severability of interests and/or separation of insureds and rights of crossclaim. Policies may not exclude claims for bodily injury asserted against NYCHA by an employee or agent of the insured or any subcontractor of the insured, commonly known as "over-actions" or "NY Labor Law" claims.
3. **Insurers** - Policies must be placed with insurers authorized to do business in the State of New York with a minimum AM Best Rating of "A- VII"
4. **Blanket Terms & Conditions** - Required Policy Terms & Conditions such as Additional Insured, Waiver of Subrogation and Primary/Non-Contributory Insurance can be satisfied by blanket policy provisions.
5. **Proof of Insurance** – General/Prime/Direct Contractors or contractual partners shall submit evidence of insurance as and when directed by NYCHA. Subcontractors shall submit evidence of insurance to the General/Prime/Direct Contractor, who shall deliver the same to NYCHA upon request. Failure of NYCHA to monitor compliance with any of these requirements is not a waiver of any requirement.
6. **Failure to Comply** - may result in default/breach of contract, withholding of payments to contractors/vendors, removal proceedings against lessees, licensees or other occupants of NYCHA premises, and additional remedies available to NYCHA under contract, at law, or in equity.

Page 2 of 2

NYCHA Insurance Requirements – Template #1 – Standard as of 7/6/21

EXHIBIT C
Certificate of Insurance
(see next page)

**ADDITIONAL REMARKS SCHEDULE**

AGENCY York International Agency, LLC DBA IMA New York		NAMED INSURED The ALC Group LLC DBA ALC Environmental 158 West 27th Street - 8th floor New York, NY 10001	
POLICY NUMBER SEE PAGE 1		EFFECTIVE DATE: SEE PAGE 1	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
 Carrier: At-Bay Specialty Insurance Company
 Policy Number: #AB-6619939-04 - 9/1/2025-9/1/2026

RE: 53-05 Beach Channel Drive, Far Rockaway, NY 11691 - Queens, Block 15890, Lots 54, 55, 58, 62, 64, 66
 The following are included as additional insured as required by written signed contract:
 Arverne Edgemere LLC, 108 Norfolk Street, New York, NY 10002
 Asian Americans for Equality, 108 Norfolk Street, New York, NY 10002

ARVERNE EDGEMERE LLC
AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being all of the members of Arverne Edgemere LLC, a New York limited liability company (the “Company”) hereby certify as of March 16, 2026, as follows and adopt the following resolutions and authorize the Company to authorize and direct Thomas Yu (the “Authorized Signatory”) to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 53-05 Beach Channel Drive and 360 Beach 54th Street Edgemere, New York 11691; Block 15890, Lots 54 and 64 (the “Property” or the “Site”).

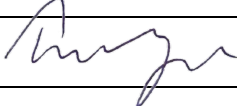
WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program (“BCP”) and, if accepted into the BCP, file related documents with the New York State Department of Environmental Conservation (“DEC”) pursuant to the BCP, including, but not limited to a Brownfield Cleanup Agreement (“BCA”), an environmental easement and notice of certificate of completion; and undertake environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the “Remedial Program Requirements”);

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA, including recording environmental easements, consistent with the Remedial Program Requirements; and be it further;


RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, the Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Thomas Yu	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Authorization on March 16, 2026.

ASIAN AMERICANS FOR EQUALITY, INC.

By: 
Name: Thomas Yu
Title: Executive Director

OCEAN BAY COMMUNITY DEVELOPMENT CORP.

By: _____
Name: Ebony Littlejohn-Beaty
Title: Executive Director

ARVERNE EDGEMERE LLC
AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being all of the members of Arverne Edgemere LLC, a New York limited liability company (the "Company") hereby certify as of March 16, 2026, as follows and adopt the following resolutions and authorize the Company to authorize and direct Thomas Yu (the "Authorized Signatory") to take the following actions on behalf of the Company:

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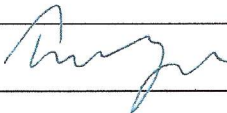
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RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA, including recording environmental easements, consistent with the Remedial Program Requirements; and be it further;


RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, the Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Thomas Yu	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Authorization on March 16, 2026.

ASIAN AMERICANS FOR EQUALITY, INC.

By: 
Name: Thomas Yu
Title: Executive Director

OCEAN BAY COMMUNITY DEVELOPMENT CORP.

By: 
Name: Ebony Littlejohn-Beaty
Title: Executive Director



EXHIBIT K
REQUESTOR ENTITY INFORMATION



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details ^

ENTITY NAME: ARVERNE EDGEMERE LLC

DOS ID: 7677472

FOREIGN LEGAL NAME: ARVERNE EDGEMERE LLC

FICTITIOUS NAME:

ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 08/05/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 08/05/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 08/31/2027

JURISDICTION: DELAWARE, UNITED STATES

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: THE LLC

Address: 108 NORFOLK STREET , GROUND FLOOR , 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

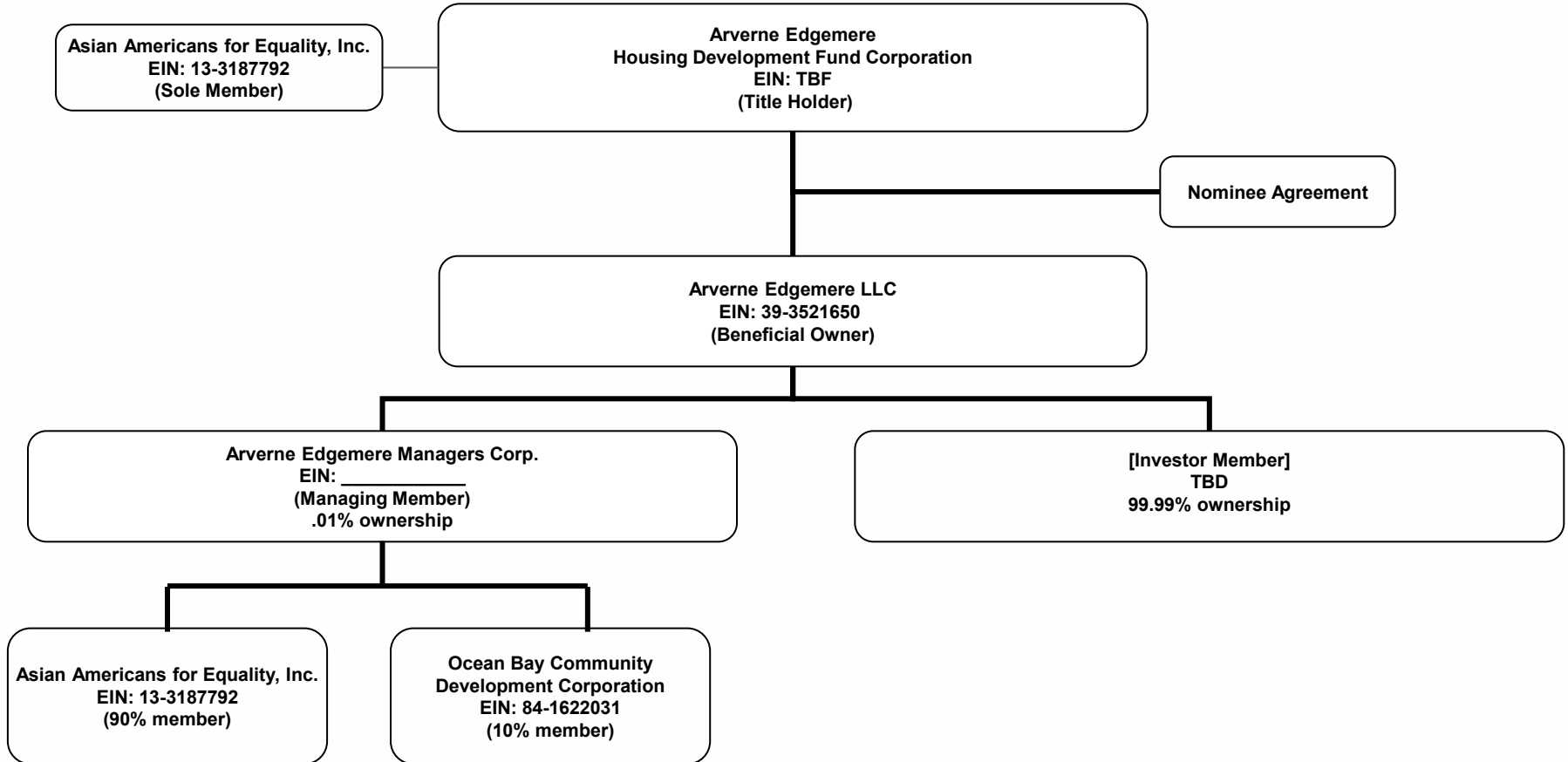
Share Value

Number Of Shares

Value Per Share



53-03 Beach Channel Drive (Block: 15890 Lot: 54) Organizational Chart



Internal Revenue Service

Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

Date: June 28, 2000

Person to Contact:
Mary Freudenberg #31-03512
Customer Service Representative
Toll Free Telephone Number:
8:00 a.m. to 9:30 p.m. EST
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
13-3187792

Asian Americans for Equality, Inc.
108 Norfolk Street
New York, NY 10002-3313

Dear Sir or Madam:

This letter is in response to your request for a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in April 1986 granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in section 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Asian Americans for Equality, Inc.
13-3187792

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

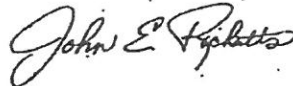
The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. If your organization had a copy of its application for recognition of exemption on July 15, 1987, it is also required to make available for public inspection a copy of the exemption application. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of \$20 a day for each day you do not make these documents available for public inspection (up to a maximum of \$10,000 in the case of an annual return).

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,



John E. Ricketts
Director, TE/GE CAS

An official website of New York State.
[Here's how you know](#) ▾



Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

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STATEMENT STATUS: CURRENT

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 08/31/2027

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[<](#) [ENTITY DISPLAY](#) [NAME HISTORY](#) [FILING HISTORY](#) [MERGER HISTORY](#) [ASSUMED NAME HISTORY](#) [>](#)

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Address: 108 NORFOLK STREET , GROUND FLOOR , 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

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: APR 22 2008

OCEAN BAY COMMUNITY DEVELOPMENT
CORPORATION
434 BEACH 54TH ST
ARVERNE, NY 11692

Employer Identification Number:
84-1622031
DLN:
17053089795058
Contact Person:
FAITH E CUMMINS ID# 31534
Contact Telephone Number:
(877) 829-5500
Public Charity Status:
171(b)(1)(A)(vi)

Dear Applicant:

Our letter dated November 2003, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

Sincerely yours,



Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: NOV 21 2003

OCEAN BAY COMMUNITY DEVELOPMENT
CORPORATION
C/O DELORES SADLER
339 BEACH 54TH STREET
ARVERNE, NY 11692

Employer Identification Number:
84-1622031
DLN:
17053189071033
Contact Person:
DAVID AGUILERA
Contact Telephone Number: ID# 75867
(877) 829-5500

Accounting Period Ending:
December 31
Foundation Status Classification:
509(a)(1)
Advance Ruling Period Begins:
July 2, 2003
Advance Ruling Period Ends:
December 31, 2007
Addendum Applies:
No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and

Letter 1045 (DO/CG)

-2-

OCEAN BAY COMMUNITY DEVELOPMENT

contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social security taxes under the Federal Insurance Contributions Act on amounts of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally \$25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return. Because you will be treated as a public charity for return filing purposes during your entire advance ruling

Letter 1045 (DO/CG)

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OCEAN BAY COMMUNITY DEVELOPMENT

period, you should file Form 990 for each year in your advance ruling period that you exceed the \$25,000 filing threshold even if your sources of support do not satisfy the public support test specified in the heading of this letter.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we said in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help us resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

Letter 1045 (DO/CG)

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OCEAN BAY COMMUNITY DEVELOPMENT

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



Lois J. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosure(s):
Form 872-C

Letter 1045 (DO/CG)



EXHIBIT L
SITE CONTACT LIST

**Arverne Edgemere LLC
Ocean Bay Redevelopment Project
360 Beach 54th Street and 53-05 Beach Channel Drive
Edgemere, New York 11691
Brownfield Cleanup Program Application
Section XII - Site Contact List**

Local Government Offices

1. Zohran Mamdani
New York City Mayor
City Hall Park
New York, NY 10007

2. Mark D. Levine
New York City Comptroller
1 Centre Street
New York, NY 10007

3. Donovan Richards Jr.
Queens Borough President
120-55 Queens Boulevard
Kew Gardens, NY 11424

4. Felicia Johnson
Queens Community Board 14 District manager
19-31 Mott Avenue, Room 311
Far Rockaway, NY 11691

5. Shaminder Chawla
Director
NYC Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York NY, 10038

6. Jane H. O'Connell, P.G.
New York State Department of Environmental Conservation
Regional Remediation Engineer, Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

7. Thomas V. Panzone
NYSDEC Public Participation Specialist
47-40 21st Street
Long Island City, NY 11101

8. Dan Tucholski
New York State Department of Health
Public Health Specialist II – Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237

9. Hon Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017

10. Hon Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017

11. Gregory Meeks
U.S. Congressman
67-12 Rockaway Beach Boulevard
Arverne, NY 11692

12. James Sanders Jr.
NY Senate - District 10
142-01 Rockaway Boulevard
Queens, NY 11436

13. Selvena Brooks-Powers
New York City Council – District 31
19-31 Mott Avenue, Suite 410
Far Rockaway, NY 11691

14. Khaleel Anderson
Assemblymember – District 31
19-31 Mott Avenue, Suite 301
Far Rockaway, NY 11691

15. Rohit T. “Rit” Aggarwala
Commissioner - NYCDEP
59-17 Junction Blvd, 13th Floor
Flushing NY 11373

Document Repository

1. Queens Library - Arverne Branch
3-12 Beach 54th Street
Arverne, NY 11692
Jasmin Amely – Branch manager
Jamely@queenslibrary.org

2. Queens Community District 14
19-31 Mott Avenue, Room 311
Far Rockaway, NY 11691
Qn14@cb.nyc.gov

Local Community Board

1. Queens Community District 14
19-31 Mott Avenue, Room 311
Far Rockaway, NY 11691
Qn14@cb.nyc.gov
Attn: Felicia Johnson

Local Media Outlets

1. New York Daily News
4 New York Plaza
New York, NY 10004
2. Spectrum News 1
75 Ninth Avenue
New York, NY 11211
3. Queens Chronicle
71-19 80th Street, Suite 8-201
Glendale, NY 11385
4. The Queens Eagle
8900 Sutphin Blvd, LL2
Jamaica, NY 11435

Public Water Supply

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

School and Daycare Facilities

1. Goldie Maple Academy
365 Beach 56th Street
Queens, NY 11692
(718) 945-3300
Attn: Shaunita Kerrison (Principal)
2. Bethel Mission Loving Day Care
3-38 Beach 56th Street
Queens, NY 11692
(718) 474-8618
Attn: Dolores Paul (Director)
3. GED Plus P2G-Far Rockaway High School
57-10 Beach Channel Drive
Queens, NY 11692
(718) 557-2590
Attn: Jeffrey Robbins (Principal)

4. Public School 105 The Bay School
4-20 Beach 41st Street
Queens, NY 11691
(718) 474-8615
Attn: Kathryn O'Brien (Principal)

5. Lucille Rose Day Care Center
148 Beach 59th Street
Queens, NY 11691
(718) 634-0331
Attn: Sonia Banks (Board Chair Member)

Adjacent Property Owners

1. Owner: NYC Housing Authority
301 Beach 54th Street
Queens, NY, 11692

2. Owner: Lawrence Nursing Realty LLC
3-57 Beach 53rd Street
Queens, NY 11691

3. Owner: EC A1 Housing Development Fund Corporation
51-25 Beach Channel Drive
Queens, NY 11691

4. Owner: Ocean Bay Rad LLC
51-32 Beach Channel Drive
Queens, NY 11691

5. Owner: Ocean Bay Rad LLC
56-10 Beach Channel Drive
Queens, NY 11692



EXHIBIT M
DOCUMENT REPOSITORY LETTERS



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GZA GeoEnvironmental of
New York
104 West 29th Street
10th Floor
New York, NY 10001
T: 212.594.8140
F: 212.279.8180
www.gza.com

March 6, 2026

Library Manager
Queens Public Library - Arverne
3-12 Beach 54th Street
Arverne, New York, 11692

RE: Brownfield Cleanup Program Application Repository Request
Requestor: Arverne Edgemere LLC
Site Name: Ocean Bay Redevelopment Project

To Whom it May Concern:

GZA GeoEnvironmental of New York (GZA) represents Arverne Edgemere LLC (Requestor) in its Brownfield Cleanup Program (BCP) application for the Site located at 53-05 Beach Channel Drive and 360 Beach 54th Street, Far Rockaway, New York. As part of this application, the New York State Department of Environmental Conservation (NYSDEC) requires that we reach out to you, the local library, and request your assistance in becoming a public document repository for the BCP project documents. The documents will be provided in electronic format, and public access to them will only be made available by a digital download link, so as to not impede your current operation. We anticipate that these documents will only be stored at a minimum of two years to a maximum of five years (or earlier upon receipt of Notice of Satisfaction from the NYSDEC).

May we request your office's concurrence to this request by signing below and returning this letter as an attachment to an email as soon as possible.

Very truly yours,
GZA GEOENVIRONMENTAL OF NEW YORK


Reinbill Maniquez, CHMM
Senior Project Manager

Yes, the Queens Public Library is willing and able to act as a public repository for documents related to the cleanup of the 53-05 Beach Channel Drive and 360 Beach 54th Street, Far Rockaway, New York property under the NYS BCP.

Dennis M. Walcott/jd
President & CEO
Queens Public Library

4/29/2026
Date



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GZA GeoEnvironmental of
New York
104 West 20th Street
10th Floor
New York, NY 10011
T: 212 594 8140
F: 212 279 8180
www.gza.com

March 6, 2026

Queens Community Board - 14
19-31 Mott Avenue #311
Far Rockaway, New York 11691

RE: Brownfield Cleanup Program Application Repository Request
Requestor: Arverne Edgemere LLC
Site Name: Ocean Bay Redevelopment Project

To Whom it may Concern:

GZA GeoEnvironmental of New York (GZA) represents Arverne Edgemere LLC (Requestor) in its Brownfield Cleanup Program (BCP) application for the Site located at 53-05 Beach Channel Drive and 360 Beach 54th Street, Far Rockaway, New York. As part of this application, the New York State Department of Environmental Conservation (NYSDEC) requires that we reach out to you, the local Community Board 14, and request your assistance in becoming a public repository for the BCP project documents. The documents will only be provided in electronic format, and public access to them will only be made available by a digital download link, so as to not impede your current operation. We anticipate that these documents will only be stored at a minimum of two years to a maximum of five years (or earlier upon receipt of Notice of Satisfaction from the NYSDEC).

May we request your office's concurrence to this request by signing below and returning this letter as an attachment to an email as soon as possible.

Very truly yours,
GZA GEOENVIRONMENTAL OF NEW YORK


Reinbill Manriquez, CHMM
Senior Project Manager

Yes, the Queens Community Board 14 is willing and able to act as a public repository for the 53-05 Beach Channel Drive and 360 Beach 54th Street, Far Rockaway, New York property under the NYS BCP.


Community Board 14


Date



EXHIBIT N
HISTORICAL OWNERS AND OPERATORS LIST

Arverne Edgemere LLC
Ocean Bay Redevelopment Project
360 Beach 54th Street and 53-05 Beach Channel Drive
Edgemere, New York 11691

Brownfield Cleanup Program Application
Section V – Current and Historical Property Owner and Operator Information

The following table shows the historic list of owners;

Address	Former Lot No.	Former Use	Ownership Period	Owner Name	Operator Name	Additional Information and Contact Information
360 Beach 54 th Street (Current Lot 54)	54	Dry cleaner / commercial establishments	2003 - Present	New York City Housing Authority	New York City Housing Authority	Nina Faranchi, NYCHA, 38-20 Beach Channel Drive, Edgemere, NY, P: (734)352-1595, E: nina.faranchi@nycha.nyc.gov
			1990-2003	Belle Solomon	Belle Solomon	Passed away in May 2006. Last known residence was 310 Broadway, Lawrence, NY 11559-1510.
			1990-1990	Beach Channel Plaza Corp. (aka Belle Solomon)	Beach Channel Plaza Corp.	c/o Bank of NY, 90 Crystal Run Road, Middletown, NY 10941 and Naftali Steinmetz, 356 Marcy Avenue, Brooklyn, NY 11206
			1990-1990	Mitchell Kurt(Kurk)/Judith Solomon	Mitchell Kurt(Kurk)/Judith Solomon	Residence for Mitchell Kurk: 310 Broadway, Lawrence, NY 11559-1510, P: (516) 239-5540
		Parking lot	1977-1990	City of NY	City of NY	Harry Tishelman, Commissioner of Finance, City of NY, Room 500, Municipal Building, NY
		Vacant	1973-1977	Jesse Kurlandzik (Kurland)	Jesse Kurlandzik (Kurland)	Last known address: 1816 Newkirk Avenue, Brooklyn, NY
		Vacant	1971-1973	Jean Kurland	Jean Kurland	Passed away 1972. Last known address: 75-40 Austin Street, Forest Hills, NY
		Vacant	1950-1971	Sebastian Destro	Sebastian Destro	Passed away 2014. Last known address: 31-75 29 th Street, Astoria, NY
Vacant	1950-1971	Belle Cohen	Belle Cohen	No information available		
366 Beach 54 th Street (Current Lot 64)	55	Dry cleaner / commercial establishments	2003- Present	New York City Housing Authority	New York City Housing Authority	Nina Faranchi, NYCHA, 38-20 Beach Channel Drive, Edgemere, NY, P: (734)352-1595, E: nina.faranchi@nycha.nyc.gov
			1996-2003	Beach Channel Plaza Corp. (aka Belle Solomon)	Beach Channel Plaza Corp.	Passed away in May 2006. Last known residence was 310 Broadway, Lawrence, NY 11559-1510.
53-15 Beach Channel Drive (current Lot 64)	58	Commercial establishments	2003 - Present	New York City Housing Authority	New York City Housing Authority	Nina Faranchi, NYCHA, 38-20 Beach Channel Drive, Edgemere, NY, P: (734)352-1595, E: nina.faranchi@nycha.nyc.gov
		Health Center / Dental Office	1981-1992	54th St Enterprises Inc.	54th St Enterprises Inc.	Abdo Alkaifi, 1227 Bay Parkway Pl, Far Rockaway, NY 11691
		Health Center	1979-1981	Mohit Enterprises Inc.	Mohit Enterprises Inc.	Tara Manandhar, 171 Charles St, Lynbrook, NY, 11563, (516)593-5281
		Gas station	Up to 1979	5301 Holding Co. (Rubin and Mildred Harris)	5301 Holding Co.	Rubin Harris, Last known address: 2413 Pine Hill Circle, Staunton, VA
53-13 Beach Channel Drive (current Lot 64)	62	Vacant	2003- Present	New York City Housing Authority	New York City Housing Authority	Nina Faranchi, NYCHA, 38-20 Beach Channel Drive, Edgemere, NY, P: (734)352-1595, E: nina.faranchi@nycha.nyc.gov
		Vacant	1990-2003	54th St Enterprises Inc.	54th St Enterprises Inc.	Abdo Alkaifi, 1227 Bay Parkway Pl, Far Rockaway, NY 11691
		Used car lot	1981-1990	Mohit Enterprises Inc.	Mohit Enterprises Inc.	Tara Manandhar, 171 Charles St, Lynbrook, NY, 11563, (516)593-5281
		Vacant	1979-1981	Rubin and Mildred Harris	5301 Holding Co.	Rubin Harris, Last known address: 2413 Pine Hill Circle, Staunton, VA
		Vacant	Up to 1979	5301 Holding Co	5301 Holding Co.	Rubin Harris, Last known address: 2413 Pine Hill Circle, Staunton, VA
53-05 Beach Channel Drive (Lot 64)	64	Commercial establishments	2003- Present	New York City Housing Authority	New York City Housing Authority	Nina Faranchi, NYCHA, 38-20 Beach Channel Drive, Edgemere, NY, P: (734)352-1595, E: nina.faranchi@nycha.nyc.gov
			1990-2003	5301 Holding Co	5301 Holding Co.	Rubin Harris, Last known address: 2413 Pine Hill Circle, Staunton, VA
		Used car lot	1982-1990	Mitchell Kurt/Judith Solomon	Mitchell Kurt/Judith Solomon	Mitchell Kurt, Last known address: 310 Broadway, Lawrence, NY 11559-1510. Judith Solomon, last known address: 301 East 62nd Street, New York, NY
		Vacant	1979-1982	Rubin & Mildred Harris	5301 Holding Co.	Rubin Harris, Last known address: 2413 Pine Hill Circle, Staunton, VA
		Vacant	Up to 1979	5301 Holding Co	5301 Holding Co.	Rubin Harris, Last known address: 2413 Pine Hill Circle, Staunton, VA

Address	Former Lot No.	Former Use	Ownership Period	Owner Name	Operator Name	Additional Information and Contact Information
53-01 Beach Channel Drive (current Lot 64)	66	Commercial establishments	2003-Present	New York City Housing Authority	New York City Housing Authority	Nina Faranchi, NYCHA, 38-20 Beach Channel Drive, Edgemere, NY, P: (734)352-1595, E: nina.faranchi@nycha,nyc.gov
			1990-2003	Beach Channel Plaza Corp. (aka Belle Solomon)	Beach Channel Plaza Corp.	Passed away in May 2006. Last known residence was 310 Broadway, Lawrence, NY 11559-1510.
			1990-1990	5301 Holding Co	5301 Holding Co.	Rubin Harris, Last known address: 2413 Pine Hill Circle, Staunton, VA
		Used car lot	1982-1990	Mitchell Kurt/Judith Solomon	Mitchell Kurt/Judith Solomon	Mitchell Kurt, Last known address: 310 Broadway, Lawrence, NY 11559-1510. Judith Solomon, last known address: 301 East 62nd Street, New York, NY
		Vacant	1979-1982	Rubin & Mildred Harris	5301 Holding Co.	Rubin Harris, Last known address: 2413 Pine Hill Circle, Staunton, VA
		Vacant	Up to 1979	5301 Holding Co	5301 Holding Co.	Rubin Harris, Last known address: 2413 Pine Hill Circle, Staunton, VA
No address - Vacant Lot at Beach 53 rd Street (current Lot 64)	69	Vacant	2003-Present	New York City Housing Authority	New York City Housing Authority	Nina Faranchi, NYCHA, 38-20 Beach Channel Drive, Edgemere, NY, P: (734)352-1595, E: nina.faranchi@nycha,nyc.gov
		Vacant	1996-2003	53 Beach LLC	53 Beach LLC	N.C. Caller P.C., 4311 13 th Avenue, Brooklyn, NY (718) 438- 2525
		Vacant	1996-1996	Judith Solomon/Mitchell Kurt	Judith Solomon/Mitchell Kurt	Mitchell Kurt, Last known address: 310 Broadway, Lawrence, NY 11559-1510. Judith Solomon, last known address: 301 East 62nd Street, New York, NY
		Vacant	1996-1996	Frieda Kurk	Frieda Kurk	Frieda Kurk, Last known address: 310 Broadway, Lawrence, NY 11559-1510.
		Vacant	1980-1996	Judith Solomon/Mitchell Kurt	Judith Solomon/Mitchell Kurt	Mitchell Kurt, Last known address: 310 Broadway, Lawrence, NY 11559-1510. Judith Solomon, last known address: 301 East 62nd Street, New York, NY
		Vacant	1980-1980	Frieda Kurk	Frieda Kurk	Frieda Kurk, Last known address: 310 Broadway, Lawrence, NY 11559-1510.
		Vacant	1973-1980	Marino & Giuseppa Calogero	Marino & Giuseppa Calogero	Marino & Giuseppa Calogero, Last known address 120 Ohio Avenue, Long Beach, New York 11561
		Vacant	1971-1973	Marino Calogero	Marino & Giuseppa Calogero	Marino & Giuseppa Calogero, Last known address 120 Ohio Avenue, Long Beach, New York 11561
		Vacant	Prior to 1973	Margaret Spagna	Margaret Spagna	Passed away 2003. Last known address: 7302 13 th Avenue, Brooklyn, NY (516) 791-6540



GZA GeoEnvironmental of New York