

# 2025 Periodic Review Report

For:

Former A.C. Dutton Lumber Yard  
Dutchess County, New York  
BCP No. C314081

Prepared for:

**The O'Neill Group—Dutton, LLC**

**SESI Project No:**  
09039H

**Date:**  
May 2025

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## LIST OF ACRONYMS

Acronym	Definition
AWQS	Ambient Water Quality Standards
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
bgs	Below ground surface
CCA	Chromated Copper Arsenate
COC	Contaminant of Concern
DER	Division of Environmental Remediation
DER-10	NYSDEC Technical Guidance for Site Investigation & Remediation
ECs	Engineering Controls
EE	Environmental Easement
ICs	Institutional Controls
MW	Monitoring Well
NYSDEC	New York State Department of Environmental Conservation
PAH	Polycyclic Aromatic Hydrocarbons
ppm	Parts per million
PRR	Periodic Review Report
RDWP	Remedial Design Work Plan
SCO	Soil Cleanup Objectives
SESI	SESI Consulting Engineers, PC
SMP	Site Management Plan
SVOCs	Semi-Volatile Organic Compounds
TOGS	Technical and Operations Guidance Series
VOCs	Volatile Organic Compounds



## 1.0 INTRODUCTION

### 1.1 SUMMARY

This is the Periodic Review Report (PRR) for the period April 1, 2024 to April 1, 2025. The PRR is required as an element of the remedial program at the Former AC Dutton Lumber Yard (hereinafter referred to as the “Site”) under the New York State Brownfield Cleanup Program (BCP) administered by New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index # 1066-05-05, Site #C314081, which was executed on July 6, 2005 and last amended on February 4, 2011. The Site area is 11.8 acres. Engineering Controls (ECs) have been constructed on the Site to prevent exposure to the remaining residual contamination during Site use. An Environmental Easement (EE) granted to the NYSDEC, and recorded with the Dutchess County Clerk, requires compliance with the Site Management Plan (SMP) dated December 2014 and all ECs and Institutional Controls (ICs) placed on the Site. The ICs place restrictions on Site use and mandate operation, maintenance, monitoring and reporting measures for all ECs and ICs. A Site Location Map is provided in Figure 1.1 of **Appendix A**. All SMP figures are included in **Appendix A** of this report.

This PRR reports the required inspection and monitoring activities that were conducted during the current reporting period. The inspection and monitoring were conducted to ensure compliance with all ECs and ICs required by the EE and as stated in the SMP as approved by the NYSDEC.

### 1.2 EFFECTIVENESS OF REMEDIAL PROGRAM

Residual contamination remains on the Site, which has been managed according to the requirements of the SMP to keep the Site safe for commercial and restricted residential uses.

The cover system has been and will continue to be effective in preventing public exposure to the residual contamination left on Site beneath the cover system. The building construction was completed in April 2024. The as-built survey depicting the current Site conditions as of June 30, 2024 is provided in **Appendix A**.

The annual sampling of the monitoring well network to determine the effectiveness of the natural degradation of the residual contaminants of concern was conducted on April 3, 2025. The monitoring well network consists of the following:

- Monitoring well PR-MW-2
- Monitoring well PR-MW-4

The monitoring plan, as required in the SMP, is effective and protective of human health and the environment.

Based upon comparison with historical sampling events, the concentrations of arsenic are below the TOGS levels in PR-MW-4 for the past four annual sampling events, and have reached asymptotic levels in PR-MW-2. Therefore, continued groundwater monitoring is no longer warranted.

### **1.3 COMPLIANCE**

SESI completed a site inspection on April 3, 2025 to verify the integrity of the ECs in accordance with the Inspection Checklist and photo log provided in **Appendix B**.

The groundwater monitoring wells PR-MW-2 and PR-MW-4 were sampled on April 3, 2025, and analyzed for metals in accordance with the monitoring program in the SMP.

### **1.4 RECOMMENDATIONS AND CONCLUSIONS**

SESI has verified that the ECs and ICs developed for the Site are in compliance with the SMP. We recommend the following for the next reporting period:

- Groundwater Monitoring: Based upon comparison with historical sampling events, the concentrations of arsenic are below the TOGS levels in PR-MW-4 in the last four annual sampling events, and have reached asymptotic levels in PR-MW-2. Therefore, continued monitoring is no longer warranted. SESI recommends discontinuing groundwater monitoring and abandonment of the monitoring wells.
- Cover System: Continued annual visual inspection of the cover system.

## **2.0 SITE OVERVIEW**

### **2.1 SITE LOCATION AND DESCRIPTION**

The Site is located in the City and Town of Poughkeepsie, County of Dutchess, New York and comprises two (2) lots (City of Poughkeepsie Tax ID: 6062-59-766443 and Town of Poughkeepsie (Tax ID: 6062-02-763508) on the City and Town of Poughkeepsie Tax Maps. The Site is an approximately 11.8-acre area bounded by Hudson River Rowing Association Dock (owned by Vassar College) to the north, a former natural gas regulation station (owned by Central Hudson Gas & Electric) to the south, North Water Street to the east, and a 2.45-acre parcel along the Hudson River to the west owned by the State of New York.

### **2.2 SITE HISTORY**

The Site was utilized for industrial use from the mid-19<sup>th</sup> century to 1995. Before 1913, uses of the Site included an iron works and a glass works at the southern portion of the property. Several kilns were associated with the glass works, and kiln ash and slag were reportedly used as fill material on the Site. The on-site pressure treatment of lumber using chromated copper arsenate (CCA) reportedly began in 1966 by the A.C. Dutton Lumber Corporation and continued until 1995, when on-Site operations ceased. During lumber processing activities, raw lumber was brought to the Site by truck, boat, and rail. Lumber was processed in the on-Site pressure treatment plants and then dried and stored outside. Complete Site history can be found in the following documents:

- Phase I Investigation Report, dated November 1987, prepared by EnviroPlan Associates, Inc.
- Phase I Environmental Site Assessment, dated August 8, 2002, prepared by Ecosystems Strategies, Inc.
- Summary Report of Sub-structure Investigations, dated October 3, 2002, prepared by Ecosystems Strategies, Inc.; and
- Summary Report of Supplemental Subsurface Investigation, dated November 25, 2002, prepared by Ecosystems Strategies Inc.

## **2.2.1 REMEDIAL INVESTIGATION (RI) CONDUCTED AT THE SITE**

### **Soil**

The areas surrounding the two (2) pre-existing pressure treatment buildings were the most highly impacted by metals contamination. Investigations showed impacts to deposit/soil in the interior collection drains of one (1) of the pressure treatment buildings as high as 138,000 parts per million (ppm) of arsenic. Chromium and copper were detected in that same location at 98,600 ppm and 8,290 ppm, respectively. That was the maximum concentration of chromium detected at the Site. The highest concentration of copper detected at the Site was 30,700 ppm.

*Surface soil* – The entire Site is impacted by arsenic, likely the result of the storage of treated lumber in exposed areas. Concentrations of arsenic in surface soil identified during the RI ranged from non-detect to 811 ppm.

*Subsurface soil* – Subsurface soil was impacted by arsenic across the Site. Concentrations tended to decrease with increasing depth, and most impacts were limited to one (1) foot below the ground surface with areas of deeper impacts to three (3) feet. The soils in the vicinity of the chemical storage tanks in the pressure treatment buildings were impacted by arsenic and chromium to greater depths (8 feet or more). There were four (4) areas of petroleum impacted soils. Soil samples from these areas showed very limited impacts by volatile organic compounds (VOCs) or semi-volatile organic compounds (SVOCs).

### **Site-Related Groundwater**

Limited impacts to groundwater by metals were identified during the RI. Impacts were limited to isolated locations near the pressure treatment buildings. Contaminants associated with petroleum products (i.e. VOCs and SVOCs) were not detected during the RI in groundwater samples collected from the vicinity of the petroleum impacted areas.

### **Site-Related Soil Vapor Intrusion**

There was no soil vapor intrusion investigation conducted on Site due to the low levels of VOCs detected in the soil and groundwater.

### **Underground Storage Tanks**

Four (4) areas of known or suspected petroleum impacted soil have been documented on Site at the locations of known or suspected underground storage tanks. Limited associated groundwater contamination has also been documented. Petroleum impacted soils have been documented at the following locations: south and southwest of the northern former pressure treatment plant building; under and around the large office building; immediately northeast of the southern former pressure treatment plant building; and southwest of the former garage/automotive repair building at the southern end of the Site.

## **2.2.2 DESCRIPTION OF REMEDIAL ACTIONS**

The Site was remediated in accordance with the NYSDEC-approved Remedial Design Work Plan (RDWP) dated May 2011, an Addendum to the approved RDWP, dated November 7, 2011, and a minor modification to the RDWP dated December 4, 2012.

The following is a summary of the Remedial Actions performed at the Site:

1. Excavation of asphalt/soil/fill/concrete exceeding the Site-specific guidance level of 300 mg/kg (ppm) for arsenic and restricted residential soil cleanup objectives (SCOs) for other contaminants of concern (COCs). The guidance level for arsenic was modified by the NYSDEC during remediation and included the stipulation that a four-foot barrier layer of clean fill be installed.
2. Removal of all chemical bulk storage tanks, their contents, and associated CCA impacted debris;
3. Scarification of the floor of the Southern Pressure Plant Building to a depth of ½ inch or until there was no visual evidence of staining;
4. Removal of five (5) petroleum bulk storage tanks from the Site;
5. Demolition of on-Site structures;
6. Construction and maintenance of a soil cover system to prevent human exposure to remaining contaminated soil/fill. Soil/fill remaining at the Site consists of two

- (2) feet of clean soil, a demarcation layer and 4-6 feet of fill with slight polycyclic aromatic hydrocarbons (PAH) exceedance of the restricted residential SCO approved by the NYSDEC. The cover also includes a minimum of 6-inch newly installed paving system or concrete during the Site development into restricted-residential/commercial use.
7. The Site was dynamically compacted and any proposed buildings were surcharged for settlement. This combined compaction minimized the disturbance of the Site soils and allowed for a shallower building foundation installation.
  8. Groundwater monitoring: four (4) groundwater monitoring wells (MW) were installed on-Site after the completion of the remediation. The MWs were sampled semi-annually for the first year. Additional subsequent sampling was approved for a reduction to an annual sampling frequency.
  9. Execution and recording of an EE to restrict land use and prevent future exposure to any contamination remaining at the Site.
  10. Development and implementation of a Site Management Plan for long-term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting.

### **2.2.3 REMOVAL OF CONTAMINATED MATERIALS FROM THE SITE**

As part of the Remedial Action, various contaminated materials were removed and disposed off-Site. The materials removed from the Site and their quantities are listed in **Table 2.1** below.

**Table 2.1: Summary of Materials Removed for Off-site Disposal**

Material Removed	Volume of material Removed	Disposal Location	Disposal Period/Date
Non-Haz waste water from STP secondary containment area	21,625-gallons	Paradise Heating Oil	10/10/11 through 10/11/2011
Hazardous CBS tank residue from tanks in NTP and STP	2,900-gallons	Pro-Teck	10/13/2011
Non-Haz CBS/PBS tank residues from NTP and STP	1088-gallons diesel/fuel oil	AB Oil Services	10/19/2011
	100-gallons non-haz liquid		10/21/2011
	2,390 non-haz liquid		10/22/2011
Scarification waste from STP	(39) 55-gallon drums scarification waste.	Model City	10/8/2012
	(1) 55-gallon drum debris		
CCA contaminated soil and concrete from NTP and STP (FO35 hazardous waste direct landfill disposal)	792.77 tons	Enviro waste of Ohio, Inc.	11/27/2012 through 1/9/2013
CCA contaminated soil and concrete and CCA contaminated debris (STP only)	97.61 tons	Model city	10/8/2012
Hazardous FO35 liquid waste from sumps in NTP	(4) 55-gallon drums	Pro-Teck	5/2/2013
Cans of oil based paints found in on-site	(1) 55-gallon drum	Pro-Teck	5/2/2013

Notes:

STP- Southern Pressure Treatment Plant

NTP- Northern Pressure Treatment Plan

## 2.2.4 ON-SITE AND OFF-SITE TREATMENT SYSTEMS

No long-term treatment systems were required to be installed as part of the Site remedy.

## 2.2.5 DESCRIPTION OF RESIDUAL CONTAMINATION

- The excavation for metal contaminated soils was conducted to the Site-specific levels for arsenic, chromium and copper as specified in the RDWP.
- A soil cap that ranges in thickness from 4 to 10 feet covers the entire Site. The installed soil cap forms a capping system to cover the impacted soils and also elevated the Site grades to above the flooding elevation. The cap consists of two (2) feet of clean soil that meets the restricted residential SCOs over a demarcation layer. The balance of the soils underneath the demarcation layer consists of soils that meet the restricted residential with few exceedances in the PAHs allowed and approved by the NYSDEC.

Figures 1.7, 1.7B and 1.7C from the SMP, presented in **Appendix A**, represent the contaminated soils that exceed the Track 1 (unrestricted) SCOs remaining at the Site after completion of Remedial Action.

#### **2.2.6 MANAGEMENT OF RESIDUAL CONTAMINATION THROUGH ENGINEERING AND INSTITUTIONAL CONTROLS IN THE ENVIRONMENTAL EASEMENT**

The SMP lists the ECs and ICs required by the NYSDEC to manage the residual contamination present at this Site to protect public health and the environment in the future and keep the Site safe for reuse. The primary Engineering Controls at the Site are: (1) a composite cover system composed, from top to bottom, of a minimum of 2 feet of clean soil, a demarcation layer and two (2) to six (6) feet of soils that meet the restricted residential SCO with few PAH exceedances allowed and approved by the NYSDEC since the material is under the demarcation layer; and (3) monitoring of groundwater. The Applicant and Applicant's successors or assigns must manage the controls and monitoring in full compliance with the terms of the remedial program.



### 3.0 REMEDY PERFORMANCE, EFFECTIVENESS, PROTECTIVENESS

The goal of the SMP is to manage the residual contamination at the Site through implementation of ICs and ECs. At present, SESI is conducting monitoring/inspection of the ICs and ECs on the Site in accordance with the SMP dated December 2014. The overall Site remedy was designed to ensure that residual soil contamination that remains on Site in fill materials below the two-foot clean soil cap does not significantly exceed the more stringent of the applicable NYSDEC restricted residential SCO.

#### Groundwater Monitoring

In order to monitor the effectiveness of the contaminant removal and the Site natural attenuation, an on-Site monitoring well network (PR-MW-2 and PR-MW-4) was sampled on April 3, 2025. The monitoring well locations are depicted in Figure 1.3 of the SMP, presented in **Appendix A**.

Prior to sampling the wells were purged and sampled in accordance with USEPA low flow sampling procedures. The purge water was piped to a “flow cell,” where groundwater parameters including pH, redox potential, specific conductance, dissolved oxygen, salinity and turbidity were measured. **Appendix C** includes the well purge data. **Table 3.1 in Appendix D** provides a tabular summary of the groundwater monitoring results of the April 3, 2025 sampling event. The laboratory analytical data packages are provided in **Appendix D**.

**Table 3.2** and the graph below present a historical summary of arsenic exceedances in the groundwater. Arsenic was detected in monitoring wells PR-MW-4 at a concentration of 11.9 ug/L below the NYSDEC TOGS effluent limitation of 50 ug/L. Arsenic was detected in monitoring well PR-MW-2 at a concentration of 166.2 ug/L. Based upon comparison with historical sampling events, the concentrations of arsenic in PR-MW-4 have been below the TOGS levels for the past four annual sampling events, and have reached asymptotic levels in PR-MW-2.

**Table 3.2: Tabular Summary of Historic Data for Arsenic in Groundwater**

Sample ID	Effluent Limitation Class GA	6/23/2015	1/26/2016	10/14/2016	11/21/2017	3/15/2019	3/27/2020
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
PR-MW2	50	27	130	176	302	200	NA
PR-MW4	50	8.9	80	23.9	32.5	31.4	85.59

Sample ID	Effluent Limitation Class GA	3/2/2021	3/31/2022	3/9/2023	3/21/2024	4/3/2025
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
PR-MW2	50	NA	118	145.7	124.1	166.2
PR-MW4	50	63.73	36.08	27.7	9.7	11.92

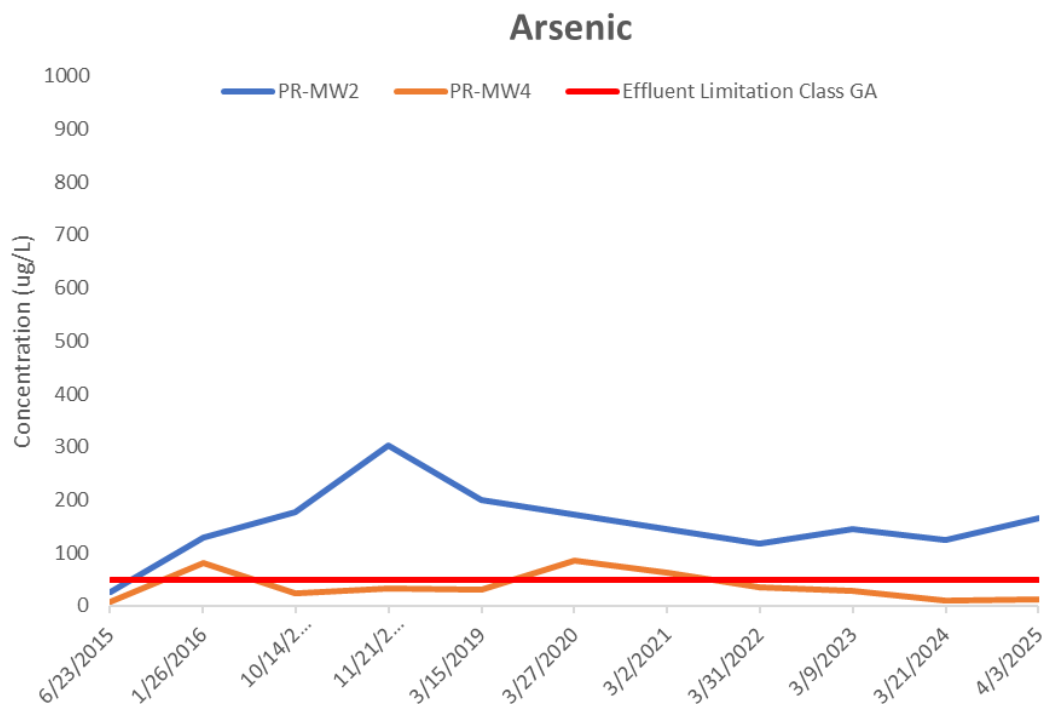
Notes:

Ug/L = Micrograms per Liter

NA = Not Analyzed

Highlighted = Concentration Exceeds the TOGS GA Effluent Limitations

**Graphical Summary of Historical Data for Arsenic in Groundwater**



#### **4.0 IC/EC PLAN COMPLIANCE**

##### **4.1 IC/EC REQUIREMENTS AND COMPLIANCE**

###### **Institutional Controls**

The ICs in-place at the Site consist of (1) implementing, maintaining, and monitoring EC systems; (2) preventing future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limiting the use and development of the Site to restricted residential, which will also permit commercial and industrial uses.

The land-use restriction remains in place and is effective to prohibit the use of the Site for anything other than restricted residential. It also prohibits vegetable gardens and farming on the Site.

The Monitoring Plan is intended as a means to observe the long-term effectiveness of the ECs at the Site. If at any time, the results of the monitoring plan indicate that the Site remedy is no longer effective or protective of human health, then ICs will be adjusted and/or added based on the monitoring data.

The SMP is intended to provide guidance for any and all intrusive activities on the Site, including building construction/expansion, utility line repair/construction and any new construction activities that will cause a disturbance of the soil beneath the demarcation layer. The Site Management Plan remains in place and is effective.

###### **Engineering Controls**

The ECs in place at the Site consist of (1) a Site cover system and (2) a monitoring well network.

The Site cover system consists of a minimum 24 inches of clean soil, a demarcation layer and two (2) to six (6) feet of soils that meet the restricted residential SCO with few PAH exceedances allowed and approved by the NYSDEC since the material is under the demarcation layer. The objective of this is to prevent the public from being exposed to the residual contamination present beneath the soil cover. The Site cover system remains in place and is effective.

An on-Site monitoring well network is in-place. The monitoring wells are sampled annually to determine the effectiveness of the natural attenuation/degradation. The monitoring wells are all currently in place and effective for their purpose.

#### **4.2 IC/EC CERTIFICATION**

The NYSDEC Institutional and Engineering Controls Certification Form has been completed and is included in **Appendix E**.

## 5.0 MONITORING PLAN COMPLIANCE

**Table 5.1: Monitoring Program Frequency**

<b>Monitoring Program</b>	<b>Frequency*</b>	<b>Matrix</b>	<b>Analysis</b>
Cover System	Annually	Soil	Visual
Groundwater	Annually for the current Reporting Period	Water	Metals

### **Monitoring Completed During Current Reporting Period**

Inspection of the composite cover system was conducted on April 3, 2025. Monitoring wells PR-MW-2 and PR-MW-4 were sampled on April 3, 2025.

### **Comparison with Remedial Objectives**

The remedial objectives for the composite cover system are being met. The cover system continues to be protective of human health and the environment for the intended restricted residential use of the property.

The cover system has been and will continue to be effective in preventing public exposure to the residual contamination left on Site beneath the cover system. The building construction was completed in April 2024. The as-built survey depicted the current Site conditions as of June 30, 2024 is provided in **Appendix A**. The composite cover system inspection form is included with the Site Inspection Forms denoted as **Appendix B**.

Based upon comparison with historical sampling events, the concentrations of arsenic have been below the TOGS levels in PR-MW-4 for the past four (4) annual sampling events, and have reached asymptotic levels in PR-MW-2. Therefore, groundwater monitoring is no longer warranted.

**Monitoring Deficiencies**

All aspects of the monitoring plan were in accordance with NYSDEC applicable regulations.

## **6.0 OPERATION AND MAINTENANCE PLAN COMPLIANCE**

The Site remedy does not rely on any mechanical systems, such as sub-slab depressurization systems or air sparge/soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components is not applicable.

## **7.0 CONCLUSIONS AND RECOMMENDATIONS**

### **Compliance with the SMP**

All aspects of the SMP, including IC/EC and monitoring, have met the requirements. The O&M is not required at this time for the site.

There are no new exposure pathways resulting in an unacceptable risk.

### **Performance and Effectiveness of the Remedy**

The cover system has been and will continue to be effective in preventing public exposure to the residual contamination left on Site beneath the cover system.

The sampling of the monitoring well network is determining the effectiveness of the Site's ability to naturally degrade the COCs in groundwater.

The proposed periodic monitoring plan for the cover system and groundwater is effective and protective of the previously approved overall Site remedy.

### **Future PRR Submittals**

We do not recommend any changes to the frequency of the PRR submittal at this time because ICs and ECs remain in-place and are effective. The next PRR will be submitted in May 2026.

### **Conclusions and Recommendations**

All aspects of the remedial program appear to be meeting the Site remedy design goal.

We recommend the following for the next reporting period:

- Groundwater Monitoring: Based upon comparison with historical sampling events, the concentrations of arsenic are below the TOGS levels in PR-MW-4 for the past 4 annual groundwater sampling events, and have reached asymptotic levels in PR-MW-2. Therefore, additional monitoring is no longer warranted. SESI recommends discontinuing groundwater monitoring and abandonment of the monitoring wells.
- Cover system: continue the annual visual inspection of the cover system.

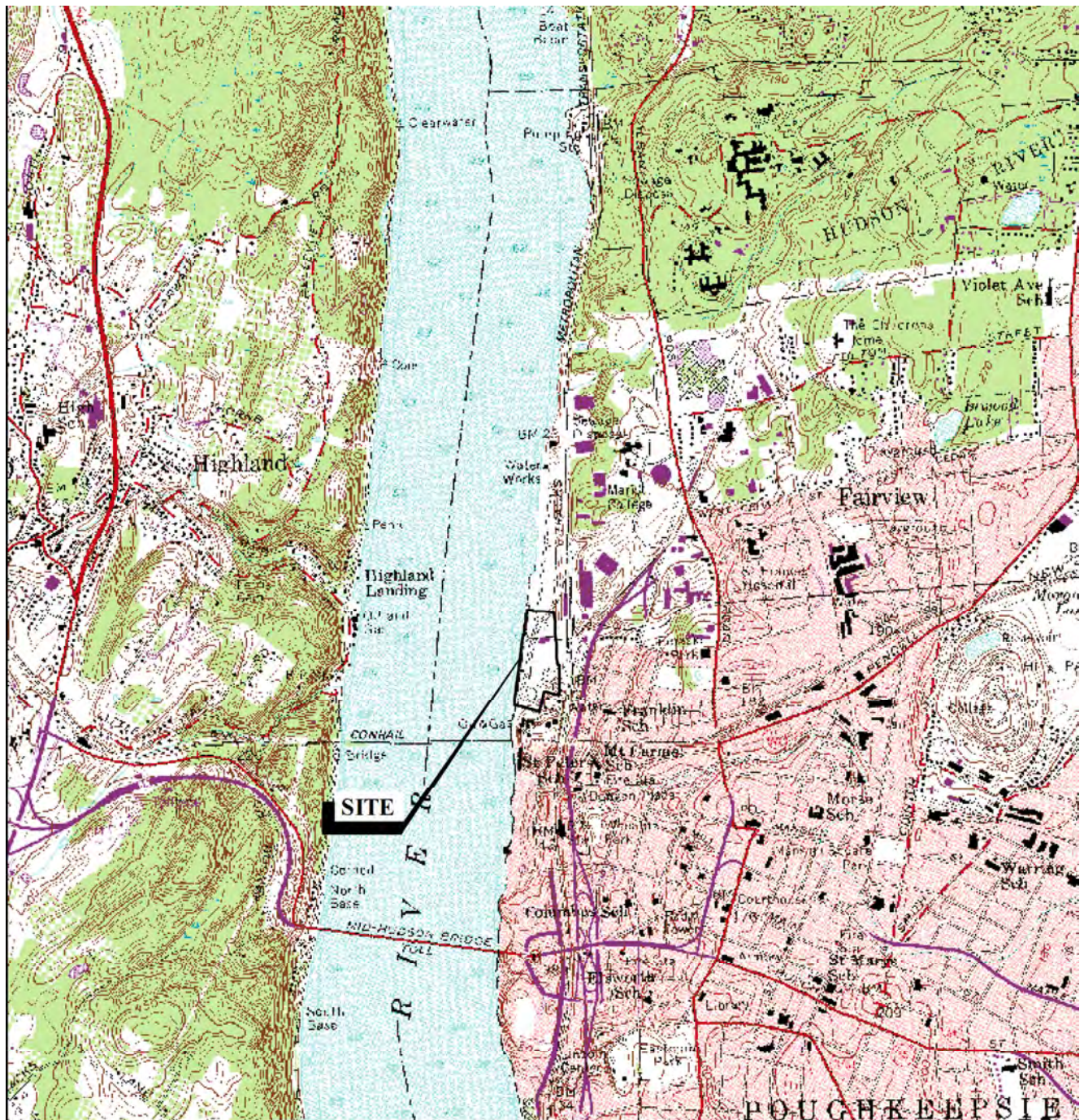


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## **Appendix A:** SMP Figures

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#### MAP REFERENCE

THIS MAP WAS PREPARED FROM THE FOLLOWING 7.5 MINUTE USGS MAP:  
Poughkeepsie, 1957 Photorevised 1982.

FIGURE 1.1

PROPERTY LOCATION MAP  
FORMER A.C. DUTTON LUMBER YARD  
1 DUTCHESS AVENUE AND 2 HOFFMAN STREET  
POUGHKEEPSIE, NEW YORK

SITE PLAN

**SESI**  
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12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

SOILS / FOUNDATIONS  
SITE DESIGN  
ENVIRONMENTAL

DRAWN BY: YY

CHECKED BY: FD

SCALE: N.T.S.

DATE: 12/17/14

JOB NO.: 8604







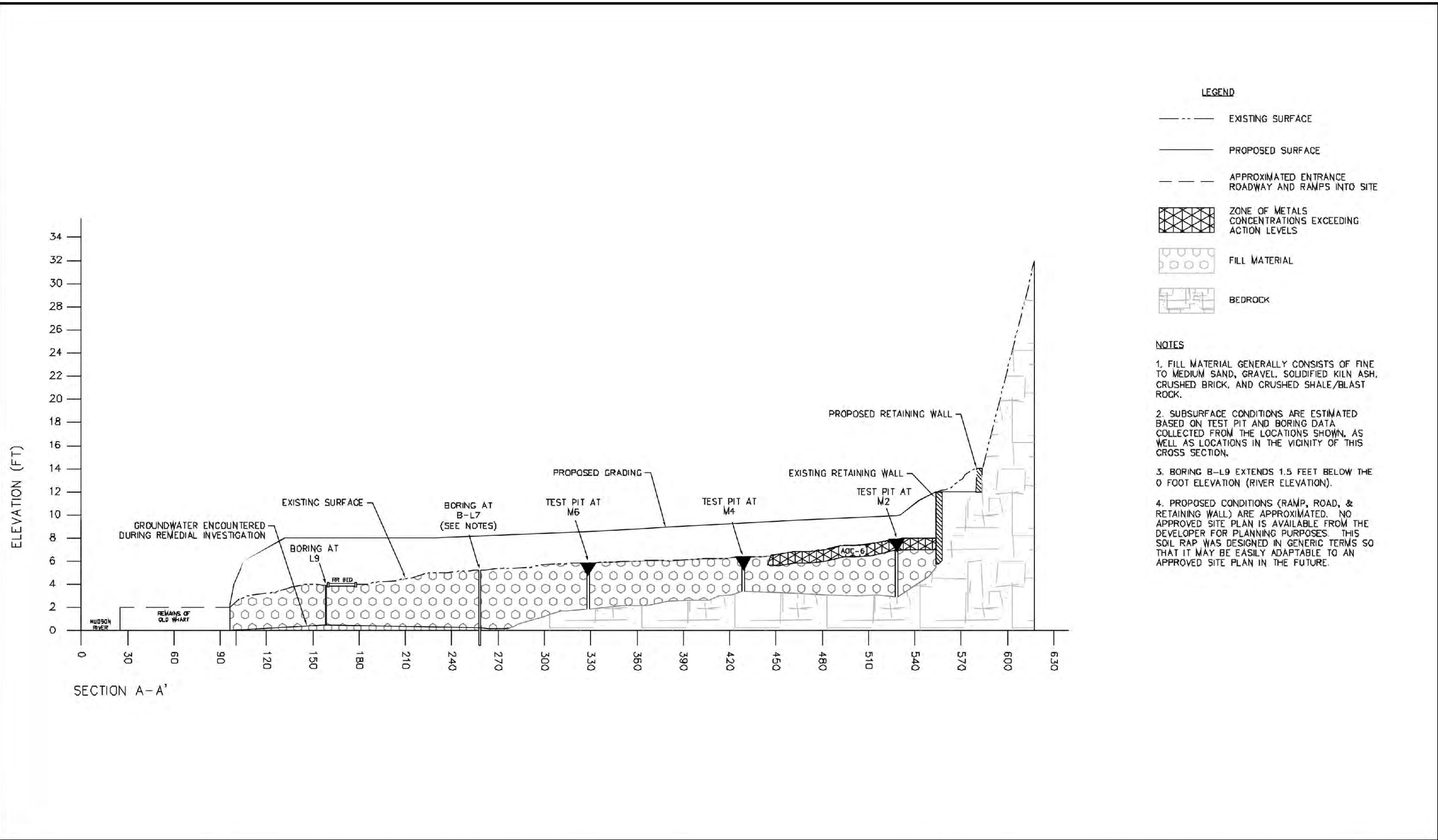
File Path: F:\WORK\2014\2014\11\11\FIG 9A\FIG 9A.dwg, Layout SECTION A-A', Thu, Sep 27, 2017 4:18 PM User: GJG

CTB: FUSO STANDARD (HALF)

LMA: SECTION A-A'

MS VIEW

UCS: WORLD



PROJ. No. 230407842N DATE: SEPTEMBER 2017			
FIG. 9A			
THE O'NEILL GROUP - DUTTON, LLC CROSS SECTION A-A' FORMER A.C. DUTTON LUMBER FACILITY 2 HOFFMAN STREET POUGHKEEPSIE NEW YORK			
80 WASHINGTON ST SUITE 301 POUGHKEEPSIE, NY 12601 845.452.8801			
FUSO STANDARD (HALF)			
LMA: SECTION A-A'			
MS VIEW			
UCS: WORLD			
TO MY KNOWLEDGE AND BELIEF, THESE MAPS ARE SUBSTANTIALLY CORRECT AS NOTED HEREON			
LAWRENCE GEISLER, JR. 12227 LICENSE No.			
SCALE: HORZ: NTS VERT: DATUM: HORZ: VERT: GRAPHIC SCALE			
PROJ. MANAGER: CHIEF DESIGNER: REVIEWED BY: DATE			
No. DATE DESCRIPTION BY			
REVISIONS			

dwg by: LH  
chk by: FD  
scale: NTS  
date: 12/16/14

SOILS / FOUNDATIONS  
SITE DESIGN  
ENVIRONMENTAL

**SESI**  
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12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project: THE O'NEILL GROUP - DUTTON LLC  
CITY/TOWN OF POUGHKEEPSIE  
DUTCHESS COUNTY, NY  
drawing title: SITE GEOLOGICAL SECTIONS

job no: 8604  
drawing no:

FIG. 1.2B

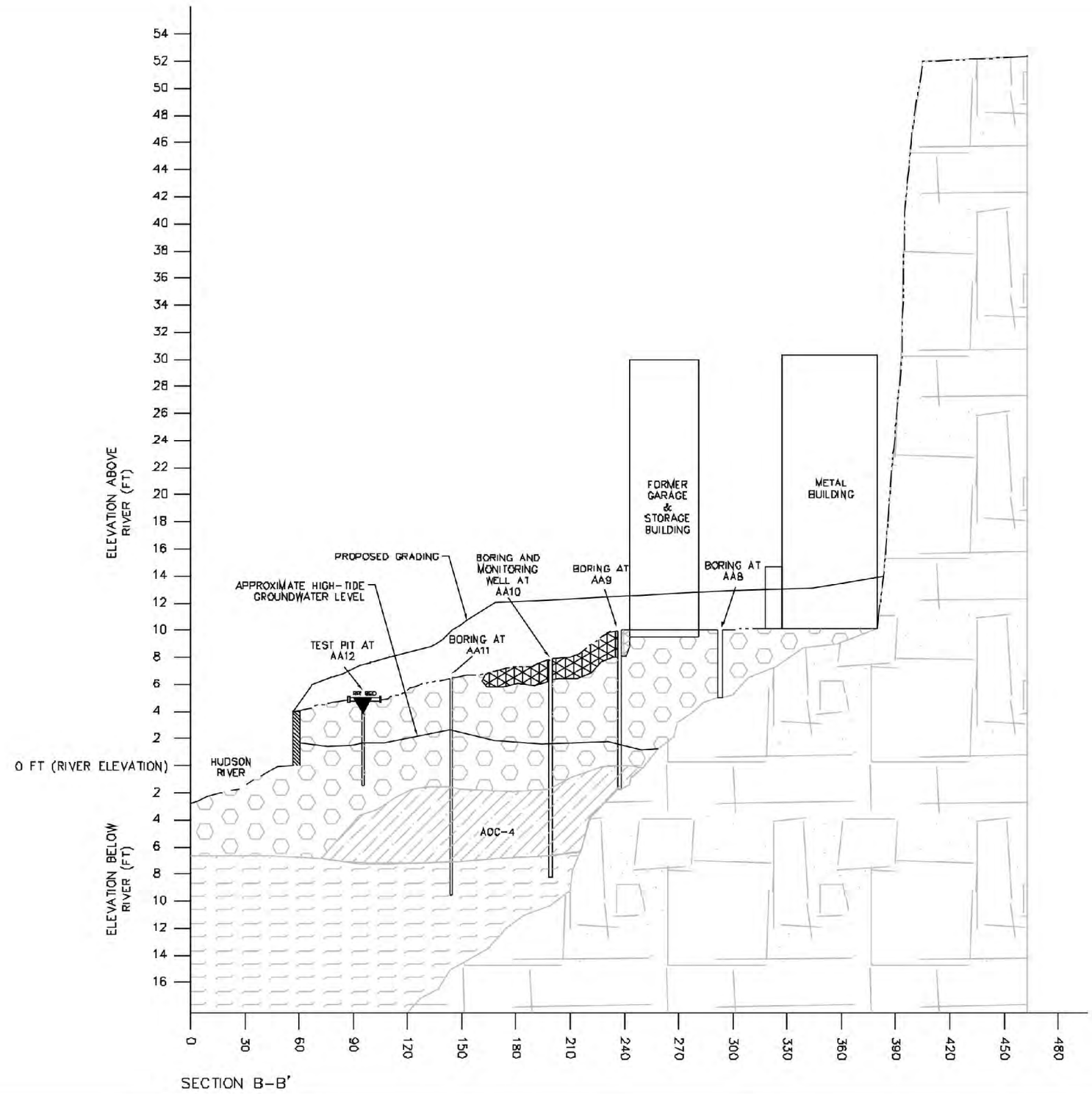
File Path: P:\DWG\2014\12\16\14\121614-1\121614-1.dwg, Layout: SECTION B-B', Thu, Sep 27, 2017 4:17 PM, User: Grootel

CTB: F40 STANDARD PLT

LMM: SECTION B-B'

MS VIEW:

LCS: WORLD



- LEGEND**
- EXISTING SURFACE
  - PROPOSED SURFACE
  - [Hatched Box] APPROXIMATE PETROLEUM-IMPACTED AREA OF CONCERN
  - [Cross-hatched Box] ZONE OF METALS CONCENTRATIONS EXCEEDING ACTION LEVELS
  - [Dotted Box] FILL MATERIAL
  - [Horizontal Lines Box] NATIVE MATERIAL
  - [Stippled Box] BEDROCK

- NOTES**
1. FILL MATERIAL GENERALLY CONSISTS OF FINE TO MEDIUM SAND, GRAVEL, SOLIDIFIED KILN ASH, CRUSHED BRICK, AND CRUSHED SHALE/BLAST ROCK.
  2. NATIVE MATERIAL GENERALLY CONSISTS OF TIGHTLY PACKED LIGHT BROWN FINE SAND AND SILT.
  3. SUBSURFACE CONDITIONS ARE ESTIMATED BASED ON TEST PIT AND BORING DATA.

PROJECT MANAGER:		CHIEF DESIGNER:	
REVIEWED BY:		DATE:	
1.		DATE	
No.		DESCRIPTION	
BY		REVISIONS	

TO MY KNOWLEDGE AND BELIEF, THESE MAPS ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

LAWRENCE GESSLER, JR. 12/27 LICENSE No.

SCALE:

HORZ: NTS

VERT:

DATUM:

HORZ:

VERT:

GRAPHIC SCALE

**FUSS & O'NEILL**  
*Disciplines to Deliver*

80 WASHINGTON ST SUITE 301 POUGHKEEPSIE, NY 12601 845.452.8801

THE O'NEILL GROUP - DUTTON, LLC  
CROSS SECTION B-B'  
SOIL REMEDIAL ACTION PLAN  
2 HOFFMAN STREET  
POUGHKEEPSIE NEW YORK

PROJ. No. 20040761A2M  
DATE: SEPTEMBER 2007

**FIG. 9B**

dwg by: LH  
chk by: FD  
scale: NTS  
date: 12/16/14

SOILS / FOUNDATIONS  
SITE DESIGN  
ENVIRONMENTAL

**SESI**  
CONSULTING  
ENGINEERS, PC

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project: THE O'NEILL GROUP - DUTTON LLC  
CITY/TOWN OF POUGHKEEPSIE  
DUTCHESS COUNTY, NY

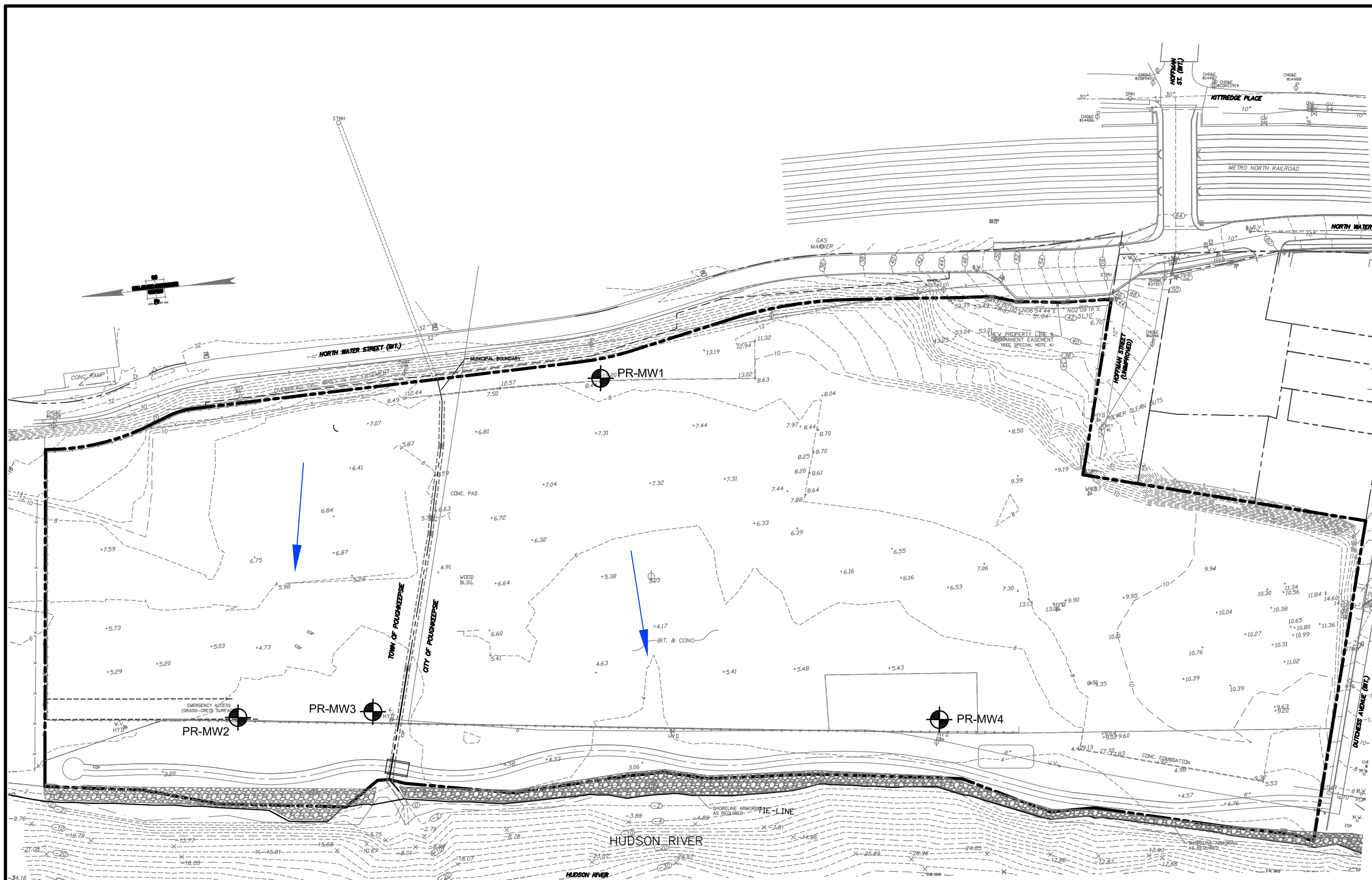
drawing title:  
**SITE GEOLOGICAL SECTIONS**

job no: 8604  
drawing no:

**FIG. 1.2C**



N:\ACAD\8604\8604 FIG 1.3 GW FLOW.dwg, 12/16/2014 8:51:00 AM



© SESI CONSULTING ENGINEERS, PC 2013  
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REFERENCE  
1. SITE INFORMATION ARE TAKEN FROM "CONCEPT PLAN FOR THE O'NEILL GROUP" PREPARED BY MASER CONSULTING P.A. DATED 3/20/13.

LEGEND

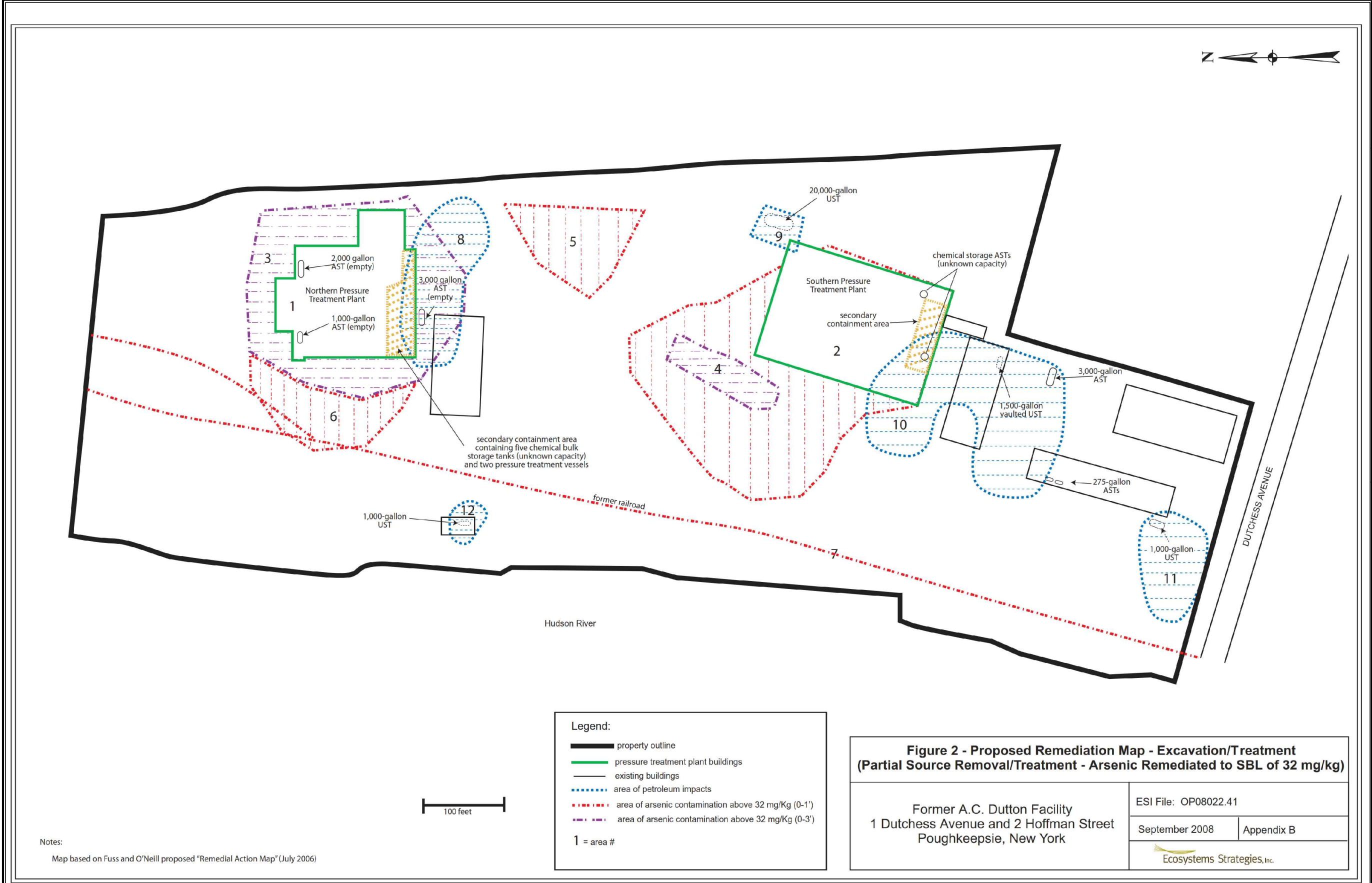


PR-MW1

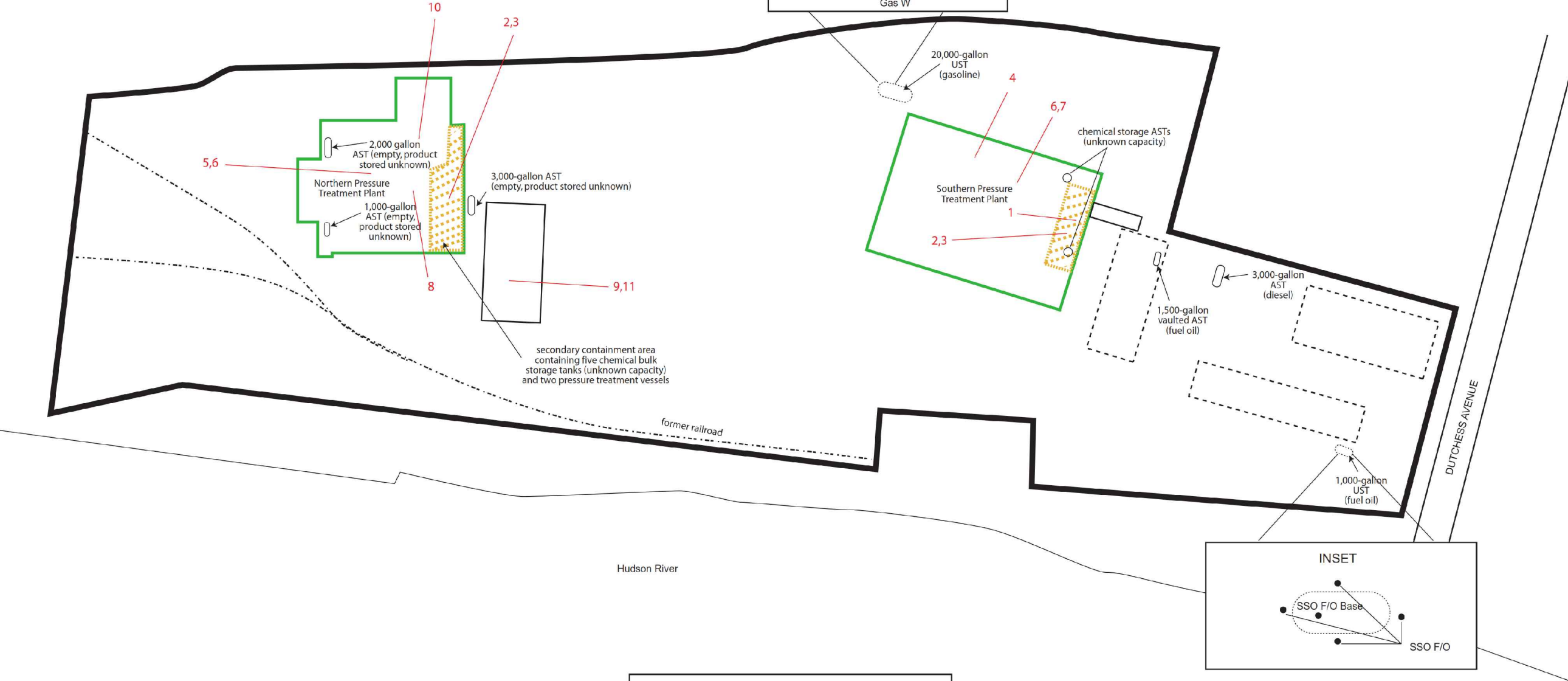
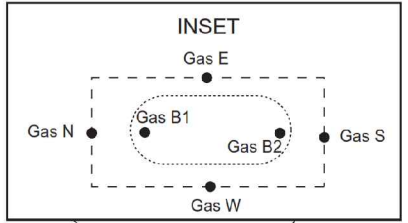
APPROX. LOCATION & NO. OF  
POST REMEDIATION MONITORING WELL

GROUNDWATER FLOW

project:	SOILS / FOUNDATIONS			
	SITE DESIGN			
job no.	ENGINEERS, P.C.			
	ENVIRONMENTAL			
drawing no.	12A MAPLE AVE., PINE BROOK, N.J. 07058 PH: 973-608-8050			
	SES			
drawing title:	GROUNDWATER FLOW			
	(2014 DATA)			
project:	THE O'NEILL GROUP - DUTTON LLC			
	CITY/TOWN OF POUGHKEEPSIE			
job no.	DUTCHESS COUNTY, NY			
	FUAD DAHAN, P.E.			
drawing no.	PROFESSIONAL ENGINEER			
	N.Y. LIC. NO. 059531			
project:	drawn by: yy			
	checked by: FD			
job no.	scale: N.T.S.			
	date: 9/15/14			
drawing no.	FIG 1.3			
	of			



dwg by: LH chk by: FD scale: NTS date: 12/16/14	
SOILS / FOUNDATIONS SITE DESIGN ENVIRONMENTAL	
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050	
project: THE O'NEILL GROUP - DUTTON LLC CITY/TOWN OF POUGHKEEPSIE DUTCHESS COUNTY, NY	
drawing title: 2008 INVESTIGATION RESULTS	
job no: 8604 drawing no:	
FIG. 1.4	



**Legend:**

- property outline
- pressure treatment plant buildings
- existing buildings
- secondary containment area
- former structures
- sample location

Numbers in red - refer to Table C, Summary of Contaminated Waste Disposal in the FER for detail.

**Figure 3: Contaminated Materials and Tank Removal Map**

Former A.C. Dutton Facility  
1 Dutchess Avenue  
Poughkeepsie, New York

ESI File: OP08022.50

November 2014      Appendix A

Scale: 100 feet

Notes:  
Map based on Fuss and O'Neill proposed "Remedial Action Map" (July 2006)

dwg by: LH  
chk by: FD  
scale: NTS  
date: 12/16/14

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ENGINEERS, PC

SOILS / FOUNDATIONS  
SITE DESIGN  
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project: THE O'NEILL GROUP - DUTTON LLC  
CITY/TOWN OF POUGHKEEPSIE  
DUTCHESS COUNTY, NY

drawing title:  
**UST LOCATIONS**

job no: 8604  
drawing no:

**FIG. 1.5**





**Figure 7 - Excavation Depths at NTP  
as of 11/13/2012**

Northern Treatment Plant  
former A.C. Dutton Property  
1 Dutchess Avenue  
Poughkeepsie, New York

Legend:

— building outline

⊕ floor drain

● sample location **red** = **arsenic** - **blue** = **chromium**  
(all results in mg/kg)

concrete core sample and  
subslab soil sample location (10/25/12)

ESI File: OP08022.50

October 2014

Scale: 

## Appendix A

project: THE O'NELL GROUP - DUTTON LLC  
CITY/TOWN OF POUGHKEEPSIE  
DUTCHESS COUNTY, NY

drawing title:

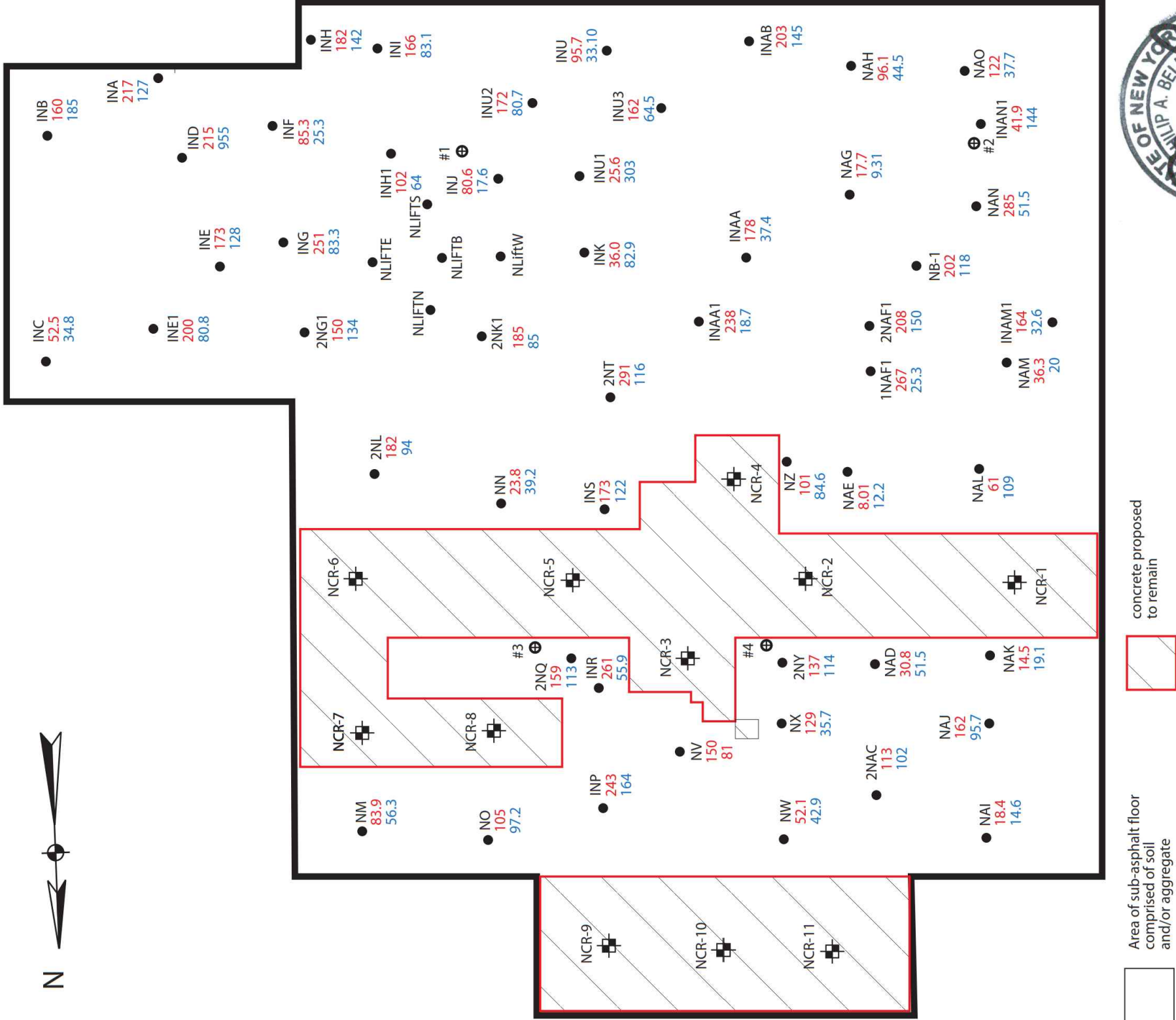
## EXCAVATION LOCATIONS & DEPTHS

**SESI**  
CONSULTING  
ENGINEERS, P.C.

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

SOILS / FOUNDATIONS  
SITE DESIGN  
ENVIRONMENTAL

dwg by:	LH
chk by:	FD
scale:	NTS
date:	12/1



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Figure 4: Northern Pressure Treatment Plant Remediation Endpoint Sampling Map

Former A.C. Dutton Property  
1 Dutchess Avenue  
Poughkeepsie, New York

Legend:

building outline

floor drain

sample location red = arsenic - blue = chromium

(all results in mg/kg)

concrete core sample and

subslab soil sample location (10/25/12)

project: THE O'NELL GROUP - DUTTON LLC  
CITY/TOWN OF POUGHKEEPSIE  
DUTCHESS COUNTY, NY

drawing title: POST EXCAVATION  
SAMPLES & RESULTS

job no: 8604  
drawing no:

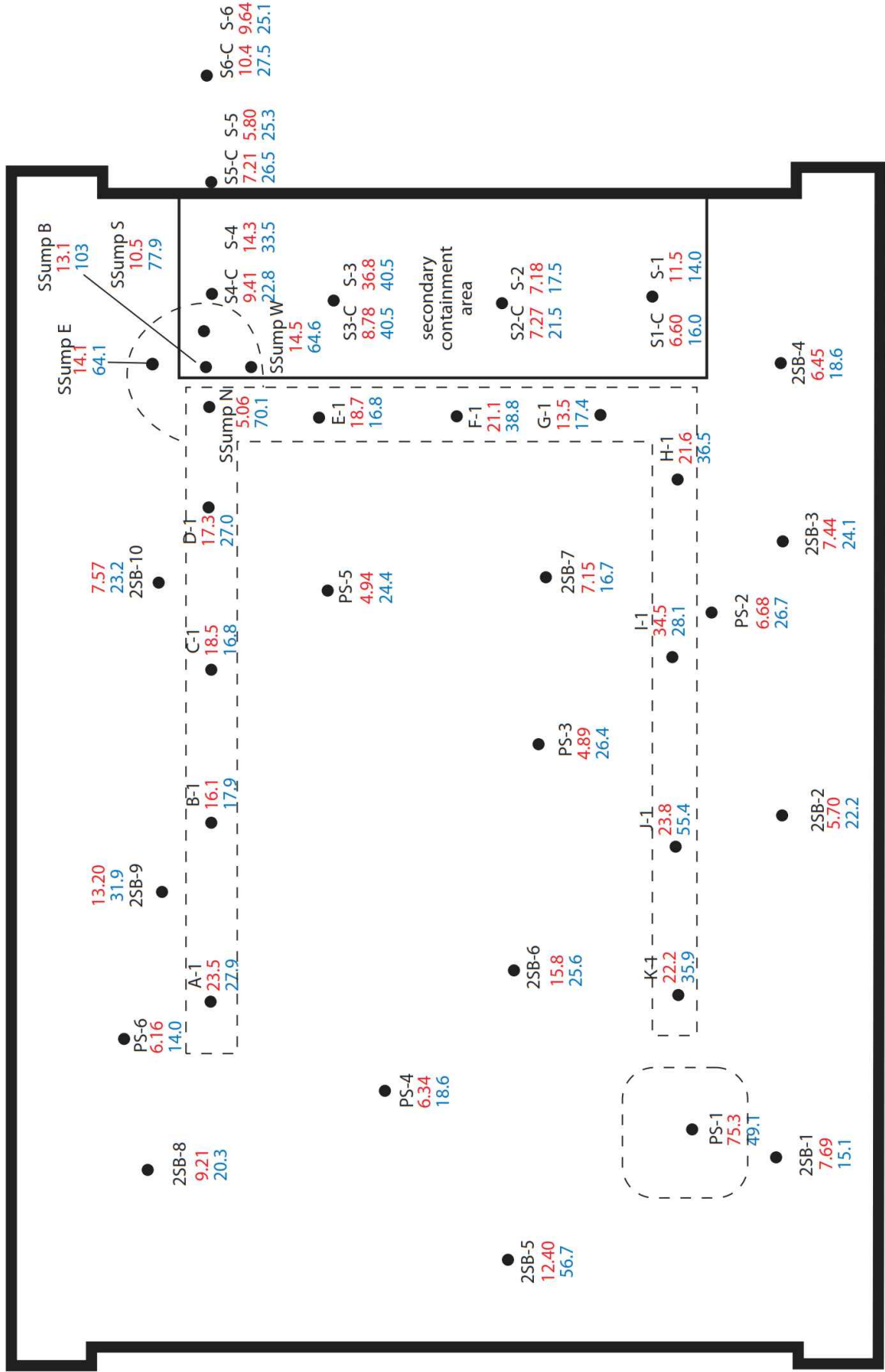
SOILS / FOUNDATIONS  
SITE DESIGN  
ENVIRONMENTAL

SES  
CONSULTING  
ENGINEERS, P.C.

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: LH  
chk by: FD  
scale: NTS  
date: 12/16/14





All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

**Figure 5: Southern Treatment Plant Post Remediation End Point Sampling Map**

Former A.C. Dutton Property  
1 Dutches Avenue and 2 Hoffman Street  
Poughkeepsie, New York

**Legend:**

- building outline
- excavation area
- sample location **red** = arsenic - **blue** = chromium (all results in mg/kg)

ESI File: OP08022.50

October 2014

Scale: 1" = 40'

Appendix A

job no: 8604  
drawing no:

FIG. 1.7B

project: THE O'NEILL GROUP - DUTTON LLC  
CITY/TOWN OF POUGHKEEPSIE  
DUTCHESS COUNTY, NY

drawing title: POST EXCAVATION  
SAMPLES & RESULTS

SOILS / FOUNDATIONS  
SITE DESIGN  
ENVIRONMENTAL

**SESI**  
CONSULTING  
ENGINEERS, P.C.

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: LH  
chk by: FD  
scale: NTS  
date: 12/16/14

dwg by: LH  
chk by: FD  
scale: NTS  
date: 12/16/14

SOILS / FOUNDATIONS  
SITE DESIGN  
ENVIRONMENTAL

**SESI**  
CONSULTING  
ENGINEERS, P.C.

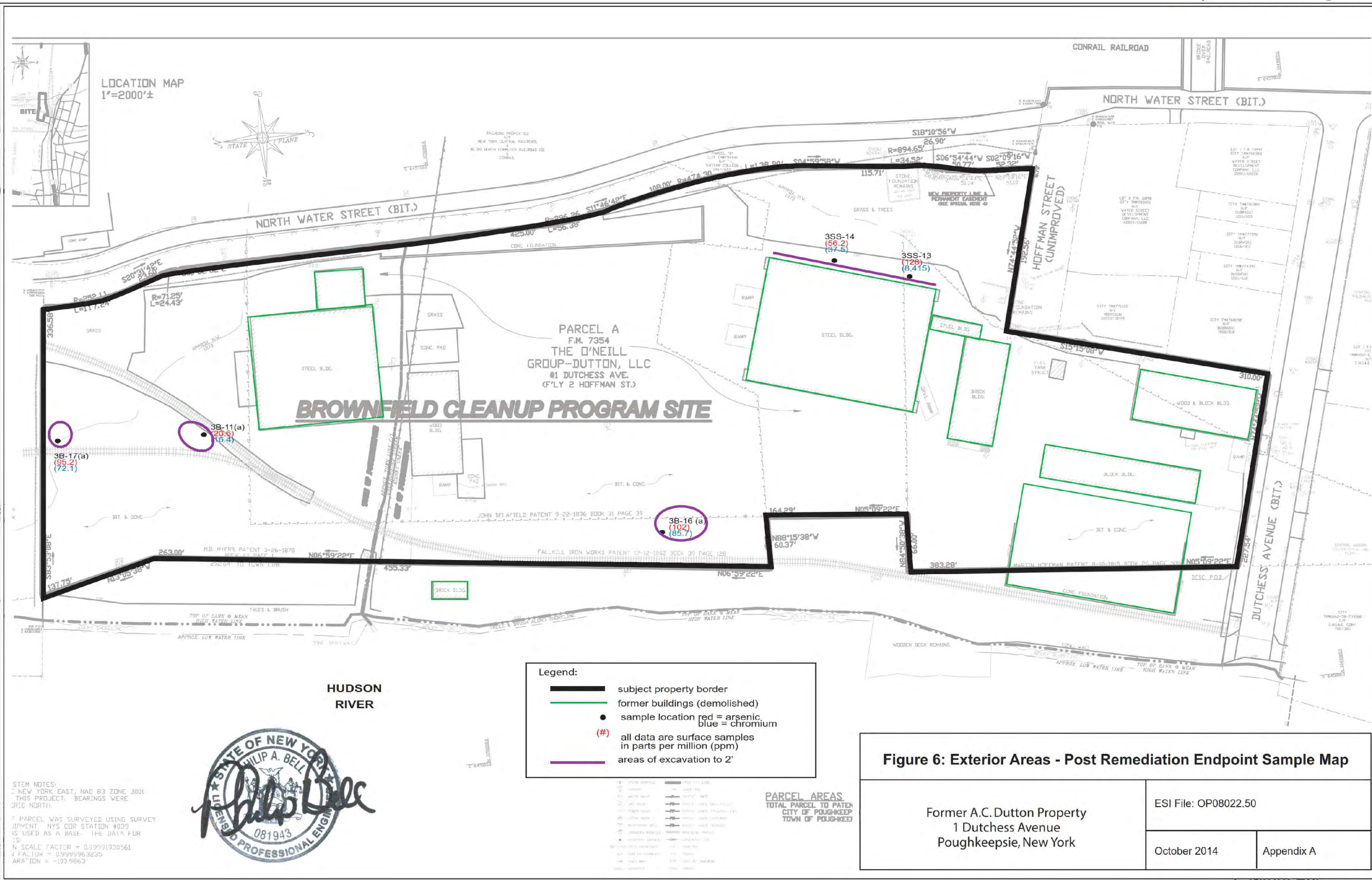
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project: THE O'NEILL GROUP - DUTTON LLC  
CITY/TOWN OF Poughkeepsie  
DUTCHESS COUNTY, NY

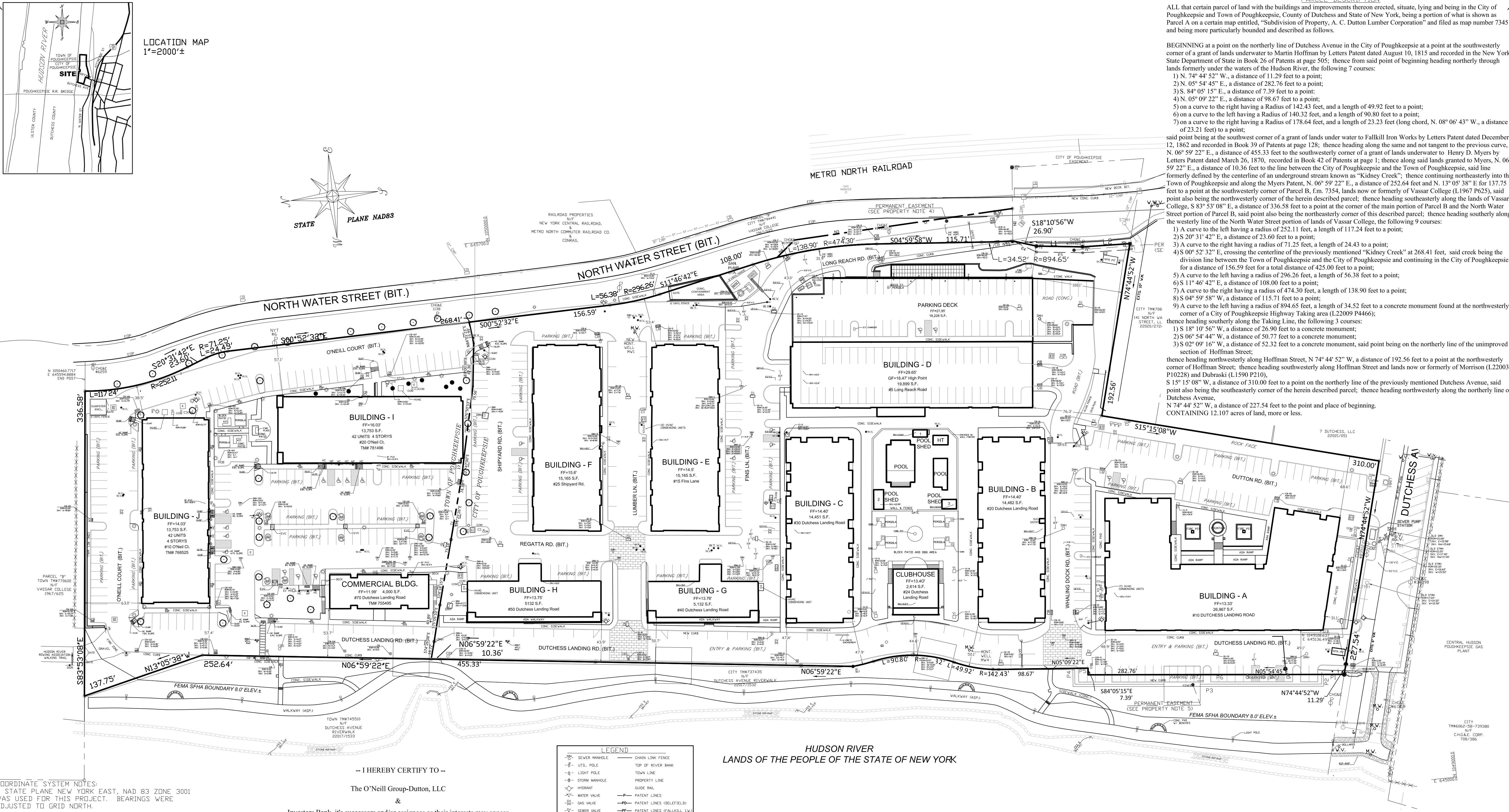
drawing title: POST EXCAVATION  
SAMPLES & RESULTS

job no: 8604  
drawing no:

FIG. 1.7C







COORDINATE SYSTEM NOTES:  
1. STATE PLANE NEW YORK EAST, NAD 83 ZONE 3001  
WAS USED FOR THIS PROJECT. BEARINGS WERE  
ADJUSTED TO GRID NORTH.

2. MAJORITY OF PARCEL WAS SURVEYED USING SURVEY  
GRADE GPS EQUIPMENT. NYS COR STATION #039  
(NEWBURGH) WAS USED AS A BASE. THE DATA FOR  
THAT STATION IS:  
PROJECTION SCALE FACTOR = 0.99991930561  
ELEVATION FACTOR = 0.9999963235  
GEOID SEPARATION = -103.9863'

-- I HEREBY CERTIFY TO --

The O'Neill Group-Dutton, LLC

&

Investors Bank, it's successors and/or assignees as their interests may appear

&

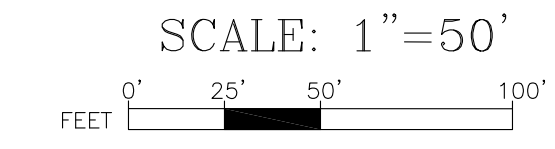
First American Title Insurance Company/Sneering Monahan Provost Redgrave Title Agency, Inc.

LEGEND	
SEWER MANHOLE	CHAIN LINK FENCE
UTIL. POLE	TOP OF RIVER BANK
LIGHT POLE	TOWN LINE
STORM MANHOLE	PROPERTY LINE
HYDRANT	GUIDE RAIL
WATER VALVE	PATENT LINES
GAS VALVE	PATENT LINES (DELETED)
SEWER VALVE	PATENT LINES (FALKKILL L.V.)
CATCH BASIN	PATENT LINES (HOFFMAN)
MONITORING WELL	PATENT LINES (MEYERS)
UNKNOWN MANHOLE	RAILROAD TRACKS
PROPERTY CORNER	EASEMENT LINE
1577/162 DEED LIBER/PAGE	IRON PIN
N/T NOW OR FORMERLY	FOUND
FM FILED MAP	EDGE OF PAVEMENT
CONC. CONCRETE	GRVEL GRAVEL
BIT. BITUMINOUS (ASPHALT)	TAX MAP

HUDSON RIVER  
LANDS OF THE PEOPLE OF THE STATE OF NEW YORK

PARCEL AREAS  
TOTAL DUTTON PARCEL WITH PARCEL B & C = 12.107 AC.  
CITY OF Poughkeepsie = 8.871 AC.  
TOWN OF Poughkeepsie = 3.236 AC.

GRANT PARCEL B CITY OF Poughkeepsie = 0.060 AC.  
GRANT PARCEL C CITY OF Poughkeepsie = 0.208 AC.



ALL that certain parcel of land with the buildings and improvements thereon erected, situate, lying and being in the City of Poughkeepsie and Town of Poughkeepsie, County of Dutchess and State of New York, being a portion of what is shown as Parcel A on a certain map entitled, "Subdivision of Property, A. C. Dutton Lumber Corporation" and filed as map number 7345 and being more particularly bounded and described as follows.

BEGINNING at a point on the northerly line of Dutchess Avenue in the City of Poughkeepsie at a point at the southwesterly corner of a grant of lands under water to Martin Hoffman by Letters Patent dated August 10, 1815 and recorded in the New York State Department of State in Book 26 of Patents at page 505; thence from said point of beginning heading northerly through lands formerly under the waters of the Hudson River, the following 7 courses:

- 1) N. 74° 44' 52" W., a distance of 11.29 feet to a point;
- 2) N. 05° 54' 45" E., a distance of 282.76 feet to a point;
- 3) S. 84° 05' 15" E., a distance of 7.39 feet to a point;
- 4) N. 05° 09' 22" E., a distance of 98.67 feet to a point;
- 5) on a curve to the right having a Radius of 142.43 feet, and a length of 49.92 feet to a point;
- 6) on a curve to the left having a Radius of 140.32 feet, and a length of 90.80 feet to a point;
- 7) on a curve to the right having a Radius of 178.64 feet, and a length of 23.23 feet (long chord, N. 08° 06' 43" W., a distance of 23.21 feet) to a point;

said point being at the southwest corner of a grant of lands under water to Fallkill Iron Works by Letters Patent dated December 12, 1862 and recorded in Book 39 of Patents at page 128; thence heading along the same and not tangent to the previous curve, N. 06° 59' 22" E., a distance of 455.33 feet to the southwesterly corner of a grant of lands under water to Henry D. Myers by Letters Patent dated March 26, 1870, recorded in Book 42 of Patents at page 1; thence along said lands granted to Myers, N. 06° 59' 22" E., a distance of 10.36 feet to the line between the City of Poughkeepsie and the Town of Poughkeepsie, said line formerly defined by the centerline of an underground stream known as "Kidney Creek"; thence continuing northeasterly into the Town of Poughkeepsie and along the Myers Patent, N. 06° 59' 22" E., a distance of 252.64 feet and N. 13° 05' 38" E. for 137.75 feet to a point at the southwesterly corner of Parcel B, f.m. 7354, lands now or formerly of Vassar College (L1967 P625), said point also being the northwesterly corner of the herein described parcel; thence heading southeasterly along the lands of Vassar College, S 83° 53' 08" E., a distance of 336.58 feet to a point at the corner of the main portion of Parcel B and the North Water Street portion of Parcel B, said point also being the northeasterly corner of this described parcel; thence heading southerly along the westerly line of the North Water Street portion of lands of Vassar College, the following 9 courses:

- 1) A curve to the left having a radius of 252.11 feet, a length of 117.24 feet to a point;
- 2) S 20° 31' 42" E., a distance of 23.60 feet to a point;
- 3) A curve to the right having a radius of 71.25 feet, a length of 24.43 to a point;
- 4) S 00° 52' 32" E., crossing the centerline of the previously mentioned "Kidney Creek" at 268.41 feet, said creek being the division line between the Town of Poughkeepsie and the City of Poughkeepsie and continuing in the City of Poughkeepsie for a distance of 156.59 feet for a total distance of 425.00 feet to a point;
- 5) A curve to the left having a radius of 296.26 feet, a length of 56.38 feet to a point;
- 6) S 11° 46' 42" E., a distance of 108.00 feet to a point;
- 7) A curve to the right having a radius of 474.30 feet, a length of 138.90 feet to a point;
- 8) S 04° 59' 58" W., a distance of 115.71 feet to a point;
- 9) A curve to the left having a radius of 894.65 feet, a length of 34.52 feet to a concrete monument found at the northwesterly corner of a City of Poughkeepsie Highway Taking area (L22009 P4466);

thence heading southerly along the Taking Line, the following 3 courses:

- 1) S 18° 10' 56" W., a distance of 26.90 feet to a concrete monument;
- 2) S 06° 54' 44" W., a distance of 50.77 feet to a concrete monument;
- 3) S 02° 09' 16" W., a distance of 52.32 feet to a concrete monument, said point being on the northerly line of the unimproved section of Hoffman Street;

thence heading northwesterly along Hoffman Street, N 74° 44' 52" W., a distance of 192.56 feet to a point at the northwesterly corner of Hoffman Street; thence heading southwesterly along Hoffman Street and lands now or formerly of Morrison (L22003 P10228) and Dubraski (L1590 P210),

S 15° 15' 08" W., a distance of 310.00 feet to a point on the northerly line of the previously mentioned Dutchess Avenue, said point also being the southeasterly corner of the herein described parcel; thence heading northwesterly along the northerly line of Dutchess Avenue, N 74° 44' 52" W., a distance of 227.54 feet to the point and place of beginning.

CONTAINING 12.107 acres of land, more or less.

SURVEY PLAN FOR/TO  
THE O'NEILL GROUP-DUTTON, LLC

SITUATE IN  
THE CITY & TOWN OF Poughkeepsie  
COUNTY OF DUTCHESS  
STATE OF NEW YORK  
JUNE 30, 2014

THIS SURVEY IS ACCURATE AND CORRECT BY:  
LARRY L. LYNN, L.S.

FOR THIS MAP AND COPIES THERE OF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

PREPARED BY LARRY L. LYNN, L.S., "GERALD L. LYNN, LAND SURVEYOR, P.C." 1575 RTE. 376 WAPPINGERS FALLS, NY 12590, (845) 463-2733.  
SITE PLAN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON JUNE 20, 2014. BASED ON A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON MARCH 13, 2007 & UPDATED 2011, 2013, 2014.  
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

PROPERTY NOTES:  
1. PARCEL IS AS SHOWN ON A CERTAIN MAP ENTITLED, "SUBDIVISION OF PROPERTY, A.C. DUTTON LUMBER CORPORATION" AND FILED AS MAP NO. 7354 PAGE 2.  
2) FORMERLY TAX GRID, 131300-6062-59-766443 (CITY PORTION) FORMERLY 31-6062-59-763443-00.  
3) FORMERLY TAX GRID, 134689-6062-02-763508 (TOWN PORTION) FORMERLY 31-6062-02-763508-00.  
4) SUBJECT TO EASEMENTS OF RECORD.  
5) A 20' WIDE EASEMENT AND PARCEL C ARE SHOWN ON FILED MAP 7354 &

SPECIAL NOTES:  
1. PATENT LINES AND TOWN LINE ARE AS SHOWN ON FILED MAP NO. 7354 PAGE 2 AND DESCRIBED IN FILED LETTERS OF PATENT.  
2. LETTERS PATENT GRANT PARCELS B & C ARE INCLUDED.  
3. WESTERLY PROPERTY LINES ARE AT PATENT LINES OF RECORD.  
4. THE CITY OF Poughkeepsie ACQUIRED A PORTION OF LAND IN THE SOUTHEASTERLY CORNER, DOC. 02 2004 10889. THIS ACQUISITION INCLUDES A PERMANENT EASEMENT FOR MAINTENANCE & CONSTRUCTION OF A RETAINING WALL.

REVISIONS:  
1. ADDED NEW PATENT AREAS 12/13/16  
2. REVISED CERTS. 1/9/17  
3. "AS-BUILT" INFORMATION ADDED. 6/29/24

---

## **Appendix B:**

### Site Inspection Forms and Photo Log

---

## INSPECTION CHECKLIST

FORMER AC DUTTON  
POUGHKEEPSIE , NEW YORK  
NYSDEC BCP No. \_C31081\_\_\_\_\_

SESI CONSULTING ENGINEERS

Inspection Date: 4.3.2025

### COMPOSITE COVER SYSTEM

- Is the integrity of the cover system in tact? Yes X No
- Do the maintenance records indicate any invasive subsurface work has been completed after the last inspection? Yes    No X
- Has any soil been removed or imported from the Site since the last inspection? Yes    No X
- If soil has been disposed off-Site or imported, has this been completed in accordance with the NYSDEC approved Soil Management Plan for the Site? Yes    No
- If subsurface invasive work was undertaken, has the demarcation geotextile and the "clean soil cover" been restored? Yes    No
- Did a Professional Engineer or a qualified environmental professional (approved by the NYSDEC) oversee the above work? Yes X No
- Was NYSDEC notified of disturbances to the "Clean Soil Cover" ? Yes    No
- List of all reported disturbances since last inspection:

NONE\_\_\_\_\_

### MONITORING WELL NETWORK

- Are all the on-Site monitoring wells accessible for annual compliance sampling (i.e., they are not covered by soil, dumpsters, etc.)? Yes X No
- Is the integrity of the flush-mount/stickup manhole covers And associated concrete pads intact? Yes X No
- Are the monitoring wells locked and the locks functioning? Yes X No





Photo 1: Photograph of sampling at PR-MW-2 in the northern portion of site, facing west



Photo 2: View of paved roadway along the river, facing south



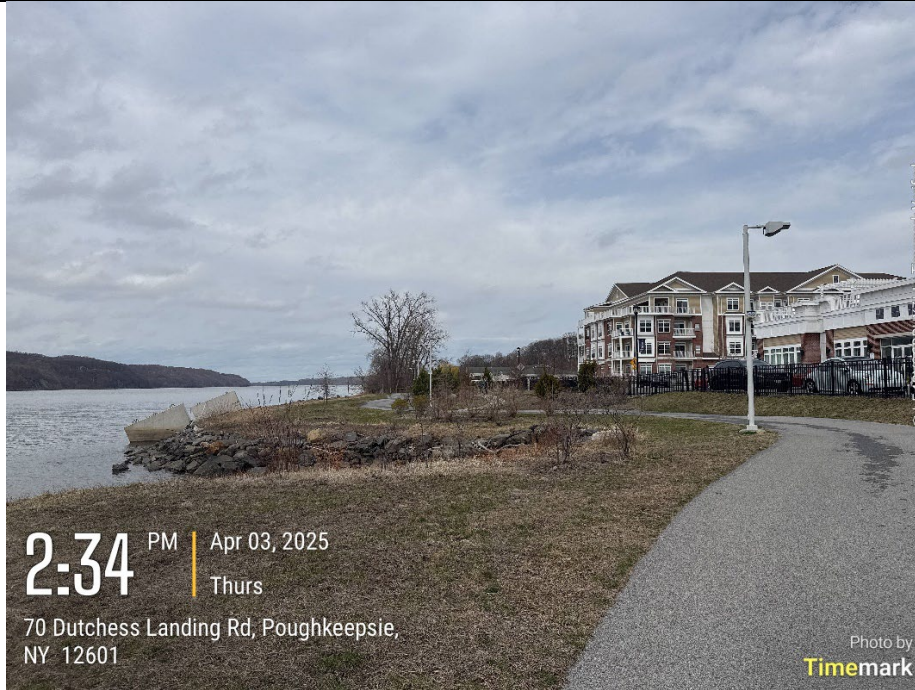


Photo 3: View of western property boundary, facing north



Photo 4: Photo of parking lot in the northern area of site, facing east





Photo 5: Photo showing area along the eastern boundary of the site, facing east

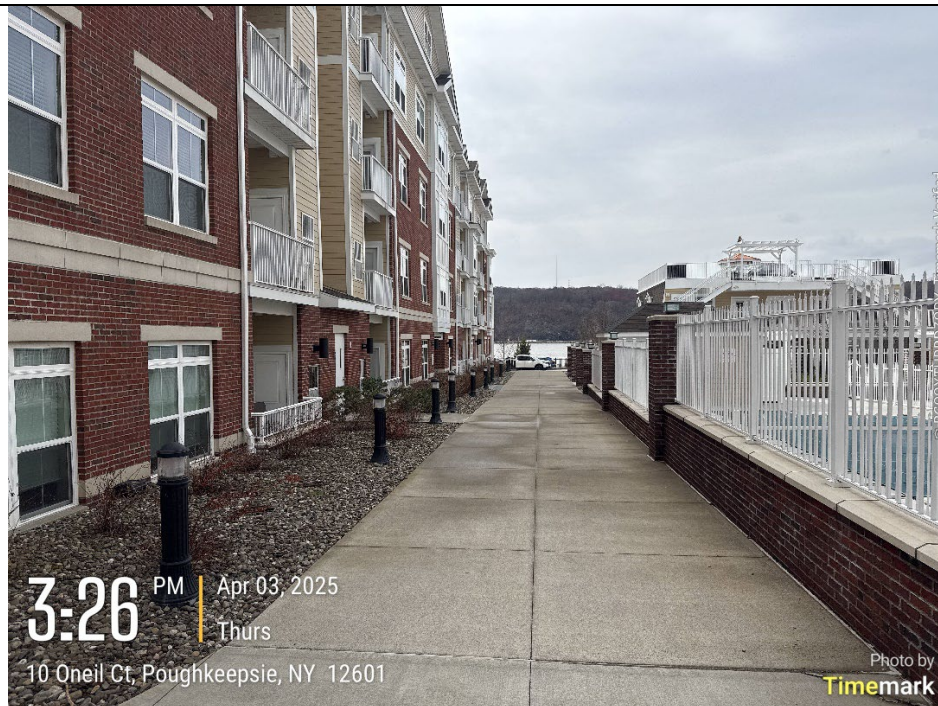


Photo 6: Photo showing completed areas of cap around Site buildings, facing west





Photo 7: Photograph showing landscaped area along eastern Site boundary, facing southeast



Photo 8: Photograph showing paved walkway along the river, facing north



Photo 9: Photo showing off-site construction near the southeastern site boundary, facing north

---


## **Appendix C:**

### Well Purging and Sampling Logs

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**LOW-FLOW GROUNDWATER SAMPLING LOG**

Location: <u>1 Dutchess Ave, Poughkeepsie, NY</u>				Job Number: <u>9039</u>		WELL I.D. : <u>PR-MW-2</u>			
Personnel: <u>TD</u>				Date: <u>4/3/2025</u>					
				PID: <u>0</u>					
Stickup? <u>N</u>	Distance From Rim to PVC	Total Depth of Well PVC	Depth to Product Rim/PVC	Depth to Water (PVC)	Standing Water Column (feet)	Middle of Saturated Zone (feet)	Depth to Sample Tube (feet)	TOV @ Well Head (ppmv)	Pump Peristaltic or Bladder
Distance ground to Stickup Rim/PVC									
-	0.45	18.3	-	8.55	9.75	13.425	14'	-	Peri
Turbidity at collection (NTU):			(Less than 5 NTU is desirable)		Duplicate Collected? <u>N</u>			Filtered Sample <u>N</u>	
Stabilization Parameters		+/- 0.5 deg C.	+/- 0.1 Unit	+/- 10 umhos/cm or within 3% if >300umho	1 ppm	+/- 10 mV	No Limit	<.3 feet drawdown desirable	No Limit
Volume Purged (gallons)	Time (actual Time) 5 minute Intervals	TEMP. (Deg. C)	pH	Specific Conductivity uS/cm	Dissolved Oxygen (mg/L)	ORP mV millivolts	Turbidity NTUs	DTW (feet)	Odors Y/N
FR= 200 mL/min	13:23	12.49	5.79	1170	0.65	23	180	11	N
Dropped to 150 mL/min to lessen turbidity	13:28	12.32	6.2	1190	0.62	4	177	11.75	N
	13:33	12.86	6.68	1110	5.2	19	174	11.8	N
	13:38	12.67	6.43	1120	10.15	24	185	11.8	N
	13:43	12.77	6.27	1210	9.13	15	152	11.8	N
	13:48	12.91	6.17	1210	4.65	-5	134	11.8	N
	13:53	12.88	6.1	1210	9.03	-13	140	11.8	N
	13:58	13.02	6.06	1220	8.75	-24	115	11.8	N
	14:03	13.17	5.84	1240	8.09	-36	81	11.8	N
	14:08	13.3	5.87	1270	10.98	-41	107	11.8	N
	14:13	13.78	5.9	1280	5.93	-51	51	11.8	N
	14:18	14.07	5.96	1280	5.63	-54	88	11.7	N
	14:23	14.2	5.99	1270	5.23	-56	82.4	11.5	N
	14:37	14.44	5.65	1240	4.09	-62	48	11.35	N
	14:52	14.59	5.89	1240	3.25	-68	50	11.35	N
<b>Well Condition Summary</b>									
Cover: <u>Y</u>		Bolts: <u>Y</u>		Concrete Pad OK:		Gripper:			
<b>Sample Collection Information</b>									
Sample Time:	15:00	Appearance: <u>Clear</u>		Filtered Sample Turbidity:			OTHER:		
<small>Desired purge flow rate &lt;100mL/min (slow drip) &amp; turbidity &lt;10 if possible. If turbidity &gt; 10 collect filtered and unfiltered samples. Notify PM of high turbidity and collection of filtered samples prior to lab submittal. Minimum 20 minute purge to establish stabilization.</small> <small>Notes/ Calculations:</small> <small>Volume? Linear Ft of well casing; 1"=0.041 gal.    2"= 0.163 gal.    4"=0.653 gal.</small>									
<b>ABSORBENT SOCK</b>									
Sock Length (ft) =		Capacity (Qt.) =			Present:	Y / N	Product Measured (Inches) :		
Sock Installation Date:				Sock Changed :		Y / N			
Sock Depth (Depth to sock mid point):									

[illegible]

---

## **Appendix D:**

# Laboratory Analytical Reports and Summary Table

---



		SAMPLE ID:	PR-MW-4				PR-MW-2				DUP-20250403			
		LAB ID:	L2520277-01				L2520277-02				L2520277-03			
		COLLECTION DATE:	4/3/2025				4/3/2025				4/3/2025			
		SAMPLE DEPTH:												
		SAMPLE MATRIX:	WATER				WATER				WATER			
		NY-TOGS-GA												
ANALYTE	CAS	(ug/l)	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
TOTAL METALS														
Aluminum, Total	7429-90-5	2000	93.3		10	3.27	293		10	3.27	81.3		10	3.27
Antimony, Total	7440-36-0	6	ND		4	0.42	ND		4	0.42	ND		4	0.42
Arsenic, Total	7440-38-2	50	11.92		0.5	0.16	166.2		0.5	0.16	11.39		0.5	0.16
Barium, Total	7440-39-3	2000	12.18		0.5	0.17	104.5		0.5	0.17	11.46		0.5	0.17
Beryllium, Total	7440-41-7	3	ND		0.5	0.1	ND		0.5	0.1	ND		0.5	0.1
Cadmium, Total	7440-43-9	10	ND		0.2	0.05	ND		0.2	0.05	ND		0.2	0.05
Calcium, Total	7440-70-2		42500		100	39.4	70400		100	39.4	41400		100	39.4
Chromium, Total	7440-47-3	100	0.42	J	1	0.17	0.99	J	1	0.17	0.41	J	1	0.17
Cobalt, Total	7440-48-4		ND		0.5	0.16	0.39	J	0.5	0.16	ND		0.5	0.16
Copper, Total	7440-50-8	1000	1.2		1	0.38	3.77		1	0.38	1.08		1	0.38
Iron, Total	7439-89-6	600	169		50	19.1	15100		50	19.1	143		50	19.1
Lead, Total	7439-92-1	50	ND		1	0.34	1.47		1	0.34	ND		1	0.34
Magnesium, Total	7439-95-4	35000	7880		70	24.2	11400		70	24.2	7740		70	24.2
Manganese, Total	7439-96-5	600	27.05		1	0.44	3143		1	0.44	24.88		1	0.44
Mercury, Total	7439-97-6	1.4	ND		0.2	0.09	ND		0.2	0.09	ND		0.2	0.09
Nickel, Total	7440-02-0	200	ND		2	0.55	1.23	J	2	0.55	ND		2	0.55
Potassium, Total	7440-09-7		2890		100	30.9	7360		100	30.9	2820		100	30.9
Selenium, Total	7782-49-2	20	ND		5	1.73	ND		5	1.73	ND		5	1.73
Silver, Total	7440-22-4	100	ND		0.4	0.16	ND		0.4	0.16	ND		0.4	0.16
Sodium, Total	7440-23-5		39600		500	29.3	124000		500	29.3	38700		500	29.3
Thallium, Total	7440-28-0	0.5	ND		1	0.14	ND		1	0.14	ND		1	0.14
Vanadium, Total	7440-62-2		ND		5	1.57	ND		5	1.57	ND		5	1.57
Zinc, Total	7440-66-6	5000	ND		10	3.41	ND		10	3.41	ND		10	3.41

NY-TOGS-GA: NY - New York TOGS 111 Groundwater Effluent Limitations (Class GA) Criteria per Standards & Guidance Values including all addenda through February 2023.

#### Qualifier Key

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

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 concentration.

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

I - The lower value for the two columns has been reported due to obvious interference.

G - The concentration may be biased high due to matrix interferences (i.e. co-elution) with non-target compound(s). The result should be considered estimated.

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

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

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

RE - Analytical results are from sample re-extraction.

R - Analytical results are from sample re-analysis.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

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

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

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

S - Analytical results are from modified screening analysis.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

New York TOGS 111 Groundwater Effluent Limitations criteria reflects all addendum to criteria through June 2004.



## ANALYTICAL REPORT

Lab Number:	L2520277
Client:	Soils Engineering Services, Inc. 959 Route 46E Parsippany, NJ 07054
ATTN:	Steven Gustems
Phone:	(973) 808-9050
Project Name:	ONE DUTCHESS POUGHKEEPSIE
Project Number:	9039
Report Date:	04/10/25

The original project report/data package is held by Pace Analytical Services. This report/data package is paginated and should be reproduced only in its entirety. Pace Analytical Services holds no responsibility for results and/or data that are not consistent with the original.

Certifications & Approvals: MA (M-MA030), NH NELAP (2062), CT (PH-0825), DoD (L2474), FL (E87814), IL (200081), IN (C-MA-04), KY (KY98046), LA (85084), ME (MA00030), MD (350), MI (9110), MN (025-999-495), NJ (MA015), NY (11627), NC (685), OR (MA-0262), PA (68-02089), RI (LAO00299), TX (T104704419), VT (VT-0015), VA (460194), WA (C954), US Army Corps of Engineers, USDA (Permit #525-23-107-88708A1), USFWS (Permit #A24920).

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320 Forbes Boulevard, Mansfield, MA 02048-1806  
508-822-9300 (Fax) 508-822-3288 800-624-9220 - [www.alphalab.com](http://www.alphalab.com)



**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
**Project Number:** 9039

**Lab Number:** L2520277  
**Report Date:** 04/10/25

Lab Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2520277-01	PR-MW-4	WATER	1 DUTCHESS, NY	04/03/25 12:10	04/03/25
L2520277-02	PR-MW-2	WATER	1 DUTCHESS, NY	04/03/25 15:00	04/03/25
L2520277-03	DUP-20250403	WATER	1 DUTCHESS, NY	04/03/25 12:12	04/03/25

**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
**Project Number:** 9039

**Lab Number:** L2520277  
**Report Date:** 04/10/25

### Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Pace Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments and solids are reported on a dry weight basis unless otherwise noted. Tissues are reported "as received" or on a wet weight basis, unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

**HOLD POLICY** - For samples submitted on hold, Pace's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Pace Project Manager and made arrangements for Pace to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

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**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
**Project Number:** 9039

**Lab Number:** L2520277  
**Report Date:** 04/10/25

**Case Narrative (continued)**

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature:



Cristin Walker

Title: Technical Director/Representative

Date: 04/10/25

## METALS

**Project Name:** ONE DUTCHESS POUGHKEEPSIE**Lab Number:** L2520277**Project Number:** 9039**Report Date:** 04/10/25**SAMPLE RESULTS**

Lab ID: L2520277-01

Date Collected: 04/03/25 12:10

Client ID: PR-MW-4

Date Received: 04/03/25

Sample Location: 1 DUTCHESS, NY

Field Prep: Not Specified

Sample Depth:

Matrix: Water

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	0.0933		mg/l	0.0100	0.00327	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Antimony, Total	ND		mg/l	0.00400	0.00042	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Arsenic, Total	0.01192		mg/l	0.00050	0.00016	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Barium, Total	0.01218		mg/l	0.00050	0.00017	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Beryllium, Total	ND		mg/l	0.00050	0.00010	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Cadmium, Total	ND		mg/l	0.00020	0.00005	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Calcium, Total	42.5		mg/l	0.100	0.0394	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Chromium, Total	0.00042	J	mg/l	0.00100	0.00017	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Cobalt, Total	ND		mg/l	0.00050	0.00016	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Copper, Total	0.00120		mg/l	0.00100	0.00038	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Iron, Total	0.169		mg/l	0.0500	0.0191	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Lead, Total	ND		mg/l	0.00100	0.00034	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Magnesium, Total	7.88		mg/l	0.0700	0.0242	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Manganese, Total	0.02705		mg/l	0.00100	0.00044	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Mercury, Total	ND		mg/l	0.00020	0.00009	1	04/09/25 18:21	04/10/25 10:02	EPA 7470A	1,7470A	JWN
Nickel, Total	ND		mg/l	0.00200	0.00055	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Potassium, Total	2.89		mg/l	0.100	0.0309	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Selenium, Total	ND		mg/l	0.00500	0.00173	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Silver, Total	ND		mg/l	0.00040	0.00016	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Sodium, Total	39.6		mg/l	0.500	0.0293	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Thallium, Total	ND		mg/l	0.00100	0.00014	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Vanadium, Total	ND		mg/l	0.00500	0.00157	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB
Zinc, Total	ND		mg/l	0.01000	0.00341	1	04/09/25 17:13	04/10/25 09:58	EPA 3005A	1,6020B	NTB





**Project Name:** ONE DUTCHESS POUGHKEEPSIE**Lab Number:** L2520277**Project Number:** 9039**Report Date:** 04/10/25**SAMPLE RESULTS**

Lab ID: L2520277-02

Date Collected: 04/03/25 15:00

Client ID: PR-MW-2

Date Received: 04/03/25

Sample Location: 1 DUTCHESS, NY

Field Prep: Not Specified

Sample Depth:

Matrix: Water

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	0.293		mg/l	0.0100	0.00327	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Antimony, Total	ND		mg/l	0.00400	0.00042	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Arsenic, Total	0.1662		mg/l	0.00050	0.00016	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Barium, Total	0.1045		mg/l	0.00050	0.00017	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Beryllium, Total	ND		mg/l	0.00050	0.00010	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Cadmium, Total	ND		mg/l	0.00020	0.00005	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Calcium, Total	70.4		mg/l	0.100	0.0394	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Chromium, Total	0.00099	J	mg/l	0.00100	0.00017	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Cobalt, Total	0.00039	J	mg/l	0.00050	0.00016	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Copper, Total	0.00377		mg/l	0.00100	0.00038	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Iron, Total	15.1		mg/l	0.0500	0.0191	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Lead, Total	0.00147		mg/l	0.00100	0.00034	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Magnesium, Total	11.4		mg/l	0.0700	0.0242	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Manganese, Total	3.143		mg/l	0.00100	0.00044	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Mercury, Total	ND		mg/l	0.00020	0.00009	1	04/09/25 18:21	04/10/25 10:12	EPA 7470A	1,7470A	JWN
Nickel, Total	0.00123	J	mg/l	0.00200	0.00055	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Potassium, Total	7.36		mg/l	0.100	0.0309	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Selenium, Total	ND		mg/l	0.00500	0.00173	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Silver, Total	ND		mg/l	0.00040	0.00016	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Sodium, Total	124.		mg/l	0.500	0.0293	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Thallium, Total	ND		mg/l	0.00100	0.00014	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Vanadium, Total	ND		mg/l	0.00500	0.00157	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB
Zinc, Total	ND		mg/l	0.01000	0.00341	1	04/09/25 17:13	04/10/25 10:02	EPA 3005A	1,6020B	NTB



**Project Name:** ONE DUTCHESS POUGHKEEPSIE**Lab Number:** L2520277**Project Number:** 9039**Report Date:** 04/10/25**SAMPLE RESULTS**

Lab ID: L2520277-03

Date Collected: 04/03/25 12:12

Client ID: DUP-20250403

Date Received: 04/03/25

Sample Location: 1 DUTCHESS, NY

Field Prep: Not Specified

Sample Depth:

Matrix: Water

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	0.0813		mg/l	0.0100	0.00327	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Antimony, Total	ND		mg/l	0.00400	0.00042	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Arsenic, Total	0.01139		mg/l	0.00050	0.00016	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Barium, Total	0.01146		mg/l	0.00050	0.00017	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Beryllium, Total	ND		mg/l	0.00050	0.00010	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Cadmium, Total	ND		mg/l	0.00020	0.00005	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Calcium, Total	41.4		mg/l	0.100	0.0394	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Chromium, Total	0.00041	J	mg/l	0.00100	0.00017	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Cobalt, Total	ND		mg/l	0.00050	0.00016	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Copper, Total	0.00108		mg/l	0.00100	0.00038	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Iron, Total	0.143		mg/l	0.0500	0.0191	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Lead, Total	ND		mg/l	0.00100	0.00034	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Magnesium, Total	7.74		mg/l	0.0700	0.0242	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Manganese, Total	0.02488		mg/l	0.00100	0.00044	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Mercury, Total	ND		mg/l	0.00020	0.00009	1	04/09/25 18:21	04/10/25 10:15	EPA 7470A	1,7470A	JWN
Nickel, Total	ND		mg/l	0.00200	0.00055	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Potassium, Total	2.82		mg/l	0.100	0.0309	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Selenium, Total	ND		mg/l	0.00500	0.00173	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Silver, Total	ND		mg/l	0.00040	0.00016	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Sodium, Total	38.7		mg/l	0.500	0.0293	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Thallium, Total	ND		mg/l	0.00100	0.00014	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Vanadium, Total	ND		mg/l	0.00500	0.00157	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB
Zinc, Total	ND		mg/l	0.01000	0.00341	1	04/09/25 17:13	04/10/25 10:07	EPA 3005A	1,6020B	NTB



**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
**Project Number:** 9039

**Lab Number:** L2520277  
**Report Date:** 04/10/25

## Method Blank Analysis Batch Quality Control

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 01-03 Batch: WG2051723-1										
Aluminum, Total	ND		mg/l	0.0100	0.00327	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Antimony, Total	ND		mg/l	0.00400	0.00042	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Arsenic, Total	ND		mg/l	0.00050	0.00016	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Barium, Total	ND		mg/l	0.00050	0.00017	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Beryllium, Total	ND		mg/l	0.00050	0.00010	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Cadmium, Total	ND		mg/l	0.00020	0.00005	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Calcium, Total	ND		mg/l	0.100	0.0394	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Chromium, Total	ND		mg/l	0.00100	0.00017	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Cobalt, Total	ND		mg/l	0.00050	0.00016	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Copper, Total	ND		mg/l	0.00100	0.00038	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Iron, Total	ND		mg/l	0.0500	0.0191	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Lead, Total	ND		mg/l	0.00100	0.00034	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Magnesium, Total	ND		mg/l	0.0700	0.0242	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Manganese, Total	ND		mg/l	0.00100	0.00044	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Nickel, Total	ND		mg/l	0.00200	0.00055	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Potassium, Total	ND		mg/l	0.100	0.0309	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Selenium, Total	ND		mg/l	0.00500	0.00173	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Silver, Total	ND		mg/l	0.00040	0.00016	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Sodium, Total	ND		mg/l	0.500	0.0293	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Thallium, Total	ND		mg/l	0.00100	0.00014	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Vanadium, Total	ND		mg/l	0.00500	0.00157	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB
Zinc, Total	ND		mg/l	0.01000	0.00341	1	04/09/25 17:13	04/10/25 09:26	1,6020B	NTB

### Prep Information

Digestion Method: EPA 3005A

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 01-03 Batch: WG2051725-1										
Mercury, Total	ND		mg/l	0.00020	0.00009	1	04/09/25 18:21	04/10/25 09:55	1,7470A	JWN



**Project Name:** ONE DUTCHESS POUGHKEEPSIE

**Lab Number:** L2520277

**Project Number:** 9039

**Report Date:** 04/10/25

## **Method Blank Analysis Batch Quality Control**

### **Prep Information**

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Digestion Method: EPA 7470A



# **Lab Control Sample Analysis** **Batch Quality Control**

**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
**Project Number:** 9039

**Lab Number:** L2520277  
**Report Date:** 04/10/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01-03 Batch: WG2051723-2								
Aluminum, Total	98		-		80-120	-		
Antimony, Total	81		-		80-120	-		
Arsenic, Total	98		-		80-120	-		
Barium, Total	99		-		80-120	-		
Beryllium, Total	103		-		80-120	-		
Cadmium, Total	103		-		80-120	-		
Calcium, Total	88		-		80-120	-		
Chromium, Total	96		-		80-120	-		
Cobalt, Total	97		-		80-120	-		
Copper, Total	99		-		80-120	-		
Iron, Total	103		-		80-120	-		
Lead, Total	99		-		80-120	-		
Magnesium, Total	96		-		80-120	-		
Manganese, Total	96		-		80-120	-		
Nickel, Total	100		-		80-120	-		
Potassium, Total	95		-		80-120	-		
Selenium, Total	100		-		80-120	-		
Silver, Total	101		-		80-120	-		
Sodium, Total	90		-		80-120	-		
Thallium, Total	102		-		80-120	-		
Vanadium, Total	96		-		80-120	-		

# **Lab Control Sample Analysis** **Batch Quality Control**

**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
**Project Number:** 9039

**Lab Number:** L2520277  
**Report Date:** 04/10/25

Parameter	LCS %Recovery	LCSD %Recovery	%Recovery Limits	RPD	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01-03 Batch: WG2051723-2					
Zinc, Total	99	-	80-120	-	
Total Metals - Mansfield Lab Associated sample(s): 01-03 Batch: WG2051725-2					
Mercury, Total	99	-	80-120	-	

# **Matrix Spike Analysis** **Batch Quality Control**

**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
**Project Number:** 9039

**Lab Number:** L2520277  
**Report Date:** 04/10/25

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01-03			QC Batch ID: WG2051723-3		WG2051723-4	QC Sample: L2514441-04			Client ID: MS Sample			
Aluminum, Total	0.0208	2	1.99	98		2.03	100		75-125	2		20
Antimony, Total	0.00152J	0.5	0.4640	93		0.4700	94		75-125	1		20
Arsenic, Total	0.00664	0.12	0.1317	104		0.1300	103		75-125	1		20
Barium, Total	0.1135	2	2.157	102		2.152	102		75-125	0		20
Beryllium, Total	ND	0.05	0.05261	105		0.05092	102		75-125	3		20
Cadmium, Total	ND	0.053	0.05573	105		0.05497	104		75-125	1		20
Calcium, Total	211.	10	200	0	Q	204	0	Q	75-125	2		20
Chromium, Total	0.00059J	0.2	0.1986	99		0.1976	99		75-125	1		20
Cobalt, Total	0.00033J	0.5	0.4993	100		0.5014	100		75-125	0		20
Copper, Total	0.00211	0.25	0.2558	101		0.2586	102		75-125	1		20
Iron, Total	2.86	1	3.75	89		3.81	95		75-125	2		20
Lead, Total	0.00653	0.53	0.5491	102		0.5471	102		75-125	0		20
Magnesium, Total	38.6	10	45.5	69	Q	46.1	75		75-125	1		20
Manganese, Total	0.2350	0.5	0.7265	98		0.7230	98		75-125	0		20
Nickel, Total	0.00233	0.5	0.5078	101		0.5040	100		75-125	1		20
Potassium, Total	1.89	10	11.6	97		11.6	97		75-125	0		20
Selenium, Total	ND	0.12	0.128	107		0.127	106		75-125	1		20
Silver, Total	ND	0.05	0.05110	102		0.05056	101		75-125	1		20
Sodium, Total	46.8	10	51.0	42	Q	51.7	49	Q	75-125	1		20
Thallium, Total	ND	0.12	0.1283	107		0.1273	106		75-125	1		20
Vanadium, Total	ND	0.5	0.4879	98		0.4921	98		75-125	1		20

# Matrix Spike Analysis

## Batch Quality Control

**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
**Project Number:** 9039

**Lab Number:** L2520277  
**Report Date:** 04/10/25

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	MSD Found	MSD %Recovery	Recovery Limits	RPD	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01-03			QC Batch ID: WG2051723-3		WG2051723-4	QC Sample: L2514441-04		Client ID: MS Sample	
Zinc, Total	0.00833J	0.5	0.5132	103	0.5196	104	75-125	1	20
Total Metals - Mansfield Lab Associated sample(s): 01-03			QC Batch ID: WG2051725-3		QC Sample: L2520277-01		Client ID: PR-MW-4		
Mercury, Total	ND	0.005	0.00484	97	-	-	75-125	-	20



**Lab Duplicate Analysis**  
*Batch Quality Control*

**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
**Project Number:** 9039

**Lab Number:** L2520277  
**Report Date:** 04/10/25

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01-03 QC Batch ID: WG2051725-4 QC Sample: L2520277-01 Client ID: PR-MW-4						
Mercury, Total	ND	ND	mg/l	NC		20



**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
**Project Number:** 9039

**Lab Serial Dilution  
Analysis  
Batch Quality Control**

**Lab Number:** L2520277  
**Report Date:** 04/10/25

Parameter	Native Sample	Serial Dilution	Units	% D	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01-03 QC Batch ID: WG2051723-6 QC Sample: L2514441-04 Client ID: DUP Sample						
Barium, Total	0.1135	0.1110	mg/l	2		20
Calcium, Total	211.	189.	mg/l	10		20
Iron, Total	2.86	2.75	mg/l	4		20
Magnesium, Total	38.6	35.8	mg/l	7		20
Manganese, Total	0.2350	0.2171	mg/l	8		20
Sodium, Total	46.8	41.4	mg/l	12		20

**Project Name:** ONE DUTCHESS POUGHKEEPSIE**Lab Number:** L2520277**Project Number:** 9039**Report Date:** 04/10/25**Sample Receipt and Container Information**

Were project specific reporting limits specified?

YES

**Cooler Information****Cooler**                      **Custody Seal**

A                                  Absent

**Container Information**

<b>Container ID</b>	<b>Container Type</b>	<b>Cooler</b>	<b>Initial pH</b>	<b>Final pH</b>	<b>Temp deg C</b>	<b>Pres</b>	<b>Seal</b>	<b>Frozen Date/Time</b>	<b>Analysis(*)</b>
L2520277-01A	Plastic 250ml HNO3 preserved	A	<2	<2	4.4	Y	Absent		BA-6020T(180),FE-6020T(180),SE-6020T(180),TL-6020T(180),CR-6020T(180),CA-6020T(180),NI-6020T(180),K-6020T(180),CU-6020T(180),NA-6020T(180),ZN-6020T(180),PB-6020T(180),BE-6020T(180),MN-6020T(180),AS-6020T(180),SB-6020T(180),V-6020T(180),MG-6020T(180),AL-6020T(180),HG-T(28),AG-6020T(180),CD-6020T(180),CO-6020T(180)
L2520277-02A	Plastic 250ml HNO3 preserved	A	<2	<2	4.4	Y	Absent		BA-6020T(180),SE-6020T(180),FE-6020T(180),TL-6020T(180),K-6020T(180),NI-6020T(180),CA-6020T(180),CR-6020T(180),CU-6020T(180),NA-6020T(180),ZN-6020T(180),PB-6020T(180),BE-6020T(180),MN-6020T(180),AS-6020T(180),V-6020T(180),SB-6020T(180),AG-6020T(180),AL-6020T(180),CD-6020T(180),HG-T(28),MG-6020T(180),CO-6020T(180)
L2520277-03A	Plastic 250ml HNO3 preserved	A	<2	<2	4.4	Y	Absent		SE-6020T(180),BA-6020T(180),TL-6020T(180),FE-6020T(180),CR-6020T(180),K-6020T(180),CA-6020T(180),NI-6020T(180),CU-6020T(180),NA-6020T(180),ZN-6020T(180),PB-6020T(180),MN-6020T(180),BE-6020T(180),SB-6020T(180),AS-6020T(180),V-6020T(180),AL-6020T(180),CD-6020T(180),MG-6020T(180),AG-6020T(180),HG-T(28),CO-6020T(180)

**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
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## GLOSSARY

### Acronyms

DL	- Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EMPC	- Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LOD	- Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
LOQ	- Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)  Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
NR	- No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TEF	- Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.
TEQ	- Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers



**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
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**Lab Number:** L2520277  
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### Footnotes

- 1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

### Terms

**Analytical Method:** Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

**Chlordane:** The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA, this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

**Difference:** With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

**Final pH:** As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

**Frozen Date/Time:** With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

**Gasoline Range Organics (GRO):** Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

**Initial pH:** As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

**PAH Total:** With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenzo(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

**PFAS Total:** With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

**Total:** With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

### Data Qualifiers

- A** - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.
- B** - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).
- C** - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.
- D** - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.
- E** - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.
- 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 concentration.
- G** - The concentration may be biased high due to matrix interferences (i.e. co-elution) with non-target compound(s). The result should be considered estimated.
- H** - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.
- I** - The lower value for the two columns has been reported due to obvious interference.
- J** - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively

**Report Format:** DU Report with 'J' Qualifiers



**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
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#### Data Qualifiers

Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were estimated.

- M** - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.
- ND** - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.
- NJ** - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.
- P** - The RPD between the results for the two columns exceeds the method-specified criteria.
- Q** - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)
- R** - Analytical results are from sample re-analysis.
- RE** - Analytical results are from sample re-extraction.
- S** - Analytical results are from modified screening analysis.
- V** - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)
- Z** - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

**Project Name:** ONE DUTCHESS POUGHKEEPSIE  
**Project Number:** 9039

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**Report Date:** 04/10/25

## REFERENCES

- 1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

## LIMITATION OF LIABILITIES

Pace Analytical Services performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Pace Analytical Services shall be to re-perform the work at it's own expense. In no event shall Pace Analytical Services be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Pace Analytical Services.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.



**Pace Analytical Services LLC**Facility: **Northeast**Department: **Quality Assurance**Title: **Certificate/Approval Program Summary**ID No.: **17873**Revision **27**Published Date: **01/24/2025**Page **1** of **2****Certification Information****The following analytes are not included in our Primary NELAP Scope of Accreditation:****Westborough Facility – 8 Walkup Dr. Westborough, MA 01581****EPA 624.1:** m/p-xylene, o-xylene, Naphthalene**EPA 625.1:** alpha-Terpineol**EPA 8260D:** NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.**EPA 8270E:** NPW: Dimethylnaphthalene, 1,4-Diphenylhydrazine, alpha-Terpineol, Azobenzene; SCM: Dimethylnaphthalene, 1,4-Diphenylhydrazine.**SM4500:** NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO<sub>2</sub>, NO<sub>3</sub>.**Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048****SM 2540D:** TSS.**EPA TO-15:** Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene,

3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.

**MADEP-APH.****Nonpotable Water:** EPA RSK-175 Dissolved Gases**Biological Tissue Matrix:** EPA 3050B**Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048****EPA TO-15:** Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene,

3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.

**Nonpotable Water:** EPA RSK-175 Dissolved Gases**The following test method is not included in our New Jersey Secondary NELAP Scope of Accreditation:****Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048****Determination of Selected Perfluorinated Alkyl Substances by Solid Phase Extraction and Liquid Chromatography/Tandem Mass Spectrometry Isotope Dilution (via Alpha SOP 23528)****The following analytes are included in our Massachusetts DEP Scope of Accreditation****Westborough Facility – 8 Walkup Dr. Westborough, MA 01581*****Drinking Water*****EPA 300.0:** Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2:** Nitrate-N, Nitrite-N; **SM4500NO3-F:** Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B****EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.**Microbiology:** **SM9215B; SM9223-P/A, SM9223B-Colilert-QT, SM9222D.*****Non-Potable Water*****SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH:** Ammonia-N and Kjeldahl-N, **EPA 350.1:** Ammonia-N, **LACHAT 10-107-06-1-B:** Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2:** Nitrate-N, **SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300:** Chloride, Sulfate, Nitrate.**EPA 624.1:** Volatile Halocarbons & Aromatics,**EPA 608.3:** Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs**EPA 625.1:** SVOC (Acid/Base/Neutral Extractables).**Microbiology:** **SM9223B-Colilert-QT; Enterolert-QT, EPA 1600, EPA 1603, SM9222D.****Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048*****Drinking Water*****EPA 200.7:** Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1 Hg. EPA 522, EPA 537.1.*****Non-Potable Water*****EPA 200.7:** Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.**EPA 200.8:** Al, Sb, As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.**EPA 245.1 Hg.****SM2340B**



**Pace Analytical Services LLC**ID No.: **17873**Facility: **Northeast**

Revision 27

Department: **Quality Assurance**

Published Date: 01/24/2025

Title: **Certificate/Approval Program Summary**

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**Certification IDs:****Westborough Facility – 8 Walkup Dr. Westborough, MA 01581**

CT PH-0826, IL 200077, IN C-MA-03, KY JY98045, ME MA00086, MD 348, MA M-MA086, NH 2064, NJ MA935, NY 11148, NC (DW) 25700, NC (NPW/SCM) 666, OR MA-1316, PA 68-03671, RI LAO00065, TX T104704476, VT VT-0935, VA 460195

**Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048**

CT PH-0825, ANAB/DoD L2474, IL 200081, IN C-MA-04, KY KY98046, LA 3090, ME MA00030, MI 9110, MN 025-999-495, NH 2062, NJ MA015, NY 11627, NC (NPW/SCM) 685, OR MA-0262, PA 68-02089, RI LAO00299, TX T-104704419, VT VT-0015, VA 460194, WA C954

**Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048**

ANAB/DoD L2474, ME MA01156, MN 025-999-498, NH 2249, NJ MA025, NY 12191, OR 4203, TX T104704583, VA 460311, WA C1104.

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For a complete listing of analytes and methods, please contact your Project Manager.

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## **Appendix E:**

### **NYSDEC IC & EC Certification Form**

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## Site Details

**Site No. C314081**

### Box 1

**Site Name** Former A.C. Dutton Lumber Yard

Site Address: 1 Dutchess Avenue      Zip Code: 12601

City/Town: Poughkeepsie

County: Dutchess

Site Acreage: 11.840

Reporting Period: April 01, 2024 to April 01, 2025

YES NO

1. Is the information above correct? ☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? ☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? ☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? ☐ ☒

**If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.**

5. Is the site currently undergoing development? ☐ ☒

## Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below? ☒ ☐

Restricted-Residential, Commercial, and Industrial

7. Are all ICs in place and functioning as designed? ☒ ☐

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

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

Signature of Owner, Remedial Party or Designated Representative

Date \_\_\_\_\_

		<b>Box 2A</b>	
		YES	NO
8.	Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.</b>			
9.	Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.</b>			

<b>SITE NO. C314081</b>	<b>Box 3</b>
<b>Description of Institutional Controls</b>	

<u>Parcel</u> <b>6062-02-763508</b>	<u>Owner</u> One Dutchess Phase 3, LLC	<u>Institutional Control</u>  Site Management Plan Ground Water Use Restriction Landuse Restriction  Soil Management Plan Monitoring Plan IC/EC Plan						
<p>The property may be used for: Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv);</p> <p>The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Dutchess County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;</p> <p>Groundwater monitoring must be performed as defined in the SMP;</p> <p>The potential for vapor intrusion must be evaluated for any buildings developed on the site, and any potential impacts that are identified must be monitored or mitigated;</p> <p>All future activities on the property that will disturb remaining contaminated material must be conducted in addordance with the SMP;</p>								
<b>6062-59-766443</b>	One Dutchess Phase 2, LLC	Site Management Plan Soil Management Plan Monitoring Plan IC/EC Plan Ground Water Use Restriction Landuse Restriction						
<p>The property may be used for: Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv);</p> <p>The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Dutchess County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;</p> <p>Groundwater monitoring must be performed as defined in the SMP;</p> <p>The potential for vapor intrusion must be evaluated for any buildings developed on the site, and any potential impacts that are identified must be monitored or mitigated;</p> <p>All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;</p>								
<div>Box 4</div> <div>Description of Engineering Controls</div> <table><tr><td><u>Parcel</u> <b>6062-02-763508</b></td><td><u>Engineering Control</u>  Cover System</td></tr><tr><td colspan="2"><p>Exposure to remaining contamination at the site is prevented by a soil cover system placed over the site. This cover system is comprised of a minimum of 24 inches of clean soil. Asphalt pavement, concrete-covered sidewalks, and concrete building slabs and two-feet of clean soil in landscaped areas will be part of the covers system when the site is developed.</p></td></tr><tr><td><b>6062-59-766443</b></td><td>Cover System</td></tr></table>			<u>Parcel</u> <b>6062-02-763508</b>	<u>Engineering Control</u>  Cover System	<p>Exposure to remaining contamination at the site is prevented by a soil cover system placed over the site. This cover system is comprised of a minimum of 24 inches of clean soil. Asphalt pavement, concrete-covered sidewalks, and concrete building slabs and two-feet of clean soil in landscaped areas will be part of the covers system when the site is developed.</p>		<b>6062-59-766443</b>	Cover System
<u>Parcel</u> <b>6062-02-763508</b>	<u>Engineering Control</u>  Cover System							
<p>Exposure to remaining contamination at the site is prevented by a soil cover system placed over the site. This cover system is comprised of a minimum of 24 inches of clean soil. Asphalt pavement, concrete-covered sidewalks, and concrete building slabs and two-feet of clean soil in landscaped areas will be part of the covers system when the site is developed.</p>								
<b>6062-59-766443</b>	Cover System							

Parcel

Engineering Control

Exposure to remaining contamination at the site is prevented by a soil cover system placed over the site. This cover system is comprised of a minimum of 24 inches of clean soil. Asphalt pavement, concrete-covered sidewalks, and concrete building slabs and two-feet of clean soil in landscaped areas will be part of the covers system when the site is developed.

**Box 5**

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

X ☐ ☐

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

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

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

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

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

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

YES NO

X ☐ ☐

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

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

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

\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. C314123

Box 6

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Bula O'Neill at 241 Hudson St, Hackensack, NJ  
print name print business address

am certifying as Managing Member (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

RAC

[Signature]  
Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

\_\_\_\_\_  
Date



## EC CERTIFICATIONS

Box 7

### Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Steven Gustems at 959 Route 46, Parsippany, NY 07054,  
print name print business address

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



5/22/2025

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

Stamp  
(Required for PE)

Date