



KNAUF

SHAW

LLP

October 7, 2013

Benjamin Conlon, Esq.
Remediation Bureau Chief
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7014

RE: Chatsworth Coal & Supply Site
Tax Map ID Nos.: 6-602-494.2; 6-601-486.1
Property County: Westchester
Applicant: WB Pinebrook Associates, LLC
Site No.: C360132

Dear Ben:

In response to your September 20, 2013 letter in relation to this pending Brownfield Site, attached please find the supplemental investigation sampling results, which supplement the existing site data previously provided with the BCP Application for the aforementioned Site. Please recall you had requested more sampling throughout the Site to demonstrate Site-wide contamination unaffiliated with the documented petroleum spill.

Various metals (most notably lead, arsenic and cadmium), volatile organic compounds (VOCs – Tetrachloroethene, 1,2,4-Trimethylbenze and Ethylbenzene), a number of semi-volatile organic compounds (SVOCs - two to four times over the Track 2 SCOs), and pesticides (4-4' DDT and Chlordane) were detected in the new soil samples above the applicable Track 1 SCOs and above groundwater standards.

We trust this additional data demonstrates this Site is a brownfield and thus satisfies the BCP eligibility requirements. Since this application has been pending since July 2013, on behalf of the BCP Volunteer, we respectfully request approval of the application and receipt of the Brownfield Cleanup Agreement (BCA) this week. My client is scheduled to close with Westchester County on this affordable housing development on October 25, 2013, but will be unable to do so without clarification of BCP eligibility since this project cannot proceed without BCP participation. We look forward to the Department's eligibility determination.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

cc: George W. Heitzman, P.E.
Andrew Guglielmi, Esq., DEC
Rosalie Rusinko, DEC
Scott Deyette, DEC

Table 1
Soil Boring Results - VOCs

Phoenix Environmental Labs 587 East Middle Turnpike P.O. Box 370 Manchester, CT 06040 (860) 645-1102		Lab Sample Id Collection Date	BF45185 9/24/2013	BF45186 9/24/2013	BF45187 9/24/2013	BF45188 9/24/2013	BF45189 9/24/2013	BF45190 9/24/2013	BF45191 9/24/2013	BF45192 9/24/2013	BF45193 9/24/2013	BF45194 9/24/2013	
Client Id Matrix		Track 2 Residential Use	Track 1 Unrestricted Use	B-1 (2-4 FT) Soil	B-2 (6-8 FT) Soil	B-3 (2-4 FT) Soil	B-4 (1-3 FT) Soil	B-5 (5-7 FT) Soil	B-6 (1-3 FT) Soil	B-7 (1-3 FT) Soil	B-8 (3-5 FT) Soil	B-9 (3-5 FT) Soil	B-10 (3-5 FT) Soil
Project Id : LARCHMONT	Units			Result RL									
Volatiles By SW8260													
1,1,1,2-Tetrachloroethane	ug/Kg	100,000	680	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
1,1,1-Trichloroethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
1,1,2,2-Tetrachloroethane	ug/Kg			ND 8.5	ND 7.2	ND 11	ND 6.7	ND 340	ND 6.8	ND 12	ND 4	ND 8.1	ND 6.7
1,1,2-Trichloroethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
1,1-Dichloroethane	ug/Kg	19,000	270	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
1,1-Dichloroethene	ug/Kg	100,000	330	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
1,1-Dichloropropene	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
1,2,3-Trichlorobenzene	ug/Kg			ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
1,2,3-Trichloropropane	ug/Kg			ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
1,2,4-Trichlorobenzene	ug/Kg			ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
1,2,4-Trimethylbenzene	ug/Kg	47,000	3,600	ND 14	ND 12	ND 18	ND 330	5,200	560	ND 300	ND 21	ND 6.6	ND 14
1,2-Dibromo-3-chloropropane	ug/Kg			ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
1,2-Dibromoethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
1,2-Dichlorobenzene	ug/Kg	100,000	1,100	ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
1,2-Dichloroethane	ug/Kg	2,300	20	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 20	ND 6.6	ND 14	ND 11
1,2-Dichloropropane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
1,3,5-Trimethylbenzene	ug/Kg	47,000	8,400	ND 14	ND 12	ND 18	ND 330	3,600	560	ND 300	ND 21	ND 6.6	ND 14
1,3-Dichlorobenzene	ug/Kg	17,000	2,400	ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
1,3-Dichloropropane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
1,4-Dichlorobenzene	ug/Kg	9,800	1,800	ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
2,2-Dichloropropane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
2-Chlorotoluene	ug/Kg			ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
2-Hexanone	ug/Kg			ND 70	ND 60	ND 89	ND 56	ND 2,800	ND 57	ND 100	ND 33	ND 68	ND 56
2-Isopropyltoluene	ug/Kg			ND 14	ND 12	ND 18	ND 330	680	560	ND 300	ND 21	ND 6.6	ND 14
4-Chlorotoluene	ug/Kg			ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
4-Methyl-2-pentanone	ug/Kg			ND 70	ND 60	ND 89	ND 56	ND 2,800	ND 57	ND 100	ND 33	ND 68	ND 56
Acetone	ug/Kg	100,000	50	ND 50	ND 50	ND 50	ND 50	ND 3,400	ND 50	ND 120	ND 40	ND 50	ND 50
Acrylonitrile	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Benzene	ug/Kg	2,900	60	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Bromobenzene	ug/Kg			ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
Bromochloromethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Bromodichloromethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Bromoform	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Bromomethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Carbon Disulfide	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Carbon tetrachloride	ug/Kg	1,400	760	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Chlorobenzene	ug/Kg	100,000	1,100	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Chloroethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Chloroform	ug/Kg	10,000	370	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Chloromethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
cis-1,2-Dichloroethene	ug/Kg	59,000	250	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
cis-1,3-Dichloropropene	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Dibromochloromethane	ug/Kg			ND 8.5	ND 7.2	ND 11	ND 6.7	ND 340	ND 6.8	ND 12	ND 4	ND 8.1	ND 6.7
Dibromomethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Dichlorodifluoromethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Ethylbenzene	ug/Kg	30,000	1,000	ND 14	ND 12	ND 18	ND 11	4,500	560	ND 11	ND 21	ND 6.6	ND 14
Hexachlorobutadiene	ug/Kg			ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
Isopropylbenzene	ug/Kg			ND 14	ND 12	ND 18	ND 330	2,300	560	ND 300	ND 21	ND 6.6	ND 14
m&p-Xylene	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Methyl Ethyl Ketone	ug/Kg	100,000	120	ND 85	ND 72	ND 110	ND 67	ND 3,400	ND 68	ND 120	ND 40	ND 81	ND 67
Methyl t-butyl ether (MTBE)	ug/Kg	62,000	930	ND 28	ND 24	ND 36	ND 22	ND 1,100	ND 23	ND 41	ND 13	ND 27	ND 22
Methylene chloride	ug/Kg	51,000	50	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Naphthalene	ug/Kg			ND 14	ND 12	ND 18	ND 330	9,900	560	ND 300	ND 21	ND 6.6	ND 14
n-Butylbenzene	ug/Kg	100,000	12,000	ND 14	ND 12	ND 18	ND 330	2,900	560	ND 300	ND 21	ND 6.6	ND 14
n-Propylbenzene	ug/Kg	100,000	3,900	ND 14	ND 12	ND 18	ND 330	3,800	560	ND 300	ND 21	ND 6.6	ND 14
o-Xylene	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
p-Isopropyltoluene	ug/Kg			ND 14	ND 12	ND 18	ND 330	1,500	560	ND 300	ND 21	ND 6.6	ND 14
sec-Butylbenzene	ug/Kg	100,000	11,000	ND 14	ND 12	ND 18	ND 330	4,100	560	ND 300	ND 21	ND 6.6	ND 14
Styrene	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
tert-Butylbenzene	ug/Kg	100,000	5,900	ND 14	ND 12	ND 18	ND 330	ND 560	ND 300	ND 21	ND 6.6	ND 14	ND 11
Tetrachloroethene	ug/Kg	5,500	1,300	ND 14	ND 12	ND 18	2,400	330	ND 560	ND 11	ND 21	ND 6.6	ND 14
Tetrahydrofuran (THF)	ug/Kg			ND 28	ND 24	ND 36	ND 22	ND 1,100	ND 23	ND 41	ND 13	ND 27	ND 22
Toluene	ug/Kg	100,000	700	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Total Xylenes	ug/Kg		260	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
trans-1,2-Dichloroethene	ug/Kg	100,000	190	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
trans-1,3-Dichloropropene	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
trans-1,4-dichloro-2-butene	ug/Kg			ND 28	ND 24	ND 36	ND 650	ND 1,100	ND 600	ND 41	ND 13	ND 27	ND 22
Trichloroethene	ug/Kg	10,000	470	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Trichlorofluoromethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Trichlorotrifluoroethane	ug/Kg			ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 21	ND 6.6	ND 14	ND 11
Vinyl chloride	ug/Kg	210	20	ND 14	ND 12	ND 18	ND 11	ND 560	ND 11	ND 20	ND 6.6	ND 14	ND 11

RL Exceeds Criteria

Result Exceeds Criteria

Phoenix Environmental Laboratories, Inc.

587 East Middle Turnpike

P.O. Box 370

Manchester, CT 06040

(860) 645-1102

Lab Sample Id

BF45185

BF45186

BF45187

BF45188

BF45189

BF45190

BF45191

BF45192

BF45193

BF45194

BF45195

BF45196

Sample Comments

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

* For Pesticides, due to matrix interference from non target compounds in the sample an elevated RL was reported for the semivolatile analysis.
Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.
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8260 Analysis:

There was a suppression of the last internal standard in the low level analysis, all affected compounds are reported from the methanol preserved high level analysis which did not exhibit this interference.
Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

* One of the surrogate recoveries was above the upper range due to sample matrix interference for the semivolatile analysis. The other surrogates associated with this sample were within QA/QC criteria. No significant bias is suspected.
Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

8260 Analysis:

There was a suppression of the last internal standard in the low level analysis, all affected compounds are reported from the methanol preserved high level analysis which did not exhibit this interference.

* Due to a matrix interference and/or the presence of a large amount of non-target material in the sample, an elevated RL was reported for the semivolatile analysis.
Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

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TRIP BLANK INCLUDED. %SOLIDS ASSUMED 100%
TRIP BLANK INCLUDED. %SOLIDS ASSUMED 100%

Table 4
Soil Boring Results - Pesticides and Herbicides

Phoenix Environmental Labs 587 East Middle Turnpike P.O. Box 370 Manchester, CT 06040 (860) 645-1102				Lab Sample Id Collection Date		Client Id Matrix		Track 2 Residential Use		Track 1 Unrestricted Use		BF45185 9/24/2013 B-1 (2-4 FT) Soil		BF45186 9/24/2013 B-2 (6-8 FT) Soil		BF45187 9/24/2013 B-3 (2-4 FT) Soil		BF45188 9/24/2013 B-4 (1-3 FT) Soil		BF45189 9/24/2013 B-5 (5-7 FT) Soil		BF45190 9/24/2013 B-6 (1-3 FT) Soil		BF45191 9/24/2013 B-7 (1-3 FT) Soil		BF45192 9/24/2013 B-8 (3-5 FT) Soil		BF45193 9/24/2013 B-9 (3-5 FT) Soil		BF45194 9/24/2013 B-10 (3-5 FT) Soil				
Project Id : LARCHMONT				Units				Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL			
Pesticides By SW8081																																		
4,4' -DDD	ug/Kg	2,600	3.3	ND	2.2	ND	2.4	ND	2.2	ND	2.4	ND	2.2	ND	2.2	ND	2.4	ND	2.2	ND	2.2	ND	2.4	ND*	7.2	ND	2.2	ND	2.2	ND	2.2	ND	2.2	
4,4' -DDE	ug/Kg	1,800	3.3	ND	2.2	ND	2.4	ND	2.2	ND	2.4	ND	2.2	ND	2.2	ND	2.4	ND	2.2	ND	2.2	ND	2.4	ND	2.7	ND	2.2	ND	2.2	ND	2.2	ND	2.2	
4,4' -DDT	ug/Kg	1,700	3.3	ND*	12	ND	2.4	ND	2.2	9.6	2.4	ND	2.2	ND	2.2	ND	2.4	ND	2.2	ND	2.2	ND	2.4	ND*	7.5	ND	2.2	ND	2.2	ND	2.2	ND	2.2	
a-BHC	ug/Kg	97	20	ND	3.6	ND	3.8	ND	3.6	ND	3.9	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.5	ND	3.6	ND	3.6	ND	3.4	
Alachlor	ug/Kg			ND	3.6	ND	3.8	ND	3.6	ND	3.9	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.5	ND	3.6	ND	3.6	ND	3.4	
Aldrin	ug/Kg	19	5	ND	1.1	ND	1.2	ND	1.1	ND	1.2	ND	1.1	ND	1.1	ND	1.2	ND	1.1	ND	1.1	ND	1.2	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	
b-BHC	ug/Kg	72	36	ND	3.6	ND	3.8	ND	3.6	ND	3.9	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.5	ND	3.6	ND	3.6	ND	3.4	
Chlordane	ug/Kg			ND	11	ND	12	ND	11	ND	12	290	11	ND	12	290	11	ND	12	ND	11	ND	12	ND	11	ND	11	53	11	ND	11	ND	11	
d-BHC	ug/Kg	100,000	40	ND	3.6	ND	3.8	ND	3.6	ND	3.9	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.5	ND	3.6	ND	3.6	ND	3.4	
Dieldrin	ug/Kg	39	5	ND	1.9	ND	1.2	ND	1.1	ND	1.2	ND	1.1	ND	1.1	ND	1.2	ND	1.1	ND	1.1	ND	4	ND*	9	ND	1.1	ND	1.1	ND	1.1	ND	1.1	
Endosulfan I	ug/Kg	4,800	2,400	ND	3.6	ND	3.8	ND	3.6	ND	3.9	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.5	ND	3.6	ND	3.6	ND	3.4	
Endosulfan II	ug/Kg	4,800	2,400	ND	7.2	ND	7.7	ND	7.2	ND	7.8	ND	7.2	ND	7.2	ND	7.6	ND	7.2	ND	7.2	ND	7.6	ND	7.2	ND	7.1	ND	7.2	ND	6.9	ND	6.9	
Endosulfan sulfate	ug/Kg	4,800	2,400	ND	7.2	ND	7.7	ND	7.2	ND	7.8	ND	7.2	ND	7.2	ND	7.6	ND	7.2	ND	7.2	ND	7.6	ND	7.2	ND	7.1	ND	7.2	ND	6.9	ND	6.9	
Endrin	ug/Kg	2,200	14	ND	11	ND	7.7	ND	7.2	ND	7.8	ND	7.2	ND	7.2	ND	7.6	ND	7.2	ND	7.2	ND	7.6	ND	7.2	ND	7.1	ND	7.2	ND	6.9	ND	6.9	
Endrin aldehyde	ug/Kg			ND	7.2	ND	7.7	ND	7.2	ND	7.8	ND	7.2	ND	7.2	ND	7.6	ND	7.2	ND	7.2	ND	7.6	ND	7.2	ND	7.1	ND	7.2	ND	6.9	ND	6.9	
Endrin ketone	ug/Kg			ND	7.2	ND	7.7	ND	7.2	ND	7.8	ND	7.2	ND	7.2	ND	7.6	ND	7.2	ND	7.2	ND	7.6	ND	7.2	ND	7.1	ND	7.2	ND	6.9	ND	6.9	
g-BHC	ug/Kg	280	100	ND	1.1	ND	1.2	ND	1.1	ND	1.2	ND	1.1	ND	1.1	ND	1.2	ND	1.1	ND	1.1	ND	1.2	ND	1.1	ND	1.1	ND	1.1	ND	1.1	ND	1.1	
Heptachlor	ug/Kg	420	42	ND	2.2	ND	2.4	ND	2.2	ND	2.4	ND	2.2	ND	2.2	ND	2.4	ND	2.2	ND	2.2	ND	2.4	ND	2.2	ND	2.2	ND	2.2	ND	2.2	ND	2.2	
Heptachlor epoxide	ug/Kg			ND	3.6	ND	3.8	ND	3.6	ND	3.9	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.6	ND	3.8	ND	3.6	ND	3.5	ND	3.6	ND	3.6	ND	3.4	
Methoxychlor	ug/Kg			ND	45	ND	38	ND	36	ND	39	ND	36	ND	36	ND	38	ND	36	ND	36	ND	38	ND	36	ND	35	ND	36	ND	34	ND	34	
Toxaphene	ug/Kg			ND	36	ND	38	ND	36	ND	39	ND	36	ND	36	ND	38	ND	36	ND	36	ND	38	ND	36	ND	35	ND	36	ND	34	ND	34	
Chlorinated Herbicides By SW8151																																		
2,4,5-T	ug/Kg			ND	47	ND	51	ND	47	ND	51	ND	46	ND	46	ND	50	ND	47	ND	47	ND	50	ND	47	ND	47	ND	47	ND	46	ND	46	
2,4,5-TP (Silvex)	ug/Kg	58,000	3,800	ND	47	ND	51	ND	47	ND	51	ND	46	ND	46	ND	50	ND	47	ND	47	ND	50	ND	47	ND	47	ND	47	ND	46	ND	46	
2,4-D	ug/Kg			ND	47	ND	51	ND	47	ND	51	ND	46	ND	46	ND	50	ND	47	ND	47	ND	50	ND	47	ND	47	ND	47	ND	46	ND	46	
2,4-DB	ug/Kg			ND	470	ND	510	ND	470	ND	510	ND	460	ND	460	ND	500	ND	470	ND	470	ND	500	ND	470	ND	470	ND	470	ND	460	ND	460	
Dalapon	ug/Kg			ND	47	ND	51	ND	47	ND	51	ND	46	ND	46	ND	50	ND	47	ND	47	ND	50	ND	47	ND	47	ND	47	ND	46	ND	46	
Dicamba	ug/Kg			ND	94	ND	100	ND	94	ND	100	ND	92	ND	92	ND	99	ND	94	ND	94	ND	99	ND	94	ND	94	ND	94	ND	92	ND	92	
Dichloroprop	ug/Kg			ND	47	ND	51	ND	47	ND	51	ND	46	ND	46	ND	50	ND	47	ND	47	ND	50	ND	47	ND	47	ND	47	ND	46	ND	46	
Dinoseb	ug/Kg			ND	94	ND	100	ND	94	ND	100	ND	92	ND	92	ND	99	ND	94	ND	94	ND	99	ND	94	ND	94	ND	94	ND	92	ND	92	

RL Exceeds Criteria

Result Exceeds Criteria

Phoenix Environmental Laboratories, Inc.

587 East Middle Turnpike

P.O. Box 370

Manchester, CT 06040

(860) 645-1102

Lab Sample Id

BF45185

BF45186

BF45187

BF45188

BF45189

BF45190

BF45191

BF45192

BF45193

BF45194

BF45195

BF45196

Sample Comments

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

* For Pesticides, due to matrix interference from non target compounds in the sample an elevated RL was reported for the semivolatile analysis.
Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.
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8260 Analysis:

There was a suppression of the last internal standard in the low level analysis, all affected compounds are reported from the methanol preserved high level analysis which did not exhibit this interference.
Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

* One of the surrogate recoveries was above the upper range due to sample matrix interference for the semivolatile analysis. The other surrogates associated with this sample were within QA/QC criteria. No significant bias is suspected.
Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

8260 Analysis:

There was a suppression of the last internal standard in the low level analysis, all affected compounds are reported from the methanol preserved high level analysis which did not exhibit this interference.

* Due to a matrix interference and/or the presence of a large amount of non-target material in the sample, an elevated RL was reported for the semivolatile analysis.
Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

* Due to a matrix interference and/or the presence of a large amount of non-target material in the sample, an elevated RL was reported for the semivolatile analysis.

* For Pesticides, due to matrix interference from non target compounds in the sample an elevated RL was reported for the semivolatile analysis.
Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.
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Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.
TRIP BLANK INCLUDED. %SOLIDS ASSUMED 100%
TRIP BLANK INCLUDED. %SOLIDS ASSUMED 100%

TABLE 5
Groundwater Sampling Data - VOCs

Phoenix Environmental Labs 587 East Middle Turnpike P.O. Box 370 Manchester, CT 06040 (860) 645-1102			Lab Sample Id	BF45882	BF45883	BF45881
			Collection Date	9/25/2013	9/25/2013	9/25/2013
			Client Id	TW-B-6	TW-B-8	TW-B-10
			Matrix	Groundwater	Groundwater	Groundwater
Project Id : LARCHMONT						
	Units	TOGS-WQ/GA	Result	RL	Result	RL
Volatiles By SW8260						
1,1,1,2-Tetrachloroethane	ug/L	5	ND	1	ND	1
1,1,1-Trichloroethane	ug/L	5	ND	1	ND	1
1,1,2,2-Tetrachloroethane	ug/L	5	ND	0.5	ND	0.5
1,1,2-Trichloroethane	ug/L	1	ND	1	ND	1
1,1-Dichloroethane	ug/L	5	ND	1	ND	1
1,1-Dichloroethene	ug/L	5	ND	1	ND	1
1,1-Dichloropropene	ug/L	5	ND	1	ND	1
1,2,3-Trichlorobenzene	ug/L		ND	1	ND	1
1,2,3-Trichloropropane	ug/L	0.04	ND	1	ND	1
1,2,4-Trichlorobenzene	ug/L		ND	1	ND	1
1,2,4-Trimethylbenzene	ug/L	5	9.2	1	ND	1
1,2-Dibromo-3-chloropropane	ug/L	0.04	ND	1	ND	1
1,2-Dibromoethane	ug/L	0.0006	ND	1	ND	1
1,2-Dichlorobenzene	ug/L		ND	1	ND	1
1,2-Dichloroethane	ug/L	0.6	ND	0.6	ND	0.6
1,2-Dichloropropane	ug/L	1	ND	1	ND	1
1,3,5-Trimethylbenzene	ug/L	5	5.8	1	ND	1
1,3-Dichlorobenzene	ug/L	3	ND	1	ND	1
1,3-Dichloropropane	ug/L	5	ND	1	ND	1
1,4-Dichlorobenzene	ug/L		ND	1	ND	1
2,2-Dichloropropane	ug/L	5	ND	1	ND	1
2-Chlorotoluene	ug/L	5	ND	1	ND	1
2-Hexanone	ug/L	50	ND	5	ND	5
2-Isopropyltoluene	ug/L	5	1	1	ND	1
4-Chlorotoluene	ug/L	5	ND	1	ND	1
4-Methyl-2-pentanone	ug/L		ND	5	ND	5
Acetone	ug/L	50	ND	25	ND	25
Acrylonitrile	ug/L	5	ND	5	ND	5
Benzene	ug/L	1	ND	0.7	ND	0.7
Bromobenzene	ug/L	5	ND	1	ND	1
Bromochloromethane	ug/L	5	ND	1	ND	1
Bromodichloromethane	ug/L	50	ND	0.5	ND	0.5
Bromoform	ug/L	50	ND	1	ND	1
Bromomethane	ug/L	5	ND	1	ND	1
Carbon Disulfide	ug/L		ND	5	ND	5
Carbon tetrachloride	ug/L	5	ND	1	ND	1
Chlorobenzene	ug/L	5	ND	1	ND	1
Chloroethane	ug/L	5	ND	1	ND	1
Chloroform	ug/L	7	ND	1	ND	1
Chloromethane	ug/L	5	ND	1	ND	1
cis-1,2-Dichloroethene	ug/L	5	ND	1	ND	1
cis-1,3-Dichloropropene	ug/L	0.4	ND	0.5	ND	0.5
Dibromochloromethane	ug/L	50	ND	0.5	ND	0.5
Dibromomethane	ug/L	5	ND	1	ND	1
Dichlorodifluoromethane	ug/L	5	ND	1	ND	1
Ethylbenzene	ug/L	5	5.8	1	ND	1
Hexachlorobutadiene	ug/L	0.5	ND	0.4	ND	0.4
Isopropylbenzene	ug/L	5	4.7	1	ND	1
m&p-Xylene	ug/L		ND	1	ND	1
Methyl ethyl ketone	ug/L	50	ND	5	ND	5
Methyl t-butyl ether (MTBE)	ug/L		ND	1	ND	1
Methylene chloride	ug/L	5	ND	1	ND	1
Naphthalene	ug/L	10	29	1	ND	1
n-Butylbenzene	ug/L	5	3	1	ND	1
n-Propylbenzene	ug/L	5	6.5	1	ND	1
o-Xylene	ug/L	5	ND	1	ND	1
p-Isopropyltoluene	ug/L	5	1.6	1	ND	1
sec-Butylbenzene	ug/L	5	5	1	ND	1
Styrene	ug/L	5	ND	1	ND	1
tert-Butylbenzene	ug/L	5	ND	1	ND	1
Tetrachloroethene	ug/L	5	ND	1	ND	23
Tetrahydrofuran (THF)	ug/L	50	ND	2.5	ND	2.5
Toluene	ug/L	5	ND	1	ND	1
Total Xylenes	ug/L	5	ND	1	ND	1
trans-1,2-Dichloroethene	ug/L	5	ND	1	ND	1
trans-1,3-Dichloropropene	ug/L	0.4	ND	0.5	ND	0.5
trans-1,4-dichloro-2-butene	ug/L	5	ND	5	ND	5
Trichloroethene	ug/L	5	ND	1	ND	1
Trichlorofluoromethane	ug/L	5	ND	1	ND	1
Trichlorotrifluoroethane	ug/L	5	ND	1	ND	1
Vinyl chloride	ug/L	2	ND	1	ND	1

RL Exceeds Criteria

Result Exceeds Criteria

Phoenix Environmental Laboratories, Inc.

587 East Middle Turnpike

P.O. Box 370

Manchester, CT 06040

(860) 645-1102

Lab Sample Id

BF45881

BF45882

BF45883

BF45884

Sample Comments

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

* For Pesticides, due to matrix interference from non target compounds in the sample an elevated RL was
Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene.
Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

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TABLE 6
Groundwater Sampling Data - SVOCs

Phoenix Environmental Labs 587 East Middle Turnpike P.O. Box 370 Manchester, CT 06040 (860) 645-1102			Lab Sample Id Collection Date Client Id Matrix		BF45882 9/25/2013 TW-B-6 Groundwater		BF45883 9/25/2013 TW-B-8 Groundwater		BF45881 9/25/2013 TW-B-10 Groundwater	
Project Id : LARCHMONT			Units	TOGS-WQ/GA	Result	RL	Result	RL	Result	RL
Semivolatiles By SW8270 (SIM)										
1,2,4,5-Tetrachlorobenzene	ug/L			ND	1.6	ND	1.7	ND	1.6	
Acenaphthene	ug/L	20		2.8	0.05	ND	0.053	ND	0.05	
Acenaphthylene	ug/L			0.58	0.05	ND	0.053	ND	0.05	
Benz(a)anthracene	ug/L	0.002		0.07	0.04	ND	0.042	ND	0.04	
Benzo(a)pyrene	ug/L			ND	0.05	ND	0.053	ND	0.05	
Benzo(b)fluoranthene	ug/L	0.002		ND	0.05	ND	0.053	ND	0.05	
Benzo(ghi)perylene	ug/L			ND	3	ND	3.2	ND	3	
Benzo(k)fluoranthene	ug/L	0.002		ND	0.05	ND	0.053	ND	0.05	
Bis(2-ethylhexyl)phthalate	ug/L	5		ND	1.6	ND	1.7	ND	1.6	
Chrysene	ug/L	0.002		0.06	0.05	ND	0.053	ND	0.05	
Dibenz(a,h)anthracene	ug/L			ND	0.01	ND	0.011	ND	0.01	
Hexachlorobenzene	ug/L	0.04		ND	0.06	ND	0.063	ND	0.06	
Hexachloroethane	ug/L	5		ND	2.4	ND	2.5	ND	2.4	
Indeno(1,2,3-cd)pyrene	ug/L	0.002		ND	0.05	ND	0.053	ND	0.05	
Pentachloronitrobenzene	ug/L			ND	0.1	ND	0.11	ND	0.1	
Pentachlorophenol	ug/L	1		ND	0.8	ND	0.84	ND	0.8	
Phenanthrene	ug/L	50		7.2	0.05	ND	0.053	ND	0.05	
Pyridine	ug/L	50		ND	0.5	ND	0.53	ND	0.5	
Semivolatiles By SW8270										
1,2,4-Trichlorobenzene	ug/L			ND	5	ND	5.3	ND	5	
1,2-Dichlorobenzene	ug/L			ND	5	ND	5.3	ND	5	
1,2-Diphenylhydrazine	ug/L			ND	5	ND	5.3	ND	5	
1,3-Dichlorobenzene	ug/L	3		ND	5	ND	5.3	ND	5	
1,4-Dichlorobenzene	ug/L			ND	5	ND	5.3	ND	5	
2,4,5-Trichlorophenol	ug/L	1		ND	10	ND	11	ND	10	
2,4,6-Trichlorophenol	ug/L	1		ND	10	ND	11	ND	10	
2,4-Dichlorophenol	ug/L	5		ND	10	ND	11	ND	10	
2,4-Dimethylphenol	ug/L	1		ND	10	ND	11	ND	10	
2,4-Dinitrophenol	ug/L	5		ND	50	ND	53	ND	50	
2,4-Dinitrotoluene	ug/L	5		ND	5	ND	5.3	ND	5	
2,6-Dinitrotoluene	ug/L	5		ND	5	ND	5.3	ND	5	
2-Chloronaphthalene	ug/L	10		ND	5	ND	5.3	ND	5	
2-Chlorophenol	ug/L	1		ND	10	ND	11	ND	10	
2-Methylnaphthalene	ug/L			33	5	ND	5.3	ND	5	
2-Methylphenol (o-cresol)	ug/L	1		ND	10	ND	11	ND	10	
2-Nitroaniline	ug/L	5		ND	50	ND	53	ND	50	
2-Nitrophenol	ug/L	1		ND	10	ND	11	ND	10	
3&4-Methylphenol (m&p-cresol)	ug/L			ND	10	ND	11	ND	10	
3,3'-Dichlorobenzidine	ug/L	5		ND	50	ND	53	ND	50	
3-Nitroaniline	ug/L	5		ND	50	ND	53	ND	50	
4,6-Dinitro-2-methylphenol	ug/L	1		ND	50	ND	53	ND	50	
4-Bromophenyl phenyl ether	ug/L			ND	5	ND	5.3	ND	5	
4-Chloro-3-methylphenol	ug/L	1		ND	20	ND	21	ND	20	
4-Chloroaniline	ug/L	5		ND	20	ND	21	ND	20	
4-Chlorophenyl phenyl ether	ug/L			ND	5	ND	5.3	ND	5	
4-Nitroaniline	ug/L	5		ND	20	ND	21	ND	20	
4-Nitrophenol	ug/L	1		ND	50	ND	53	ND	50	
Acetophenone	ug/L			ND	5	ND	5.3	ND	5	
Aniline	ug/L	5		ND	10	ND	11	ND	10	
Anthracene	ug/L	50		ND	5	ND	5.3	ND	5	
Benzidine	ug/L	5		ND	50	ND	53	ND	50	
Benzoic acid	ug/L			ND	50	ND	53	ND	50	
Benzyl butyl phthalate	ug/L	50		ND	5	ND	5.3	ND	5	
Bis(2-chloroethoxy)methane	ug/L	5		ND	5	ND	5.3	ND	5	
Bis(2-chloroethyl)ether	ug/L	1		ND	5	ND	5.3	ND	5	
Bis(2-chloroisopropyl)ether	ug/L			ND	5	ND	5.3	ND	5	
Carbazole	ug/L			ND	5	ND	5.3	ND	5	
Dibenzofuran	ug/L			ND	5	ND	5.3	ND	5	
Diethyl phthalate	ug/L	50		ND	5	ND	5.3	ND	5	
Dimethylphthalate	ug/L	50		ND	5	ND	5.3	ND	5	
Di-n-butylphthalate	ug/L	50		ND	5	ND	5.3	ND	5	
Di-n-octylphthalate	ug/L	50		ND	5	ND	5.3	ND	5	
Fluoranthene	ug/L	50		ND	5	ND	5.3	ND	5	
Fluorene	ug/L	50		ND	5	ND	5.3	ND	5	
Hexachlorobutadiene	ug/L	0.5		ND	5	ND	5.3	ND	5	
Hexachlorocyclopentadiene	ug/L	5		ND	5	ND	5.3	ND	5	
Isophorone	ug/L	50		ND	5	ND	5.3	ND	5	
Naphthalene	ug/L	10		8.8	5	ND	5.3	ND	5	
Nitrobenzene	ug/L	0.4		ND	5	ND	5.3	ND	5	
N-Nitrosodimethylamine	ug/L			ND	5	ND	5.3	ND	5	
N-Nitrosodi-n-propylamine	ug/L			ND	5	ND	5.3	ND	5	
N-Nitrosodiphenylamine	ug/L	50		ND	5	ND	5.3	ND	5	
Phenol	ug/L	1		ND	5	ND	5.3	ND	5	
Pyrene	ug/L	50		ND	5	ND	5.3	ND	5	

RL Exceeds Criteria

Result Exceeds Criteria

Phoenix Environmental Laboratories, Inc.

587 East Middle Turnpike

P.O. Box 370

Manchester, CT 06040

(860) 645-1102

Lab Sample Id

BF45881

BF45882

BF45883

BF45884

Sample Comments

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

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Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene.
Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

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TABLE 7
Groundwater Sampling Results - Metals

Phoenix Environmental Labs 587 East Middle Turnpike P.O. Box 370 Manchester, CT 06040 (860) 645-1102			Lab Sample Id Collection Date Client Id Matrix		BF45882 9/25/2013 TW-B-6 Groundwater		BF45883 9/25/2013 TW-B-8 Groundwater		BF45881 9/25/2013 TW-B-10 Groundwater	
Project Id : LARCHMONT			Units	TOGS-WQ/GA	Result	RL	Result	RL	Result	RL
Metals, Total										
Aluminum	mg/L	0.1	166	0.1	14.3	0.01	149	0.1		
Aluminum (Dissolved)	mg/L	0.1	2.09	0.01	0.71	0.01	0.31	0.01		
Antimony	mg/L	0.003	BRL	0.005	BRL	0.005	BRL	0.005		
Antimony (Dissolved)	mg/L	0.003	BRL	0.005	BRL	0.005	BRL	0.005		
Arsenic	mg/L	0.025	0.018	0.004	BRL	0.004	0.011	0.004		
Arsenic (Dissolved)	mg/L	0.025	BRL	0.004	BRL	0.004	BRL	0.004		
Barium	mg/L	1	2.9	0.002	0.22	0.002	1.4	0.002		
Barium (Dissolved)	mg/L	1	0.081	0.002	0.086	0.002	0.097	0.002		
Beryllium	mg/L	0.003	0.009	0.001	BRL	0.001	0.005	0.001		
Beryllium (Dissolved)	mg/L	0.003	BRL	0.001	BRL	0.001	BRL	0.001		
Cadmium	mg/L	0.005	0.013	0.001	BRL	0.001	0.011	0.001		
Cadmium (Dissolved)	mg/L	0.005	BRL	0.001	BRL	0.001	BRL	0.001		
Calcium	mg/L		205	0.1	52.6	0.01	54.7	0.01		
Calcium (Dissolved)	mg/L		76.8	0.01	53.7	0.01	42.6	0.01		
Chromium	mg/L	0.05	0.471	0.001	0.054	0.001	0.401	0.001		
Chromium (Dissolved)	mg/L	0.05	0.005	0.001	0.003	0.001	0.001	0.001		
Cobalt	mg/L		0.478	0.002	0.017	0.002	0.189	0.002		
Cobalt (Dissolved)	mg/L		0.003	0.001	0.005	0.001	0.012	0.001		
Copper	mg/L	0.2	0.912	0.005	0.043	0.005	0.74	0.005		
Copper (Dissolved)	mg/L	0.2	0.008	0.005	BRL	0.005	BRL	0.005		
Iron	mg/L	0.3	428	0.1	23	0.01	385	0.1		
Iron (Dissolved)	mg/L	0.3	3.2	0.011	0.945	0.011	0.332	0.011		
Lead	mg/L	0.025	0.09	0.002	0.006	0.002	0.114	0.002		
Lead (Dissolved)	mg/L	0.025	BRL	0.002	BRL	0.002	BRL	0.002		
Magnesium	mg/L	35	115	0.1	19.6	0.01	67.8	0.01		
Magnesium (Dissolved)	mg/L	35	14.1	0.01	14.7	0.01	10.8	0.01		
Manganese	mg/L	0.3	32.7	0.1	2.14	0.01	10.9	0.01		
Manganese (Dissolved)	mg/L	0.3	0.435	0.001	2.21	0.011	3.56	0.011		
Mercury	mg/L	0.0007	BRL	0.0002	BRL	0.0002	BRL	0.0002		
Mercury (Dissolved)	mg/L	0.0007	BRL	0.0002	BRL	0.0002	BRL	0.0002		
Nickel	mg/L	0.1	0.586	0.001	0.039	0.001	0.325	0.001		
Nickel (Dissolved)	mg/L	0.1	0.006	0.001	0.012	0.001	0.012	0.001		
Potassium	mg/L		96.8	1	18.1	0.1	74.6	1		
Potassium (Dissolved)	mg/L		12.9	0.1	11.5	0.1	10.7	0.1		
Selenium	mg/L	0.01	BRL	0.01	BRL	0.01	BRL	0.01		
Selenium (Dissolved)	mg/L	0.01	BRL	0.011	BRL	0.011	BRL	0.011		
Silver	mg/L	0.05	BRL	0.002	BRL	0.001	BRL	0.001		
Silver (Dissolved)	mg/L	0.05	BRL	0.001	BRL	0.001	BRL	0.001		
Sodium	mg/L	20	154	0.1	73.7	0.1	110	0.1		
Sodium (Dissolved)	mg/L	20	191	1.1	65.9	1.1	135	1.1		
Thallium	mg/L	0.0005	BRL	0.002	BRL	0.002	BRL	0.002		
Thallium (Dissolved)	mg/L	0.0005	BRL	0.002	BRL	0.002	BRL	0.002		
Vanadium	mg/L		0.486	0.002	0.037	0.002	0.495	0.002		
Vanadium (Dissolved)	mg/L		0.008	0.002	BRL	0.002	BRL	0.002		
Zinc	mg/L	5	0.822	0.002	0.059	0.002	0.602	0.002		
Zinc (Dissolved)	mg/L	5	0.01	0.002	0.004	0.002	0.002	0.002		

RL Exceeds Criteria

Result Exceeds Criteria

Phoenix Environmental Laboratories, Inc.

587 East Middle Turnpike

P.O. Box 370

Manchester, CT 06040

(860) 645-1102

Lab Sample Id

BF45881

BF45882

BF45883

BF45884

Sample Comments

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

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* For Pesticides, due to matrix interference from non target compounds in the sample an elevated RL was
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Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

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TABLE 8
Groundwater Sampling Results - PCBs and Pesticides

Phoenix Environmental Labs 587 East Middle Turnpike P.O. Box 370 Manchester, CT 06040 (860) 645-1102			Lab Sample Id	BF45882	BF45883	BF45881		
			Collection Date	9/25/2013	9/25/2013	9/25/2013		
			Client Id	TW-B-6	TW-B-8	TW-B-10		
			Matrix	Groundwater	Groundwater	Groundwater		
Project Id : LARCHMONT			Units	TOGS-WQ/GA	Result	RL	Result	RL
					Result	RL	Result	RL
PCBs By 8082								
PCB-1016	ug/L	0.09	ND	0.05	ND	0.05	ND	0.056
PCB-1221	ug/L	0.09	ND	0.05	ND	0.05	ND	0.056
PCB-1232	ug/L	0.09	ND	0.05	ND	0.05	ND	0.056
PCB-1242	ug/L	0.09	ND	0.05	ND	0.05	ND	0.056
PCB-1248	ug/L	0.09	ND	0.05	ND	0.05	ND	0.056
PCB-1254	ug/L	0.09	ND	0.05	ND	0.05	ND	0.056
PCB-1260	ug/L	0.09	ND	0.05	ND	0.05	ND	0.056
PCB-1262	ug/L	0.09	ND	0.05	ND	0.05	ND	0.056
PCB-1268	ug/L	0.09	ND	0.05	ND	0.05	ND	0.056
Pesticides By SW8081								
4,4' -DDD	ug/L	0.3	ND*	0.5	ND	0.01	ND	0.01
4,4' -DDE	ug/L	0.2	ND*	0.5	ND	0.01	ND	0.01
4,4' -DDT	ug/L	0.2	ND*	0.5	ND	0.01	ND	0.01
a-BHC	ug/L	0.01	ND*	0.25	ND	0.01	ND	0.01
Alachlor	ug/L	0.5	ND*	0.75	ND	0.075	ND	0.083
Aldrin	ug/L		ND*	0.015	ND	0.002	ND	0.003
b-BHC	ug/L	0.04	ND*	0.05	ND	0.005	ND	0.006
Chlordane	ug/L	0.05	0.29	0.2	ND	0.05	0.65	0.33
d-BHC	ug/L	0.04	ND*	0.25	ND	0.025	ND	0.028
Dieldrin	ug/L	0.004	ND*	0.015	ND	0.002	ND	0.002
Endosulfan I	ug/L		ND*	0.5	ND	0.05	ND	0.056
Endosulfan II	ug/L		ND*	0.5	ND	0.05	ND	0.056
Endosulfan Sulfate	ug/L		ND*	0.5	ND	0.05	ND	0.056
Endrin	ug/L		ND*	0.5	ND	0.01	ND	0.01
Endrin Aldehyde	ug/L	5	ND*	0.5	ND	0.05	ND	0.056
Endrin ketone	ug/L	5	ND*	0.5	ND	0.05	ND	0.056
g-BHC (Lindane)	ug/L	0.05	ND*	0.25	ND	0.025	ND	0.028
Heptachlor	ug/L	0.04	ND*	0.25	ND	0.01	ND	0.01
Heptachlor epoxide	ug/L	0.03	ND*	0.25	ND	0.01	ND	0.01
Methoxychlor	ug/L	35	ND*	1	ND	0.1	ND	0.11
Toxaphene	ug/L	0.06	ND*	10	ND	0.25	ND	0.28

RL Exceeds Criteria 

Result Exceeds Criteria 

Phoenix Environmental Laboratories, Inc.

587 East Middle Turnpike

P.O. Box 370

Manchester, CT 06040

(860) 645-1102

Lab Sample Id

BF45881

BF45882

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Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

TRIP BLANK INCLUDED



LEGEND

SOIL BORING

0 20 40
SCALE IN FEET

UNLAWFUL ATTENTION IS DRAWN TO THE FACT THAT THIS PLAN IS A PRELIMINARY PLAN AND IS NOT A FINAL PLAN. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DATE	DESCRIPTION
01	08/11/2021	PROPOSED PINEBROOK CONDOMINIUMS
02	08/11/2021	PROPOSED PINEBROOK CONDOMINIUMS
03	08/11/2021	PROPOSED PINEBROOK CONDOMINIUMS
04	08/11/2021	PROPOSED PINEBROOK CONDOMINIUMS
05	08/11/2021	PROPOSED PINEBROOK CONDOMINIUMS
06	08/11/2021	PROPOSED PINEBROOK CONDOMINIUMS
07	08/11/2021	PROPOSED PINEBROOK CONDOMINIUMS
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100	08/11/2021	PROPOSED PINEBROOK CONDOMINIUMS

Colli Engineering, P.C.

724 West Main Street, Suite 400A
 Marlton, New Jersey 08053
 Phone: 856-981-1174

PROPOSED PINEBROOK CONDOMINIUMS
 PALMER AVE., LARCHMONT, N.J. 08038

SAMPLING LOCATION MAP

DATE: 10/22/21 SCALE: 1"=20' DRAWING NO: 1

Supplementary Phase II Environmental Site Assessment

**Proposed Pinebrook Condominiums
2101 and North Avenue Palmer Avenue
Larchmont, New York, 10538**

October 7, 2013

Prepared for:

**Wilder Balter Partners, Inc
570 Taxter Road
Elmsford, New York 10523**

Prepared by:

**Galli Engineering, P.C.
734 Walt Whitman Road, Suite 402A
Melville, NY 11747**



UNAUTHORIZED ALTERATION OF, OR ADDITION TO, PLANS OR DOCUMENTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ANY ALTERATION OF THIS DOCUMENT MUST BE DONE BY A PERSON ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL IN ACCORDANCE WITH THE STATE EDUCATION LAW. COPIES OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEERS INKED SEAL SHALL NOT BE CONSIDERED VALID TRUE COPIES.

1.0 BACKGROUND/PURPOSE

The Subject Site consists of two vacant parcels located at located at 2101 Palmer Avenue and North Avenue, Larchmont, New York, also known as the Esposito Property. The Site currently has an open spill number associated with the discovery of free-phase petroleum on the groundwater table in the easternmost portion of the Site on September 23, 2010. In October 2011, the spill was remediated under an approved Remedial Work Plan, and based upon the Closure Report; the NYSDEC formally closed spill No. 1006787. However, after technical review of the findings, the NYSDEC reopened the spill due to the presence of semi-volatile organic compounds (SVOCs) and to a lesser extent, the metals Chromium and Barium, detected in the soil/fill used to backfill the remediated area. A Brownfield Cleanup Program application was submitted to the NYSDEC in July, 2013. However, the Department requested additional Site-wide data to demonstrate the overall Site is a brownfield in addition to the spill area on the eastern side of the Site. This investigation was meant to provide the additional soil and groundwater data requested where previous investigation had not been performed.

2.0 SCOPE OF WORK

This investigation focused on two areas within the Site;

- The westernmost section of the Site lies within the footprint of one of the two proposed buildings. In this area, four soil borings were performed (B-1 through B-4) and one temporary well was set at boring location B-1.
- The east-central portion of the Site will be utilized mainly for parking but is located adjacent to second building. In this area, six (6) soil borings were performed (B-5 through B-10) and three (3) temporary wells were set at select boring locations B-6, B-8, and B-10.

A map showing all the sampling locations is included as Figure 1.

3.0 SITE ASSESSMENT METHODOLOGY

The Phase II ESA fieldwork was conducted at the subject Site on September 24th and 25th, 2013. The work was conducted in accordance with industry practice as defined in the ASTM Standard: Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process (E 1903-97). Galli Engineering performed oversight and soil sampling with C₂G Environmental Consultants, LLC, which provided soil boring services. A track-mounted

Geoprobe with a hydraulic driven probe was utilized for sample collection. The following sections provide a description of the fieldwork activities.

3.1 Soil Boring Sampling

A total of ten (10) soil borings were performed at the subject property and were designated B-1 through B-10. These soil borings were advanced using a track mounted Geoprobe unit the depth that refusal was met. The majority of the borings were completed at a depth of approximately ten (10) feet below grade with the deepest boring (B-1) reaching refusal at a maximum depth of fourteen (14) feet below grade.

This Geoprobe unit utilizes a hydraulic hammer to drive a hollow five-foot steel rod containing a polyethylene liner to obtain a relatively undisturbed soil sample. Once the rod is driven to the desired depth, the drill string is removed from the borehole and the polyethylene liner containing the soil sample is withdrawn from the drill string. Once the liner is split open, the soils are examined and a sample is collected using a disposable Nitrile gloved hand.

One sample was collected from each borehole, from the interval showing the greatest potential for contamination, based upon the field observations including staining and/or petroleum odors. Upon collection, each soil sample was placed into a clean 8-ounce glass jar (for analysis of SVOCs, Pesticides, PCBs, and TAL Metals) and three (3) 40-mL vials (for analysis of VOCs). Each jar was properly labeled with designated sample identification, samplers initials, date and time of collection, and then placed into a secure cooler. All samples were logged onto a chain of custody document by sampling personnel, and remained in the custody of Galli Engineering until pick up and transportation to the analytical laboratory via a laboratory representative.

3.2 Groundwater Sampling

Upon completion of soil borings, temporary monitoring wells were installed in four (4) of the deeper boring locations (B-1, B-6, B-8, and B-10). The temporary wells were constructed of 1-inch schedule 40 PVC piping with 0,020 slot well screens, and were gravel packed with #2 Morie gravel. Total depth of the wells ranged from approximately 10 feet at B-6, B-8 and B-10 to 14 feet at B-1.

After installation, the wells were allowed to set overnight and samples were collected the following day. Prior to sample collection, each well was gauged for the presence or absence of free-product and depth to water. Then, using a dedicated disposable bailer, several well volumes were removed from each well prior to sample collection. Groundwater samples were then collected for analysis of VOCs, SVOCs, TAL Metals, PCBs and Pesticides.

4.0 LABORATORY ANALYTICAL RESULTS

The laboratory results for the sampling conducted at the Site are discussed below, and summarized in Tables 1 through 8.

4.1 Soil Sample Analytical Results

Soil sampling results were compared against The New York Department of Environmental Conservation (NYSDEC) Environmental Remediation Subpart 375-6.3: Unrestricted Use and Residential Use Soil Cleanup Objectives (SCOs). The following is a summary of the results.

Volatiles

- VOCs were detected above Track 1 Unrestricted Use SCOs in soil samples from B-4 and B-5. Tetrachloroethene at a concentration of 2,400 ug/Kg, was detected above the reporting limit in B-4. The sample from B-5 reported concentrations of 1,2,4-Trimethylbenzene and Ethylbenzene above Track 1 Unrestricted Use SCOs.

Semi-Volatiles

- Several SVOCs were detected above Track 2 Residential Use SCOs in borings B-1, B-4, B-6 and B-7. Many of those SVOCs were two to four times over the Track 2 SCOs.

Metals

- Fairly significant metals concentrations were detected in excess of Track 2 Residential Use SCOs in Soil Boring B-1. (Arsenic = 17 mg/Kg, Cadmium = 3.19 ug/Kg, & Lead = 477 ug/Kg.)
- Metals Concentrations, including; Arsenic, Copper, Lead, Nickel and Zinc, above Track 1 Residential Use SCOs in B-4, B-6, B-7 and B-9.

PCBs

- No PCBs were detected above the laboratory reporting limit in any of the soil samples.

Pesticides

- The pesticide 4-4'-DDT was detected at a concentration of 9.6 ug/Kg in soil boring B-4, which is above the Track 1 Unrestricted Use SCO of 3.3 ug/Kg.
- Chlordane was detected in soil from B-5 at a concentration of 290 ug/Kg, however; no SCO exists for that compound.
- No other pesticides were detected in any of the other soil samples.

4.2 Groundwater Sampling Analytical Results

Groundwater samples were collected from Temporary Wells installed in borings B-6, B-8 and B-10. Boring B-1 could not be sampled as the temporary well was dry. Groundwater sampling results were compared to the NYS Part 703 Standards for a Groundwater Source of Drinking Water (Type GA) and are summarized below.

Volatiles

- The compound tetrachloroethene was detected in the groundwater sample from B-10 (23 ug/L) in excess of the guidance value of 5ug/L.
- Several VOCs were also identified slightly above the guidance values in the groundwater sample from B-6.

Semi-Volatiles

- Two SVOC compounds were detected above groundwater standards in B-6. No other SVOCs were identified above laboratory reporting limits in any of the other samples.

Metals

- Several Metals concentrations were identified above class GA groundwater limits in all three of the groundwater samples.

PCBs

- No PCBs were detected above the laboratory reporting limit in any of the groundwater samples.

Pesticides

- The pesticide Chlordane was detected in excess of standards in groundwater samples from B-6 and B-10.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Galli Engineering, P.C. has prepared this Supplemental Phase II Environmental Site Assessment (ESA) report on behalf of Wilder Balter Partners, Inc. This investigation was performed as a result of a NYSDEC request to provide additional sampling and analysis information at the subject Site, required for determination of acceptance of the Site into the Brownfield Clean-up Program.

Based on the analytical data, Galli Engineering concludes the following:

- There is significant Metals contamination present in the soils and groundwater at the subject Site, in excess of suggested NYS guidance values.
- SVOCs were detected above Track 2 Residential Use SCOs in soil samples collected from four (B-1, B-4, B-6, & B-7) out of ten borings
- VOCs were detected above Track 1 Unrestricted Use SCOs in soil samples from B-4 and B-5.
- The pesticide 4-4'-DDT was detected at a concentration of 9.6 ug/Kg in soil boring B-4, which is above the Track 1 Unrestricted Use SCO of 3.3 ug/Kg.
- Chlordane was detected in soil from B-5 at a concentration of 290 ug/Kg, however; no SCO exists for that compound.
- Two SVOC compounds were detected barely above groundwater standards in B-6.

- The pesticide Chlordane was detected in excess of standards in groundwater samples from B-6 and B-10.

Based upon the information and data collected during this supplemental investigation and summarized above, the contamination identified at the Site exceeds applicable SCOs and groundwater standards, and the contaminants of concern are consistent with historical use of the Site. Therefore the Site meets the definition of a brownfield and should be accepted into the Brownfield Cleanup Program for NYSDEC oversight of the remediation work that will be required.

APPENDIX A
LABORATORY ANALYTICAL REPORTS