April 4, 2017
(Final Revision October 5, 2017)

NYS Brownfield Cleanup Program

DRAFT Remedial Action Work Plan

Cottage Place Gardens
Phase 3B Parcel
209 Warburton Avenue
City of Yonkers
Westchester County, New York
BCP Site No. C360150

Prepared for:

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CERTIFICATIONS
Cottage Place Gardens
Phase 3B Parcel (BCP Site No. C360150)
209 Warburton Avenue, City of Yonkers

I, Jeffrey A. Marx, P.E., certify that I am a NYS registered professional engineer and that this Remedial Action Work Plan was prepared in accordance with applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) dated May 3, 2010.

082100	10/4/2017	
NYS Professional Engineer #	Date	Signature

BROWNFIELD CLEANUP PROGRAM
REMEDIAL ACTION WORK PLAN
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CITY OF YONKERS, WESTCHESTER COUNTY, NEW YORK

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1.0 INTRODUCTION & PURPOSE

1.1 Introduction

On behalf of CPG Phase III Limited Partnership, C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. (C.T. Male) has prepared this Remedial Action Work Plan (RAWP) pursuant to the New York State Department of Environmental Conservation (DEC) Brownfield Cleanup Program (BCP) in relationship to the property known as the Cottage Place Gardens Phase 3B Parcel located at 209 Warburton Avenue in the City of Yonkers, Westchester County, New York (herein the "Site"). A Site Location Map is presented as Figure 1.

CPG Phase III Limited Partnership entered into a Brownfield Cleanup Agreement (BCA) with the DEC in December 2015 (BCA Index No.: C360150-10-15), to remediate an approximate 0.954 acre property to Unrestricted Use as defined in 6 NYCRR Part 375. CPG Phase III Limited Partnership is a Volunteer in the BCP.

A BCP Application to Amend Brownfield Cleanup Agreement and Amendment was executed on August 29, 2017 (see Exhibit 1) to remove the southeastern portion of the original Phase 3B parcel containing an active daycare center from remaining portions of the Phase 3B parcel. This portion of the parcel was removed because the building containing the daycare center will remain in place and there were no remedial actions planned for this portion of the Phase 3B parcel in the original RAWP. The portion of the Phase 3B parcel being removed is approximately 0.167 acres in size thus amending the total area of the Phase 3B parcel subject to this RAWP from 0.954 acres to 0.787 acres. Herein forward, the RAWP will be applicable to the amended Phase 3B parcel boundaries (the "Site") and will exclude the southeastern portion of the Phase 3B parcel containing the daycare center.

When construction is completed, the Site will contain multi-family residential housing with associated parking and green spaces. Refer to the BCP application (under separate cover) and the BCP Application to Amend Brownfield Cleanup Agreement and Amendment (Exhibit 1) prepared by C.T. Male for additional details.

1.2 Purpose and Goal

The purpose of the RAWP is to provide a conceptual plan for the selected remedy of the Site. With concurrence from DEC, the preparation of a formal remedial design work plan is not planned considering that the remedial action (generally excavate and properly dispose) is a presumptive/proven (presumptive) remedial technology consistent with DEC DER-15: Presumptive/Proven Remedial Technologies, which is applicable to New York State's Remedial Programs including the BCP.

The goal of this RAWP is to provide guidance to CPG Phase III Limited Partnership's design and construction team to supplement the project's technical specifications, and bidding and construction documents. This guidance is required to incorporate the remedial action requirements into the overall Site development project to be in compliance with the BCP.

1.3 Nature and Extent of Contamination

The nature and extent of Site contaminants were identified through the completion of a DEC-approved Remedial Investigation (RI) of the Site in January 2017. Contaminants in media characterized by the RI were supplemented with analytical data of soil and groundwater sampled in a 2015 Phase II Environmental Site Assessment (ESA) of the Site completed by C.T. Male. The tasks completed as part of the RI and Phase II ESA included the following.

Remedial Investigation

Three (3) test borings were advanced to facilitate the collection of subsurface native soil samples for subjective and laboratory analysis. At each boring, one (1) sample each was collected of native soil underlying fill/soil material mantling the Site, the top of glacial till, and five (5) feet into the glacial till. The samples were analyzed for the Target Compound List (TCL) volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides and PCBs, and the Target Analyte List (TAL) metals, including cyanide (TCL/TAL parameters). Groundwater samples were not collected for laboratory analysis as a function of the RI.

A Vapor Intrusion (VI) assessment of the existing daycare center was performed as part of the RI, which included the collection and laboratory analysis of sub-slab vapor,

indoor air and outdoor air samples for laboratory analysis. The VI assessment did not identify environmental impacts to air quality at the daycare center.

2015 Phase II ESA

Three (3) test borings were advanced to facilitate the collection of fill/soil samples for subjective and laboratory analysis and for installation of monitoring wells to aid in the collection of groundwater samples for laboratory analysis. The fill/soil and groundwater samples were analyzed for the TCL/TAL parameters.

Tables 1 and 2 in Appendix B provide a summary of the analytical results for the native soil and fill/soil samples collected during the RI and 2015 Phase II ESA of the Site in comparison to the Unrestricted Use soil cleanup objectives (SCOs). Figure 2 in Appendix A depicts the overall native soil and fill/soil sampling locations and depicts those sampling locations where analytes were detected at concentrations exceeding Unrestricted Use SCOs. Figure 3 identifies the estimated horizontal and vertical extent of fill/soil and native soil that will require removal and proper disposal as the remedial action.

Table 3 in Appendix B provides a summary of the analytical results for the groundwater samples collected as a function of the 2015 Phase II ESA of the Site in comparison to NYS Department of Environmental Conservation (DEC) Division of Water TOGS 1.1.1 regulatory standards and guidance values (regulatory criteria). Figure 4 in Appendix A depicts the groundwater sampling locations and depicts those sampling locations where analytes were detected at concentrations exceeding DEC regulatory criteria. The general groundwater flow direction is inferred to be from the east to the west, similar to the ground surface topography.

Based on the findings and results of the RI, remedial action objectives (RAOs) have been identified for the Site as presented in the following table.

Affected Media	Remedial Action Objectives
Fill/Soil and Native Soil	RAOs for Public Health Protection • Prevent ingestion/direct contact with contaminated fill/soil and impacted native soil. • Prevent inhalation of, or exposure to, contaminants volatilizing from contaminated soil.

Affected Media	Remedial Action Objectives
	RAOs for Environmental Protection • Prevent migration of contaminants that would result in groundwater contamination.
Groundwater	RAOs for Public Health Protection • Prevent ingestion of groundwater containing contaminant levels exceeding drinking water standards. • Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater. RAOs for Environmental Protection • Restore groundwater aquifer, to the extent practicable, to pre-disposal/pre-release conditions. • Remove the source of groundwater contamination.
Surface Water	Not Applicable
Sediment	Not Applicable
Soil Vapor	Not Applicable

1.4 Remedial Action Approach

The remedial action for the Site is generalized as "fill/soil excavation and off-site disposal". The remedial action may also include temporary groundwater evacuation and treatment if the remedial excavation extends into groundwater. The depth to groundwater beneath the Site, as measured on December 22, 2014 ranged from four (4) to 10 feet beneath the ground surface (bgs).

The specific elements of the selected remedy are as follows:

- Excavation and off-site disposal of fill/soil mixtures mantling the Site from the ground surface generally to the top of native soils, with select excavations extending beyond the bottom of the fill/soil mixtures to include native soils containing contaminants at concentrations exceeding SCOs. The remedial excavation may also include the additional excavation of native soils that do not meet Unrestricted Use SCOs based on analytical results of confirmatory post-excavation sampling and analysis. The remedial excavation will extend

horizontally to the Site boundaries or to the extent feasible without compromising the integrity of structures on adjacent properties and/or as limited by access restrictions from adjacent property owners. In the event of not being able to extend excavations to the property boundaries, the limits of the Brownfield Cleanup Program Agreement (BCA) would be adjusted accordingly via a BCA amendment. The proposed horizontal and vertical limits of the remedial excavation are depicted on Figure 3 in Appendix A.

Grossly impacted fill/soil (as defined at DER-10, Section 1.3, Item 23) encountered in the excavation floor at the depth limits of the proposed excavations will be further excavated and staged on-site pending waste characterization and subsequent off-site disposal. The extent of the grossly impacted fill/soil will be subjectively assessed using PID headspace analysis and organoleptic (sight and smell) perception. Confirmatory post-excavation end-point fill/soil or native soil samples will be collected for laboratory analysis to confirm adequate removal of the material to the prescribed SCGs.

- Groundwater at the Site is impacted by SVOCs and metals at concentrations exceeding regulatory standards and guidance values. Groundwater entering the excavations during soil remediation will be evacuated and transferred into a temporary holding tank. The groundwater will be treated via carbon filtration (if impacted above applicable discharge limits) and discharged to the closest connection to the municipality's sanitary collection system (i.e. sanitary line along Warburton, Lamartine and/or Woodworth Avenues). If this is implemented, pre- and post-treatment sampling will be performed of the water treatment system to confirm that the discharge meets the limits established by the Westchester County Department of Environmental Facilities (DEF). The sampling will be conducted prior to system startup and during on-going system discharges at sampling frequencies required by the Westchester County DEF.

  Municipal water is available to the public in and around the Site eliminating the potential for the public to ingest contaminated groundwater. The approach to remediate groundwater that may enter the soil remediation excavations will enhance protection of public health by reducing the volume of presumably impacted groundwater beneath the Site.

1.4.1 Tank Discovery Contingency

This contingency applies to the procedures to be employed in the event that underground storage tanks (USTs) need to be removed from the Site, if encountered. General procedures for the removal of any USTs that may be encountered within the Site will include the following.

- Closure of the USTs and associated appurtenances (product, fill and vent piping, underground electric, concrete pump island, etc.) shall conform to applicable sections of DER-10 and the NYSDEC Petroleum Bulk Storage regulations 6 NYCRR Part 613-2.6, Out-of-service UST Systems and Closure.

- Any soils, fill, concrete and/or asphalt overlying and/or surrounding the tank will be removed to allow access to the tank. The contents of the USTs shall be removed by employing a vacuum truck and transported to a disposal facility permitted to accept this waste. If in small quantities, the liquids may be temporarily stored in labeled DOT approved 55-gallon drums for disposal at an approved treatment, storage and/or disposal facility (TSDF). Any oil soaked personal protective equipment, clothing and polyethylene (i.e., PPE) shall also be placed in a labeled DOT approved 55-gallon drum for off-site disposal.

- The UST shall be accessed either through tank manholes (if present) or a hole shall be cut in the tank to allow access for removal of the tank contents and cleaning while the UST remains in-place. Polyethylene shall be placed on the ground adjacent to the tank openings to mitigate contamination of the ground surface when cleaning the tank's interior. Prior to entering the tanks for cleaning, the atmosphere inside the tanks shall be assessed by the Contractor completing the work and deemed safe to enter. Confined space entry procedures shall be performed in accordance with 29 CFR Part 1910.146 for tank cleaning.

- The USTs will be cleaned and purged of any vapors in accordance with applicable regulations. The USTs shall be rendered unusable on-site by cutting a hole in them after removed from the ground. The tank, distribution and vent piping, and associated equipment shall be properly disposed of off-site at a steel recycling facility. Records of disposal/recycling shall be provided to the Remediation Engineer in a timely manner.

- The waste contents of the tanks and associated piping and equipment, and cleaning wastes shall be properly managed and disposed of off-site at an approved TSDF. The wastes shall be transported by a 6 NYCRR Part 364 transporter permitted to transport these wastes, and disposed of at a facility permitted to accept the waste being disposed of. The disposal facility and general type of waste shall be specifically listed on the transporter's permit.
- Registration of the tanks as "closed-removed" in accordance with NYSDEC Petroleum Bulk Storage regulations.

1.5 Remedial Treatment Units

The entire Site, the limits of which are shown on Figure 3, is to be considered as one (1) remedial treatment unit or area of concern.

The fill/soil and native soil sampling locations, sampling depths and concentrations of analytes exceeding applicable SCGs are summarized in Figure 2 in Appendix A and Tables 1 and 2 in Appendix B. The groundwater sampling locations exceeding SCGs are summarized in Figure 4 in Appendix A and Table 3 in Appendix B

1.6 Applicable NYS Standards, Criteria and Guidance (SCGs)

The applicable SCGs for each media type to be remediated during the remedial action are summarized as follows:

Media	Regulation	SCGs
Fill/Soil and Native Soil	6 NYCRR Part 375 (December 14, 2007)	Table 375-6.8(a) Unrestricted Use Soil Cleanup Objectives
Groundwater	DEC Division of Water TOGS 1.1.1	Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations (June 1998)

A copy of the December 14, 2007 6 NYCRR Part 375 Table 375-6.8(a) is included in Appendix B for reference. The DEC Division of Water TOGS 1.1.1 document is not

included, but the standards or guidance values for the remedial action will be the ambient groundwater (GA class) values.

In the event that the proposed Track 1 Unrestricted Use cleanup cannot be achieved, movement to a Track 4 Restricted Residential Use cleanup may be necessary. Soil SCGs for Unrestricted use and Restricted Residential use of the Site are included in Table 375-6.8(a) and Table 375-6.8(b), respectively, in Appendix B.

1.7 Remedial Action Schedule

It is expected that the remedial action will be completed in two (2) phases as follows:

Phase I: Asbestos Abatement and Building Demolition

Phase I is anticipated to be completed during the Fall of 2017 and Winter of 2018, and will include the following tasks.

-Asbestos abatement and demolition of the townhouse structures. Abatement of asbestos containing materials (ACM) will be in accordance with the New York State Department of Labor (NYSDOL) Industrial Code Rule (ICR) 56. The ACM abatement work activities will be managed under the requirements of the NYSDOL rather than the DEC Division of Environmental Remediation.

-Building foundation concrete (footers, walls and slabs) in contact with Site soils will either be addressed as part of the building demolition or will be left in place and addressed as part of the remedial excavation. If removed as part of the building demolition, methods will be employed to remove any soils adhering to the concrete prior to the concrete leaving the Site for off-site disposal.

-The Site's southeastern adjoining daycare center is anticipated to remain open during the demolition of buildings within the CPG Phase 3B parcel. A Special Requirements Community Air Monitoring Plan (see Section 3.2 and Appendix C) will be utilized during demolition of building components that are in contact with the site's impacted soils.

Phase II: Remedial Action

Phase II is anticipated to be completed during the Fall of 2017 and Winter of 2018, and will include the following tasks.

-Excavation and off-site disposal of all fill/soil mixtures and select native soils mantling the Site (see Figure 3 for proposed excavation depths), and the possible additional excavation of native soils that do not meet Unrestricted Use SCOs based on analytical results of confirmatory post-excavation sampling. The remedial excavation will extend to the boundaries of the Phase 3B parcel.

-If building foundation concrete is addressed during the remedial action, the concrete will be broken up and disposed of with the excavated contaminated fill/soil or the concrete will be disposed of as a separate waste stream provided that any soils adhering to the concrete are removed prior to the concrete leaving the Site for off-site disposal. The disposal location will be required to the submitted to the certifying remedial engineer prior to removal from the site.

-Other appurtenances that may be in contact with contaminated Site soils include, but are not limited to, asphalt access-ways and parking lots; concrete walkways, stairways, retaining walls, bollards and curbing; subsurface portions of handrails, light posts and signage, and underground utilities. These appurtenances, and any other appurtenances encountered within the remedial excavation, will be broken up and disposed of with the excavated contaminated fill/soil or disposed of as a separate waste stream provided that any soils adhering to the appurtenances are removed prior to the appurtenances leaving the Site for off-site disposal. The disposal location will be required to the submitted to the certifying remedial engineer prior to removal from the site.

-Provide groundwater evacuation, characterization, treatment and off-site disposal as necessary during the remedial excavation.

-Prior to beginning the remedial excavation, monitoring wells within the Site containing groundwater will be abandoned in accordance with DEC Policy CP-43: Groundwater Monitoring Well Decommissioning Policy, dated November 3, 2009. Monitoring wells to be abandoned will be tremi-grouted from the bottom of the monitoring well to the anticipated bottom of the remedial excavation. Monitoring wells that do not contain groundwater will be removed and disposed of with the fill/soil from the remedial

excavation. The monitoring wells that are within the boundaries of the Phase 3B parcel are depicted on Figure 2 as MW-1, MW-2 and MW-3.

-Characterization and off-site disposal of drummed investigation derived wastes generated during the RI of the Site. These include three (3) 55-gallon drums containing drill cuttings from the test borings.

-Preparation and submission of the Final Engineering Report (FER), which is anticipated to be completed during the Spring of 2018. The time lapse for submission of the FER takes into account the time required for receipt of analytical results of remedial excavation end-point sampling, data validation of the analytical results, and review by the Volunteer. A more detailed remedial action schedule will be provided to the Department after completion of field work associated with the remedial activities.

-The Site's southeastern adjoining daycare center is anticipated to remain open during the remedial action. The Special Requirements Community Air Monitoring Plan (see Section 3.2 and Appendix C) will be utilized during the remedial action.

1.8 Miscellaneous General Requirements

Prior to commencement of the remedial action, a project sign stating that the work is being completed under the Brownfield Cleanup Program will be erected and conspicuously displayed. The sign will conform to Department specifications for construction (i.e., size and content).

Prior to beginning construction of the remedial action (excluding the asbestos abatement and building demolition phase), a pre-construction meeting will be held with the Department, the Volunteer, the remedial engineer (C.T. Male), the construction manager and the contractor/subcontractors designated to complete the remedial action related work.

The hours of operation of the remedial construction work will conform to the City of Yonkers construction codes. The Department will be notified by the Volunteer of any variances issued by the City of Yonkers.

1.9 Citizen Participation

Citizen participation will continue on this project as follows:

- Placement of the draft RAWP in the document repositories prior to the public comment period. A cursory review of the draft RAWP will be conducted by DEC for general acceptance before being submitted to the repositories, and then reviewed in more detail by DEC during the comment period.
- Issue a notice for the start of a 45 day public comment period for the draft RAWP.
- Comments issued by DEC at the end of the 45 day public comment period will be addressed as necessary to finalize the RAWP.
- Once the RAWP has been finalized, a public notice fact sheet will be released by the Department before the start of the remedial construction work.

DEC approval of the RAWP will follow the public comment period unless a public meeting is requested and deemed necessary by DEC. If necessary, a public meeting can be held towards the end of the 45 day comment period to explain the project in further detail, and address public questions and comments.

2.0 TEMPORARY CONSTRUCTION FACILITIES

2.1 Site Security

The Site is an approximate 0.787 acre single lot that fronts Warburton Avenue and Lamartine Avenue. The Site consists of several one and two-story townhouse buildings with associated asphalt paved access-ways and parking areas, concrete sidewalks, and landscaped areas. Currently, the Site is easily accessible to the general public from Warburton and Lamartine Avenues.

Because the Site is easily accessible to the public, construction fencing with a lockable gate(s) will be installed and maintained around the entire perimeter of the Site prior to the start of the building asbestos abatement and demolition activities, and remain in-place throughout the remedial action and subsequent new construction phases of the project.

2.2 Trailers/Office Space

A construction office trailer(s) or office space will be provided by the contractor for use by the environmental consultant and DEC personnel. The space shall include a desk or table to work on and power to daily charge field monitoring equipment. A minimum area, generally 6 feet by 6 feet, should be sufficient.

2.3 Equipment Decontamination

Construction equipment that comes into contact with the Site's contaminated fill and soil, and potentially impacted groundwater, will be considered contaminated. Prior to the equipment being demobilized from the Site, the equipment will be decontaminated in a manner that removes adhered soils and residues, and washes/rinses the equipment in a controlled manner thereby capturing the soils and wash/rinse water for proper off-site disposal. The waste soils and wash/rinse water will be captured using a stationary or movable decontamination pad. The accumulated soils from the decontamination effort will be staged with the remediated contaminated soils and ultimately disposed of off-site. The decontamination water will be transferred into 55 gallon drums or directly to the on-site groundwater treatment system (if used) on an as needed basis.

If drums are used to containerize the decontamination water, the contents of the drums will be characterized through generator knowledge, analytical testing from the RI and/or additional lab testing of the actual waste in accordance with the target disposal facility's permit requirements. Waste profile paperwork will be reviewed by C.T. Male and signed by an authorized representative of the Volunteer. Waste manifests will also be reviewed and signed by an authorized representative of the Volunteer.

Trucks entering and exiting the Site will be subject to the requirements of the Site specific erosion and sediment control measures outlined in this RAWP and site specific Stormwater Pollution Prevention Plan (SWPPP), which shall include the requirements of a stabilized construction entrance to mitigate fill/soil from being tracked off-site and onto roadways (see Section 2.7). Trucks, while being loaded with contaminated fill/soil for transport to the disposal facility, will be situated in a manner that limits the potential for transporting the Site's surface fill/soil off-site (i.e., the trucks will be staged atop the construction entrance and/or on plastic). If necessary, truck tires and exterior surfaces subject to being soiled by falling impacted fill/soil during loading, will be broom swept prior to leaving the Site to reduce tracking of fill/soil onto surrounding public roadways. The public roadway where trucks exit the Site will be monitored by the remediation engineer field representative. If fill/soil tracking is apparent, improvements to the erosion and sediment controls and fill/soil loading procedures will be required and implemented. Trucks entering and exiting the Site will also conform to the Site's State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity.

2.4 Groundwater Dewatering System During Construction

The remedial action and subsequent new construction may require groundwater dewatering and treatment. If requested, DEC will be provided the opportunity to review the dewatering and treatment system design prior to its implementation.

It is the Volunteer's intention to treat groundwater and discharge it to the closest connection to the municipality's sanitary collection system (i.e. sanitary line along Warburton, Lamartine and/or Woodworth Avenues). If this is implemented, pre- and post-treatment sampling will be performed of the water treatment system to confirm that the discharge meets the limits established by the Westchester County Department of Environmental Facilities (DEF). The sampling will be conducted prior to system

startup and during on-going system discharges at sampling frequencies required by the Westchester County DEF.

For the purpose of tracking the volume of treated groundwater that is discharged to the sanitary collection system, a water meter will be installed in line with the groundwater treatment system. The groundwater treatment system will be equipped with equipment to reduce suspended sediment, pre-and post-treatment sampling ports, and treatment media such as granular activated carbon.

2.5 Impacted Soil Handling

All fill/soil within the Site boundaries commencing at the ground surface and extending vertically downwards to the upper horizons of native soil, and select deeper native soil excavations, will be considered as contaminated and will require special handling. The remedial excavation will extend to an average depth of six (6) feet below existing Site grades with the exception of select areas within native soil where contaminants extend beyond the six (6) foot depth limit. In areas where the Site buildings have been demolished and the elevation of the former buildings' footprint is at a lower elevation than surrounding grades, the excavation will still extend to a depth of six (6) feet below the original surface grades that surrounded the building (i.e., if, after demolition, the building footprint elevation is three (3) feet below surrounding grades, the building footprint area will be excavated to a vertical depth of three (3) feet below the bottom of the building footprint).

Approximately 8,235 cubic yards (or 14,000 tons) of contaminated fill/soil is anticipated to be removed and disposed of off-site. The overall excavation depths may be adjusted based on organic vapor screening with a photo-ionization detector and visual observations. Confirmatory end-point soil samples will be collected and analyzed to confirm the fill/soil that remains in-place meets applicable SCOs.

Upon completion of the remedial action, excavation of additional native soil may be necessary to facilitate construction of deeper building foundations. If the confirmatory endpoint floor samples from the remedial excavation indicate that the native soils are not impacted above Unrestricted Use SCOs, then these soils will be considered as clean soil and the reuse and/or disposition of these soils will no longer be regulated.

The handling of the contaminated fill/soil will involve direct loading into dump trucks or trailers, and if not directly loaded, stockpiled on-Site. For soil stockpiling, the fill/soil will be staged on a minimum of 12-mil plastic and covered with the same to mitigate washout by rainwater. For directly loaded fill/soil, the trailers will be covered during transport with solid covers (not mesh), and if high in moisture content where free-standing water will be released, the truck gates will be sealed and/or lined with plastic. Mesh tarps or covers will not be allowed for trucks hauling impacted fill/soil from the site.

In order to dispose of the contaminated fill/soil at an off-site disposal facility (and to be able to directly load the material into dump trucks and/or trailers), waste characterization samples will be collected before the remedial action begins. This will be accomplished by advancing exploratory test pits for collection of representative fill/soil samples for laboratory analysis. The number of samples and analytical requirements shall be in accordance with the target disposal facility's disposal permit requirements, and if unspecified, shall be at a minimum for the full Toxicity Characteristic Leaching Procedure (TCLP) parameters and RCRA characteristics.

2.6 Utility Disconnects

The Site is serviced with electricity and natural gas from Con Edison. Potable water is provided by the City of Yonkers Water Bureau. The Westchester County DEF is responsible for sanitary sewer service to the Site. Additionally, private utilities installed as part of the construction of the townhouse complex may be present beneath the Site. These include drainage and storm water piping, fiber optic and cable lines. All of the active utilities shall be located and temporarily disconnected per City and County requirements, properly rerouted or protected during excavation in cooperation with applicable utility companies.

2.7 Construction Entrance

A stabilized construction entrance will be installed to mitigate the tracking of potentially contaminated fill/soil onto public rights-of-way from vehicle traffic exiting the Site. The construction entrance will be constructed of No. 2-inch stone, not less than six (6) inches in depth, placed over filter fabric. The construction entrance shall be a minimum 50 feet in length by 20 feet in width. The construction entrance will be

amended with new stone on an as needed basis as determined by the Remediation Engineer or field representative. Details for a construction entrance are presented on Figure 3 in Appendix A.

2.8 Excavation Shoring/Sheeting

Due to the anticipated horizontal and vertical remedial excavation depths and the estimated vertical depths for foundation construction after completion of the remedial action, shoring and/or sheeting may be required to effectuate stable and safe excavation conditions. The need for and design of the shoring/sheeting systems will be the responsibility of the earthwork contractor, and shall be designed by a licensed professional engineer. Prior to commencement of the remedial action, excavation shoring/sheeting plans will be submitted to DEC for their information. Excavation shoring/sheeting plans for non-remedial needs are not required to be submitted to DEC.

2.9 Monitoring Well Abandonment

Prior to beginning the remedial excavation, monitoring wells within the Site containing groundwater will be abandoned in accordance with DEC Policy CP-43: Groundwater Monitoring Well Decommissioning Policy, dated November 3, 2009. Monitoring wells to be abandoned will be tremi-grouted from the bottom of the monitoring well to the anticipated bottom of the remedial excavation. Monitoring wells that do not contain groundwater will be removed and disposed of with the fill/soil from the remedial excavation. The monitoring wells that are within the boundaries of the Phase 3B parcel are depicted on Figure 2 as MW-1, MW-2 and MW-3.

3.0 SITE CONTROLS DURING REMEDIAL ACTION

3.1 Stormwater Management

Although the cumulative area of soil disturbance for the Phase 3B parcel is less than one (1) acre, CPG Phase III Limited Partnership is required to obtain coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity before commencing construction activity based on the following language excerpted from Part I.A.1 of the DEC SPDES General Permit for Stormwater Discharges From Construction Activity (GP-0-15-002), which states:

"Construction activities involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a larger common plan of development or sale that will ultimately disturb one or more acres of land".

In accordance with the New York Guidelines for Urban Erosion and Sediment Control and the New York State Stormwater Management Design Manual, erosion and sediment control measures, pollution prevention measures, and if applicable, post-construction water quality treatment, shall be designed by CPG Phase III Limited Partnership and presented in the form of a Stormwater Pollution Prevention Plan (SWPPP).

The following forms are needed to be completed and submitted to comply with the requirements of the General Permit for Stormwater Discharges from Construction Activity - GP-0-15-002:

- Notice of Intent (NOI) to DEC, which is a request for coverage under the General Construction Stormwater Permit;
- SWPPP Acceptance Form, which is required along with the NOI because the Site is located within the boundaries of an MS4. The SWPPP must be reviewed and accepted by the MS4 prior to submitting the NOI to the DEC; and
- Notice of Termination (NOT) to DEC, which is a notification that the construction project is complete and has met the requirements of the construction permit.

A copy of the blank Notice of Intent, Notice of Termination and SWPPP Acceptance forms are available through DEC's website. The SWPPP, NOI and SWPPP Acceptance forms will be provided to DEC under separate cover after approval from the City of Yonkers Engineering Department, but prior to start of construction. The NOT will be provided to DEC upon completion of the Site disturbance portion of the project.

3.2 Air Monitoring

A Community Air Monitoring Plan (CAMP) will be followed during ground intrusive remedial activities (i.e., excavation and handling of Site fill/soil). The intent of the CAMP is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and passerbies and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of remedial work activities. The CAMP is not intended for use in establishing action levels for worker respiratory protection. The CAMP will monitor the air for dust (particulate air monitoring, see Section 3.2.1) and volatile organic compound vapors (VOC air monitoring, see Section 3.2.2) at the downwind perimeter of the work area. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown.

Remedial actions will not take place within occupied site buildings. In areas where remedial actions will take place within 20 feet of occupied buildings, VOC and particulate monitoring will be conducted in accordance with the Special Requirements CAMP. The CAMP and Special Requirements CAMP are included in Appendix C.

3.2.1 Particulate Air Monitoring

Three (3) real-time particulate monitors capable of continuously measuring concentrations of particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) will be utilized. The instruments will be placed inside environmental enclosures at temporary monitoring stations based on the prevailing wind direction each work day, one upwind and two downwind of the designated work areas. If the remedial action is taking place within 20 feet of occupied structures, monitoring will be conducted opposite the walls of the occupied structures or next to the structures' air intake vents.

Each particulate monitor will be equipped with a telemetry unit capable of transmitting real-time particulate data to the Remediation Engineer and/or field representative. The particulate monitoring instruments will be capable of displaying and transmitting the short term exposure limit (STEL) or 15 minute averaging period, which will be compared to the NYSDOH Generic and Special Requirements Community Air Monitoring Plan action levels for particulates, as listed below. The instruments are programmed to alarm at preset action levels. At the end of each day, the readings for each instrument will be downloaded to a PC and retained for future reference and reporting.

- If the downwind and/or occupied structures PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that the downwind and/or occupied structures PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.
- If, after implementation of dust suppression techniques, the downwind and/or occupied structures PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind and/or occupied structures PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

In the event of poor weather such as heavy rain, particulate monitoring will not be performed for protection of instrumentation. These weather conditions would limit the effectiveness of the sensitive monitoring equipment and likely suppress particulate generation. Work activities will be halted if fugitive dust migration is visually observed for a sustained period of time during poor weather conditions.

3.2.2 Volatile Organic Compound Air Monitoring

C.T. Male will continuously monitor for volatile organic compounds (VOCs) at the downwind perimeter of the immediate work areas and/or occupied structures with a

MiniRAE 3000 VOC monitor or equal. The VOC monitor will be placed in the downwind and/or occupied structures environmental enclosures containing a particulate monitor. The downwind VOC monitor will be equipped with a telemetry unit capable of transmitting real-time VOC data to the Remediation Engineer and/or field representative. The VOC monitoring instrument will be capable of displaying and transmitting the short term exposure limit (STEL) or 15 minute averaging period, which will be compared to the NYSDOH Generic and Special Requirements Community Air Monitoring Plan action levels for VOCs, as listed below. The downwind and/or occupied structures VOC STEL readings will be downloaded to a PC and retained for future reference and reporting.

Upwind VOC STEL concentrations will be measured at the start of the work day and periodically thereafter employing a handheld MiniRae 3000 VOC monitor to evaluate the Site's background conditions. Background VOC readings will be obtained in the occupied structures prior to commencement of the planned work. Any unusual background readings will be discussed with NYSDOH prior to commencement of the work. The upwind VOC STEL readings will be manually recorded for future reference and reporting.

- If the ambient air concentration of total organic vapors opposite the walls of occupied structures exceeds 1 ppm above background for the 15-minute average, work activities will be temporarily halted and monitoring will be conducted within the occupied structure.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone (not including the occupied structures) exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone (not including the occupied structures) persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and

monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown. Work activities will then be evaluated to determine the source of the organic vapors and the engineering controls required to reduce/eliminate the organic vapors.

3.3 Noise and Vibration

There is potential for noise and vibration to be an issue depending on the means and methods selected by the construction contractor to excavate and load the Site fill/soil during the remedial action. If sheet piling is used to facilitate the excavation of Site fill/soil during the remedial excavation, the project plans and specifications will require the contractor to plan for and provide, as necessary, controls to mitigate noise and vibration from adversely affecting the community.

3.4 Dust Control

Dust suppression techniques will be required as necessary to control fugitive dust to the extent practical during the remedial action. Such techniques must be employed, at a minimum, if the community air monitoring results indicate that particulate levels are above action levels. All reasonable attempts will be made to inhibit visible and/or fugitive dusts. Techniques to be utilized by the contractor may include one or more of the following:

- Applying water to haul roads.
- Wetting equipment and excavation faces.
- Spraying water on buckets during excavation and dumping.
- Hauling materials in containers or vehicles with solid tarp covers.
- Restricting vehicle speeds on-site.

- Covering excavated areas and materials immediately after excavation activity ceases.

The contractor will be required to perform dust control measure in a manner consistent with the applicable portions of the "New York Guidelines for Urban Erosion and Sediment Control" and the "New York State Stormwater Management Design Manual".

3.5 Construction Observation and Certification

Phase I (site preparation) work includes asbestos abatement followed by demolition of the Site buildings. C.T. Male Associates will provide observation by an asbestos project monitor during the ACM abatement work, as required by ICR-56. The asbestos project monitor will be responsible for collecting daily air samples in accordance with ICR-56. As air monitoring will be conducted per DOL requirements during the ACM abatement work, CAMP related air monitoring will not be performed during this portion of the work. Once the ACM has been abated, C.T. Male will provide a full-time construction observer to monitor the building demolition aspect of the project and conduct CAMP monitoring.

Phase II (remedial action) work includes excavation (disturbance) of existing fill/soil and native soil; possible groundwater evacuation, characterization, treatment and disposal; possible abandonment of monitoring wells; and possible installation of sheeting and shoring within the remedial excavation. C.T. Male will provide full-time observation during the remedial action. At the point in construction when the environmental related issues have been fully addressed (i.e., impacted fill/soil and native soil removed and off-site, groundwater treatment is stabilized or completed, CAMP monitoring is no longer required, etc.), C.T. Male will no longer provide construction observation.

Periodic observation of the remedial action will be made by a C.T. Male registered professional engineer in order to provide the required certification of the FER. The engineer will also have responsibility for the construction observer during the remedial action to document that the project is implemented by the construction contractor in accordance with the DEC approved RAWP, including the engineering review of remedial related contractor submittals and field changes for the remedial related work.

3.6 Odor Control

If nuisance odors are identified to extend beyond the perimeter of the work area during the fill/soil remedial excavation, measures that may be implemented include limiting the area of open excavations, limiting the size of soil stockpiles, shrouding open excavations with tarps and other covers, using foams to cover exposed odorous soils, direct load-out of soils to trucks for off-site disposal, use of chemical odorants via spray or misting systems, and use of staff to monitor odors in surrounding neighborhoods.

4.0 HEALTH AND SAFETY PLAN (HASP)

Health and safety procedures to be followed by C.T. Male will be conducted in accordance with a site-specific Health and Safety Plan (HASP). The HASP will be developed prior to the commencement of the remedial action and will be available at the Site during the remedial action.

The contractor completing the remedial work will be required to provide a site specific HASP that is certified by a Certified Industrial Hygienist or equivalent safety professional. The contractor's employees will be required to have read and understood their company's site specific HASP prior to completing the work.

5.0 CONFIRMATION AND DOCUMENTATION SAMPLING

5.1 Post-Remediation Confirmation Sampling

Post-remediation verification soil samples will be collected for laboratory analysis after removal of impacted fill/soil and native soil to document that Unrestricted SCOs have been met. The samples will be analyzed for TCL VOCs and SVOCs, and TAL metals. The samples will not be analyzed for the TCL pesticides and PCBs. The analytical parameters selected for the post-remediation verification samples are based on the analytes detected above applicable SCGs during the RI.

Post-remediation verification soil samples will be collected at a frequency of one (1) grab sample per each 900 square feet of excavation floor and one (1) sample from the bottom of each sidewall for every 30 linear feet of sidewall, pursuant to DEC DER-10. The excavation is anticipated to extend to the Site's property boundaries, verification samples from the remedial excavation sidewalls is necessary to document the level of Site contamination, if any, at the property boundaries. Additionally, one (1) grab sample of native soils will be collected from the bottom, and one (1) grab sample will be collected from the bottom of each sidewall for every 30 linear feet of sidewall, from each excavation that is proposed to extend deeper into native soils (see Figure 3). Each of these excavations is approximately 900 square feet. The bottom and sidewall samples will be collected to verify the successful remediation of contaminants within these deeper excavations.

The laboratory will provide the analytical results in DEC ASP Category B Data Deliverable format for subsequent third party data validation. Data validation will be performed in accordance with the USEPA National and Regional Validation Guidelines/Procedures to determine the applicable qualifications of the data. The validator will then prepare a Data Usability Summary Report (DUSR) in accordance with DEC guidance.

5.2 Groundwater Treatment Documentation Sampling

Groundwater treatment may be necessary during the remedial action and subsequent new subgrade construction. The documentation and sampling necessary for the

groundwater treatment system will be dependent on the requirement of the applicable City and/or County permit for such treatment system. Documentation will likely include influent (prior to treatment) and effluent (post treatment) sampling which will be used to gauge groundwater contaminant levels, document conformance to applicable permit discharge limits, and set forth the frequency of change-out of groundwater treatment media (i.e., granular activated carbon). The proposed sampling frequency and analysis will be presented to DEC for concurrence prior to implementing.

5.3 Imported Fill Testing

The source of the fill and the analytical data will be provided to the DEC for review and approval prior to importing the fill to the Site. The sampling and analysis requirements for fill imported to the Site are set forth in 5.4(e)10 of DEC DER-10, Technical Guidance for Site Investigation and Remediation (DER-10). The following requirements must also be met:

- All materials proposed for import onto the Site will be approved by the certifying remedial engineer, and the DEC, and will be in compliance with provisions in 6 NYCRR Part 375 and DER-10 prior to delivery to the Site.

- Material from industrial sites, spill sites, or other environmental remediation sites or potentially contaminated sites will not be imported to the Site.

- All imported soils will meet the quality standards established in 6 NYCRR 375-6.7(d). Based on an evaluation of the land use, protection of groundwater and protection of ecological resources criteria, the resulting soil quality standards are listed in Table 375-6.8(a) in Appendix B. Soils that meet 'exempt' fill requirements under 6 NYCRR Part 360, but do not meet backfill objectives for this Site, will not be imported onto the Site without prior approval by DEC. Solid waste will not be imported onto the Site.

- Trucks entering the Site with imported soils will be securely covered with tight fitting solid covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

6.0 APPLICABLE PERMITS AND RELATED

6.1 ACM Abatement/Building Demolition Work

Prior to starting asbestos abatement, there are two (2) required notifications, one on the State level and one on the Federal level (USEPA). There is a minimum 10 calendar day notification of the ACM abatement activity from the NYSDOL (State), which will be sought by the asbestos abatement contractor. There is a 19 working day notification of demolition and renovation from USEPA, which will be solicited by the asbestos abatement contractor. Each building shall be considered a separate project for the NYSDOL notification requirements.

A Building Permit will be sought from the City of Yonkers by the Owner (or the contractor, as applicable) prior to the initiation of the demolition activities and construction activities.

A Demolition Permit shall be applied for by the General Contractor and obtained from the City of Yonkers. As part of the application, the applicant is required to engage a licensed firm to inspect the structure for the presence of asbestos, which has been completed by C.T. Male. A copy of C.T. Male's Asbestos Survey will be made available to the General Contractor. The applicant shall file a certificate of finding with Department of Housing and Buildings (DHB) prior to the issuance of a Demolition permit. It shall be unlawful to engage in an asbestos removal project unless and until satisfactory proof of compliance with Article 30 of Labor Law of the State of New York is filed with the DHB and a permit has been obtained from DHB for any asbestos removal.

Copies of, or evidence of the DOL notification, the approved building permit, and the approved demolition permit will be made part of the Final Engineering Report.

6.2 Groundwater Discharge

A dewatering system may be necessary during the remedial action and subsequent new subgrade construction to mitigate groundwater infiltration. Groundwater extracted from the subsurface may require treatment prior to discharge to the closest MS4 combined sewer manhole, which will require a sewer discharge permit. The

requirements of a sewer discharge permit will be sought from the Westchester County DEF; the entity that operates the local sewage treatment plant. DEC will be provided a copy of the approval to discharge to the sewer, when applied for and received from DEF. If the volume of groundwater requiring treatment is anticipated to be low, the impacted groundwater may be pumped to temporary tank(s) and periodically removed from the Site in tanker trucks. The tank liquids will be properly managed and disposed of off-site at an approved treatment, storage and disposal facility (TSDF). The wastes will be transported by a 6 NYCRR Part 364 transporter permitted to transport these types of wastes, and disposed of at a facility permitted to accept the waste being disposed of.

7.0 SITE RESTORATION

7.1 General

The Site will be restored upon completion of work in accordance with the plans and specifications for new construction. Imported backfill will be tested in accordance with Section 5.3. Once the Site is backfilled to final grade or at some point prior to when existing site soils are no longer being disturbed, CAMP monitoring will be discontinued with pre-approval from DEC.

8.0 REPORTING AND CERTIFICATE OF COMPLETION

8.1 Weekly Progress Updates

Progress meeting minutes will be submitted to the DEC Project Manager via email during the remedial action (Phase II only). The progress report will briefly summarize the remedial activities completed at the Site for the previous week. The progress report will be submitted at the beginning of the following week. The format will be in a bulleted style generally highlighting the major items accomplished during the previous week.

8.2 Monthly Progress Reports

Monthly progress reports will report on the progress of the remedial actions accomplished during the reporting period. The reports will be submitted to DEC, with a copy to the NYS Department of Health project manager and pertinent personnel representing the Volunteer. The progress reports will be submitted on or about the 10th day of each month. The progress reports will generally include the following information, where applicable.

- Any request for modifications to the approved RAWP, and the status of previously requested modifications.
- A discussion of project progress and significant activities during the reporting period, including the status of any requisite permits.
- A discussion of pending/planned significant project activities during the next two months, unless another time frame is authorized by the Department.
- The approved remedial action schedule and proposed modifications to the remedial action schedule, resulting from new information and/or unforeseen conditions.
- A discussion of any problems or delays in the implementation of the remedial action relative to the work and/or remedial action schedule.

- Proposed actions to correct any identified problems, including how to mitigate any adverse schedule impacts.

- Any additional, pertinent documentation that is available (e.g., photographs) that helps communicate progress/issues facing the project.

- A tabulation of sample results received during the reporting period and submission of a report summarizing the data and presenting conclusions.

- A tabulation of waste classification and/or characterization samples collected including the physical state of the material (solid, liquid, sludge), the volume of material, number of samples collected, analyses performed and results.

- A listing of types and quantities of contamination generated by the remedial action during the reporting period and to date, as well as the name of the disposal facilities, transporters' dates of disposal and, if appropriate, the manifest numbers of each waste load.

8.3 Final Engineering Report

Upon completion of the remedial action, a Final Engineering Report (FER) will be prepared summarizing the work completed and results of the confirmation and documentation sampling. Any deviations from the RAWP will also be discussed in the FER. The FER will be prepared in general accordance with the FER requirements promulgated in Section 5.8 of DER-10 requirements, as summarized below.

- The final FER submitted to DEC for approval will be prepared, stamped, certified and signed by an individual licensed or otherwise authorized in accordance with article 145 of the Education Law to practice the profession of engineering using the appropriate certification provided in Table 1.5 of DER-10.

- A description of the remedy, as constructed, pursuant to the DEC-approved RAWP.

- A summary of the remedial actions completed, including a description of problems encountered and resolved, a summary of changes to the RAWP, a

listing of the waste streams, the quantity of each waste stream, and the disposal location(s) for each waste stream.

- A list of the remedial action objectives applied to the remedial action.
- Tables and figures containing pre- and post-remedial data keyed appropriately so that completion of the remedial action is documented.
- A detailed description of the applicable areas of remedial action compliance.
- Drawings showing the excavation limits and the excavation end-point soil sampling locations.
- Fully executed manifests documenting off-site transport of the waste materials.
- Analytical results of the excavation end-point soil samples, including laboratory data sheets and the required laboratory data deliverables.

8.4 Certificate of Completion

The Volunteer will be seeking a Certificate of Completion (COC) from DEC upon completion of the remedial action and DEC approval of the FER. It is anticipated that completion of the remedial action and the Volunteer's receipt of the COC will likely occur prior to completion of the entire construction project at the Site. The Volunteer anticipates obtaining a COC in 2018.

APPENDIX A

FIGURES

MAP REFERENCE
Image from Environmental
Data Resources, Inc.
The Site boundaries are approximate and
do not represent a Site survey.

N

ENGINEERING
SURVEYING
ARCHITECTURE
LANDSCAPE ARCHITECTURE

C.T. MALE ASSOCIATES

50 CENTURY HILL DRIVE, LATHAM, NY 12110
PHONE (518) 786- 7400 FAX (518) 786-7299

FIGURE 1: SITE LOCATION MAP

Phase 3A and Phase 3B Parcels
Cottage Place Gardens

CITY OF YONKERS	WESTCHESTER COUNTY, NY
SCALE: Not to Scale	
DRAFTER: Bieber	
PROJECT No. 15.5268	

B-2			
ANALYTE	DEPTH	CONC.(ppm)	SCG.(ppm)
Lead	2.5'-5'	522	63
Zinc	↓	152	109

B-1			
ANALYTE	DEPTH	CONC.(ppm)	SCG.(ppm)
Chromium	5'-7.5'	32.2	30
Lead	↓	1410	63
Mercury		0.2	0.18
Zinc		315	109

B-3			
ANALYTE	DEPTH	CONC.(ppm)	SCG.(ppm)
Lead	2.5'-5'	286	63

B-CPG3B-5			
ANALYTE	DEPTH	CONC.(ppm)	SCG.(ppm)
Chromium, Total	6'-8'	31	30
Nickel, Total	↓	40	30

B-CPG3B-7			
ANALYTE	DEPTH	CONC.(ppm)	SCG.(ppm)
Chromium, Total	6'-10'	55	30

LEGEND

BOL	Bollard
CB	Catch Basin
CBCI	Catch Basin Curb Inlet
CO	Cleanout
DCO	Drainage Cleanout
FFE	Finished Floor Elevation
GV	Gas Valve
HYD	Hydrant
SMH	Sanitary Manhole
TMH	Telephone Manhole
UMH	Unknown Manhole Type
UV	Unknown Valve Type
UP	Utility Pole
UP	Utility Pole with Light
WSO	Water Shut-off
WV	Water Valve
- - -	Overhead Wires
UE	Underground Electric Line Markout
G	Underground Gas Line Markout
UT	Underground Telephone Line Markout
W	Underground Water Line Markout
B-CPG3B-5 TO B-CPG3B-7	APPROXIMATE LOCATION OF TEST BORINGS COMPLETED DURING THE REMEDIAL INVESTIGATION. SAMPLES COLLECTED OF NATIVE SOIL.
B-1 TO B-3	APPROXIMATE LOCATION OF TEST BORINGS COMPLETED DURING THE 2015 C.T.MALE PHASE II ESA. SAMPLES COLLECTED OF FILL/SOIL.
MW-1 TO MW-3	APPROXIMATE LOCATION OF MONITORING WELLS COMPLETED DURING THE 2015 C.T. MALE PHASE II ESA. TEST BORING AND MONITORING WELL SHOWN SIDE-BY-SIDE FOR VISUAL PURPOSES. THE TEST BORING WAS CONVERTED INTO A MONITORING WELL.
SB-1 TO SB-4	APPROXIMATE LOCATION OF TEST BORINGS COMPLETED DURING THE 2015 C.T. MALE GEOTECHNICAL EVALUATION.

MAP REFERENCES:

1. "ALTA/ACSM Land Title Survey of Property situate in the City of Yonkers, Westchester County New York, surveyed September 3, 2014, No. 209 Westburton Avenue", prepared by Link Land Surveyors P.C.

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
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APPROVED: J. MARX
DRAFTED : GLB
CHECKED : SB
PROJ. NO : 15.5268
SCALE : 1" = 15'
DATE : MARCH 1, 2017

FIGURE 2
ANALYTES IN SOIL AND FILL EXCEEDING SCGs

PHASE 3B PARCEL
COTTAGE PLACE GARDENS

CITY OF YONKERS — WESTCHESTER COUNTY, NEW YORK

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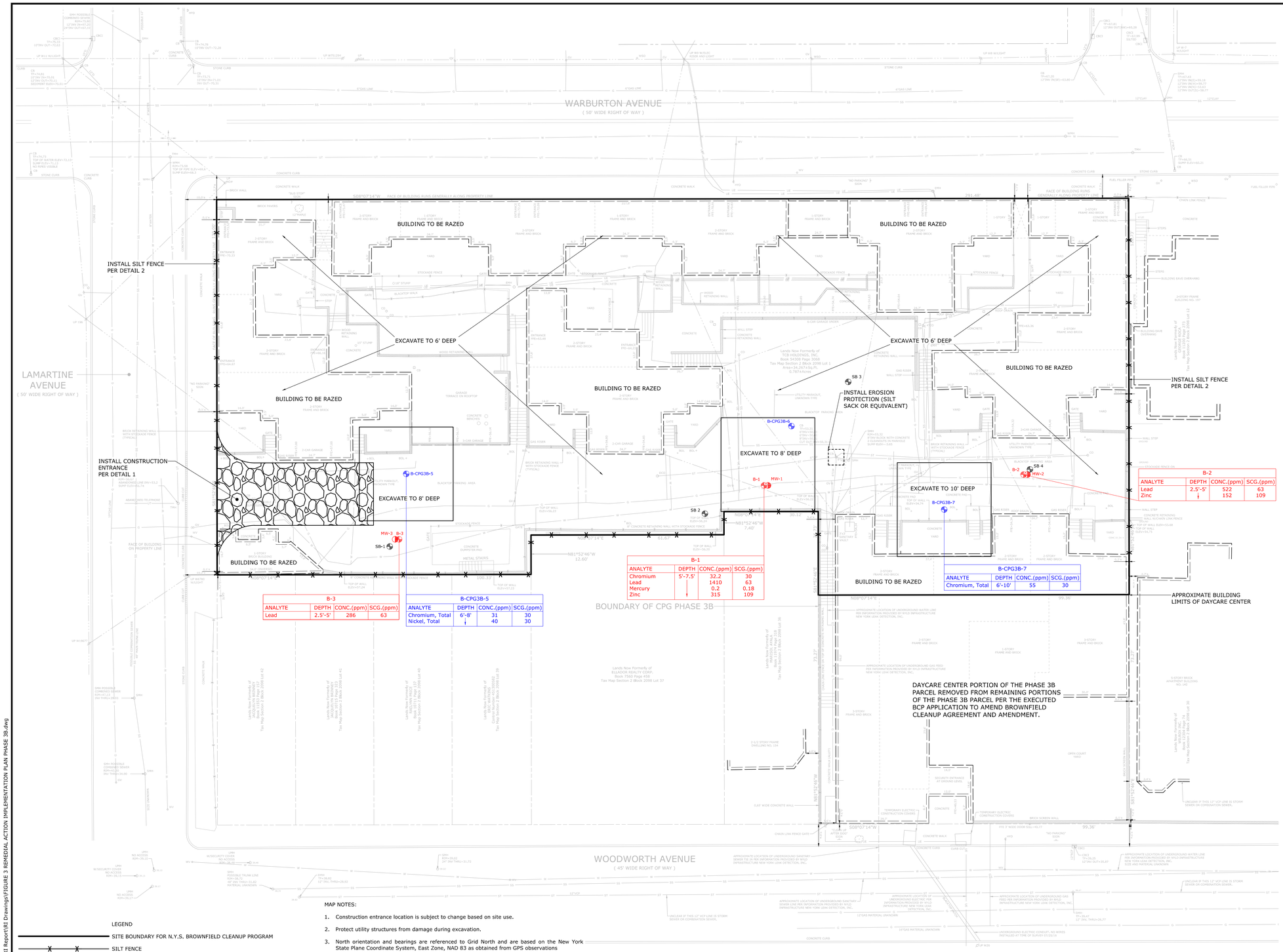
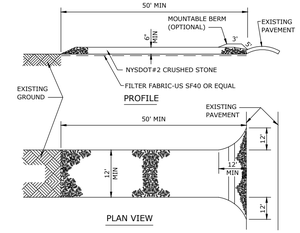
50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299

SHEET 1 OF 3
DWG. NO: 17-189

CAD DWG. FILE NAME: K:\Projects\155268\Env\RI Report\RI Drawings\FIGURE 2 ANALYTES IN SOIL AND FILL EXCEEDING SCGs PHASE 3B.dwg



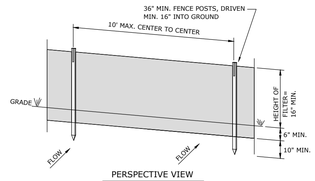


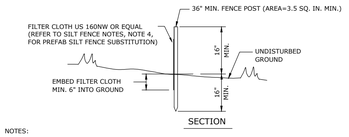
NOTES:

1. USE 1"–4" STONE, OR RECLAIMED OR RECYCLED CONCRETE OR APPROVED EQUAL.
2. THE LENGTH SHALL NOT BE LESS THAN 50 FEET.
3. CRUSHED STONE SHALL BE MAINTAINED AT A MINIMUM OF 6" IN DEPTH.
4. ENTRANCE SHALL HAVE A 12 FOOT MINIMUM WIDTH, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. ENTRANCE SHALL BE AT LEAST 24 FEET WIDE IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF STONE.
6. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS NOT PRACTICAL, A MOUNTABLE BERM WITH 1:5 SLOPES WILL BE PERMITTED.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS– OF–WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

1 FIG3 STABILIZED CONSTRUCTION ENTRANCE DETAIL

SCALE: NONE
CROSS REFERENCE: FIGURE 3





NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO WOODEN STAKES
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
4. PREFABRICATED SILT FENCE IS ACCEPTABLE AS LONG AS ALL MATERIAL SPECIFICATIONS ARE MET.

2 FIG3 STANDARD SILT FENCE DETAIL

SCALE: NONE
CROSS REFERENCE: FIGURE 3

LEGEND

- SITE BOUNDARY FOR N.Y.S. BROWNFIELD CLEANUP PROGRAM
- SILT FENCE
- MW-1 — MONITOR WELLS CONTAINING GROUNDWATER WILL BE ABANDONED PER DEC POLICY CP-43.
- B-CPG3B-5 TO B-CPG3B-7 — APPROXIMATE LOCATION OF TEST BORINGS COMPLETED DURING THE REMEDIAL INVESTIGATION. SAMPLES COLLECTED OF NATIVE SOIL.
- B-1 TO B-3 — APPROXIMATE LOCATION OF TEST BORINGS COMPLETED DURING THE 2015 C.T.MALE PHASE II ESA. SAMPLES COLLECTED OF FILL/SOIL.
- MW-1 TO MW-3 — APPROXIMATE LOCATION OF MONITORING WELLS COMPLETED DURING THE 2015 C.T. MALE PHASE II ESA. TEST BORING AND MONITORING WELL SHOWN SIDE-BY-SIDE FOR VISUAL PURPOSES. THE TEST BORING WAS CONVERTED INTO A MONITORING WELL.
- SB-1 TO SB-4 — APPROXIMATE LOCATION OF TEST BORINGS COMPLETED DURING THE 2015 C.T. MALE GEOTECHNICAL EVALUATION.

MAP NOTES:

1. Construction entrance location is subject to change based on site use.
2. Protect utility structures from damage during excavation.
3. North orientation and bearings are referenced to Grid North and are based on the New York State Plane Coordinate System, East Zone, NAD 83 as obtained from GPS observations
4. Objects shown on this drawing with a distance indicating how far that object is from a particular line, lie on the same side of the line that the offset distance is written.
5. Vertical datum shown hereon is NAVD 88 and was obtained from GPS observations.
6. Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safely New York must be notified prior to conducting any subsurface work.

MAP REFERENCES:

1. "ALTA/ACSM Land Title Survey of Property situate in the City of Yonkers, Westchester County New York, surveyed September 3, 2014, No. 209 Westburton Avenue", prepared by Link Land Surveyors P.C.

BAR SCALE
15 0 7.5 15 30
1 inch = 15 ft.

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APPROVED: J. MARX
DRAFTED : GLB
CHECKED : SB
PROJ. NO : 15.5268
SCALE : 1" = 15'
DATE : MARCH 1, 2017

FIGURE 3
REMEDIAL ACTION IMPLEMENTATION PLAN & DETAILS

PHASE 3B PARCEL
COTTAGE PLACE GARDENS

CITY OF YONKERS — WESTCHESTER COUNTY, NEW YORK

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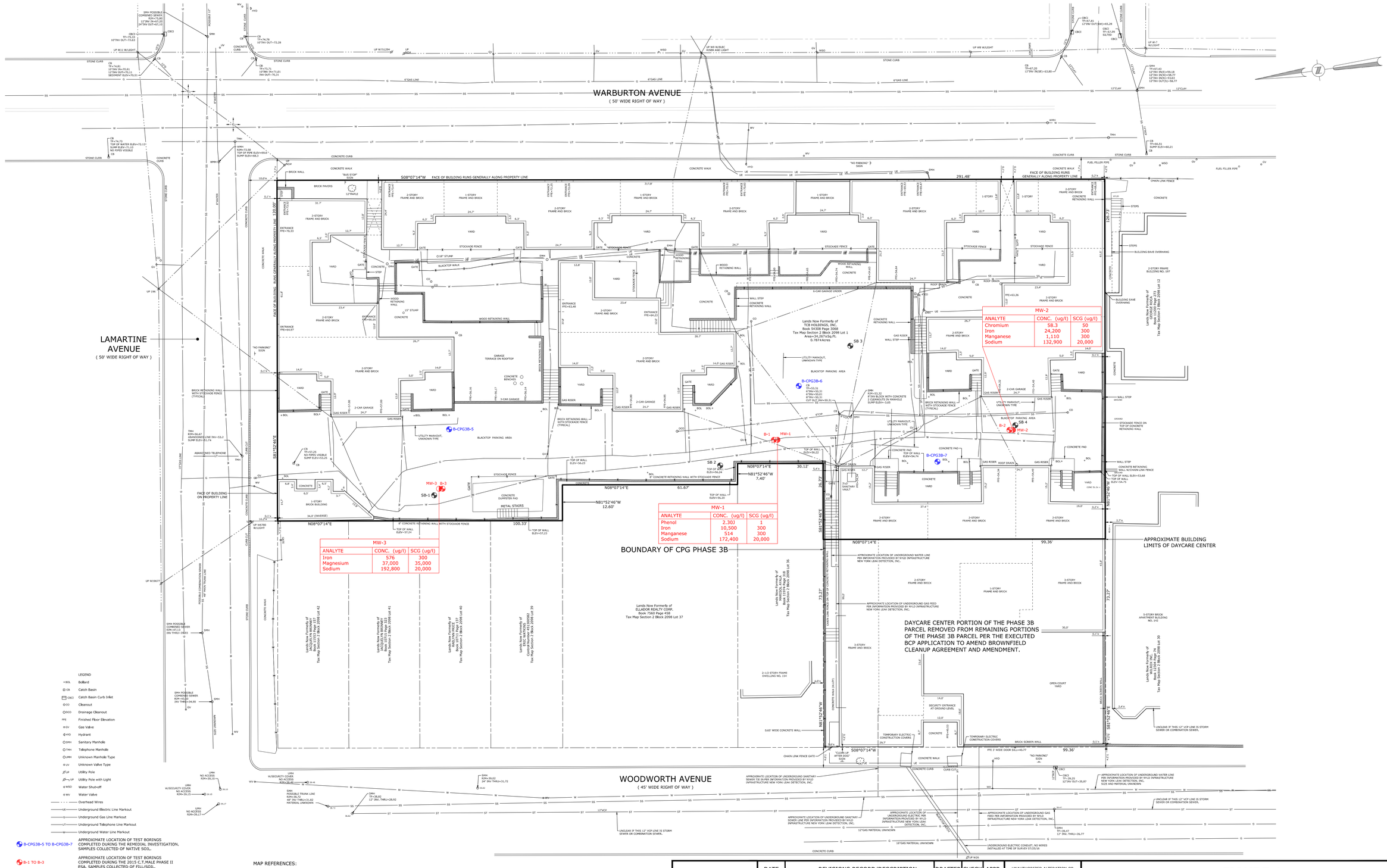
SHEET 2 OF 3
DWG. NO: 17-189

CAD DWG. FILE NAME: K:\Projects\155268\Env\RI Report\RI Drawings\FIGURE 3 REMEDIAL ACTION IMPLEMENTATION PLAN PHASE 3B.dwg

CAD DWG. FILE NAME: FIGURE 3 REMEDIAL ACT



DAYCARE CENTER PORTION OF THE PHASE 3B PARCEL REMOVED FROM REMAINING PORTIONS OF THE PHASE 3B PARCEL PER THE EXECUTED BCP APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT.

MW-2		
ANALYTE	CONC. (ug/l)	SCG (ug/l)
Chromium	58.3	50
Iron	24,200	300
Manganese	1,110	300
Sodium	132,900	20,000

MW-1		
ANALYTE	CONC. (ug/l)	SCG (ug/l)
Phenol	2.30J	1
Iron	10,500	300
Manganese	514	300
Sodium	172,400	20,000

MW-3		
ANALYTE	CONC. (ug/l)	SCG (ug/l)
Iron	576	300
Magnesium	37,000	35,000
Sodium	192,800	20,000

LEGEND

○ BOL	Bollard
☐ CB	Catch Basin
▭ CBCI	Catch Basin Curb Inlet
○ CO	Cleanout
○ DCO	Drainage Cleanout
FFE	Finished Floor Elevation
○ GV	Gas Valve
HYD	Hydrant
○ SMH	Sanitary Manhole
○ TMH	Telephone Manhole
○ UMH	Unknown Manhole Type
○ UV	Unknown Valve Type
UP	Utility Pole
UP	Utility Pole with Light
○ WSO	Water Shut-off
○ WV	Water Valve
— - - - —	Overhead Wires
—UE—	Underground Electric Line Markout
—G—	Underground Gas Line Markout
—UT—	Underground Telephone Line Markout
—W—	Underground Water Line Markout
B-CPG3B-5 TO B-CPG3B-7	APPROXIMATE LOCATION OF TEST BORINGS COMPLETED DURING THE REMEDIAL INVESTIGATION. SAMPLES COLLECTED OF NATIVE SOIL.
B-1 TO B-3	APPROXIMATE LOCATION OF TEST BORINGS COMPLETED DURING THE 2015 C.T.MALE PHASE II ESA. SAMPLES COLLECTED OF FILL/SOIL.
MW-1 TO MW-3	APPROXIMATE LOCATION OF MONITORING WELLS COMPLETED DURING THE 2015 C.T. MALE PHASE II ESA. TEST BORING AND MONITORING WELL SHOWN SIDE-BY-SIDE FOR VISUAL PURPOSES. THE TEST BORING WAS CONVERTED INTO A MONITORING WELL.
SB-1 TO SB-4	APPROXIMATE LOCATION OF TEST BORINGS COMPLETED DURING THE 2015 C.T. MALE GEOTECHNICAL EVALUATION.

MAP REFERENCES:

1. "ALTA/ACSM Land Title Survey of Property situate in the City of Yonkers, Westchester County New York, surveyed September 3, 2014, No. 209 Westburton Avenue", prepared by Link Land Surveyors P.C.

BAR SCALE
15 0 7.5 15 30
1 inch = 15 ft.

DATE		REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
	1				
	2				
	3				
	4				
	5				
	6				
	7				
	8				
	9				

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APPROVED: J. MARX
DRAFTED : GLB
CHECKED : SB
PROJ. NO : 15.5268
SCALE : 1" = 15'
DATE : MARCH 1, 2017

FIGURE 4
ANALYTES IN GROUNDWATER EXCEEDING SCGs

PHASE 3B PARCEL
COTTAGE PLACE GARDENS

CITY OF YONKERS
WESTCHESTER COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299

SHEET 3 OF 3
DWG. NO: 17-189

CAD DWG. FILE NAME: K:\Projects\155268\Env\RI Report\RI Drawings\FIGURE 4 ANALYTES IN GROUNDWATER EXCEEDING SCGs PHASE 3B.dwg

APPENDIX B

TABLES

Data Validated

TABLE 1: SOIL SAMPLING ANALYTICAL SUMMARY
REMEDIAL INVESTIGATION - PHASE 3B PARCEL
COTTAGE PLACE GARDENS PHASE 3
CITY OF YONKERS, WESTCHESTER COUNTY

SAMPLE ID:			B-CPG3B-5 (6-8')				B-CPG3B-5 (18-18.6')				B-CPG3B-5 (20-20.4')				B-CPG3B-6 (4-6')				B-CPG3B-6 (14-16')			
LAB ID:			L1700204-04				L1700204-06				L1700204-07				L1700204-01				L1700204-02			
COLLECTION DATE:			1/4/2017				1/4/2017				1/4/2017				1/3/2017				1/3/2017			
SAMPLE DEPTH:		6 NYCRR 375	6'-8'				18'-18.6'				20'-20.4'				4'-6'				14'-16'			
SAMPLE MATRIX:		UNRESTRICTED	SOIL				SOIL				SOIL				SOIL				SOIL			
Analyte	**CAS #**	**USE SCOs[1] (mg/kg)**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
Volatile Organic Compounds																						
Acetone	67-64-1	0.05	ND		0.0078	0.0008	ND		0.01	0.0011	ND		0.0093	0.00097	0.014		0.0081	0.00084	ND		0.0087	0.0009
Bromomethane	74-83-9	No Standard	ND		0.0016	0.00026	ND		0.0021	0.00035	ND		0.0019	0.00032	ND		0.0016	0.00027	ND		0.0017	0.00029
Chloromethane	74-87-3	No Standard	ND		0.0039	0.00023	ND		0.0052	0.00031	0.0047	(U)	0.0047	0.00027	ND		0.004	0.00024	ND		0.0043	0.00026
Ethylbenzene	100-41-4	1	ND		0.00078	0.0001	ND		0.001	0.00013	ND		0.00093	0.00012	ND		0.00081	0.0001	ND		0.00087	0.00011
Methyl Acetate	79-20-9	No Standard	0.0013	J	0.016	0.00021	0.0018	J	0.021	0.00028	0.0013	J	0.019	0.00025	0.0025	J	0.016	0.00022	0.0014	J	0.017	0.00023
o-Xylene	95-47-6	No Standard	ND		0.0016	0.00026	ND		0.0021	0.00035	ND		0.0019	0.00032	ND		0.0016	0.00027	ND		0.0017	0.00029
Tetrachloroethene	127-18-4	1.3	ND		0.00078	0.00011	ND		0.001	0.00015	ND		0.00093	0.00013	0.00018	J	0.00081	0.00011	0.00014	J	0.00087	0.00012
Toluene	108-88-3	0.7	ND		0.0012	0.00015	ND		0.0016	0.0002	ND		0.0014	0.00018	ND		0.0012	0.00016	ND		0.0013	0.00017
p/m-Xylene	179601-23-1	0.26	ND		0.0016	0.00027	ND		0.0021	0.00037	ND		0.0019	0.00033	ND		0.0016	0.00028	ND		0.0017	0.0003
Total VOCs		No Standard	0.0013	-	-	-	0.0018	-	-	-	0.00174	-	-	-	0.01668	-	-	-	0.00154	-	-	-
Semi-Volatile Organic Compounds																						
2-Methylnaphthalene	91-57-6	No Standard	ND		0.22	0.022	ND		0.22	0.022	ND		0.21	0.021	ND		0.22	0.022	ND		0.22	0.022
Acenaphthene	83-32-9	20	ND		0.15	0.019	ND		0.14	0.019	ND		0.14	0.018	ND		0.14	0.019	ND		0.14	0.018
Acenaphthylene	208-96-8	100	ND		0.15	0.028	ND		0.14	0.028	ND		0.14	0.027	ND		0.14	0.028	ND		0.14	0.028
Anthracene	120-12-7	100	ND		0.11	0.036	ND		0.11	0.035	ND		0.1	0.034	ND		0.11	0.036	ND		0.11	0.035
Benzo(a)anthracene	56-55-3	1	ND		0.11	0.021	ND		0.11	0.02	ND		0.1	0.02	ND		0.11	0.02	ND		0.11	0.02
Benzo(a)pyrene	50-32-8	1	ND		0.15	0.045	ND		0.14	0.044	ND		0.14	0.043	ND		0.14	0.044	ND		0.14	0.044
Benzo(b)fluoranthene	205-99-2	1	ND		0.11	0.031	ND		0.11	0.03	ND		0.1	0.03	ND		0.11	0.031	ND		0.11	0.03
Benzo(ghi)perylene	191-24-2	100	ND		0.15	0.022	ND		0.14	0.021	ND		0.14	0.021	ND		0.14	0.021	ND		0.14	0.021
Biphenyl	92-52-4	No Standard	ND		0.42	0.043	ND		0.41	0.042	ND		0.4	0.041	ND		0.42	0.042	ND		0.41	0.042
Caprolactam	105-60-2	No Standard	ND		0.18	0.056	ND		0.18	0.055	ND		0.18	0.053	ND		0.18	0.055	ND		0.18	0.054
Carbazole	86-74-8	No Standard	ND		0.18	0.018	ND		0.18	0.018	ND		0.18	0.017	ND		0.18	0.018	ND		0.18	0.017
Chrysene	218-01-9	1	ND		0.11	0.019	ND		0.11	0.019	ND		0.1	0.018	ND		0.11	0.019	ND		0.11	0.019
Dibenzofuran	132-64-9	7	ND		0.18	0.018	ND		0.18	0.017	ND		0.18	0.017	ND		0.18	0.017	ND		0.18	0.017
Fluoranthene	206-44-0	100	ND		0.11	0.021	ND		0.11	0.021	ND		0.1	0.02	ND		0.11	0.021	ND		0.11	0.02
Fluorene	86-73-7	30	ND		0.18	0.018	ND		0.18	0.018	ND		0.18	0.017	ND		0.18	0.018	ND		0.18	0.017
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	ND		0.15	0.026	ND		0.14	0.025	ND		0.14	0.024	ND		0.14	0.025	ND		0.14	0.025
Naphthalene	91-20-3	12	ND		0.18	0.022	ND		0.18	0.022	ND		0.18	0.021	ND		0.18	0.022	ND		0.18	0.022
Phenanthrene	85-01-8	100	ND		0.11	0.022	ND		0.11	0.022	ND		0.1	0.021	ND		0.11	0.022	ND		0.11	0.022
Pyrene	129-00-0	100	ND		0.11	0.018	ND		0.11	0.018	ND		0.1	0.017	ND		0.11	0.018	ND		0.11	0.018
Total SVOCs		No Standard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pesticides																						
cis-Chlordane	5103-71-9	0.094	ND		0.0021	0.000587	ND		0.00212	0.000592	ND		0.0021	0.000584	ND		0.00214	0.000596	ND		0.00216	0.000602
trans-Chlordane	5103-74-2	No Standard	ND		0.0021	0.000556	ND		0.00212	0.00056	ND		0.0021	0.000553	ND		0.00214	0.000565	ND		0.00216	0.000571
Chlordane	57-74-9	No Standard	ND		0.0137	0.00558	ND		0.0138	0.00563	ND		0.0136	0.00555	ND		0.0139	0.00567	ND		0.014	0.00573
PCBs (None Detected)																						
Metals & Cyanide																						
Aluminum, Total	7429-90-5	No Standard	11000		8.8	2.4	11000		8.7	2.3	7700		8.4	2.3	5300	(J)	8.8	2.4	4900		8.4	2.3
Arsenic, Total	7440-38-2	13	3.2		0.88	0.18	1.6		0.87	0.18	2.2		0.84	0.17	2.1		0.88	0.18	1.6		0.84	0.18
Barium, Total	7440-39-3	350	81		0.88	0.15	33		0.87	0.15	39		0.84	0.14	41		0.88	0.15	36		0.84	0.15
Beryllium, Total	7440-41-7	7.2	0.26	J	0.44	0.03	0.19	J	0.44	0.03	0.19	J	0.42	0.03	0.17	J	0.44	0.03	0.23	J	0.42	0.03
Calcium, Total	7440-70-2	No Standard	2300		8.8	3.1	11000		8.7	3	16000		8.4	2.9	2600	(J)	8.8	3.1	10000		8.4	3
Chromium, Total	7440-47-3	30	**31**		0.88	0.09	25		0.87	0.08	26		0.84	0.08	13		0.88	0.09	10		0.84	0.08
Cobalt, Total	7440-48-4	No Standard	14		1.8	0.15	6.3		1.7	0.14	6.1		1.7	0.14	5.4		1.8	0.15	4.6		1.7	0.14
Copper, Total	7440-50-8	50	34		0.88	0.23	35		0.87	0.22	32		0.84	0.22	27		0.88	0.23	19		0.84	0.22
Iron, Total	7439-89-6	No Standard	16000	(J)	4.4	0.8	10000	(J)	4.4	0.78	11000	(J)	4.2	0.76	9900	(J)	4.4	0.8	9200	(J)	4.2	0.76
Lead, Total	7439-92-1	63	7.8		4.4	0.24	2.4	J	4.4	0.23	2.7	J	4.2	0.22	3.7	J	4.4	0.24	3.2	J	4.2	0.23
Magnesium, Total	7439-95-4	No Standard	6200		8.8	1.4	4400		8.7	1.3	8300		8.4	1.3	3400	(J)	8.8	1.4	4500		8.4	1.3
Manganese, Total	7439-96-5	1,600	510		0.88	0.14	190		0.87	0.14	250		0.84	0.13	290	(J)	0.88	0.14	230		0.84	0.13
Nickel, Total	7440-02-0	30	**40**		2.2	0.21	15		2.2	0.21	15		2.1	0.2	15		2.2	0.21	13		2.1	0.2
Potassium, Total	7440-09-7	No Standard	750		220	13	860		220	12	790		210	12	740		220	13	870		210	12
Sodium, Total	7440-23-5	No Standard	590	(J)	180	2.8	1400	(J)	170	2.7	830	(J)	170	2.6	340	(J)	180	2.8	360	(J)	170	2.6
Vanadium, Total	7440-62-2	No Standard	36		0.88	0.18	22		0.87	0.18	23		0.84	0.17	18		0.88	0.18	16		0.84	0.17
Zinc, Total	7440-66-6	109	22		4.4	0.26	14		4.4	0.25	15		4.2	0.24	18		4.4	0.26	15		4.2	0.25

(1) Soil Cleanup Objectives (SCOs) for Unrestricted Use Sites promulgated at 6 NYCRR Part 375.
(2) DUP CPG3B is a replicate of B-CPG3B-7 (6'-10')
ND denotes Non Detect.
Q denotes the laboratory's data qualifier.
RL denotes the laboratory's Reporting Limit.
MDL denotes the laboratory's Method Detection Limit.
J denotes an estimated value. (J) denotes an amendment made to the qualifier by the data validator.
U denotes that the analyte was not detected. (U) denotes an amendment made to the qualifier by the data validator.

Data Validated

TABLE 1: SOIL SAMPLING ANALYTICAL SUMMARY
REMEDIAL INVESTIGATION - PHASE 3B PARCEL
COTTAGE PLACE GARDENS PHASE 3
CITY OF YONKERS, WESTCHESTER COUNTY

SAMPLE ID:			B-CPG3B-6 (18-20')				B-CPG3B-7 (6-10')				DUP CPG3B[2]				B-CPG3B-7 (16-17.7')				B-CPG3B-7 (20-21.2')			
LAB ID:			L1700204-03				L1700204-08				L1700204-09				L1700204-10				L1700204-11			
COLLECTION DATE:			1/3/2017				1/5/2017				1/5/2017				1/5/2017				1/5/2017			
SAMPLE DEPTH:		6 NYCRR 375	18'-20'				6'-10'								16'-17.7'				20'-21.2'			
SAMPLE MATRIX:		UNRESTRICTED	SOIL				SOIL				SOIL				SOIL				SOIL			
Analyte	**CAS #**	**USE SCOs[1] (mg/kg)**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
Volatile Organic Compounds																						
Acetone	67-64-1	0.05	0.012		0.0068	0.00071	0.0011	J	0.0078	0.00081	0.0031	J	0.01	0.0011	ND		0.009	0.00094	ND		0.49	0.051
Bromomethane	74-83-9	No Standard	ND		0.0014	0.00023	ND		0.0016	0.00026	0.0021	(U)	0.0021	0.00036	ND		0.0018	0.0003	ND		0.098	0.017
Chloromethane	74-87-3	No Standard	ND		0.0034	0.0002	ND		0.0039	0.00023	0.0053	(U)	0.0053	0.00031	ND		0.0045	0.00026	ND		0.25	0.014
Ethylbenzene	100-41-4	1	ND		0.00068	0.00009	ND		0.00078	0.0001	ND		0.001	0.00013	ND		0.0009	0.00012	0.052		0.049	0.0063
Methyl Acetate	79-20-9	No Standard	0.0036	J	0.014	0.00018	0.00086	J	0.016	0.00021	0.0039	J	0.021	0.00028	0.0021	J	0.018	0.00024	ND		0.98	0.013
o-Xylene	95-47-6	No Standard	ND		0.0014	0.00023	ND		0.0016	0.00026	ND		0.0021	0.00036	ND		0.0018	0.0003	0.026	J	0.098	0.017
Tetrachloroethene	127-18-4	1.3	0.00012	J	0.00068	0.0001	ND		0.00078	0.00011	ND		0.001	0.00015	0.00017	J	0.0009	0.00013	ND		0.049	0.0069
Toluene	108-88-3	0.7	ND		0.001	0.00013	ND		0.0012	0.00015	ND		0.0016	0.0002	ND		0.0014	0.00018	0.026	J	0.074	0.0096
p/m-Xylene	179601-23-1	0.26	ND		0.0014	0.00024	ND		0.0016	0.00027	ND		0.0021	0.00037	ND		0.0018	0.00032	0.057	J	0.098	0.017
Total VOCs		No Standard	0.01572	-	-	-	0.00196	-	-	-	0.00836	-	-	-	0.00227	-	-	-	0.161	-	-	-
Semi-Volatile Organic Compounds																						
2-Methylnaphthalene	91-57-6	No Standard	ND		0.22	0.022	ND		0.23	0.023	ND		0.23	0.023	ND		0.21	0.021	0.44		0.21	0.022
Acenaphthene	83-32-9	20	ND		0.15	0.019	ND		0.15	0.02	ND		0.15	0.02	ND		0.14	0.018	0.06	J	0.14	0.018
Acenaphthylene	208-96-8	100	ND		0.15	0.028	ND		0.15	0.03	ND		0.15	0.03	ND		0.14	0.027	0.31		0.14	0.028
Anthracene	120-12-7	100	ND		0.11	0.036	ND		0.11	0.037	ND		0.12	0.038	ND		0.1	0.034	0.16		0.11	0.035
Benzo(a)anthracene	56-55-3	1	ND		0.11	0.021	ND		0.11	0.022	ND		0.12	0.022	ND		0.1	0.02	0.094	J	0.11	0.02
Benzo(a)pyrene	50-32-8	1	ND		0.15	0.045	ND		0.15	0.047	ND		0.15	0.047	ND		0.14	0.043	0.065	J	0.14	0.044
Benzo(b)fluoranthene	205-99-2	1	ND		0.11	0.031	ND		0.11	0.032	ND		0.12	0.032	ND		0.1	0.029	0.062	J	0.11	0.03
Benzo(ghi)perylene	191-24-2	100	ND		0.15	0.022	ND		0.15	0.022	ND		0.15	0.023	ND		0.14	0.02	0.027	J	0.14	0.021
Biphenyl	92-52-4	No Standard	ND		0.42	0.043	ND		0.44	0.044	ND		0.44	0.045	ND		0.4	0.04	0.066	J	0.41	0.041
Caprolactam	105-60-2	No Standard	ND		0.18	0.056	0.062	J	0.19	0.058	0.13	J	0.19	0.058	ND		0.17	0.053	ND		0.18	0.054
Carbazole	86-74-8	No Standard	ND		0.18	0.018	ND		0.19	0.019	ND		0.19	0.019	ND		0.17	0.017	0.055	J	0.18	0.017
Chrysene	218-01-9	1	ND		0.11	0.019	ND		0.11	0.02	ND		0.12	0.02	ND		0.1	0.018	0.087	J	0.11	0.018
Dibenzofuran	132-64-9	7	ND		0.18	0.017	ND		0.19	0.018	ND		0.19	0.018	ND		0.17	0.016	0.045	J	0.18	0.017
Fluoranthene	206-44-0	100	ND		0.11	0.021	ND		0.11	0.022	ND		0.12	0.022	ND		0.1	0.02	0.24		0.11	0.02
Fluorene	86-73-7	30	ND		0.18	0.018	ND		0.19	0.019	ND		0.19	0.019	ND		0.17	0.017	0.22		0.18	0.017
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	ND		0.15	0.026	ND		0.15	0.027	ND		0.15	0.027	ND		0.14	0.024	0.028	J	0.14	0.025
Naphthalene	91-20-3	12	ND		0.18	0.022	ND		0.19	0.023	ND		0.19	0.023	ND		0.17	0.021	0.91		0.18	0.022
Phenanthrene	85-01-8	100	ND		0.11	0.022	ND		0.11	0.023	ND		0.12	0.023	ND		0.1	0.021	0.64		0.11	0.022
Pyrene	129-00-0	100	ND		0.11	0.018	ND		0.11	0.019	ND		0.12	0.019	ND		0.1	0.017	0.27		0.11	0.018
Total SVOCs		No Standard	-	-	-	-	0.062	-	-	-	0.13	-	-	-	-	-	-	-	3.779	-	-	-
Pesticides																						
cis-Chlordane	5103-71-9	0.094	ND		0.00222	0.000618	ND		0.00226	0.00063	ND		0.00228	0.000635	ND		0.00207	0.000578	ND		0.00207	0.000577
trans-Chlordane	5103-74-2	No Standard	ND		0.00222	0.000585	ND		0.00226	0.000597	ND		0.00228	0.000602	ND		0.00207	0.000548	ND		0.00207	0.000547
Chlordane	57-74-9	No Standard	ND		0.0144	0.00587	ND		0.0147	0.00599	ND		0.0148	0.00604	ND		0.0135	0.0055	ND		0.0135	0.00549
PCBs (None Detected)																						
Metals & Cyanide																						
Aluminum, Total	7429-90-5	No Standard	4400		8.6	2.3	7200		9.2	2.5	8900		9.1	2.4	4600		8.5	2.3	4100		8.2	2.2
Arsenic, Total	7440-38-2	13	1.2		0.86	0.18	3.6		0.92	0.19	5.2		0.91	0.19	2		0.85	0.18	1.4		0.82	0.17
Barium, Total	7440-39-3	350	30		0.86	0.15	50		0.92	0.16	54		0.91	0.16	30		0.85	0.15	26		0.82	0.14
Beryllium, Total	7440-41-7	7.2	0.2	J	0.43	0.03	0.2	J	0.46	0.03	0.24	J	0.45	0.03	0.19	J	0.42	0.03	0.19	J	0.41	0.03
Calcium, Total	7440-70-2	No Standard	7400		8.6	3	2600		9.2	3.2	2800		9.1	3.2	9300		8.5	3	9800		8.2	2.9
Chromium, Total	7440-47-3	30	12		0.86	0.08	**42**		0.92	0.09	**55**		0.91	0.09	9.6		0.85	0.08	11		0.82	0.08
Cobalt, Total	7440-48-4	No Standard	4.4		1.7	0.14	6.2		1.8	0.15	6.6		1.8	0.15	4.3		1.7	0.14	4.7		1.6	0.14
Copper, Total	7440-50-8	50	16		0.86	0.22	18		0.92	0.24	15		0.91	0.23	13		0.85	0.22	14		0.82	0.21
Iron, Total	7439-89-6	No Standard	8600	(J)	4.3	0.78	11000	(J)	4.6	0.83	12000	(J)	4.5	0.82	8900		4.2	0.76	8200		4.1	0.74
Lead, Total	7439-92-1	63	3	J	4.3	0.23	7.3		4.6	0.25	9.9		4.5	0.24	3.4	J	4.2	0.23	3.3	J	4.1	0.22
Magnesium, Total	7439-95-4	No Standard	3700		8.6	1.3	2800		9.2	1.4	2500		9.1	1.4	3800		8.5	1.3	4300		8.2	1.3
Manganese, Total	7439-96-5	1,600	170		0.86	0.14	260		0.92	0.15	210		0.91	0.14	220		0.85	0.13	180		0.82	0.13
Nickel, Total	7440-02-0	30	12		2.1	0.21	13		2.3	0.22	16		2.3	0.22	11		2.1	0.2	14		2	0.2
Potassium, Total	7440-09-7	No Standard	820		210	12	490		230	13	420		230	13	810		210	12	780		200	12
Sodium, Total	7440-23-5	No Standard	360	(J)	170	2.7	440	(J)	180	2.9	620	(J)	180	2.9	300		170	2.7	280		160	2.6
Vanadium, Total	7440-62-2	No Standard	15		0.86	0.17	30		0.92	0.19	34		0.91	0.18	13		0.85	0.17	12		0.82	0.17
Zinc, Total	7440-66-6	109	13		4.3	0.25	26		4.6	0.27	26		4.5	0.27	14		4.2	0.25	15		4.1	0.24

(1) Soil Cleanup Objectives (SCOs) for Unrestricted Use Sites promulgated at 6 NYCRR Part 375.
(2) DUP CPG3B is a replicate of B-CPG3B-7 (6'-10')
ND denotes Non Detect.
Q denotes the laboratory's data qualifier.
RL denotes the laboratory's Reporting Limit.
MDL denotes the laboratory's Method Detection Limit.
J denotes an estimated value. (J) denotes an amendment made to the qualifier by the data validator.
U denotes that the analyte was not detected. (U) denotes an amendment made to the qualifier by the data validator.

TABLE 2: SOIL/FILL SAMPLING ANALYTICAL SUMMARY Data Not Validated

2015 PHASE II ESA - PHASE 3B PARCEL

COTTAGE PLACE GARDENS PHASE 3

CITY OF YONKERS, WESTECHESTER COUNTY

COMPOUND	6 NYCRR 375 UNRESTRICTED USE SCOs	B-1 (5'-7.5') Soil mg/kg		B-2(2.5'-5') Soil mg/kg		B-3(2.5'-5') Soil mg/kg	
Volatile Organic Compounds							
Acetone	0.05	0.0226	U	0.0239	U	0.0342	
Carbon Disulfide	No Standard	0.0045	U	0.0048	U	0.0013	J
Methylene Chloride	0.05	0.0045	U	0.0026	J	0.0023	J
2-Butanone	No Standard	0.0226	U	0.0239	U	0.0081	J
Methylcyclohexane	No Standard	0.0045	U	0.0048	U	0.0047	U
Isopropylbenzene	No Standard	0.0045	U	0.0048	U	0.0047	U
Semi-Volatile Organic Compounds							
Phenol	0.33	0.0843	J	0.370	U	0.380	U
2-Methylnaphthalene	No Standard	0.400	U	0.370	U	0.380	U
1,1-Biphenyl	No Standard	0.400	U	0.370	U	0.380	U
Dimethylphthalate	No Standard	0.220	J	0.200	J	0.190	J
Acenaphthene	20	0.400	U	0.370	U	0.380	U
Fluorene	30	0.400	U	0.370	U	0.380	U
Phenanthrene	100	0.400	U	0.370	U	0.380	U
Anthracene	100	0.400	U	0.370	U	0.380	U
Pyrene	100	0.400	U	0.370	U	0.380	U
Pesticides (None Detected Above The Laboratory Method Detection Limit)							
PCBs (None Detected Above The Laboratory Method Detection Limit)							
Metals							
Aluminum	No Standard	6,680		7,420		7,560	
Antimony	No Standard	0.589	J	0.535	J	2.42	U
Arsenic	13	5.67		2.63		3.54	
Barium	350	174		181		77.1	
Beryllium	7.2	0.415		0.476		0.366	
Calcium	No Standard	13,900		10,100		3,330	
Chromium	30	**32.2**		17.5		15.6	
Cobalt	No Standard	5.87		6.93		6.48	
Copper	50	32.3		**62.8**		23.5	
Iron	No Standard	20,400		15,900		14,100	
Lead	63	**1,410**		**522**		**286**	
Magnesium	No Standard	6,080		5,460		3,330	
Manganese	1,600	213		322		335	
Mercury	0.18	**0.2**		0.048		0.145	
Nickel	30	13.7		18.2		14.8	
Potassium	No Standard	634		1,770		779	
Selenium	3.9	0.734	J	0.521	J	0.662	J
Sodium	No Standard	524		867		416	
Vanadium	No Standard	25.9		16.4		17.3	
Zinc	109	**315**		**152**		106	
Cyanide	27	0.158	J	0.218	J	0.0760	J

Qualifiers and Notes

(1) NYSDEC 6 NYCRR PART 375, Subpart 375-6, Dated December 14, 2006

(2) FD12214 is a replicate (duplicate) sample of B-4(5'-7')

Concentrations denoted in mg/kg or parts per million (ppm)

U indicates that the compound was analyzed but not detected

J indicates and estimated value

Analytical results in bold and highlighted have exceeded their respective SCO

TABLE 3: GROUNDWATER SAMPLING ANALYTICAL SUMMARY Data Not Validated

2015 PHASE II ESA - PHASE 3B PARCEL

COTTAGE PLACE GARDENS PHASE 3

CITY OF YONKERS, WESTCHESTER COUNTY

ANALYTE	NYSDEC GROUNDWATER STANDARD OR GUIDANCE VALUE (ug/l)[1]	MW-1 Water ug/l	MW-2 Water ug/l	MW-3 Water ug/l	FD01[(2)] Water ug/l
Volatile Organic Compounds					
Chloroform	7	5.00 U	1.10 J	1.20 J	5.00 U
Semi-Volatile Organic Compounds					
Phenol	1	**2.30 J**	10.1 U	10.0 U	10.1 U
Dimethylphthalate	50 (GV)	6.50 J	4.50 J	10.0 U	10.1 U
Pesticides (None Detected Above the Method Detection Limit)					
PCBs (None Detected Above the Method Detection Limit)					
Metals & Cyanide					
Aluminum	NS	9,450	18,700	499	3,330
Arsenic	25	4.49 J	6.02 J	10.0 U	10.0 U
Barium	1,000	177	236	153	119
Calcium	NS	78,000	64,000	113,700	78,400
Chromium	50	19.8	**58.3**	8.1	7.95
Cobalt	NS	7.81 J	14.6 J	15.0 U	15.0 U
Copper	200	31	72.7	2.46 J	13.7
Iron	300	**10,500**	**24,200**	**576**	**4,080**
Lead	25	8.93	15.8	2.78 J	2.73 J
Magnesium	35,000 (GV)	29,000	26,600	**37,000**	27,100
Manganese	300	**514**	**1,110**	216	**322**
Mercury	0.7	0.200 U	0.121 J	0.200 U	0.200 U
Nickel	100	20.0 J	43.5	20.0 U	10.3 J
Potassium	NS	6,630	8,690	6,490	5,450
Sodium	20,000	**162,100**	**132,900**	**192,800**	**172,400**
Vanadium	NS	18.3 J	41.6	20.0 U	8.77 J
Zinc	2,000 (GV)	25.1	55.9	7.02 J	16.2 J
Cyanide	200	10.0 U	10.0 U	10.0 U	10.0 U

Qualifiers

[1] TOGS 1.1.1, Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations, New York State Department of Environmental Conservation, June 1998 and Addendums April 2000 and June 2004.

[2] FD01 is a replicate (duplicate) sample of MW-1

U denotes that the compound was not detected at the indicated concentration.

J denotes the data indicates the presence of a compound that meets the identification criteria. The result is less than the quantitation limit but greater than MDL. The concentration given is an approximate value.

Analyte concentrations in bold and highlighted have exceeded their corresponding Groundwater Standard/Guidance Value.

375-6.8 Soil cleanup objective tables.

(a) Unrestricted use soil cleanup objectives.

Table 375-6.8(a):Unrestricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Unrestricted Use
Metals		
Arsenic	7440-38-2	13 [c]
Barium	7440-39-3	350 [c]
Beryllium	7440-41-7	7.2
Cadmium	7440-43-9	2.5 [c]
Chromium, hexavalent [e]	18540-29-9	1[b]
Chromium, trivalent [e]	16065-83-1	30 [c]
Copper	7440-50-8	50
Total Cyanide [e, f]		27
Lead	7439-92-1	63 [c]
Manganese	7439-96-5	1600 [c]
Total Mercury		0.18 [c]
Nickel	7440-02-0	30
Selenium	7782-49-2	3.9[c]
Silver	7440-22-4	2
Zinc	7440-66-6	109 [c]
PCBs/Pesticides		
2,4,5-TP Acid (Silvex) [f]	93-72-1	3.8
4,4'-DDE	72-55-9	0.0033 [b]
4,4'-DDT	50-29-3	0.0033 [b]
4,4'-DDD	72-54-8	0.0033 [b]
Aldrin	309-00-2	0.005 [c]
alpha-BHC	319-84-6	0.02
beta-BHC	319-85-7	0.036
Chlordane (alpha)	5103-71-9	0.094

Table 375-6.8(a):Unrestricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Unrestricted Use
delta-BHC [g]	319-86-8	0.04
Dibenzofuran [f]	132-64-9	7
Dieldrin	60-57-1	0.005 [c]
Endosulfan I [d, f]	959-98-8	2.4
Endosulfan II [d, f]	33213-65-9	2.4
Endosulfan sulfate [d, f]	1031-07-8	2.4
Endrin	72-20-8	0.014
Heptachlor	76-44-8	0.042
Lindane	58-89-9	0.1
Polychlorinated biphenyls	1336-36-3	0.1
Semivolatile organic compounds		
Acenaphthene	83-32-9	20
Acenapthylene [f]	208-96-8	100 [a]
Anthracene [f]	120-12-7	100 [a]
Benz(a)anthracene [f]	56-55-3	1 [c]
Benzo(a)pyrene	50-32-8	1 [c]
Benzo(b)fluoranthene [f]	205-99-2	1 [c]
Benzo(g,h,i)perylene [f]	191-24-2	100
Benzo(k)fluoranthene [f]	207-08-9	0.8 [c]
Chrysene [f]	218-01-9	1 [c]
Dibenz(a,h)anthracene [f]	53-70-3	0.33 [b]
Fluoranthene [f]	206-44-0	100 [a]
Fluorene	86-73-7	30
Indeno(1,2,3-cd)pyrene [f]	193-39-5	0.5 [c]
m-Cresol [f]	108-39-4	0.33 [b]
Naphthalene [f]	91-20-3	12
o-Cresol [f]	95-48-7	0.33 [b]

Table 375-6.8(a):Unrestricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Unrestricted Use
p-Cresol [f]	106-44-5	0.33 [b]
Pentachlorophenol	87-86-5	0.8 [b]
Phenanthrene [f]	85-01-8	100
Phenol	108-95-2	0.33 [b]
Pyrene [f]	129-00-0	100
Volatile organic compounds		
1,1,1-Trichloroethane [f]	71-55-6	0.68
1,1-Dichloroethane [f]	75-34-3	0.27
1,1-Dichloroethene [f]	75-35-4	0.33
1,2-Dichlorobenzene [f]	95-50-1	1.1
1,2-Dichloroethane	107-06-2	0.02 [c]
cis -1,2-Dichloroethene [f]	156-59-2	0.25
trans-1,2-Dichloroethene [f]	156-60-5	0.19
1,3-Dichlorobenzene [f]	541-73-1	2.4
1,4-Dichlorobenzene	106-46-7	1.8
1,4-Dioxane	123-91-1	0.1 [b]
Acetone	67-64-1	0.05
Benzene	71-43-2	0.06
n-Butylbenzene [f]	104-51-8	12
Carbon tetrachloride [f]	56-23-5	0.76
Chlorobenzene	108-90-7	1.1
Chloroform	67-66-3	0.37
Ethylbenzene [f]	100-41-4	1
Hexachlorobenzene [f]	118-74-1	0.33[b]
Methyl ethyl ketone	78-93-3	0.12
Methyl tert-butyl ether [f]	1634-04-4	0.93
Methylene chloride	75-09-2	0.05

Table 375-6.8(a):Unrestricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Unrestricted Use
n - Propylbenzene [f]	103-65-1	3.9
sec-Butylbenzene [f]	135-98-8	11
tert-Butylbenzene [f]	98-06-6	5.9
Tetrachloroethene	127-18-4	1.3
Toluene	108-88-3	0.7
Trichloroethene	79-01-6	0.47
1,2,4-Trimethylbenzene [f]	95-63-6	3.6
1,3,5-Trimethylbenzene[f]	108-67-8	8.4
Vinyl chloride[f]	75-01-4	0.02
Xylene (mixed)	1330-20-7	0.26

All soil cleanup objectives (SCOs) are in parts per million (ppm).

Footnotes

[a] The SCOs for unrestricted use were capped at a maximum value of 100 ppm. See Technical Support Document (TSD), section 9.3.

[b] For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is used as the Track 1 SCO value.

[c] For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the Department and Department of Health rural soil survey, the rural soil background concentration is used as the Track 1 SCO value for this use of the site.

[d] SCO is the sum of endosulfan I, endosulfan II and endosulfan sulfate.

[e] The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species of this contaminant is below the specific SCO.

[f] Protection of ecological resources SCOs were not developed for contaminants identified in Table 375-6.8(b) with “NS”. Where such contaminants appear in Table 375-6.8(a), the applicant may be required by the Department to calculate a protection of ecological resources SCO according to the TSD.

(b) Restricted use soil cleanup objectives.

Table 375-6.8(b): Restricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted-Residential	Commercial	Industrial		
Metals							
Arsenic	7440-38-2	16[f]	16[f]	16[f]	16[f]	13[f]	16[f]
Barium	7440-39-3	350[f]	400	400	10,000 [d]	433	820
Beryllium	7440-41-7	14	72	590	2,700	10	47
Cadmium	7440-43-9	2.5[f]	4.3	9.3	60	4	7.5
Chromium, hexavalent [h]	18540-29-9	22	110	400	800	1[e]	19
Chromium, trivalent [h]	16065-83-1	36	180	1,500	6,800	41	NS
Copper	7440-50-8	270	270	270	10,000 [d]	50	1,720
Total Cyanide [h]		27	27	27	10,000 [d]	NS	40
Lead	7439-92-1	400	400	1,000	3,900	63[f]	450
Manganese	7439-96-5	2,000[f]	2,000[f]	10,000 [d]	10,000 [d]	1600[f]	2,000[f]
Total Mercury		0.81[j]	0.81[j]	2.8[j]	5.7[j]	0.18[f]	0.73
Nickel	7440-02-0	140	310	310	10,000 [d]	30	130
Selenium	7782-49-2	36	180	1,500	6,800	3.9[f]	4[f]
Silver	7440-22-4	36	180	1,500	6,800	2	8.3
Zinc	7440-66-6	2200	10,000 [d]	10,000 [d]	10,000 [d]	109[f]	2,480
PCBs/Pesticides							
2,4,5-TP Acid (Silvex)	93-72-1	58	100[a]	500[b]	1,000[c]	NS	3.8
4,4'-DDE	72-55-9	1.8	8.9	62	120	0.0033 [e]	17
4,4'-DDT	50-29-3	1.7	7.9	47	94	0.0033 [e]	136
4,4'- DDD	72-54-8	2.6	13	92	180	0.0033 [e]	14
Aldrin	309-00-2	0.019	0.097	0.68	1.4	0.14	0.19
alpha-BHC	319-84-6	0.097	0.48	3.4	6.8	0.04[g]	0.02
beta-BHC	319-85-7	0.072	0.36	3	14	0.6	0.09
Chlordane (alpha)	5103-71-9	0.91	4.2	24	47	1.3	2.9

Table 375-6.8(b): Restricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted-Residential	Commercial	Industrial		
delta-BHC	319-86-8	100[a]	100[a]	500[b]	1,000[c]	0.04[g]	0.25
Dibenzofuran	132-64-9	14	59	350	1,000[c]	NS	210
Dieldrin	60-57-1	0.039	0.2	1.4	2.8	0.006	0.1
Endosulfan I	959-98-8	4.8[i]	24[i]	200[i]	920[i]	NS	102
Endosulfan II	33213-65-9	4.8[i]	24[i]	200[i]	920[i]	NS	102
Endosulfan sulfate	1031-07-8	4.8[i]	24[i]	200[i]	920[i]	NS	1,000[c]
Endrin	72-20-8	2.2	11	89	410	0.014	0.06
Heptachlor	76-44-8	0.42	2.1	15	29	0.14	0.38
Lindane	58-89-9	0.28	1.3	9.2	23	6	0.1
Polychlorinated biphenyls	1336-36-3	1	1	1	25	1	3.2
Semivolatiles							
Acenaphthene	83-32-9	100[a]	100[a]	500[b]	1,000[c]	20	98
Acenapthylene	208-96-8	100[a]	100[a]	500[b]	1,000[c]	NS	107
Anthracene	120-12-7	100[a]	100[a]	500[b]	1,000[c]	NS	1,000[c]
Benz(a)anthracene	56-55-3	1[f]	1[f]	5.6	11	NS	1[f]
Benzo(a)pyrene	50-32-8	1[f]	1[f]	1[f]	1.1	2.6	22
Benzo(b)fluoranthene	205-99-2	1[f]	1[f]	5.6	11	NS	1.7
Benzo(g,h,i)perylene	191-24-2	100[a]	100[a]	500[b]	1,000[c]	NS	1,000[c]
Benzo(k)fluoranthene	207-08-9	1	3.9	56	110	NS	1.7
Chrysene	218-01-9	1[f]	3.9	56	110	NS	1[f]
Dibenz(a,h)anthracene	53-70-3	0.33[e]	0.33[e]	0.56	1.1	NS	1,000[c]
Fluoranthene	206-44-0	100[a]	100[a]	500[b]	1,000[c]	NS	1,000[c]
Fluorene	86-73-7	100[a]	100[a]	500[b]	1,000[c]	30	386
Indeno(1,2,3-cd)pyrene	193-39-5	0.5[f]	0.5[f]	5.6	11	NS	8.2
m-Cresol	108-39-4	100[a]	100[a]	500[b]	1,000[c]	NS	0.33[e]
Naphthalene	91-20-3	100[a]	100[a]	500[b]	1,000[c]	NS	12

Table 375-6.8(b): Restricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted-Residential	Commercial	Industrial		
o-Cresol	95-48-7	100[a]	100[a]	500[b]	1,000[c]	NS	0.33[e]
p-Cresol	106-44-5	34	100[a]	500[b]	1,000[c]	NS	0.33[e]
Pentachlorophenol	87-86-5	2.4	6.7	6.7	55	0.8[e]	0.8[e]
Phenanthrene	85-01-8	100[a]	100[a]	500[b]	1,000[c]	NS	1,000[c]
Phenol	108-95-2	100[a]	100[a]	500[b]	1,000[c]	30	0.33[e]
Pyrene	129-00-0	100[a]	100[a]	500[b]	1,000[c]	NS	1,000[c]
Volatiles							
1,1,1-Trichloroethane	71-55-6	100[a]	100[a]	500[b]	1,000[c]	NS	0.68
1,1-Dichloroethane	75-34-3	19	26	240	480	NS	0.27
1,1-Dichloroethene	75-35-4	100[a]	100[a]	500[b]	1,000[c]	NS	0.33
1,2-Dichlorobenzene	95-50-1	100[a]	100[a]	500[b]	1,000[c]	NS	1.1
1,2-Dichloroethane	107-06-2	2.3	3.1	30	60	10	0.02[f]
cis-1,2-Dichloroethene	156-59-2	59	100[a]	500[b]	1,000[c]	NS	0.25
trans-1,2-Dichloroethene	156-60-5	100[a]	100[a]	500[b]	1,000[c]	NS	0.19
1,3-Dichlorobenzene	541-73-1	17	49	280	560	NS	2.4
1,4-Dichlorobenzene	106-46-7	9.8	13	130	250	20	1.8
1,4-Dioxane	123-91-1	9.8	13	130	250	0.1[e]	0.1[e]
Acetone	67-64-1	100[a]	100[b]	500[b]	1,000[c]	2.2	0.05
Benzene	71-43-2	2.9	4.8	44	89	70	0.06
Butylbenzene	104-51-8	100[a]	100[a]	500[b]	1,000[c]	NS	12
Carbon tetrachloride	56-23-5	1.4	2.4	22	44	NS	0.76
Chlorobenzene	108-90-7	100[a]	100[a]	500[b]	1,000[c]	40	1.1
Chloroform	67-66-3	10	49	350	700	12	0.37
Ethylbenzene	100-41-4	30	41	390	780	NS	1
Hexachlorobenzene	118-74-1	0.33[e]	1.2	6	12	NS	3.2
Methyl ethyl ketone	78-93-3	100[a]	100[a]	500[b]	1,000[c]	100[a]	0.12

Table 375-6.8(b): Restricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted-Residential	Commercial	Industrial		
Methyl tert-butyl ether	1634-04-4	62	100[a]	500[b]	1,000[c]	NS	0.93
Methylene chloride	75-09-2	51	100[a]	500[b]	1,000[c]	12	0.05
n-Propylbenzene	103-65-1	100[a]	100[a]	500[b]	1,000[c]	NS	3.9
sec-Butylbenzene	135-98-8	100[a]	100[a]	500[b]	1,000[c]	NS	11
tert-Butylbenzene	98-06-6	100[a]	100[a]	500[b]	1,000[c]	NS	5.9
Tetrachloroethene	127-18-4	5.5	19	150	300	2	1.3
Toluene	108-88-3	100[a]	100[a]	500[b]	1,000[c]	36	0.7
Trichloroethene	79-01-6	10	21	200	400	2	0.47
1,2,4-Trimethylbenzene	95-63-6	47	52	190	380	NS	3.6
1,3,5- Trimethylbenzene	108-67-8	47	52	190	380	NS	8.4
Vinyl chloride	75-01-4	0.21	0.9	13	27	NS	0.02
Xylene (mixed)	1330-20-7	100[a]	100[a]	500[b]	1,000[c]	0.26	1.6

All soil cleanup objectives (SCOs) are in parts per million (ppm).
NS=Not specified. See Technical Support Document (TSD).

Footnotes

[a] The SCOs for residential, restricted-residential and ecological resources use were capped at a maximum value of 100 ppm. See TSD section 9.3.

[b] The SCOs for commercial use were capped at a maximum value of 500 ppm. See TSD section 9.3.

[c] The SCOs for industrial use and the protection of groundwater were capped at a maximum value of 1000 ppm. See TSD section 9.3.

[d] The SCOs for metals were capped at a maximum value of 10,000 ppm. See TSD section 9.3.

[e] For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is used as the SCO value.

[f] For constituents where the calculated SCO was lower than the rural soil background concentration as determined by the Department and Department of Health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

[g] This SCO is derived from data on mixed isomers of BHC.

[h] The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species of this contaminant is below the specific SCO.

[i] This SCO is for the sum of endosulfan I, endosulfan II, and endosulfan sulfate.

[j] This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

APPENDIX C

GENERIC AND SPECIAL REQUIREMENTS CAMP

Appendix 1A
New York State Department of Health
Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. APeriodic@ monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or

overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

December 2009

SPECIAL REQUIREMENTS COMMUNITY AIR MONITORING PROGRAM

Special Requirements for Work within 20 feet of Potentially Exposed Individuals or Structures

When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for VOCs and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of engineering controls such as vapor/dust barriers, temporary negative-pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are likely to be lower, such as during weekends or evening hours in non-residential settings.

- If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 ppm, monitoring should occur within the occupied structure(s). Background readings in the occupied spaces must be taken prior to commencement of the planned work. Any unusual background readings should be discussed with NYSDOH prior to commencement of the work.

- If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 mcg/m3, work activities should be suspended until controls are implemented and are successful in reducing the total particulate concentration to 150 mcg/m3 or less at the monitoring point.

- Depending upon the nature of contamination and remedial activities, other parameters (e.g., explosivity, oxygen, hydrogen sulfide, carbon monoxide) may also need to be monitored. Response levels and actions should be pre-determined, as necessary for each site.

Special Requirements for Indoor Work with Co-Located Residences or Facilities

Unless a self-contained, negative-pressure enclosure with proper emission controls will encompass the work area, all individuals not directly involved with the planned work must be absent from the room in which the work will occur. Monitoring requirements shall be as stated above under "Special Requirements for Work within 20 Feet of Potentially Exposed Individuals or Structures" except that in this instance "nearby/occupied structures" would be adjacent occupied rooms. Additionally, the location of all exhaust vents in the room and their discharge points, as well as potential

vapor pathways (openings, conduits, etc.) relative to adjoining rooms, should be understood and the monitoring locations established accordingly. In these situations, it is strongly recommended that exhaust fans or other engineering controls be used to create negative air pressure within the work area during remedial activities. Additionally, it is strongly recommended that the planned work be implemented during hours (e.g. weekends or evening) when building occupancy is at a minimum.

EXHIBIT 1

BCP Application to Amend Brownfield Cleanup Agreement and Amendment

(Executed August 29, 2017)

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 ctmale@ctmale.com

July 26, 2017

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

Re: ***BCP Application to Amend Brownfield Cleanup Agreement and Amendment***
Cottage Place Gardens Phase 3
8 Cottage Place and 209 Warburton Avenue
City of Yonkers, Westchester County
BCP Site No. C360150

Dear Section Chief:

On behalf of the current applicant, CPG Phase III Limited Partnership, attached please find one (1) paper copy and one (1) CD copy of the BCP Application to Amend Brownfield Cleanup Agreement and Amendment for Cottage Place Gardens Phase 3 (BCP Site No. C360150) located in the City of Yonkers, Westchester County, New York.

If you have any questions or require any additional information please contact me at your convenience at s.bieber@ctmale.com and/or 518.860.9737.

Respectfully submitted,
C.T. MALE ASSOCIATES

Stephen Bieber, CHMM
Environmental Scientist

Att.

c: Susan McCann, CPG Phase III Limited Partnership
Jesse Batus, The Community Builders, Inc.
Lauren Hauck, The Community Builders, Inc.
Jamie Verrigni, P.E., NYSDEC
Kirk Moline, C.T. Male Associates

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

Check the appropriate box below based on the nature of the amendment modification requested:

☐ Amendment to [check one or more boxes below]

- ☐ Add
- ☐ Substitute
- ☐ Remove
- ☐ Change in Name

applicant(s) to the existing Brownfield Cleanup Agreement [*Complete Section I-IV below and Part II*]

Does this proposed amendment involve a transfer of title to all or part of the brownfield site? ☐Yes ☐No

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See http://www.dec.ny.gov/chemical/76250.html

☑ Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Sections I and V below and Part II*]

☑ Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Section I and V below and Part II*]

☐ **Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY:** Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.

☐ Other (explain in detail below)

Please provide a brief narrative on the nature of the amendment:

This amendment is for the removal of the southwestern portion (0.167 acre) of the 209 Warburton Avenue (Tax Map 2.-2098-1) parcel from the BCA. This portion of the parcel is improved with an operational daycare/learning center that is not included in the BCP Site's redevelopment plans of building demolition, soil remediation and new construction.
Two non-contiguous parcels make up the Cottage Place Gardens Phase 3 Site (BCP Site No. C360150). The first parcel is addressed as 8 Cottage Place Gardens and constitutes a portion of tax map parcel No. 2.-2094-1. The second parcel is addressed as 209 Warburton Avenue and constitutes tax map parcel No. 2.-2098-1. See Site Location Map in Exhibit A and The City of Yonkers Tax Map for the 209 Warburton Avenue Parcel in Exhibit B. The amended Survey and Property Description for the 209 Warburton Avenue Parcel removing the southwestern portion of the parcel are included as Exhibit C (Amended Survey) and Exhibit D (Amended Property Description).

Please refer to the attached instructions for guidance on filling out this application

Section I. Existing Application Information		
BCP SITE NAME: Cottage Place Gardens Phase 3		BCP SITE NUMBER: C360150
NAME OF CURRENT APPLICANT(S): CPG Phase III Limited Partnership		
INDEX NUMBER OF EXISTING AGREEMENT: C360150-10-15		DATE OF EXISTING AGREEMENT: 12/3/15

Section II. New Requestor Information (if no change to Current Applicant, skip to Section V)		
NAME Not Required		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

Is the requestor authorized to conduct business in New York State (NYS)? ☐ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

NAME OF NEW REQUESTOR'S REPRESENTATIVE		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? ☐ Yes ☐ No

Describe Requestor's Relationship to Existing Applicant:

Section III. Current Property Owner/Operator Information (only include if new owner/operator or new existing owner/operator information is provided, and highlight new information)		
OWNER'S NAME (if different from requestor) Not Required		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
OPERATOR'S NAME (if different from requestor or owner)		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.
Not Required

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☐ No

2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? ☐ Yes ☐ No

3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? ☐ Yes ☐ No
   Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☐ No

5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, Department assigned site number, the reason for denial, and other relevant information. ☐ Yes ☐ No

6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☐ No

7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☐ No

8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department? ☐ Yes ☐ No

9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☐ No

10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☐ No

11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☐ No

THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL §27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT	☐ VOLUNTEER
A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste. **If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

Requestor's Relationship to Property (check one):

☐ Prior Owner ☐ Current Owner ☐ Potential /Future Purchaser ☐ Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached? ☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section V. Property description and description of changes/additions/reductions (if applicable)

ADDRESS 8 Cottage Place and 209 Warburton Avenue

CITY/TOWN City of Yonkers ZIP CODE 10701

TAX BLOCK AND LOT (TBL) (in existing agreement)

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
8 Cottage Place, City of Yonkers, Westchester County	1	(Portion of) 2	2094	1	1.006
209 Warburton Avenue, City of Yonkers, Westchester Cty.	2	2	2098	1	0.954

Check appropriate boxes below:

☑ Changes to metes and bounds description or TBL correction

☐ Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

Approximate acreage added: 0

ADDITIONAL PARCELS:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

☑ Reduction of property

Approximate acreage removed: 0.167

PARCELS REMOVED:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
Southwestern Portion of the 209 Warburton Avenue Parcel	2	2	2098	1	0.787*
					* new acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

See EXHIBIT C For Amended Survey. See EXHIBIT D For Amended Metes & Bounds Description.

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

Not Required

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	☐ Yes ☐ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	☐ Yes ☐ No

Please answer questions below and provide documentation necessary to support answers.

1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information. ☐ Yes ☐ No

2. Is the property upside down as defined below? ☐ Yes ☐ No

From ECL 27-1405(31):

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

3. Is the project an affordable housing project as defined below? ☐ Yes ☐ No

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: Cottage Place Gardens Phase 3	BCP SITE NUMBER: C360150
NAME OF CURRENT APPLICANT(S): CPG Phase III Limited Partnership	
INDEX NUMBER OF EXISTING AGREEMENT: C360150-10-15	
EFFECTIVE DATE OF EXISTING AGREEMENT: 12/3/2015	

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

Statement of Certification and Signatures: **New Requestor(s) (if applicable)**

(Individual) Not Required

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am (title _____) of (entity _____); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.
_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date:_____ Signature:_____

Print Name: Susan McCann, VP, Authorized Agent

(Entity)

I hereby affirm that I am an Authorized Agent (title) of CPG Phase III Limited Partnership (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Susan McCann's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 7/18/17 Signature: Susan McCann

Print Name: Susan McCann, VP & Authorized Agent

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

☐ PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	☒ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: December 3, 2015

Signature by the Department:

DATED: August 29, 2017

Amendment #1

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:_____

Robert W. Schick, P.E., Director
Division of Environmental Remediation

SUBMITTAL INFORMATION:

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) must be sent to:

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

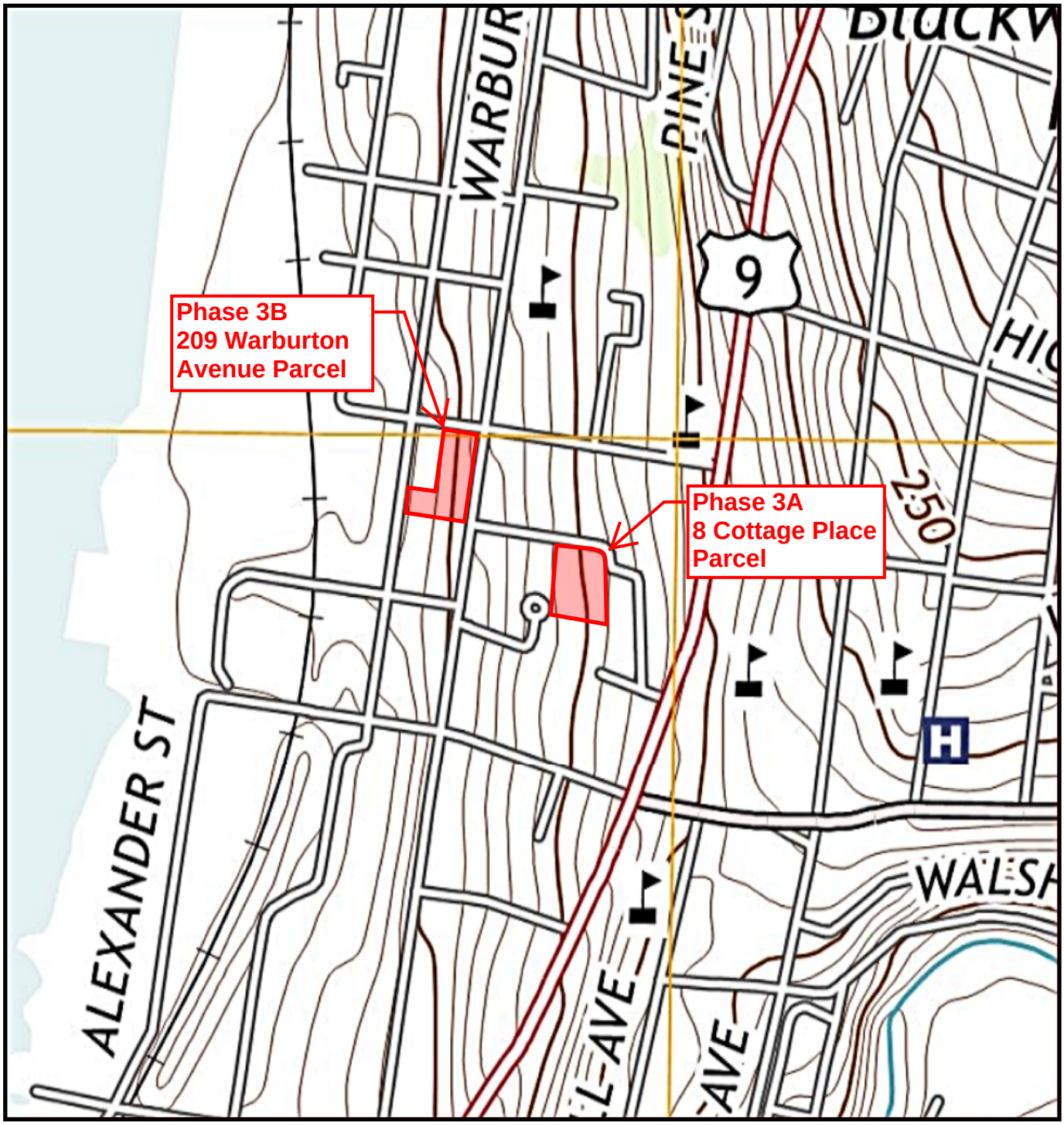
FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE:_____ **LEAD OFFICE:**_____

PROJECT MANAGER:_____

EXHIBIT A

SITE LOCATION MAP



MAP REFERENCE
United States Geological Survey
7.5 Minute Series Topographic Map
Quadrangle: Yonkers, NY-NJ
Date: 2013

N

C.T.MALE ASSOCIATES
ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE, P.C.
50 CENTURY HILL DRIVE
LATHAM, NY 12110

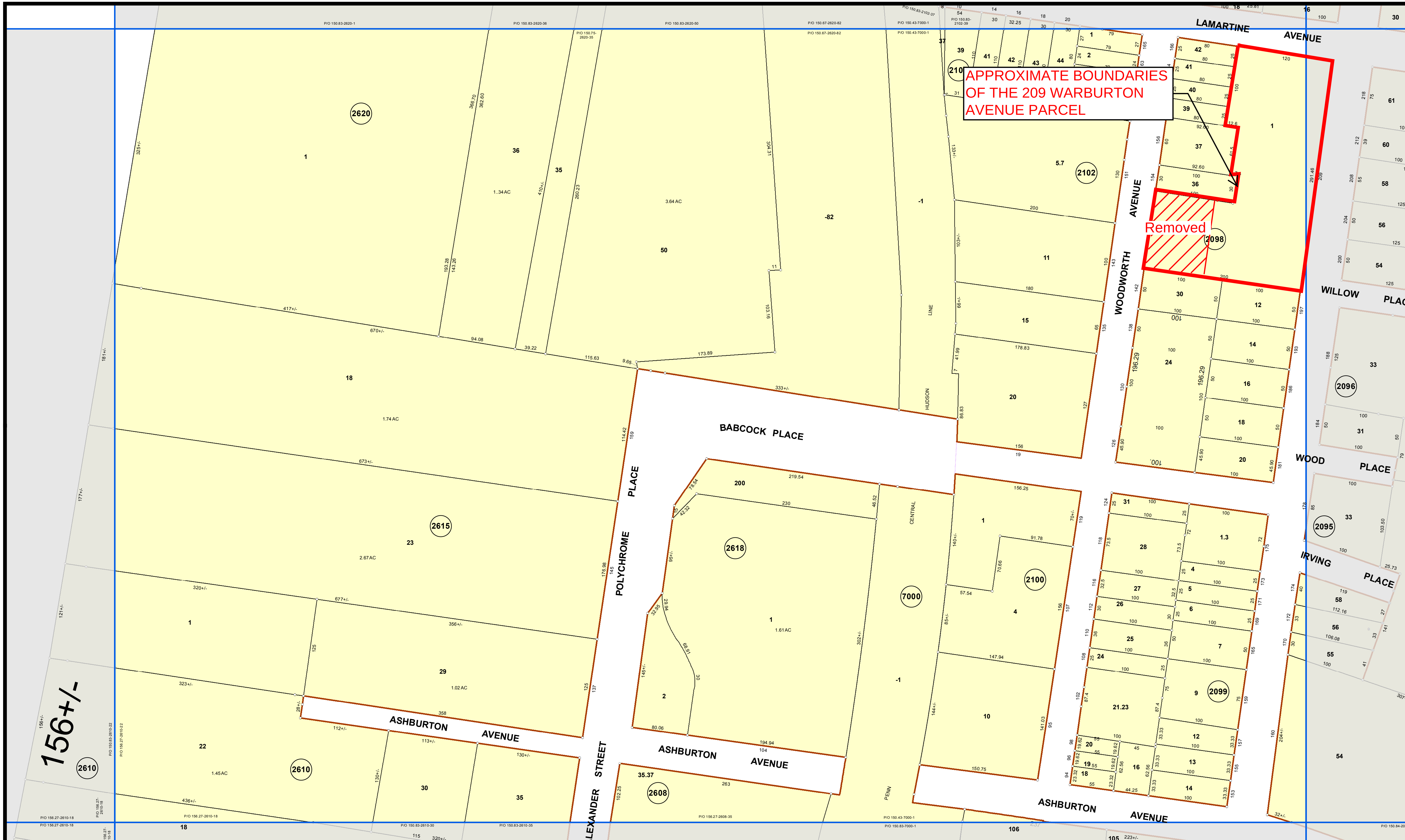
SITE LOCATION MAP

COTTAGE PLACE GARDENS – PHASE 3

CITY OF YONKERS	WESTCHESTER COUNTY, NY
SCALE: NONE	The locations and features depicted on this map are approximate and do not represent an actual survey.
DRAFTER: PAL	
PROJECT No: 15.5268	

EXHIBIT B

CITY OF YONKERS TAX MAP



CITY OF YONKERS
Assessment Department
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE
LEGEND APPLIES ONLY TO THE UNSHADED PORTION OF THE MAP

Prepared by: Bowne Management Systems, Inc.

REVISION TABLE

DATE	CHANGES	DATE	CHANGES
10/17	2098 22 24.26 and 28 to 24		

SPECIAL DISTRICTS

TYPE	SYMBOL	NAME	TYPE	SYMBOL	NAME

Text

LEGEND

COUNTY LINE	TAX MAP BLOCK NO.
CITY LINE	TAX MAP LOT NO.
BLOCK LINE	ACREAGE
SEWER DISTRICT LINE	DIMENSION
EASEMENT LINE	STREAM
PROPERTY LINE	LEGAL ADDRESS
MATCH LINE	

	205	206
218	219	220
232	233	234

N

Tax Map 219 of 399

Assessment Section 2

Tile 150.83

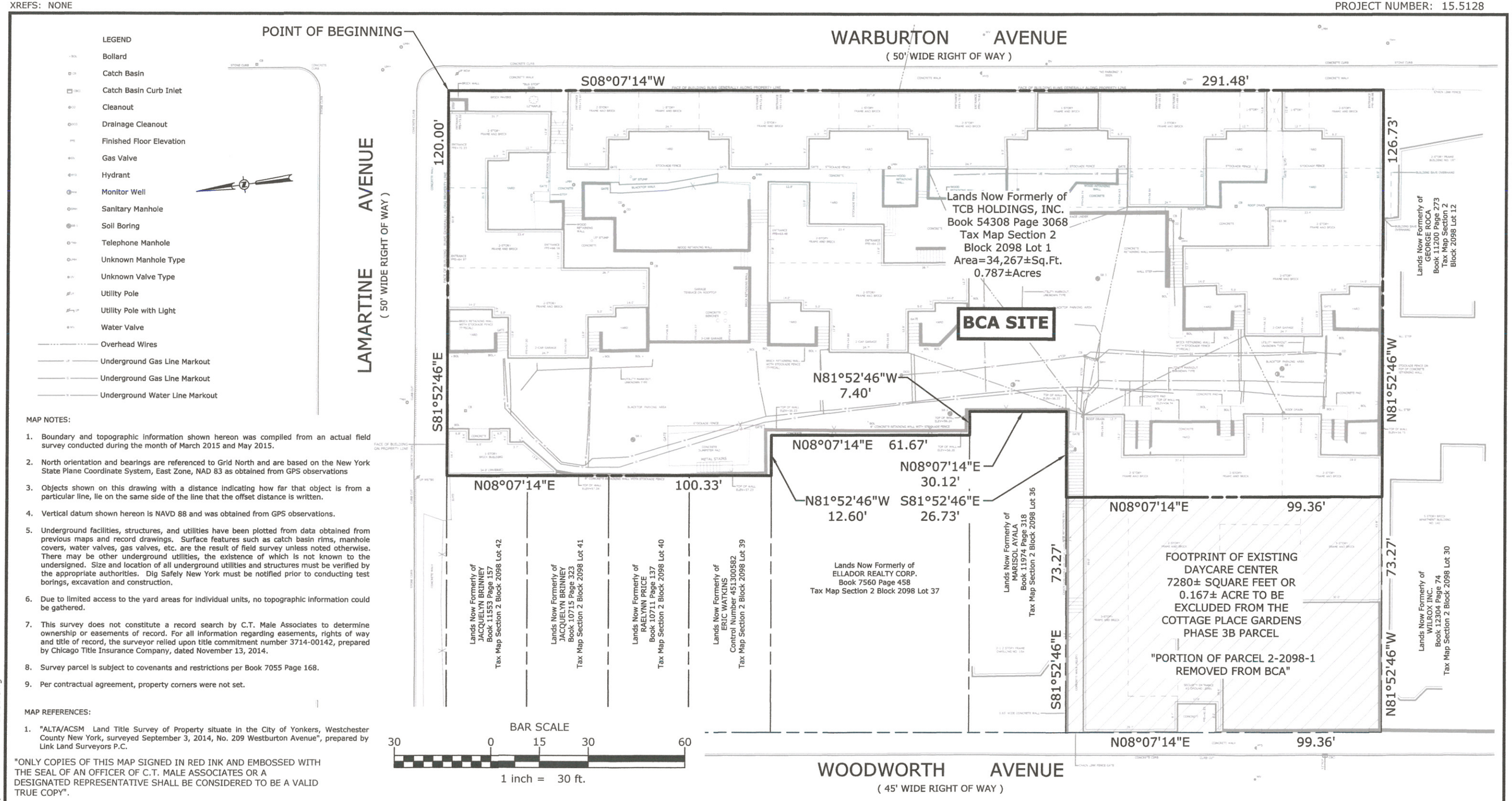
Feet

EXHIBIT C

AMENDED SURVEY FOR THE 209 WARBURTON AVENUE PARCEL

XREFS: NONE

PROJECT NUMBER: 15.5128



MAP NOTES:

1. Boundary and topographic information shown hereon was compiled from an actual field survey conducted during the month of March 2015 and May 2015.
2. North orientation and bearings are referenced to Grid North and are based on the New York State Plane Coordinate System, East Zone, NAD 83 as obtained from GPS observations
3. Objects shown on this drawing with a distance indicating how far that object is from a particular line, lie on the same side of the line that the offset distance is written.
4. Vertical datum shown hereon is NAVD 88 and was obtained from GPS observations.
5. Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safely New York must be notified prior to conducting test borings, excavation and construction.
6. Due to limited access to the yard areas for individual units, no topographic information could be gathered.
7. This survey does not constitute a record search by C.T. Male Associates to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon title commitment number 3714-00142, prepared by Chicago Title Insurance Company, dated November 13, 2014.
8. Survey parcel is subject to covenants and restrictions per Book 7055 Page 168.
9. Per contractual agreement, property corners were not set.

MAP REFERENCES:

1. "ALTA/ACSM Land Title Survey of Property situate in the City of Yonkers, Westchester County New York, surveyed September 3, 2014, No. 209 Westburton Avenue", prepared by Link Land Surveyors P.C.

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

BAR SCALE

30 0 15 30 60

1 inch = 30 ft.

MICHAEL I. GROFF
P.L.S. NO. 49454

STATE OF NEW YORK
MICHAEL I. GROFF
LICENSED LAND SURVEYOR
49454

DATE		REVISIONS RECORD/DESCRIPTION	DRAFTED	CHECK	APPR.
07/12/17	1	REVISED PHASE 3B BOUNDARY	GLB	JAM	WJN
07/20/17	2	REVISED PER COMMENTS	SMW	MIG	WJN
	3				
	4				
	5				
	6				
	7				
	8				
	9				

APPROVED : WJN
DRAFTED : GLB
CHECKED : JAM
PROJ. NO : 15.5268
SCALE : 1" = 30'
DATE : JUNE 10, 2015

AMENDED BCA SITE BOUNDARY MAP

CITY OF YONKERS — WESTCHESTER COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299

SHEET 1 OF 1
DWG. NO: 15-331

CAD DWG. FILE NAME: K:\Projects\155128\Survey\EXHIBIT MAP PHASE 3B.dwg

EXHIBIT D

AMENDED METES & BOUNDS DESCRIPTION FOR THE 209 WARBURTON AVENUE PARCEL

DESCRIPTION
PHASE 3B
209 WARBURTON AVENUE
APARTMENT PARCEL
CITY OF YONKERS, COUNTY OF WESTCHESTER, STATE OF NEW YORK
AREA = 34,267± SQUARE FEET OR 0.787± ACRE OF LAND

All that certain tract, piece or parcel of land situate in the City o f Yonkers, County of Westchester, State of New York, lying West of Warburton Avenue and South of Lamartine Avenue, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Westerly street boundary of Warburton Avenue (50-foot-wide right-of-way) with the Southerly street boundary of Lamartine Avenue (50-foot wide right-of-way) and runs thence from said point of beginning along said Westerly street boundary of Warburton Avenue South 08 deg. 07 min. 14 sec. West 291.48 feet to its point of intersection with the common division line between the lands now or formerly of TCB Holdings, Inc. as described in Book 54308 of Deeds at Page 3068 on the North and the lands now or formerly of George Roca as described in Book 11200 of Deeds at Page 273 and lands now or formerly of Wilrox Inc. as described in Book 12304 of Deeds at Page 74 on the South; thence North 81 deg. 52 min. 46 sec. West along said common division line 126.73 feet to a point; thence through the said the lands now or formerly of TCB Holdings, Inc. North 08 deg. 07 min. 14 sec. East 99.36 feet to a point on the division line between the said lands now or formerly of TCB Holdings, Inc. on the South and the lands now or formerly of Marisol Ayala as described in Book 11974 of Deeds at Page 318 on the North; thence South 81 deg. 52 min. 46 sec. East along said division line 26.73 feet to its point of intersection with the division line between the said lands now or formerly of TCB Holdings, Inc. on the East

and the said lands now or formerly of Marisol Ayala on the West; thence North 08 deg. 07 min. 14 sec. East along said division line 30.12 feet to its point of intersection with the division line between the said lands now or formerly of TCB Holdings, Inc. on the North and the said lands now or formerly of Marisol Ayala on the South; thence North 81 deg. 52 min. 46 sec. West along said division line 7.40 feet to its point of intersection with the division line between the said lands now or formerly of TCB Holdings, Inc. on the East and the lands now or formerly of Ellador Realty Corp. as described in Book 7560 of Deeds at Page 458 on the West; thence North 08 deg. 07 min. 14 sec. East along said division line 61.67 feet to its point of intersection with the division line between the said lands now or formerly of TCB Holdings, Inc. on the North and the said lands now or formerly of Ellador Realty Corp. on the South; thence North 81 deg. 52 min. 46 sec. West along said division line 12.60 feet to its point of intersection with the common division line between the said lands now or formerly of TCB Holdings, Inc. on the East and the lands now or formerly of Eric Watkins as described in Document No. 451300582, lands now or formerly of Raelynn Price as described in Book 10711 of Deeds at Page 137, lands now or formerly of Jacquelyn Brinney as described in Book 10715 of Deeds at Page 323 and other lands now or formerly of Jacquelyn Brinney as described in Book 11553 of Deeds at Page 157 on the West; thence North 08 deg. 07 min. 14 sec. East along said common division line 100.33 feet to its intersection with the above first mentioned Southerly street boundary of Lamartine Avenue; thence South 81 deg. 52

min. 46 sec. East along said Southerly street boundary 120.00 feet to the point or place of beginning and containing 34,267± square feet or 0.787 acre of land, more or less.

Subject to any covenants, easements or restrictions of record.

C.T. MALE ASSOCIATES

William J. Nettleton, P.L.S.

April 22, 2016
Revised July 20, 2017
JFC/amb/wjn
C.T. Male Project No. 15.5128