

**The Huguenot Site
WESTCHESTER COUNTY
NEW ROCHELLE, NEW YORK**

SITE MANAGEMENT PLAN

NYSDEC Site Number: C360157

Prepared for:

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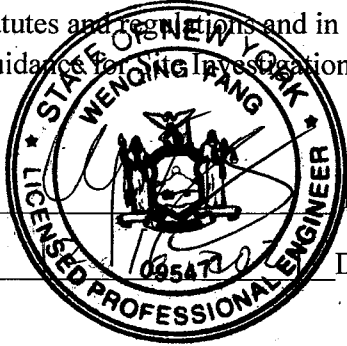
Revisions to Final Approved Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date

DECEMBER 2021

CERTIFICATION STATEMENT

I, WENQING FANG, certify that I am currently a NYS registered professional engineer and that this Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).



P.E.

DATE

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List of Acronyms

AS	Air Sparging
ASP	Analytical Services Protocol
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CAMP	Community Air Monitoring Plan
C/D	Construction and Demolition
CFR	Code of Federal Regulation
CLP	Contract Laboratory Program
COC	Certificate of Completion
CO2	Carbon Dioxide
CP	Commissioner Policy
DER	Division of Environmental Remediation
EC	Engineering Control
ECL	Environmental Conservation Law
ELAP	Environmental Laboratory Approval Program
ERP	Environmental Restoration Program
EWP	Excavation Work Plan
GHG	Green House Gas
GWE&T	Groundwater Extraction and Treatment
HASP	Health and Safety Plan
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYCRR	New York Codes, Rules and Regulations
O&M	Operation and Maintenance
OM&M	Operation, Maintenance and Monitoring
OSHA	Occupational Safety and Health Administration

OU	Operable Unit
PID	Photoionization Detector
PRP	Potentially Responsible Party
PRR	Periodic Review Report
QA/QC	Quality Assurance/Quality Control
QAPP	Quality Assurance Project Plan
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RCRA	Resource Conservation and Recovery Act
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RP	Remedial Party
RSO	Remedial System Optimization
SAC	State Assistance Contract
SCG	Standards, Criteria and Guidelines
SCO	Soil Cleanup Objective
SMP	Site Management Plan
SOP	Standard Operating Procedures
SOW	Statement of Work
SPDES	State Pollutant Discharge Elimination System
SSD	Sub-slab Depressurization
SVE	Soil Vapor Extraction
SVI	Soil Vapor Intrusion
TAL	Target Analyte List
TCL	Target Compound List
TCLP	Toxicity Characteristic Leachate Procedure
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VCA	Voluntary Cleanup Agreement
VCP	Voluntary Cleanup Program

ES EXECUTIVE SUMMARY

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance and reporting activities required by this Site Management Plan:

Site Identification: C360157 The Huguenot Site
387 Huguenot Street, New Rochelle, NY

Institutional Controls:	1. The property may be used for restricted residential, commercial and industrial use;
	2. All ECs must be operated and maintained as specified in this SMP;
	3. All ECs must be inspected at a frequency and in a manner defined in the SMP.
	4. The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.
	5. Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;
	6. Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
	7. All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
	8. Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;
	9. Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP;

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	10. Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.	
	11. The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries, and any potential impacts that are identified must be monitored or mitigated;	
	12. The potential for soil vapor intrusion must be evaluated for off-site buildings (including those that have previously declined testing) as sampling indicates a need, and any potential impacts that are identified must be monitored or mitigated; and	
	13. Vegetable gardens and farming on the site are prohibited;	
Engineering Controls:	1. Cover System	
Inspections:		Frequency
1. Cover System Inspection		Annually
Monitoring:		
1. Groundwater Monitoring Wells (MW-1 through MW-9)		Semi-Annual (2 years) Thereafter to be determined by NYSDEC
2. Soil Vapor Intrusion (On-Site and Off-Site)		As Needed.
Maintenance:		
1. Cover System Maintenance		As Needed

Site Identification:

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Reporting:	
1. Groundwater Monitoring Data	Semi-Annual (2 years) Thereafter to be determined by NYSDEC
2. Soil Vapor Intrusion Monitoring Data	As Needed
3. Periodic Review Report	Every 3 Years

Further descriptions of the above requirements are provided in detail in the latter sections of this Site Management Plan.

1.0 INTRODUCTION

1.1 General

This Site Management Plan (SMP) is a required element of the remedial program for the Huguenot Site located in New Rochelle, New York (hereinafter referred to as the “Site”). See Figure 1. The Site is currently in the New York State (NYS) Brownfield Cleanup Program (BCP) Site No. C360157 which is administered by New York State Department of Environmental Conservation (NYSDEC).

381-383 Huguenot LLC entered into a Brownfield Cleanup Agreement (BCA) on November 3, 2017 with the NYSDEC to remediate the site. A figure showing the site location and boundaries of this site is provided in Figure 3. The boundaries of the site are more fully described in the metes and bounds site description that is part of the Environmental Easement provided in Appendix 3.

After completion of the remedial work, some contamination was left at this site, which is hereafter referred to as “remaining contamination”. Institutional and Engineering Controls (ICs and ECs) have been incorporated into the site remedy to control exposure to remaining contamination to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Westchester County Clerk, requires compliance with this SMP and all ECs and ICs placed on the site.

This SMP was prepared to manage remaining contamination at the site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Environmental Easement and the grantor’s successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

It is important to note that:

- This SMP details the site-specific implementation procedures that are required by the Environmental Easement. Failure to properly implement the SMP is a violation of the Environmental Easement, which is grounds for revocation of the Certificate of Completion (COC);
- Failure to comply with this SMP is also a violation of Environmental Conservation Law, 6NYCRR Part 375 and the BCA (Index No. C360157-08-17; Site No. C360157) for the site, and thereby subject to applicable penalties.

All reports associated with the site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for persons involved with the site is provided in Appendix 1 of this SMP.

This SMP was prepared by Cider Environmental, on behalf of 381-383 Huguenot LLC, in accordance with the requirements of the NYSDEC's DER-10 ("Technical Guidance for Site Investigation and Remediation"), dated May 2010, and the guidelines provided by the NYSDEC. This SMP addresses the means for implementing the ICs and/or ECs that are required by the Environmental Easement for the site.

1.2 Revisions

Revisions to this plan will be proposed in writing to the NYSDEC's project manager. Revisions will be necessary upon, but not limited to, the following occurring: a change in media monitoring requirements, upgrades to or shut-down of a remedial system, post-remedial removal of contaminated sediment or soil, or other significant change to the site conditions. In accordance with the Environmental Easement for the site, the NYSDEC will provide a notice of any approved changes to the SMP, and append these notices to the SMP that is retained in its files.

1.3 Notifications

Notifications will be submitted by the property owner to the NYSDEC, as needed, in accordance with NYSDEC's DER – 10 for the following reasons:

- 60-day advance notice of any proposed changes in site use that are required under the terms of the BCA, 6NYCRR Part 375 and/or Environmental Conservation Law.
- 7-day advance notice of any field activity associated with the remedial program.
- 15-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan.
- Notice within 48-hours of any damage or defect to the foundation, structures or EC that reduces or has the potential to reduce the effectiveness of an EC, and likewise, any action to be taken to mitigate the damage or defect.
- Verbal notice by noon of the following day of any emergency, such as a fire; flood; or earthquake that reduces or has the potential to reduce the effectiveness of ECs in place at the site, with written confirmation within 7 days that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.
- Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action submitted to the NYSDEC within 45 days describing and documenting actions taken to restore the effectiveness of the ECs.

Any change in the ownership of the site or the responsibility for implementing this SMP will include the following notifications:

- At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser/Remedial Party has been provided with a copy of the Brownfield Cleanup Agreement (BCA), and all approved work plans and reports, including this SMP.

- Within 15 days after the transfer of all or part of the site, the new owner's name, contact representative, and contact information will be confirmed in writing to the NYSDEC.

Table 1 on the following page includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix 1.

Table 1: Notifications*

Name	Contact Information
Daniel Lanners, P.E. NYSDEC Project Manager	518-402-9652 daniel.lanners@dec.ny.gov
Daniel Bendell NYSDEC Region 3 Hazardous Waste Engineer	845-256-3151 daniel.bendell@dec.ny.gov
Kelly Lewandowski NYSDEC Site Control	518-402-9553 kelly.lewandowski@dec.ny.gov

* Note: Notifications are subject to change and will be updated as necessary.

2.0 PREVIOUS INVESTIGATIONS AND REMEDIAL ACTIONS

2.1 Site Location and Description

The site is located in New Rochelle, Westchester County, New York and is identified as Section 2; Block 439; and Lot 5 on the Westchester County Tax Map (see Figure 2). The site is an approximately 0.39-acre area and is bounded by a 2-story vacant store (first floor) with residential above to the north, a 3-story residential apartment building and a 1-story residential building to the south, Huguenot Street and beyond by a gasoline filling station to the east, and an office building/warehouse to the west (see Figure 3 – Site Layout Map). The boundaries of the site are more fully described in the Environmental Easement and shown on the metes and bounds survey map, both of which are contained in Appendix 3. The owner of the site parcel at the time of issuance of this SMP is 381-383 Huguenot LLC.

2.2 Physical Setting

2.2.1 Land Use

Prior to redevelopment, a 3,400-square foot one-story building with a partial basement sat on the south end of the site which, until August of 2018, was used for office and storage space associated with a U-Haul business, a real-estate firm, and a janitorial supply business. A second two-story structure was located on the north end of the site that until June of 2018 housed a church ministry on the first floor, two apartments on the second floor, and a hydraulic repair business in the basement. Both buildings have been demolished. The site redevelopment project entailed demolition of the existing facilities and construction of one (1) 6-story mixed-use building with on-site parking. The new building has sixty (60) rental apartment units, and two commercial/retail units on the ground floor.

The Site is currently utilized for mixed commercial and residential uses. The Site is located within the City of New Rochelle's recently designated Downtown Overlay Zone (DOZ). The DOZ is part of a new zoning plan adopted in 2015 to re-establish the downtown as a center of vibrancy within a mixed-use, transit oriented setting. The characteristics of the Site allow a building of up to six stories, with the provision by the developer of a community benefit.

The properties adjoining the Site and in the neighborhood surrounding the Site primarily include commercial and residential properties.

2.2.2 Geology

Below the surface cover and heterogeneous fill materials, the subsurface stratigraphy generally consists of natural sand and silt deposits overlying a thin mantle of weathered rock, atop more competent bedrock.

Fill consisting of a heterogeneous mixture of medium to fine sand and silt, with lesser amounts of coarse to fine gravel and occasional asphalt, concrete, and brick fragments was encountered throughout the Site. Fill generally varied between 4 feet and 6 feet in thickness.

Below the fill, starting at depths between approximately 4 and 6 feet below grade, the stratum consists of medium to fine sand with silt, lesser amounts of coarse to fine gravel, and occasional cobbles. This stratum is generally considered medium dense to dense material.

The top of completely weathered rock was encountered at depths between approximately 10 and 20 feet below grade. This stratum is mostly soil-like in consistency, comprising coarse to fine micaceous sand and gravel, with variable amounts of silt, and intact components of the parent material.

Bedrock was encountered at depths between approximately 19 and 24 feet below grade.

Geologic cross-sections are shown on **Figure 4**. Site specific boring logs are provided in **Appendix 4**.

2.2.3 Hydrogeology

Groundwater monitoring wells were installed throughout the Site. The recorded water levels are between 6.11 (MW-3) and 8.38 (MW-8) below grade. The flow rates of the wells are extremely low. Most of the wells ran dry when purging rate was >500 milliliters per minute (ml/min). Based on the presence of shallow bedrock and the low flow rate, it is suspected that the observed groundwater is trapped stormwater perched atop the dense underlying weathered rock.

On May 8, 2018, a groundwater elevation survey was performed to determine the groundwater flow direction as part of the remedial investigation (RI). The elevation of groundwater was gauged at each monitoring well and recorded. The elevations were used to graphically define the planimetric surface of the water table. The elevations of the top of the casings were represented with respect to each other and based on a benchmark elevation or approximate elevation above mean sea level. The groundwater elevations were based as a function of the depth to water and these elevations.

Based on the groundwater elevation surveys (dated 2/15/2017 and 5/8/2018), the groundwater flow direction on the site is to the northwest. The hydraulic gradient is between 0.039 to 0.069 ft/ft. This is consistent with the regional groundwater flow direction.

A groundwater contour map is shown in **Figure 5**. Groundwater elevation data is provided on **Figure 5**. Groundwater monitoring well boring and construction logs are provided in **Appendix 4**.

2.3 Investigation and Remedial History

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site. Full titles for each of the reports referenced below are provided in Section 8.0 - References.

The Subject Property (381 Huguenot Street, under the name of Rush Manufacturing) has an open NYSDEC Spill case (9604099). This spill was reported on

June 6, 1996 due to soil and groundwater contamination encountered during a site investigation.

In March 2016, CE performed a Phase II ESA at the Subject Property. The Phase II ESA collected subsurface soil/groundwater/soil gas samples to evaluate the potential environmental impacts. The soil samples showed several target VOC/SVOCs at levels above the Unrestricted Use Soil Cleanup Objectives (UUSCOs). Elevated PID readings and strong petroleum odors were noted during soil sampling. Strong odor representing degraded petroleum product was noted, exceeding the nuisance criteria of CP-51. The laboratory analysis performed on the soil gas samples detected several gasoline related compounds and chlorinated solvents, including PCE and its daughter products TCE, cis-1,2-DCE and VC. The groundwater samples showed evidence of impact from petroleum products and chlorinated solvent. The maximum fuel oil related SVOCs in groundwater was 13,000 micrograms per liter (ug/L) (GW-2). The maximum gasoline related VOCs in groundwater was 2,020 ug/L (GW-1). TCE was detected in one of the monitoring wells (GW-4) at 6.3 ug/L.

In February 2017, CE performed a Supplemental Subsurface Investigation (SSI) at the Subject Property. The SSI collected samples of the urban fill materials and analyzed for metals and PCBs. The SSI also determined the groundwater flow direction and delineate the extent of groundwater contamination. The SSI detected a 2-foot layer of urban fill material throughout the site. Lead (maximum 4,330 milligrams per kilogram (mg/Kg)) was detected at levels exceeding the Restricted Residential Soil Cleanup Objectives (RRSCO) (400 mg/Kg) within the urban fill layer at multiple locations. Mercury was detected at a level (1.26 mg/Kg) exceeding the RRSCO (0.81 mg/Kg) at one (1) location (SB-21 [0'-2']). PCB was detected at a level (3,000 ug/Kg) exceeding the RRSCO (1,000 ug/Kg) at one (1) location (SB-2B [5'-7']). The SSI concluded that the existing groundwater contamination originated from the fuel oil release on the Subject Property. Using the Ambient Water Quality Standard (AWQS) as the cut off, it is likely that the groundwater contamination has migrated beyond Site boundary to the west.

From March 2018 to May 2018, CE performed the Remedial Investigation (RI) on the Site in accordance with the NYSDEC approved work plan. During the RI, CE performed a geophysical survey; installed fifteen (15) soil borings and collected twenty-

six (26) soil samples; installed eight (8) groundwater monitoring wells and collected eight (8) groundwater samples; collected one (1) sub-slab soil gas sample, two (2) indoor air samples, and two (2) outdoor air samples; and performed a groundwater elevation survey. All samples were submitted to a NYSDOH certified laboratory for analysis. The result of the RI and the previous investigations were summarized in the Remedial Investigation Report (RIR).

During the ground penetrating radar (GPR) survey, a fill port, suspected to be associated with a fuel oil UST, was found in front of the building at 393 Huguenot St. A metallic anomaly was detected near the fill port. GPR transects over this area display inconclusive data. It is possible that the former fuel oil UST was backfilled.

The RI soil sampling followed the approved Remedial Investigation Work Plan (RIWP). During the RI, a total of twenty-six (26) soil samples and two (2) QA/QC samples were collected for laboratory analysis. The field observation and laboratory analysis results of the soil samples from the RI were consistent with the previous investigation.

Exceedances of lead (maximum 1,560 mg/Kg), cadmium (maximum 4.79 mg/Kg) and several semi-volatile organic compounds (SVOCs) (including benzo-a-anthracene maximum 3,700 µg/Kg, benzo-a-pyrene maximum 4,300 µg/Kg, benzo-b-fluoranthene maximum 4,500 µg/Kg, chrysene maximum 4,000 µg/Kg, dibenzo-a,h-anthracene maximum 510 µg/Kg, and indeno (1,2,3-cd) pyrene maximum 4,000 µg/Kg) over RRSCO were detected in multiple shallow soil samples within the urban fill layer. The deeper soil samples generally met RRSCO and, except for nickel and chromium, met UUSCO. Nickel and chromium exceeding UUSCO were detected throughout the site and in soil samples from the off-site monitoring wells, suggesting that there are elevated background levels.

The monitoring well installation and groundwater sampling followed the approved RIWP. There were no significant deviation from the approved RIWP. The flow rates of the wells were extremely low. Most of the wells ran dry when purging rate was >500 ml/min.

During the RI, a total of eight (8) groundwater samples and three (3) QA/QC samples were collected for laboratory analysis.

Petroleum odor was observed with groundwater samples from MW-1, MW-2 and MW-4.

Exceedances of several inorganic compounds (aluminum, iron, magnesium, manganese and sodium) over the AWQS were detected in both on-site and off-site wells (including upgradient and side-gradient wells). This is due to elevated regional background levels, and not from impacts from the Site.

Selenium was detected in MW-5 (side-gradient) at 0.012 mg/L marginally above the AWQS of 0.01 mg/L. PCB was detected in MW-8 (up-gradient) at 0.094 µg/L marginally above the AWQS of 0.09 µg/L. 1,3-Dichlorobenzene was detected in both the on-site and up-gradient wells (maximum 6.8 µg/L) marginally exceeding the AWQS of 3 µg/L. Isopropylbenzene was detected in MW-4 at 17 µg/L exceeding the AWQS of 5 µg/L. Phenol was detected in MW-8 (up-gradient) at 1.4 µg/L marginally above the AWQS of 1 µg/L. Naphthalene was detected in MW-1 at 36 µg/L exceeding the AWQS of 10 µg/L.

Per- and polyfluoroalkyl substances (PFAS) were detected in all groundwater samples, both on- and off-site. PFOA concentrations were found in excess of the maximum contaminant level (MCL) of 10 nanograms per liter (ng/L) in all 4 on-site monitoring wells, ranging from 17 to 64 ng/L, and 3 of the 4 off-site monitoring wells, ranging from 8.8 to 35 ng/L. PFOS concentrations were found in excess of the MCL of 10 ng/L in 3 of the 4 on-site monitoring wells, ranging from 8.8 to 120 ng/L, and 2 of the 4 off-site monitoring wells, ranging from 6.1 to 17 ng/L. The highest total PFOA+PFOS levels were found in MWs-4 and 5, both located on-site adjacent to the former car wash, at concentrations of 102 and 184 ng/L, respectively. Total PFOA+PFOS levels in MW-2, located on-site downgradient of the former dry cleaning operation, was found at a concentration of 74 ng/L.

Soil vapor samples were collected at two locations in the northern portion of the site (former dry cleaner location and beneath existing building) during the Phase II Environmental Site Assessment in 2016 and analyzed for VOCs. Primary contaminants identified in the on-site soil vapor included benzene, toluene, ethylbenzene, and xylene, collectively known as BTEX, and chlorinated VOCs (tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, and vinyl chloride) at maximum concentrations of 23.8 micrograms

per cubic meter ($\mu\text{g}/\text{m}^3$), $35.7 \mu\text{g}/\text{m}^3$, $133 \mu\text{g}/\text{m}^3$, $397 \mu\text{g}/\text{m}^3$, $4.37 \mu\text{g}/\text{m}^3$, $14.3 \mu\text{g}/\text{m}^3$, $18.4 \mu\text{g}/\text{m}^3$, and $74.6 \mu\text{g}/\text{m}^3$, respectively.

Indoor Air and Sub-Slab Vapor - Soil vapor intrusion sampling was offered to owners of six buildings surrounding the site and only one of the six owners agreed to the sampling. Soil vapor intrusion sampling was conducted during the Remedial Investigation in March 2018 at the adjacent building located north of the site that houses a church ministry on the first floor with apartments located above. Air samples collected were analyzed for VOCs. Carbon tetrachloride, methylene chloride and tetrachloroethene (PCE) were detected in the sub-slab soil vapor and indoor air (basement and 1st floor), with carbon tetrachloride and PCE also detected in the ambient (outdoor) air locations. Carbon tetrachloride levels ranged from $0.53 \mu\text{g}/\text{m}^3$ (sub-slab) to $0.61 \mu\text{g}/\text{m}^3$ (indoor air, maximum), to $0.54 \mu\text{g}/\text{m}^3$ (ambient air, maximum). Methylene chloride levels ranged from $6.21 \mu\text{g}/\text{m}^3$ (sub-slab) to $6.53 \mu\text{g}/\text{m}^3$ (indoor air, maximum), to non-detect (ambient air). PCE levels ranged from $0.83 \mu\text{g}/\text{m}^3$ (sub-slab) to $0.89 \mu\text{g}/\text{m}^3$ (indoor air, maximum), to $0.57 \mu\text{g}/\text{m}^3$ (ambient air, maximum). A comparison of the soil vapor intrusion sampling results with the NYSDOH Soil Vapor/Indoor Air Decision Matrices indicated no further actions were recommended to address human exposures. However, since only one of the six off-site buildings were allowed access and sampled, further evaluations are needed to determine if soil vapor intrusion is a potential concern for other off-site buildings.

2.4 Remedial Action Objectives

The Remedial Action Objectives (RAOs) for the Site as listed in the Decision Document dated December 7, 2018 are as follows:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

- Prevent contact with, or inhalation of, volatiles from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

2.5 Remaining Contamination

2.5.1 Soil

The Site was remediated by removing abandoned petroleum USTs, remove and dispose of petroleum and metals impacted soil/fill to achieve RAO. The designed cleanup

levels are consistent with the intended use of the Site. Residual contamination remaining at the Site above Restricted Residential SCOs is present beneath the cover system to groundwater interface.

Table 2 summarizes the results of all endpoint samples collected at the limits of the excavation following the removal of impacted soils. **Figure 6** summarizes the results of all soil samples remaining at the site after completion of Remedial Action that exceed the Restricted Residential SCOs (RRSCOs) and/or the Protection of Groundwater SCOs (PGWSCOs).

The RRSCOs were generally achieved, with several exceptions:

- PCBs (Aroclor 1254) was detected in EP-2 [11'] at 1,200 µg/Kg, exceeding the RRSCO.
- Several SVOCs were detected in EP-6 [9'] at levels exceeding the RRSCOs, including benzo-a-anthracene at 1,700 µg/Kg, benzo-a-pyrene at 1,900 µg/Kg, benzo-b-fluoranthene at 1,500 µg/Kg, and indeno (1,2,3-cd) pyrene at 1,400 µg/Kg.
- Acetone were detected in EP-1 through EP-13 at levels exceeding the UUSCO and the PGWSCO. Note that acetone is a common laboratory contaminant.

No VOCs were detected in any of the soil samples at concentrations above RRSCOs.

Nickel and chromium exceeding UUSCOs were detected throughout the site and in soil samples from the off-site monitoring wells, suggesting that there are elevated background levels.

Copper (maximum 162 mg/Kg at EP-19 [2']), lead (maximum 194 mg/Kg at EP-21 [2']), mercury (maximum at 0.65 at EP-18 [2']) and zinc (maximum 174 mg/Kg at EP-19 [2']) exceeding UUSCOs but below RRSCOs and PGWSCOs were detected in several endpoint samples.

PFOA & PFOS were detected in two (2) out of the eight (8) endpoint samples analyzed. All detections were below RRSCOs and PGWSCOs.

A review of the endpoints samples as well as the RI samples concluded that all other VOCs/SVOCs/PCBs/Metals/Pesticides analytes, other than the above-mentioned exceptions, have met RRSCOs.

Due to the presence of an existing neighboring building along the western border of the Subject Property, excavation in the northwestern corner of the Site could not be extended all the way to the border. As evidenced by the endpoint sample EP-2 [11'], there is residual PCB contamination exceeding RRSCOs in this area.

Excavation for the new building cellar was performed to the northern Site boundary. As evidenced by the endpoint EP-6 [9'], there is residual SVOC contamination exceeding RRSCOs in this area.

2.5.2 Groundwater

Groundwater investigations were conducted between 2016 and 2018 and included analyses for VOCs, SVOCs, metals, pesticides, PCBs, and per- and polyfluoroalkyl substances (PFAS). VOCs identified in site groundwater in excess of ambient water quality standards include ethylbenzene, isopropylbenzene, n-butylbenzene, npropylbenzene, p-isopropyltoluene, sec-butylbenzene, trichloroethene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and 1,3-dichlorobenzene at maximum concentrations of 22 parts per billion (ppb), 190 ppb, 240 ppb, 400 ppb, 48 ppb, 220 ppb, 6.3 ppb, 20 ppb, 6 ppb, and 6.8 ppb, respectively. The ambient water quality standard for each of these compounds is 5 ppb, except for 3-dichlorobenzene at 3 ppb. SVOCs identified in on-site groundwater in excess of standards include benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, fluorene, indeno(1,2,3-c,d)pyrene, naphthalene, phenanthrene, and phenol at maximum concentrations of 0.55 ppb, 0.35 ppb, 0.29 ppb, 0.57 ppb, 1,700 ppb, 0.05 ppb, 2,900 ppb, 2,900 ppb, and 1.4 ppb, respectively. The ambient water quality standards for these compounds are 0.002 ppb, 0.002 ppb, 0.002 ppb, 0.002 ppb, 50 ppb, 0.002 ppb, 10 ppb, 50 ppb, and 1 ppb, respectively. Metals identified in site groundwater in excess of standards include aluminum, iron, magnesium, manganese, selenium, and sodium at maximum concentrations of 791 ppb, 52,500 ppb, 45,000 ppb,

16,000 ppb, 12 ppb, and 358,000 ppb, respectively. The ambient water quality standards for these metals are 100 ppb, 300 ppb, 35,000 ppb, 300 ppb, 10 ppb, and 20,000 ppb, respectively.

No pesticides were detected above standards in any of the groundwater samples collected in 2018 during the RI. PCBs were detected in site groundwater at one upgradient well location at a concentration of 0.094 ppb, slightly exceeding the ambient water quality standard of 0.09 ppb.

Several PFAS compounds were detected in all the groundwater samples collected both on and off-site in 2018. PFOA concentrations were found in excess of the maximum contaminant level of 10 ng/L in all 4 on-site monitoring wells, ranging from 17 to 64 ng/L, and 3 of the 4 off-site monitoring wells, ranging from 8.8 to 35 ng/L. PFOS concentrations were found in excess of the maximum contaminant level of 10 ng/L in 3 of the 4 on-site monitoring wells, ranging from 8.8 to 120 ng/L, and 2 of the 4 off-site monitoring wells, ranging from 6.1 to 17 ng/L. The highest total PFOA+PFOS levels were found in MWs-4 and 5, both located on-site adjacent to the former car wash, at concentrations of 102 and 184 ng/L, respectively. Total PFOA+PFOS levels in MW-2, located on-site downgradient of the former dry cleaning operation, was found at a concentration of 74 ng/L.

The on-site monitoring wells (MWs-1, 2, 4, 5 and 8) were decommissioned to facilitate implementation of the remedy and redevelopment of the site. These wells will be reinstalled following redevelopment of the site and this SMP will be revised accordingly.

2.5.3 Soil Vapor

Two soil gas samples collected in the northern portion of the site during the 2016 Phase II ESA detected BTEX-related compounds and chlorinated solvents, including PCE and its daughter products TCE, cis-1,2-DCE and vinyl chloride. No additional soil gas samples were collected at the Site during the RI in 2018; however, the implemented remedy and ensuing construction activities resulted in the removal of potential source material extending to bedrock in most of the northern portion of the site.

3.0 INSTITUTIONAL AND ENGINEERING CONTROL PLAN

3.1 General

Since remaining contamination exists at the site, Institutional Controls (ICs) and Engineering Controls (ECs) are required to protect human health and the environment. This IC/EC Plan describes the procedures for the implementation and management of all IC/ECs at the site. The IC/EC Plan is one component of the SMP and is subject to revision by the NYSDEC.

This plan provides:

- A description of all IC/ECs on the site;
- The basic implementation and intended role of each IC/EC;
- A description of the key components of the ICs set forth in the Environmental Easement;
- A description of the controls to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of IC/ECs, such as the implementation of the Excavation Work Plan (EWP) (as provided in **Appendix 2**) for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the site; and
- Any other provisions necessary to identify or establish methods for implementing the IC/ECs required by the site remedy, as determined by the NYSDEC.

3.2 Institutional Controls

A series of ICs is required by the Decision Document to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to restricted residential, commercial, and industrial uses only. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. The IC boundaries are shown on **Figure 9**. These ICs are:

- The property may be used for: restricted residential, commercial, and industrial use;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP.
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.
- Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP;

- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on **Figure 9**, and any potential impacts that are identified must be monitored or mitigated;
- The potential for soil vapor intrusion must be evaluated for off-site buildings (including those that have previously declined testing) as sampling indicates a need, and any potential impacts that are identified must be monitored or mitigated; and
- Vegetable gardens and farming on the site are prohibited.

3.3 Engineering Controls

3.3.1 Cover (or Cap)

Exposure to remaining contamination at the site is prevented by a cover system placed over the site. This cover system consists primarily of components of the site redevelopment, including concrete building slabs and foundations, paved surfaces and parking areas, concrete sidewalks, and a minimum of two feet of stone placed over a demarcation layer.

Figure 10 presents the location of the cover system and applicable demarcation layers. **Figure 11** shows the as-built cross sections for each remedial cover type used on the site. The Excavation Work Plan (EWP) provided in **Appendix 2** outlines the procedures required to be implemented in the event the cover system is breached, penetrated or temporarily removed, and any underlying remaining contamination is disturbed. Procedures for the inspection of this cover are provided in the Monitoring and Sampling Plan included in Section 4.0 of this SMP. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan

(HASP) and associated Community Air Monitoring Plan (CAMP) prepared for the site and provided in **Appendix 7**.

3.3.2 Criteria for Completion of Remediation / Remedial System

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC DER-10.

3.3.2.1 - Cover (or Cap)

The composite cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in accordance with this SMP in perpetuity.

3.3.2.2 - Monitoring Wells associated with Long-Term Groundwater Monitoring

Groundwater monitoring activities to assess the effectiveness of the remedy will continue, as determined by the NYSDEC with consultation with NYSDOH, until residual groundwater concentrations are found to be consistently below ambient water quality standards, the site SCGs, or have become asymptotic at an acceptable level over an extended period. In the event that monitoring data indicates that monitoring may no longer be required, a proposal to discontinue groundwater monitoring will be submitted by the remedial party. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC. If groundwater contaminant levels become asymptotic at a level

that is not acceptable to the NYSDEC, additional source removal, treatment and/or control measures will be evaluated.

4.0 MONITORING AND SAMPLING PLAN

4.1 General

This Monitoring and Sampling Plan describes the measures for evaluating the overall performance and effectiveness of the remedy. This Monitoring and Sampling Plan may only be revised with the approval of the NYSDEC. Details regarding the sampling procedures, data quality usability objectives, analytical methods, etc. for all samples collected as part of site management for the site are included in the Quality Assurance Project Plan provided in **Appendix 6**.

This Monitoring and Sampling Plan describes the methods to be used for:

- Sampling and analysis of all appropriate media (e.g., groundwater, indoor air, soil vapor, soils);
- Assessing compliance with applicable NYSDEC standards, criteria and guidance (SCGs), particularly groundwater standards and Part 375 SCOs for soil; and
- Evaluating site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment.

To adequately address these issues, this Monitoring and Sampling Plan provides information on:

- Sampling locations, protocol and frequency;
- Information on all designed monitoring systems;
- Analytical sampling program requirements;

- Inspection and maintenance requirements for monitoring wells;
- Monitoring well decommissioning procedures; and
- Annual inspection and periodic certification.

Reporting requirements are provided in Section 7.0 of this SMP.

4.2 Site – wide Inspection

Site-wide inspections will be performed at a minimum of once per year. Modification to the frequency or duration of the inspections will require approval from the NYSDEC. Site-wide inspections will also be performed after all severe weather conditions that may affect ECs or monitoring devices. During these inspections, an inspection form will be completed as provided in **Appendix 8** – Site Management Forms. The form will compile sufficient information to assess the following:

- Compliance with all ICs, including site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- General site conditions at the time of the inspection;
- The site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection; and
- Confirm that site records are up to date.

Inspections of all remedial components installed at the site will be conducted. A comprehensive site-wide inspection will be conducted and documented according to the SMP schedule, regardless of the frequency of the Periodic Review Report. The inspections will determine and document the following:

- Whether ECs continue to perform as designed;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement;
- Achievement of remedial performance criteria; and
- If site records are complete and up to date.

Reporting requirements are outlined in Section 7.0 of this plan.

Inspections will also be performed in the event of an emergency. If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs that reduces or has the potential to reduce the effectiveness of ECs in place at the site, verbal notice to the NYSDEC must be given by noon of the following day. In addition, an inspection of the site will be conducted within 5 days of the event to verify the effectiveness of the IC/ECs implemented at the site by a qualified environmental professional, as determined by the NYSDEC. Written confirmation must be provided to the NYSDEC within 7 days of the event that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

4.3 Post-Remediation Media Monitoring and Sampling

Samples shall be collected from the groundwater on a routine basis. Sampling locations, required analytical parameters and schedule are provided in **Table 3** –Post Remediation Sampling Requirements and Schedule below. Modification to the frequency or sampling requirements will require approval from the NYSDEC.

Table 3 – Post Remediation Sampling Requirements and Schedule

Sampling Location	Analytical Parameters							Schedule
	VOCs (EPA Method 8260)	TAL Metals (EPA Method 6010B)	SVOCs (EPA Method 8270)	Pesticides (EPA Method 8081)	PCBs (EPA Method 8082)	PFAS (EPA Method 537.1)	VOCs (EPA Method TO-15)	
All Nine (9) Monitoring Wells	X	X	X	X	X	X		Semi-Annual
SVI samples							X	As Needed

Detailed sample collection and analytical procedures and protocols are provided in **Appendix 5 – Field Sampling Plan** and **Appendix 6 – Quality Assurance Project Plan**.

4.3.1 Groundwater Sampling

Groundwater monitoring will be performed on semi-annual basis (2 times/year) to assess the performance of the remedy. Modification to the frequency or sampling requirements will require approval from the NYSDEC.

The network of monitoring wells has been installed to monitor upgradient, on-site and downgradient groundwater conditions at the site. The network of on-site and off-site wells has been designed based on the findings of the RI and the subsequent remedial actions. The groundwater monitoring well locations are presented in **Figure 7**.

Table 4 summarizes the wells identification number, as well as the purpose, location, depths, diameter and screened intervals of the wells. As part of the groundwater monitoring, **two (2)** upgradient wells, **three (3)** on-site wells and **four (4)** downgradient wells are sampled to evaluate the effectiveness of the remedy.

Table 4 – Monitoring Well Construction Details

Monitoring Well ID	Well Location	Coordinates (longitude/latitude)	Well Diameter (inches)	Elevation (above mean sea level)		
				Casing	Screen Top	Screen Bottom
MW-1R	On-site		2"			
MW-2R	On-site		2"			
MW-3	Side-gradient		2"	82.40	76.40	66.40
MW-4R	Up-gradient		2"			
MW-5R	On-site		2"			
MW-6	Down-gradient		2"	66.29	60.29	50.29
MW-7	Down-gradient		2"	73.90	66.90	56.90
MW-8R	Up-gradient		2"			
MW-9	Down-gradient		2"			

The on-site groundwater monitoring wells that were decommissioned to facilitate implementation of the remedy at the site (MWs-1, 2, 4, 5 and 8) will need to be re-installed (replaced by 2-inch wells). In order to monitor the PFAS exceedances in the groundwater, MW-4R will be relocated across Huguenot Street; and one additional monitoring well (identified as MW-9) will be installed along Pine Street, south of MW-6 and hydraulically downgradient of the former car wash. The groundwater monitoring network will consist of a total of nine (9) monitoring wells as shown on **Figure 7. Table 4** and **Figure 7** will be updated once the replacement/additional monitoring wells have been installed. These wells are expected to be installed within 6 months following issuance of the COC.

The means and methods pertaining to the installation and development of groundwater monitoring wells are detailed in **Appendix 5 - Field Sampling Plan**.

Sampling will not occur for at least three (3) days after development of the newly-installed wells. Prior to sampling any wells, the static groundwater elevation at each well will be measured. Groundwater samples will be collected from each monitoring well using the United States Environmental Protection Agency (USEPA) Region II Low Stress (Low Flow) Purging and Sampling Procedures (March 1998). If a well produces poorly and there

is an insufficient groundwater recharge rate to perform low flow sampling, it will be purged dry and allowed to recover a minimum of 90% of the static water level before sampling. New and dedicated disposable bailers will then be used to collect the groundwater samples.

Field measurements for pH, specific conductivity, dissolved oxygen (DO), temperature, turbidity, flow rate and water level, as well as visual and olfactory field observations, will be monitored and recorded approximately every five (5) minutes for stabilization during well purging. A well is considered stabilized and ready for sample collection when the recorded field parameters have stabilized for three consecutive readings as follows: ± 0.1 for pH, $\pm 5\%$ for specific conductivity, and $\pm 10\%$ for DO and turbidity. Alternately, turbidity may also be considered stable when turbidity measurements fall below 50 NTU or become stable above 50 NTU. However, in the event samples are collected at turbidity levels in excess of 50 NTU, additional samples will be collected and filtered at the laboratory prior to analysis.

Since analysis for per- and polyfluoroalkyl substances (PFAS) are required, all sampling equipment components and sample containers will not come in contact with aluminum foil, low density polyethylene (LDPE), glass or polytetrafluoroethylene (PTFE, Teflon™) materials including sample bottle cap liners with a PTFE layer. Standard two step decontamination using detergent and clean water rinse will be performed for equipment that does come in contact with PFC materials. Clothing that contains PTFE material (including GORE-TEX®) or that have been waterproofed with PFC materials will be avoided. All clothing worn by sampling personnel will have been laundered multiple times. The sampler will wear nitrile gloves while filling and sealing the sample bottles. Pre-cleaned sample bottles with closures, coolers, ice, sample labels and a chain of custody form will be provided by the laboratory.

All recovered groundwater samples requiring chemical analysis will be collected in laboratory-prepared sample bottles that are clearly labeled with all categories or parameters. Appropriate QA/QC samples will be collected per sampling event, including one trip blank (accompanying VOC samples only), one matrix spike (MS), one matrix spike duplicate (MSD), one field duplicate and one field equipment blank (if necessary) sample. Subsequent to collection, all groundwater samples will be stored in coolers on ice

until delivery to the selected analytical laboratory under appropriate chain-of-custody (COC). Copies of chain-of-custody documents will be retained and daily records including blind field duplicates will be recorded in the field logbook.

A total of nine (9) groundwater samples (and the associated QA/QC samples) will be analyzed for the full TCL suite (VOCs, SVOCs, PFAS, and Pesticides/PCBs) and TAL suite (Metals and Cyanide) by NYSDEC July 2005 ASP methods as shown below:

- TCL VOCs by EPA Method 8260B
- TCL SVOCs by EPA Method 8270
- TCL Pesticides/PCBs by EPA Methods 8081A/8082
- TAL Metals (incl. Mercury) + Total Cyanide by EPA Methods 6010 and 9012
- TCL PFAS (per- and polyfluoroalkyl substances) by EPA Method 537.1 (reporting limit <2 ng/L)

All samples will be analyzed by methods that can achieve the minimum reporting limits to allow for comparison of the results with NYSDEC Division of Water Technical and Operation Guidance Series (TOGS) 1.1.1 - Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations.

Monitoring well construction logs are included in **Appendix 4** of this document.

If biofouling or silt accumulation occurs in the on-site and/or off-site monitoring wells, the wells will be physically agitated/surged and redeveloped. Additionally, monitoring wells will be properly decommissioned and replaced, if an event renders the wells unusable.

Repairs and/or replacement of wells in the monitoring well network will be performed based on assessments of structural integrity and overall performance.

The NYSDEC will be notified prior to any repair or decommissioning of any monitoring well for the purpose of replacement, and the repair or decommissioning and replacement process will be documented in the subsequent Periodic Review Report. Well decommissioning without replacement will be done only with the prior approval of the

NYSDEC. Well abandonment will be performed in accordance with NYSDEC's guidance entitled "CP-43: Groundwater Monitoring Well Decommissioning Procedures." Monitoring wells that are decommissioned because they have been rendered unusable will be replaced in kind in the nearest available location, unless otherwise approved by the NYSDEC.

The sampling frequency may only be modified with the approval of the NYSDEC. This SMP will be modified to reflect changes in sampling plans approved by the NYSDEC.

Deliverables for the groundwater monitoring program are specified in Section 7.0 – Reporting Requirements.

4.3.2 Soil Vapor Intrusion Sampling

Soil vapor intrusion sampling will be performed on an as needed basis to assess the potential for soil vapor intrusion in any buildings developed on-site and for off-site buildings (including those that have previously declined testing), as sampling indicates a need. Any modification to the frequency or sampling requirements will require approval from the NYSDEC.

Potential on-site and off-site soil vapor intrusion sample locations based on the results of the RI, including those adjacent properties that declined testing during the RI, are shown on **Figure 8**. Note that all sampling on the adjoining properties are subject to approval by the property owners.

Sub-slab soil vapor implants will be set at a depth of approximately 2 to 6 inches below the concrete slab, and at least two feet above the groundwater interface. The vapor implants will be installed with a hand drill.

Indoor air samples (on different floors) will be collected from the on-site building and the adjoining residential and mixed used building.

Outdoor air samples will be collected. One (1) from up-wind area. One (1) from down-wind area.

SVI sampling duration will reflect the exposure scenario being evaluated. Sampling duration will be 24-hours for residential properties and 8-hour for commercial properties.

Samples will be collected in accordance with the Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York (NYSDOH October 2006). Conditions in the field may require adjustment of sampling locations.

Samples will be collected in 6-Liter Summa canisters that have been certified clean by the laboratory and samples will be analyzed by using USEPA Method TO-15 by an ELAP-certified laboratory. Flow rate for both purging and sampling will not exceed 0.2 L/min. One to three implant volumes shall be purged prior to the collection of any soil-gas samples. A sample log sheet will be maintained summarizing sample identification, date and time of sample collection, sampling depth, identity of samplers, sampling methods and devices, soil vapor purge volumes, volume of the soil vapor extracted, vacuum of canisters before and after the samples are collected, apparent moisture content of the sampling zone, and chain of custody protocols.

As part of the vapor intrusion evaluation, a tracer gas will be used in accordance with NYSDOH protocols to serve as a quality assurance/quality control (QA/QC) device to verify the integrity of the soil vapor probe seal. A container (box, plastic pail, etc.) will serve to keep the tracer gas in contact with the probe during testing. A portable monitoring device will be used to analyze a sample of soil vapor for the tracer gas prior to sampling. If the tracer sample results show a significant presence of the tracer, the probe seals will be adjusted to prevent infiltration. At the conclusion of the sampling round, tracer monitoring will be performed a second time to confirm the integrity of the probe seals.

Soil gas, indoor air and outdoor air samples will be analyzed via USEPA Test Method TO-15 for target VOCs by NYSDEC July 2005 ASP methods as shown below:

- VOCs by EPA Method TO-15
- Additional helium test for soil gas samples.

The sampling frequency may only be modified with the approval of the NYSDEC. This SMP will be modified to reflect changes in sampling plans approved by the NYSDEC.

Deliverables for the soil vapor intrusion sampling program are specified in Section 7.0 – Reporting Requirements.

4.3.3 Monitoring and Sampling Protocol

All sampling activities will be recorded in a field book and associated sampling log as provided in **Appendix 8** - Site Management Forms. Other observations (e.g., groundwater monitoring well integrity, etc.) will be noted on the sampling log. The sampling log will serve as the inspection form for the monitoring network. Additional detail regarding monitoring and sampling protocols are provided in the site-specific Field Sampling Plan provided as **Appendix 5** of this document.

5.0 OPERATION AND MAINTENANCE PLAN

5.1 General

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

6.0 PERIODIC ASSESSMENTS / EVALUATIONS

6.1 Climate Change Vulnerability Assessment

Increases in both the severity and frequency of storms/weather events, an increase in sea level elevations along with accompanying flooding impacts, shifting precipitation patterns and wide temperature fluctuation, resulting from global climactic change and instability, have the potential to significantly impact the performance, effectiveness and protectiveness of a given site and associated remedial systems. Vulnerability assessments provide information so that the site and associated remedial systems are prepared for the impacts of the increasing frequency and intensity of severe storms/weather events and associated flooding.

This section provides a summary of vulnerability assessments that will be conducted for the site during periodic assessments, and briefly summarizes the vulnerability of the site and/or engineering controls to severe storms/weather events and associated flooding.

- Flood Plain: The Site is located outside of the 100-year flood plain zone. The depth of groundwater ranges from about 7 to 9 feet below ground surface. The Site conditions are not a threat from climate change.
- Site Drainage and Storm Water Management: The stormwater will be collected and directed to the on-site infiltration system. Two (2) drainage structures will cover a combined area of 1,745 square feet with 6 feet in depth. The drainage structures are designed to convey and store Site runoffs from a 100-year 24-hour storm and to promote infiltration of the stormwater. There will be no impact to the City of New Rochelle storm sewers or nearby water courses.
- Erosion: The majority of the site will be covered by asphalt and concrete, with the exception of a small area along the southwest portion of the site that will be covered by a demarcation layer and two feet of stone. As stated above, the Site has been

graded to promote stormwater drainage to on-site drainage structures to mitigate drainage off-site.

- High Wind: There are no remedial systems / structures that are susceptible to damage from the wind itself or falling objects, such as trees or utility structures during periods of high wind.
- Electricity: There are no active remedial systems that would be susceptible to power loss and/or dips/surges in voltage during severe weather events, including lightning strikes, and the associated impact on site equipment and operations.
- Spill/Contaminant Release: The minimal groundwater generated from well development and purging will be stored in secured drums and would not be susceptible to a spill or other contaminant release due to storm-related damage caused by flooding, erosion, high winds, and/or loss of power.

6.2 Green Remediation Evaluation

NYSDEC's DER-31 Green Remediation requires that green remediation concepts and techniques be considered during all stages of the remedial program including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. This section of the SMP provides a summary of any green remediation evaluations to be completed for the site during site management, and as reported in the Periodic Review Report (PRR).

- Waste Generation: The well development water will be containerized and placed into 55-gallon drums that will be temporarily staged on-site until the laboratory analytical results for groundwater are available. In the event that elevated levels of contaminants are encountered in the groundwater, the well development and purge water will be disposed off-site at a properly permitted treatment, storage, or disposal facility that accepts this type of waste. Water to be sent off-site for disposal will be done so in a timely manner, and transported

by a hauler licensed in accordance with 6 NYCRR Part 364. If the water is determined to be hazardous, it will be shipped with a manifest in accordance with 6 NYCRR Part 372. If groundwater contamination is not detected, the well development and purge water will be discharged to City of New Rochelle sanitary sewer system pending NYSDEC review and approval.

6.2.1 Timing of Green Remediation Evaluations

For major remedial system components, green remediation evaluations and corresponding modifications will be undertaken as part of a formal Remedial System Optimization (RSO), or at any time that the Project Manager feels appropriate, e.g. during significant maintenance events or in conjunction with storm recovery activities.

Modifications resulting from green remediation evaluations will be routinely implemented and scheduled to occur during planned/routine operation and maintenance activities. Reporting of these modifications will be presented in the PRR.

6.2.2 Frequency of Inspections, Sampling and Other Periodic Activities

Transportation to and from the Site and use of consumables in relation to visiting the Site in order to conduct inspections and/or collecting and shipping samples to a laboratory for analyses have direct and/or inherent energy costs. The schedule and/or means of these periodic activities have been prepared so that these tasks can be accomplished in a manner that does not impact remedy protectiveness but reduces expenditure of energy or resources. Consideration shall be given to reducing the frequency of inspections and sampling in the future.

6.3 Remedial System Optimization

A Remedial Site Optimization (RSO) study will be conducted any time that the NYSDEC or the remedial party requests in writing that an in-depth evaluation of the remedy is needed. An RSO may be appropriate if any of the following occur:

- The remedial actions have not met or are not expected to meet RAOs in the time frame estimated in the Decision Document;
- The management and operation of the remedial system is exceeding the estimated costs;
- The remedial system is not performing as expected or as designed;
- Previously unidentified source material may be suspected;
- Plume shift has potentially occurred;
- Site conditions change due to development, change of use, change in groundwater use, etc.;
- There is an anticipated transfer of the site management to another remedial party or agency; and
- A new and applicable remedial technology becomes available.

An RSO will provide a critique of a site's conceptual model, give a summary of past performance, document current cleanup practices, summarize progress made toward the site's cleanup goals, gather additional performance or media specific data and information and provide recommendations for improvements to enhance the ability of the present system to reach RAOs or to provide a basis for changing the remedial strategy.

The RSO study will focus on overall site cleanup strategy, process optimization and management with the intent of identifying impediments to cleanup and improvements to site operations to increase efficiency, cost effectiveness and remedial time frames. Green remediation technology and principals are to be considered when performing the RSO.

7.0 REPORTING REQUIREMENTS

7.1 Site Management Reports

All site management inspection, maintenance and monitoring events will be recorded on the appropriate site management forms provided in **Appendix 8**. These forms are subject to NYSDEC revision.

All applicable inspection forms and other records, including media sampling data and system maintenance reports, generated for the site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of **Table 5** and summarized in the Periodic Review Report.

Table 5: Schedule of Interim Monitoring/Inspection Reports

Task/Report	Reporting Frequency*
Groundwater Monitoring Report	Semi-Annual (2 years); thereafter to be determined by NYSDEC
Soil Vapor Intrusion Investigation Report	As Needed
Periodic Review Report	Every 3 Years; or as determined by NYSDEC

* The frequency of events will be conducted as specified until otherwise approved by the NYSDEC.

All interim monitoring/inspections reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;

- Description of the activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);
- Type of samples collected (e.g., sub-slab vapor, indoor air, outdoor air, etc);
- Copies of all field forms completed (e.g., well sampling logs, chain-of-custody documentation, etc.);
- Sampling results in comparison to appropriate standards/criteria;
- A figure illustrating sample type and sampling locations;
- Copies of all laboratory data sheets and the required laboratory data deliverables required for all points sampled (to be submitted electronically in the NYSDEC-identified format);
- Any observations, conclusions, or recommendations; and
- A determination as to whether contaminant conditions have changed since the last reporting event.

Routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting maintenance activities;
- Description of maintenance activities performed;
- Any modifications to the system;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet); and,
- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist/form).

Non-routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Description of non-routine activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and
- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist/form).

Data will be reported in digital format as determined by the NYSDEC. Currently, data is to be supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link <http://www.dec.ny.gov/chemical/62440.html>.

7.2 Periodic Review Report

A Periodic Review Report (PRR) will be submitted to the NYSDEC beginning sixteen (16) months after the Certificate of Completion is issued. After submittal of the initial Periodic Review Report, the next PRR shall be submitted every three years to the NYSDEC or at another frequency as may be required by the NYSDEC. In the event that the site is subdivided into separate parcels with different ownership, a single Periodic Review Report will be prepared that addresses the site described in **Appendix 3** - Environmental Easement. The report will be prepared in accordance with NYSDEC's DER-10 and submitted within 30 days of the end of each certification period. Media

sampling results will also be incorporated into the Periodic Review Report. The report will include:

- Identification, assessment and certification of all ECs/ICs required by the remedy for the site.
- Results of the required annual site inspections and severe condition inspections, if applicable.
- All applicable site management forms and other records generated for the site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.
- A summary of any discharge monitoring data and/or information generated during the reporting period, with comments and conclusions.
- Data summary tables and graphical representations of contaminants of concern by media (groundwater, soil vapor, etc.), which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted. These will include a presentation of past data as part of an evaluation of contaminant concentration trends.
- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted in digital format as determined by the NYSDEC. Currently, data is supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link: <http://www.dec.ny.gov/chemical/62440.html>.
- A site evaluation, which includes the following:
 - The compliance of the remedy with the requirements of the site-specific RAWP, ROD or Decision Document;

- The operation and the effectiveness of all treatment units, etc., including identification of any needed repairs or modifications;
- Any new conclusions or observations regarding site contamination based on inspections or data generated by the Monitoring and Sampling Plan for the media being monitored;
- Recommendations regarding any necessary changes to the remedy and/or Monitoring and Sampling Plan; and
- Trends in contaminant levels in the affected media will be evaluated to determine if the remedy continues to be effective in achieving remedial goals as specified by the Decision Document.
- The overall performance and effectiveness of the remedy.

7.2.1 Certification of Institutional and Engineering Controls

Following the last inspection of the reporting period, a Professional Engineer licensed to practice in New York State will prepare, and include in the Periodic Review Report, the following certification as per the requirements of NYSDEC DER-10:

“For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

- *The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- *The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the NYSDEC;*

- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- *Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;*
- *Access to the site will continue to be provided to the NYSDEC to evaluate the remedy, including access to evaluate the continued maintenance of this control;*
- *If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- *Use of the site is compliant with the environmental easement;*
- *The engineering control systems are performing as designed and are effective;*
- *To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program and generally accepted engineering practices; and*
- *The information presented in this report is accurate and complete.*

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class “A” misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Wenqing Fang, of Cider Environmental (6268 Jericho Turnpike, Suite 12, Commack, NY), am certifying as Owner’s Designated Site Representative: I have been authorized and designated by all site owners/remedial parties to sign this certification for the site.”

- *No new information has come to my attention, including groundwater monitoring data from wells located at the site boundary, if any, to indicate that*

the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid; and

For BCP projects, every five years the following certification will be added:

- *The assumptions made in the qualitative exposure assessment remain valid.*

The signed certification will be included in the Periodic Review Report.

The Periodic Review Report will be submitted, in electronic format, to the NYSDEC Central Office, Regional Office in which the site is located and the NYSDOH Bureau of Environmental Exposure Investigation. The Periodic Review Report may need to be submitted in hard-copy format, as requested by the NYSDEC project manager.

7.3 Corrective Measures Work Plan

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control, a Corrective Measures Work Plan will be submitted to the NYSDEC for approval. This plan will explain the failure and provide the details and schedule for performing work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the Corrective Measures Work Plan until it has been approved by the NYSDEC.

7.4 Remedial Site Optimization Report

In the event that an RSO is to be performed (see Section 6.3), upon completion of an RSO, an RSO report must be submitted to the NYSDEC for approval. A general outline for the RSO report is provided in Appendix 9. The RSO report will document the

research/investigation and data gathering that was conducted, evaluate the results and facts obtained, present a revised conceptual site model and present recommendations. RSO recommendations are to be implemented upon approval from the NYSDEC. Additional work plans, design documents, HASPs etc., may still be required to implement the recommendations, based upon the actions that need to be taken. A final engineering report and update to the SMP may also be required.

The RSO report will be submitted, in electronic format, to the NYSDEC Central Office, Regional Office in which the site is located, Site Control and the NYSDOH Bureau of Environmental Exposure Investigation.

8.0 REFERENCES

6NYCRR Part 375, Environmental Remediation Programs. December 14, 2006.

NYSDEC DER-10 – “Technical Guidance for Site Investigation and Remediation”.

NYSDEC, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. June 1998 (April 2000 addendum).

Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (PFAS), Under NYSDEC's Part 375 Remedial Programs, NYSDEC, January 2021.

Cider Environmental, February 2016, Phase I Environmental Site Assessment (ESA)

Cider Environmental, March 2016, Phase II ESA

Cider Environmental, February 2017, Supplemental Subsurface Investigation

C360157 Health and Safety Plan, dated 4/16/2018, by CE

C360157 Community Air Monitoring Program, dated 4/16/2018, by CE

C360157 Citizen Participation Plan, dated March 2018, by CE

C360157 Remedial Investigation Report, dated 11/28/2018, by CE

C360157 Remedial Work Plan, dated January 2019, by CE.

C360157 Decision Document for the Huguenot Site, dated December 2019, by the NYSDEC.

TABLES

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-1		EP-2		EP-3		EP-4		EP-5		EP-6	
	Sample Depth					11'		11'		11'		10'		9'		9'	
	Lab ID					CD86776		CD86777		CD86778		CD86779		CD86780		CD86781	
	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Metals, Total																	
Aluminum, Al	7429-90-5	mg/Kg	NA	NA	NA	13,300		10,800		12,100		15,900		17,300		15,300	
Antimony, Sb	7440-36-0	mg/Kg	NA	NA	NA	< 3.8	U	< 3.5	U	< 3.5	U	< 3.8	U	< 3.9	U	< 3.6	U
Arsenic, As	7440-38-2	mg/Kg	13	16	16	0.97		2.36		1.36		< 0.75	U	0.78		1.79	
Barium, Ba	7440-39-3	mg/Kg	350	400	820	110		117		86.1		173		185		114	
Beryllium, Be	7440-41-7	mg/Kg	7.2	72	47	0.45		0.46		0.47		0.5		0.46		0.44	
Cadmium, Cd	7440-43-9	mg/Kg	2.5	4.3	7.5	< 0.38	U	0.98		< 0.35	U	0.39		0.42		< 0.36	U
Calcium, Ca	7440-70-2	mg/Kg	NA	NA	NA	1,260		6,060		1,730		1,660		2,180		2,480	
Chromium, Cr	7440-47-3	mg/Kg	30	180	NA	33.7		48.4		34.9		53.7		52.8		36	
Cobalt, Co	7440-48-4	mg/Kg	NA	NA	NA	12.7		11.9		11.1		18.3		17.3		13.5	
Copper, Cu	7440-50-8	mg/kg	50	270	1720	24.1		82.1		21.6		36.6		33.5		24.5	
Iron, Fe	7439-89-6	mg/Kg	NA	NA	NA	23,200		21,100		21,000		32,100		33,600		26,600	
Lead, Pb	7439-92-1	mg/Kg	63	400	450	27.4		98.9		14.2		6.5		14.5		25.7	
Magnesium, Mg	7439-95-4	mg/Kg	NA	NA	NA	4,150		5,070		3,800		7,800		7,980		4,740	
Manganese, Mn	7439-96-5	mg/Kg	1,600	2,000	2,000	567		514		587		810		677		525	
Mercury, Hg	7439-97-6	mg/Kg	0.18	0.81	0.73	0.16		0.08		< 0.03	U	< 0.03	U	0.08		0.05	
Nickel, Ni	7440-02-0	mg/Kg	30	310	130	43.6		51		53.9		60.7		47.8		40.4	
Potassium, K	9/7/7440	mg/Kg	NA	NA	NA	4,450		3,050		2,950		8,670		8,880		5,010	
Selenium, Se	7782-49-2	mg/Kg	4	180	4	< 1.5	U	< 1.4	U	< 1.4	U	< 1.5	U	< 1.5	U	< 1.4	U
Silver, Ag	7440-22-4	mg/Kg	2	180	8.3	< 0.38	U	< 0.35	U	< 0.35	U	< 0.38	U	< 0.39	U	< 0.36	U
Sodium, Na	7440-23-5	mg/Kg	NA	NA	NA	119		171		122		140		247		269	
Thallium, Tl	7440-28-0	mg/Kg	NA	NA	NA	< 1.5	U	< 1.4	U	< 1.4	U	< 1.5	U	< 1.5	U	< 1.4	U
Vanadium, V	7440-62-2	mg/Kg	NA	NA	NA	34.2		30.9		27.4		44.5		47.7		36.1	
Zinc, Zn	7440-66-6	mg/Kg	109	10000	2480	40		136		41.1		58.7		64.2		50.6	

Notes:

ug/Kg: microgram per kilogram (ppb)

mg/Kg: miligram per kilogram (ppm)

U: Undetected J: Estimated S: Laboratory Solvent N: Spiked sample recovery not within control limits

NA: Unavailable NT: Not tested

Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-1		EP-2		EP-3		EP-4		EP-5		EP-6	
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	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
PCBs By SW8082A																	
Aroclor 1016	12674-11-2	µg/Kg	100	1,000	3,200	< 79	U	< 780	U	< 78	U	< 81	U	< 78	U	< 79	U
Aroclor 1221	11104-28-2	µg/Kg				< 79	U	< 780	U	< 78	U	< 81	U	< 78	U	< 79	U
Aroclor 1232	11141-16-5	µg/Kg				< 79	U	< 780	U	< 78	U	< 81	U	< 78	U	< 79	U
Aroclor 1242	53469-21-9	µg/Kg				< 79	U	< 780	U	< 78	U	< 81	U	< 78	U	< 79	U
Aroclor 1248	12672-29-6	µg/Kg				< 79	U	< 780	U	< 78	U	< 81	U	< 78	U	< 79	U
Aroclor 1254	11097-69-1	µg/Kg				< 79	U	1,200		< 78	U	< 81	U	< 78	U	< 79	U
Aroclor 1260	11096-82-5	µg/Kg				< 79	U	< 780	U	< 78	U	< 81	U	< 78	U	< 79	U
Aroclor 1262	37324-23-5	µg/Kg				< 79	U	< 780	U	< 78	U	< 81	U	< 78	U	< 79	U
Aroclor 1268	11100-14-4	µg/Kg				< 79	U	< 780	U	< 78	U	< 81	U	< 78	U	< 79	U

Notes:

ug/Kg: microgram per kilogram (ppb)

mg/Kg: milligram per kilogram (ppm)

U: Undetected J: Estimated S: Laboratory Solvent N: Spiked sample recovery not within control limits

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	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Volatiles By SW8260C																	
1,1,1,2-Tetrachloroethane	630-20-6	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,1,1-Trichloroethane	71-55-6	µg/Kg	680	100000	680	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,1,2,2-Tetrachloroethane	79-34-5	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,1,2-Trichloroethane	79-00-5	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,1-Dichloroethane	75-34-3	µg/Kg	270	26000	270	< 5.4	U	< 270	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,1-Dichloroethene	75-35-4	µg/Kg	330	100000	330	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,1-Dichloropropene	563-58-6	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,2,3-Trichlorobenzene	87-61-6	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,2,3-Trichloropropane	96-18-4	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,2,4-Trichlorobenzene	120-82-1	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,2,4-Trimethylbenzene	95-63-6	µg/Kg	3,600	52,000	3,600	< 5.4	U	900		< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,2-Dibromo-3-Chloropropane	96-12-8	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,2-Dibromoethane	106-93-4	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,2-Dichlorobenzene	95-50-1	µg/Kg	1,100	100,000	1,100	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,2-Dichloroethane	107-06-2	µg/Kg	20	3100	20	< 5.4	U	< 20	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,2-Dichloropropane	78-87-5	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,3,5-Trimethylbenzene	108-67-8	µg/Kg	8,400	52,000	8,400	< 5.4	U	2,800		< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,3-Dichlorobenzene	541-73-1	µg/Kg	2,400	49,000	2,400	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,3-Dichloropropane	142-28-9	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
1,4-Dichlorobenzene	106-46-7	µg/Kg	1,800	13,000	1,800	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
2,2-Dichloropropane	594-20-7	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
2-Chlorotoluene	95-49-8	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
2-Hexanone	591-78-6	µg/Kg	NA	NA	NA	< 27	U	< 1500	U	< 23	U	< 25	U	< 25	U	< 24	U
2-Isopropyltoluene	527-84-4	µg/Kg	NA	NA	NA	< 5.4	U	940		< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
4-Chlorotoluene	106-43-4	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Methyl Isobutyl Ketone	108-10-1	µg/Kg	NA	NA	NA	< 27	U	< 1500	U	< 23	U	< 25	U	< 25	U	< 24	U
Acetone	67-64-1	µg/Kg	50	100000	50	1,100		310	S	1,700		1,900		970		1,400	
Acrylonitrile	107-13-1	µg/Kg	NA	NA	NA	< 11	U	< 580	U	< 9.2	U	< 10	U	< 9.9	U	< 9.6	U
Benzene	71-43-2	µg/Kg	60	4800	60	< 5.4	U	< 60	U	< 4.6	U	< 5.0	U	< 4.9	U	0.57	J
Bromobenzene	108-86-1	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Bromochloromethane	74-97-5	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Bromodichloromethane	75-27-4	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Bromoform	75-25-2	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Bromomethane	74-83-9	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Carbon Disulfide	75-15-0	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Carbon Tetrachloride	56-23-5	µg/Kg	760	2400	760	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Chlorobenzene	108-90-7	µg/Kg	1,100	100,000	1,100	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Chloroethane	75-00-3	µg/Kg	NA	NA	1900	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U

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	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Chloroform	67-66-3	µg/Kg	370	49000	370	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Chloromethane	74-87-3	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
cis-1,2-Dichloroethene	156-59-2	µg/Kg	250	100000	250	< 5.4	U	< 250	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
cis-1,3-Dichloropropene	10061-01-5	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Chlorodibromomethane	124-48-1	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Dibromomethane	74-95-3	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Dichlorodifluoromethane	75-71-8	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Ethylbenzene	100-41-4	µg/Kg	1,000	41,000	1,000	< 5.4	U	47	J	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Hexachlorobutadiene	87-68-3	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Isopropylbenzene	98-82-8	µg/Kg	NA	NA	NA	< 5.4	U	110	J	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
m&p-Xylene	179601-23-1	µg/Kg	NA	NA	NA	< 5.4	U	230	J	< 4.6	U	< 5.0	U	< 4.9	U	1.2	J
2-Butanone	78-93-3	µg/Kg	NA	100000	120	< 33	U	< 120	U	5.1	J	< 30	U	< 30	U	9.7	J
Methyl Tert-Butyl Ether	1634-04-4	µg/Kg	930	100000	930	< 11	U	< 580	U	< 9.2	U	< 10	U	< 9.9	U	< 9.6	U
Methylene Chloride	75-09-2	µg/Kg	50	100000	50	< 5.4	U	< 47	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Naphthalene	91-20-3	µg/Kg	12,000	100,000	12,000	< 5.4	U	520		98	J	1.5	J	< 4.9	U	< 4.8	U
n-Butylbenzene	104-51-8	µg/Kg	12,000	100,000	12,000	< 5.4	U	740		< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
n-Propylbenzene	103-65-1	µg/Kg	3,900	100,000	3,900	< 5.4	U	240	J	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
o-Xylene	95-47-6	µg/Kg	NA	NA	NA	< 5.4	U	270	J	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
p-Isopropyltoluene	99-87-6	µg/Kg	NA	NA	NA	< 5.4	U	530		< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
sec-Butylbenzene	135-98-8	µg/Kg	11,000	100,000	11,000	< 5.4	U	1,100		< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Styrene	100-42-5	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
tert-Butylbenzene	98-06-6	µg/Kg	5,900	100,000	5,900	< 5.4	U	510		< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Tetrachloroethene	127-18-4	µg/Kg	1,300	19,000	1,300	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Tetrahydrofuran	109-99-9	µg/Kg	NA	NA	NA	24		< 580	U	27		35		22		34	
Toluene	108-88-3	µg/Kg	700	100000	700	96	J	93	J	110	J	120	J	120	J	120	J
Total Xylenes	1330-20-7	µg/Kg	260	100,000	1,600	<5.4	U	500		<4.6	U	<5.0	U	<4.9	U	1.2	
trans-1,2-Dichloroethene	156-60-5	µg/Kg	190	100000	190	< 5.4	U	< 190	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
trans-1,3-Dichloropropene	10061-02-6	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
trans-1,4-dichloro-2-butene	110-57-6	µg/Kg	NA	NA	NA	< 11	U	< 580	U	< 9.2	U	< 10	U	< 9.9	U	< 9.6	U
Trichloroethene	79-01-6	µg/Kg	470	21000	470	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Trichlorofluoromethane	75-69-4	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Trichlorotrifluoroethane	76-13-1	µg/Kg	NA	NA	NA	< 5.4	U	< 290	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U
Vinyl Chloride	75-01-4	µg/Kg	20	900	20	< 5.4	U	< 20	U	< 4.6	U	< 5.0	U	< 4.9	U	< 4.8	U

Notes:

ug/Kg: microgram per kilogram (ppb)

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NA: Unavailable NT: Not tested

Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-1		EP-2		EP-3		EP-4		EP-5		EP-6	
	Sample Depth					11'		11'		11'		10'		9'		9'	
	Lab ID					CD86776		CD86777		CD86778		CD86779		CD86780		CD86781	
	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Polynuclear Aromatic HC By SW8270D		µg/Kg															
2-Methylnaphthalene	91-57-6	µg/Kg	NA	NA	36400	< 400	U	1,600		< 390	U	< 400	U	< 380	U	< 390	U
Acenaphthene	83-32-9	µg/Kg	20,000	100,000	98,000	< 400	U	740		< 390	U	< 400	U	< 380	U	< 390	U
Acenaphthylene	208-96-8	µg/Kg	100,000	100,000	107,000	< 400	U	310	J	< 390	U	< 400	U	< 380	U	110	J
Anthracene	120-12-7	µg/Kg	100,000	100,000	1,000,000	< 400	U	530		< 390	U	< 400	U	< 380	U	220	J
Benzo-a-Anthracene	56-55-3	µg/Kg	1,000	1,000	1,000	< 400	U	330	J	< 390	U	< 400	U	< 380	U	1,700	
Benzo-a-Pyrene	50-32-8	µg/Kg	1,000	1,000	22,000	< 400	U	320	J	< 390	U	< 400	U	< 380	U	1,900	
Benzo-b-Fluoranthene	205-99-2	µg/Kg	1,000	1,000	1,700	< 400	U	260	J	< 390	U	< 400	U	< 380	U	1,500	
Benzo-g,h,i-Perylene	191-24-2	µg/Kg	100,000	100,000	1,000,000	< 400	U	170	J	< 390	U	< 400	U	< 380	U	1,000	
Benzo-k-Fluoranthene	207-08-9	µg/Kg	800	3900	1700	< 400	U	250	J	< 390	U	< 400	U	< 380	U	1,500	
Chrysene	218-01-9	µg/Kg	1,000	3,900	1,000	< 400	U	290	J	< 390	U	< 400	U	< 380	U	1,600	
Dibenzo-a,h-Anthracene	53-70-3	µg/Kg	330	330	1000000	< 330	U	< 330	U	< 330	U	< 330	U	< 330	U	310	J
Fluoranthene	206-44-0	µg/Kg	100,000	100,000	1,000,000	< 400	U	900		< 390	U	< 400	U	210	J	2,800	
Fluorene	86-73-7	µg/Kg	30,000	100,000	386,000	< 400	U	1,100		< 390	U	< 400	U	< 380	U	< 390	U
Indeno(1,2,3-cd)Pyrene	193-39-5	µg/Kg	500	500	8200	< 400	U	210	J	< 390	U	< 400	U	< 380	U	1,400	
Naphthalene	91-20-3	µg/Kg	12,000	100,000	12,000	< 400	U	< 390	U	< 390	U	< 400	U	< 380	U	< 390	U
Phenanthrene	85-01-8	µg/Kg	100,000	100,000	1,000,000	< 400	U	2,200		< 390	U	< 400	U	110	J	870	
Pyrene	129-00-0	µg/Kg	100,000	100,000	1,000,000	< 400	U	840		< 390	U	< 400	U	170	J	2,400	

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Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-1		EP-2		EP-3		EP-4		EP-5		EP-6	
	Sample Depth					11'		11'		11'		10'		9'		9'	
	Lab ID					CD86776		CD86777		CD86778		CD86779		CD86780		CD86781	
	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
PFAS																	
Perfluorobutanesulfonic acid (PFBS)	375-73-5	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorohexanoic acid (PFHxA)	307-24-4	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluoroheptanoic acid (PFHpA)	375-85-9	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorobutanoic acid (PFBA)	375-22-4	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorodecanesulfonic acid (PFDS)	335-77-3	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluoroheptanesulfonic acid (PFHpS)	375-92-8	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorooctanesulfonamide (FOSA)	754-91-6	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluoropentanoic acid (PFPeA)	2706-90-3	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
6:2 Fluorotelomersulfonate (6:2 FTS)	27619-97-2	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
8:2 Fluorotelomersulfonate (8:2 FTS)	39108-34-4	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorohexanesulfonic acid (PFHxS)	355-46-4	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorooctanoic acid (PFOA)	335-67-1	µg/Kg	0.66	33	1.1	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorooctanesulfonic acid (PFOS)	1763-23-1	µg/Kg	0.88	44	3.7	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorononanoic acid (PFNA)	375-95-1	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorodecanoic acid (PFDA)	335-76-2	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
NMeFOSAA	2355-31-9	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluoroundecanoic acid (PFUnA)	2058-94-8	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
NEtFOSAA	2991-50-6	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorododecanoic acid (PFDoA)	307-55-1	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorotridecanoic acid (PFTriDA)	72629-94-8	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U
Perfluorotetradecanoic acid (PFTA)	376-06-7	µg/Kg	NA	NA	NA	NT		<1.1	U	NT		<1.1	U	NT		<1.0	U

Notes:

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Analyte detected

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Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-7		EP-8		EP-9		EP-10		EP-11		EP-12	
	Sample Depth					9'		9'		9'		8'		8'		8'	
	Lab ID					CD86782		CD86783		CD86788		CD86784		CD86785		CD86786	
	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Metals, Total																	
Aluminum, Al	7429-90-5	mg/Kg	NA	NA	NA	17,100		22,500		22,400		19,500		16,000		16,200	
Antimony, Sb	7440-36-0	mg/Kg	NA	NA	NA	< 3.8	U	< 3.7	U	< 3.6	U	< 3.5	U	< 3.8	U	< 3.9	U
Arsenic, As	7440-38-2	mg/Kg	13	16	16	< 0.75	U	1.38		< 0.73	U	< 0.69	U	1.17		< 0.78	U
Barium, Ba	7440-39-3	mg/Kg	350	400	820	173		234		255		251		156		157	
Beryllium, Be	7440-41-7	mg/Kg	7.2	72	47	0.4		0.51		0.48		0.47		0.45		0.47	
Cadmium, Cd	7440-43-9	mg/Kg	2.5	4.3	7.5	0.39		0.42		0.49		0.44		0.43		0.44	
Calcium, Ca	7440-70-2	mg/Kg	NA	NA	NA	2,800		2,760		1,760		1,790		7,290		5,780	
Chromium, Cr	7440-47-3	mg/Kg	30	180	NA	46.5		46.4		48.2		41.6		43.2		51.1	
Cobalt, Co	7440-48-4	mg/Kg	NA	NA	NA	16.8		19.1		21.3		19.3		15.4		15.9	
Copper, Cu	7440-50-8	mg/kg	50	270	1720	29.1		29.3		39.6		35		40.8		32.6	
Iron, Fe	7439-89-6	mg/Kg	NA	NA	NA	31,900		38,800		41,000		38,500		28,700		32,700	
Lead, Pb	7439-92-1	mg/Kg	63	400	450	13.4		48.6		21		14.2		70.8		43.4	
Magnesium, Mg	7439-95-4	mg/Kg	NA	NA	NA	7,260		8,240		8,560		7,880		6,970		6,700	
Manganese, Mn	7439-96-5	mg/Kg	1,600	2,000	2,000	613		653		680		607		582		670	
Mercury, Hg	7439-97-6	mg/Kg	0.18	0.81	0.73	< 0.03	U	< 0.03	U	0.11		< 0.03	U	< 0.03	U	< 0.03	U
Nickel, Ni	7440-02-0	mg/Kg	30	310	130	41.4		41.2		42.3		37.6		40.7		59.3	
Potassium, K	9/7/7440	mg/Kg	NA	NA	NA	9,380		10,200		11,900		10,800		6,870		6,940	
Selenium, Se	7782-49-2	mg/Kg	4	180	4	< 1.5	U	< 1.5	U	< 1.5	U	< 1.4	U	< 1.5	U	< 1.6	U
Silver, Ag	7440-22-4	mg/Kg	2	180	8.3	< 0.38	U	< 0.37	U	< 0.36	U	< 0.35	U	< 0.38	U	< 0.39	U
Sodium, Na	7440-23-5	mg/Kg	NA	NA	NA	233		384		242		202		328		214	
Thallium, Tl	7440-28-0	mg/Kg	NA	NA	NA	< 1.5	U	< 1.5	U	< 1.5	U	< 1.4	U	< 1.5	U	< 1.6	U
Vanadium, V	7440-62-2	mg/Kg	NA	NA	NA	47.9		58.3		63.5		58.2		42.8		43.4	
Zinc, Zn	7440-66-6	mg/Kg	109	10000	2480	70.3		107		83.4		70.9		89.2		59.8	

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Method Detection Limit (MDL) above the UUSCO

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Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-7		EP-8		EP-9		EP-10		EP-11		EP-12	
	Sample Depth					9'		9'		9'		8'		8'		8'	
	Lab ID					CD86782		CD86783		CD86788		CD86784		CD86785		CD86786	
	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
PCBs By SW8082A																	
Aroclor 1016	12674-11-2	µg/Kg	100	1,000	3,200	< 80	U	< 78	U	< 77	U	NT		NT		NT	
Aroclor 1221	11104-28-2	µg/Kg				< 80	U	< 78	U	< 77	U	NT		NT		NT	
Aroclor 1232	11141-16-5	µg/Kg				< 80	U	< 78	U	< 77	U	NT		NT		NT	
Aroclor 1242	53469-21-9	µg/Kg				< 80	U	< 78	U	< 77	U	NT		NT		NT	
Aroclor 1248	12672-29-6	µg/Kg				< 80	U	< 78	U	< 77	U	NT		NT		NT	
Aroclor 1254	11097-69-1	µg/Kg				< 80	U	< 78	U	< 77	U	NT		NT		NT	
Aroclor 1260	11096-82-5	µg/Kg				< 80	U	< 78	U	< 77	U	NT		NT		NT	
Aroclor 1262	37324-23-5	µg/Kg				< 80	U	< 78	U	< 77	U	NT		NT		NT	
Aroclor 1268	11100-14-4	µg/Kg				< 80	U	< 78	U	< 77	U	NT		NT		NT	

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The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-7		EP-8		EP-9		EP-10		EP-11		EP-12	
	Sample Depth					9'		9'		9'		8'		8'		8'	
	Lab ID					CD86782		CD86783		CD86788		CD86784		CD86785		CD86786	
	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Volatiles By SW8260C																	
1,1,1,2-Tetrachloroethane	630-20-6	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,1,1-Trichloroethane	71-55-6	µg/Kg	680	100000	680	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,1,2,2-Tetrachloroethane	79-34-5	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,1,2-Trichloroethane	79-00-5	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,1-Dichloroethane	75-34-3	µg/Kg	270	26000	270	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,1-Dichloroethene	75-35-4	µg/Kg	330	100000	330	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,1-Dichloropropene	563-58-6	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,2,3-Trichlorobenzene	87-61-6	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,2,3-Trichloropropane	96-18-4	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,2,4-Trichlorobenzene	120-82-1	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,2,4-Trimethylbenzene	95-63-6	µg/Kg	3,600	52,000	3,600	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,2-Dibromo-3-Chloropropane	96-12-8	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,2-Dibromoethane	106-93-4	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,2-Dichlorobenzene	95-50-1	µg/Kg	1,100	100,000	1,100	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,2-Dichloroethane	107-06-2	µg/Kg	20	3100	20	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,2-Dichloropropane	78-87-5	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,3,5-Trimethylbenzene	108-67-8	µg/Kg	8,400	52,000	8,400	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	0.83	J	0.88	J
1,3-Dichlorobenzene	541-73-1	µg/Kg	2,400	49,000	2,400	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,3-Dichloropropane	142-28-9	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
1,4-Dichlorobenzene	106-46-7	µg/Kg	1,800	13,000	1,800	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
2,2-Dichloropropane	594-20-7	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
2-Chlorotoluene	95-49-8	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
2-Hexanone	591-78-6	µg/Kg	NA	NA	NA	< 28	U	< 25	U	< 31	U	< 27	U	< 25	U	< 24	U
2-Isopropyltoluene	527-84-4	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	73	J	0.65	J
4-Chlorotoluene	106-43-4	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Methyl Isobutyl Ketone	108-10-1	µg/Kg	NA	NA	NA	< 28	U	< 25	U	< 31	U	< 27	U	< 25	U	< 24	U
Acetone	67-64-1	µg/Kg	50	100000	50	2,400		1,000	S	1,700		660	S	2,000		1,500	
Acrylonitrile	107-13-1	µg/Kg	NA	NA	NA	< 11	U	< 10	U	< 13	U	< 11	U	< 9.9	U	< 9.8	U
Benzene	71-43-2	µg/Kg	60	4800	60	0.69	J	< 5.0	U	1	J	1.2	J	0.62	J	< 4.9	U
Bromobenzene	108-86-1	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Bromochloromethane	74-97-5	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Bromodichloromethane	75-27-4	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Bromoform	75-25-2	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Bromomethane	74-83-9	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Carbon Disulfide	75-15-0	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	2.2	J
Carbon Tetrachloride	56-23-5	µg/Kg	760	2400	760	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Chlorobenzene	108-90-7	µg/Kg	1,100	100,000	1,100	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Chloroethane	75-00-3	µg/Kg	NA	NA	1900	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-7		EP-8		EP-9		EP-10		EP-11		EP-12	
	Sample Depth					9'		9'		9'		8'		8'		8'	
	Lab ID					CD86782		CD86783		CD86788		CD86784		CD86785		CD86786	
	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Chloroform	67-66-3	µg/Kg	370	49000	370	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Chloromethane	74-87-3	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
cis-1,2-Dichloroethene	156-59-2	µg/Kg	250	100000	250	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
cis-1,3-Dichloropropene	10061-01-5	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Chlorodibromomethane	124-48-1	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Dibromomethane	74-95-3	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Dichlorodifluoromethane	75-71-8	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Ethylbenzene	100-41-4	µg/Kg	1,000	41,000	1,000	< 5.6	U	< 5.0	U	< 6.3	U	0.74	J	< 4.9	U	< 4.9	U
Hexachlorobutadiene	87-68-3	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Isopropylbenzene	98-82-8	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
m&p-Xylene	179601-23-1	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	2	J	< 4.9	U	< 4.9	U
2-Butanone	78-93-3	µg/Kg	NA	100000	120	< 34	U	< 30	U	< 38	U	11	J	< 30	U	< 29	U
Methyl Tert-Butyl Ether	1634-04-4	µg/Kg	930	100000	930	< 11	U	< 10	U	< 13	U	< 11	U	< 9.9	U	< 9.8	U
Methylene Chloride	75-09-2	µg/Kg	50	100000	50	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Naphthalene	91-20-3	µg/Kg	12,000	100,000	12,000	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
n-Butylbenzene	104-51-8	µg/Kg	12,000	100,000	12,000	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	170	J	< 4.9	U
n-Propylbenzene	103-65-1	µg/Kg	3,900	100,000	3,900	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
o-Xylene	95-47-6	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	1.1	J	< 4.9	U	< 4.9	U
p-Isopropyltoluene	99-87-6	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	180		1.1	J
sec-Butylbenzene	135-98-8	µg/Kg	11,000	100,000	11,000	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	98	J	< 4.9	U
Styrene	100-42-5	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
tert-Butylbenzene	98-06-6	µg/Kg	5,900	100,000	5,900	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Tetrachloroethene	127-18-4	µg/Kg	1,300	19,000	1,300	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Tetrahydrofuran	109-99-9	µg/Kg	NA	NA	NA	25		23		39		36		28		27	
Toluene	108-88-3	µg/Kg	700	100000	700	100	J	95	J	110	J	6		120	J	89	J
Total Xylenes	1330-20-7	µg/Kg	260	100,000	1,600	<5.6	U	<5.0	U	<6.3	U	3.1		<4.9	U	<4.9	U
trans-1,2-Dichloroethene	156-60-5	µg/Kg	190	100000	190	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
trans-1,3-Dichloropropene	10061-02-6	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
trans-1,4-dichloro-2-butene	110-57-6	µg/Kg	NA	NA	NA	< 11	U	< 10	U	< 13	U	< 11	U	< 9.9	U	< 9.8	U
Trichloroethene	79-01-6	µg/Kg	470	21000	470	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	0.5	J	< 4.9	U
Trichlorofluoromethane	75-69-4	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Trichlorotrifluoroethane	76-13-1	µg/Kg	NA	NA	NA	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U
Vinyl Chloride	75-01-4	µg/Kg	20	900	20	< 5.6	U	< 5.0	U	< 6.3	U	< 5.4	U	< 4.9	U	< 4.9	U

Notes:

ug/Kg: microgram per kilogram (ppb)

mg/Kg: milligram per kilogram (ppm)

U: Undetected J: Estimated S: Laboratory Solvent N: Spiked sample recovery not within control limits

NA: Unavailable NT: Not tested

Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-7		EP-8		EP-9		EP-10		EP-11		EP-12	
	Sample Depth					9'		9'		9'		8'		8'		8'	
	Lab ID					CD86782		CD86783		CD86788		CD86784		CD86785		CD86786	
	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Polynuclear Aromatic HC By SW8270D		µg/Kg															
2-Methylnaphthalene	91-57-6	µg/Kg	NA	NA	36400	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Acenaphthene	83-32-9	µg/Kg	20,000	100,000	98,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Acenaphthylene	208-96-8	µg/Kg	100,000	100,000	107,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Anthracene	120-12-7	µg/Kg	100,000	100,000	1,000,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Benzo-a-Anthracene	56-55-3	µg/Kg	1,000	1,000	1,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Benzo-a-Pyrene	50-32-8	µg/Kg	1,000	1,000	22,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Benzo-b-Fluoranthene	205-99-2	µg/Kg	1,000	1,000	1,700	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Benzo-g,h,i-Perylene	191-24-2	µg/Kg	100,000	100,000	1,000,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Benzo-k-Fluoranthene	207-08-9	µg/Kg	800	3900	1700	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Chrysene	218-01-9	µg/Kg	1,000	3,900	1,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Dibenzo-a,h-Anthracene	53-70-3	µg/Kg	330	330	1000000	< 330	U	< 330	U	< 330	U	< 330	U	< 330	U	< 330	U
Fluoranthene	206-44-0	µg/Kg	100,000	100,000	1,000,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Fluorene	86-73-7	µg/Kg	30,000	100,000	386,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Indeno(1,2,3-cd)Pyrene	193-39-5	µg/Kg	500	500	8200	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Naphthalene	91-20-3	µg/Kg	12,000	100,000	12,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Phenanthrene	85-01-8	µg/Kg	100,000	100,000	1,000,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U
Pyrene	129-00-0	µg/Kg	100,000	100,000	1,000,000	< 400	U	< 400	U	< 380	U	< 380	U	< 400	U	< 390	U

Notes:

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mg/Kg: miligram per kilogram (ppm)

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Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-7		EP-8		EP-9		EP-10		EP-11		EP-12	
	Sample Depth					9'		9'		9'		8'		8'		8'	
	Lab ID					CD86782		CD86783		CD86788		CD86784		CD86785		CD86786	
	Sample Date					8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019		8/12/2019	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
PFAS																	
Perfluorobutanesulfonic acid (PFBS)	375-73-5	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorohexanoic acid (PFHxA)	307-24-4	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluoroheptanoic acid (PFHpA)	375-85-9	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorobutanoic acid (PFBA)	375-22-4	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorodecanesulfonic acid (PFDS)	335-77-3	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluoroheptanesulfonic acid (PFHpS)	375-92-8	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorooctanesulfonamide (FOSA)	754-91-6	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluoropentanoic acid (PFPeA)	2706-90-3	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
6:2 Fluorotelomersulfonate (6:2 FTS)	27619-97-2	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<1.2	U	NT		<1.2	U
8:2 Fluorotelomersulfonate (8:2 FTS)	39108-34-4	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorohexanesulfonic acid (PFHxS)	355-46-4	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorooctanoic acid (PFOA)	335-67-1	µg/Kg	0.66	33	1.1	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorooctanesulfonic acid (PFOS)	1763-23-1	µg/Kg	0.88	44	3.7	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorononanoic acid (PFNA)	375-95-1	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorodecanoic acid (PFDA)	335-76-2	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
NMeFOSAA	2355-31-9	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluoroundecanoic acid (PFUnA)	2058-94-8	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
NEtFOSAA	2991-50-6	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorododecanoic acid (PFDoA)	307-55-1	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorotridecanoic acid (PFTTrDA)	72629-94-8	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U
Perfluorotetradecanoic acid (PFTA)	376-06-7	µg/Kg	NA	NA	NA	NT		<1.0	U	NT		<0.99	U	NT		<1.0	U

Notes:

ug/Kg: microgram per kilogram (ppb)

mg/Kg: miligram per kilogram (ppm)

U: Undetected J: Estimated S: Laboratory Solvent N: Spiked sample recovery not within control limits

NA: Unavailable NT: Not tested

Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-13		EP-15		EP-16		EP-17		EP-18		EP-19	
	Sample Depth					8'		5'		5'		5'		2'		2'	
	Lab ID					CD86787		CF36867		CF36868		CG07919		CG19832		CG19833	
	Sample Date					8/12/2019		2/20/2020		2/20/2020		6/4/2020		6/23/2020		6/23/2020	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Metals, Total																	
Aluminum, Al	7429-90-5	mg/Kg	NA	NA	NA	16,800		4,170		12,400		15,500		15,500		13,300	
Antimony, Sb	7440-36-0	mg/Kg	NA	NA	NA	< 3.7	U	< 4.1	U	< 3.5	U	< 3.7		< 3.2	U	< 3.4	U
Arsenic, As	7440-38-2	mg/Kg	13	16	16	1.04		< 0.82	U	1.45		2.23		2.14		2.61	
Barium, Ba	7440-39-3	mg/Kg	350	400	820	122		23.4		77.2		78.7		142		169	
Beryllium, Be	7440-41-7	mg/Kg	7.2	72	47	0.59		< 0.33	U	0.43		0.5		0.37		0.31	
Cadmium, Cd	7440-43-9	mg/Kg	2.5	4.3	7.5	0.41		0.44		0.82		0.81		1.5		1.92	
Calcium, Ca	7440-70-2	mg/Kg	NA	NA	NA	2,080		998	*	808	*	1,980		3,680		22,500	
Chromium, Cr	7440-47-3	mg/Kg	30	180	NA	86.4		1.68		19.6		35.6		31.7		46.9	
Cobalt, Co	7440-48-4	mg/Kg	NA	NA	NA	20.9		1.57		7.99		11.9		13.5		14	
Copper, Cu	7440-50-8	mg/kg	50	270	1720	25.4		4.8		17.5		21.3		38		162	
Iron, Fe	7439-89-6	mg/Kg	NA	NA	NA	29,600		9,260		16,400		22,100		24,800		25,400	
Lead, Pb	7439-92-1	mg/Kg	63	400	450	16.2		2.8		3.7		22.4		176		129	
Magnesium, Mg	7439-95-4	mg/Kg	NA	NA	NA	7,700		1,370	*	2,620	*	4,000		4,790		11,200	
Manganese, Mn	7439-96-5	mg/Kg	1,600	2,000	2,000	835		198		494		543		471		363	
Mercury, Hg	7439-97-6	mg/Kg	0.18	0.81	0.73	< 0.03	U	< 0.03	JN, *	< 0.03	JN, *	< 0.03		0.65		0.11	
Nickel, Ni	7440-02-0	mg/Kg	30	310	130	144		7.24		31.2		44.6		29.9		70.9	
Potassium, K	9/7/7440	mg/Kg	NA	NA	NA	5,030		850	N	2,100	N	2,470		5,380		4,880	
Selenium, Se	7782-49-2	mg/Kg	4	180	4	< 1.5	U	< 1.6	U	< 1.4	U	< 1.5		< 1.3	U	< 1.3	U
Silver, Ag	7440-22-4	mg/Kg	2	180	8.3	< 0.37	U	< 0.41	U	< 0.35	U	< 0.37		< 0.32	U	< 0.34	U
Sodium, Na	7440-23-5	mg/Kg	NA	NA	NA	112		57		79		179		162		277	
Thallium, Tl	7440-28-0	mg/Kg	NA	NA	NA	< 1.5	U	< 1.6	U	< 1.4	U	< 3.3		< 1.3	U	< 1.3	U
Vanadium, V	7440-62-2	mg/Kg	NA	NA	NA	39.8		3.1		23.4		32.2		36.1		52.5	
Zinc, Zn	7440-66-6	mg/Kg	109	10000	2480	51.1		7.7		24.8		65.7		111		174	

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Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-13		EP-15		EP-16		EP-17		EP-18		EP-19	
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	Sample Date					8/12/2019		2/20/2020		2/20/2020		6/4/2020		6/23/2020		6/23/2020	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
PCBs By SW8082A																	
Aroclor 1016	12674-11-2	µg/Kg	100	1,000	3,200	NT		NT		NT		NT		NT		NT	
Aroclor 1221	11104-28-2	µg/Kg				NT		NT		NT		NT		NT		NT	
Aroclor 1232	11141-16-5	µg/Kg				NT		NT		NT		NT		NT		NT	
Aroclor 1242	53469-21-9	µg/Kg				NT		NT		NT		NT		NT		NT	
Aroclor 1248	12672-29-6	µg/Kg				NT		NT		NT		NT		NT		NT	
Aroclor 1254	11097-69-1	µg/Kg				NT		NT		NT		NT		NT		NT	
Aroclor 1260	11096-82-5	µg/Kg				NT		NT		NT		NT		NT		NT	
Aroclor 1262	37324-23-5	µg/Kg				NT		NT		NT		NT		NT		NT	
Aroclor 1268	11100-14-4	µg/Kg				NT		NT		NT		NT		NT		NT	

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	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Volatiles By SW8260C																	
1,1,1,2-Tetrachloroethane	630-20-6	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,1,1-Trichloroethane	71-55-6	µg/Kg	680	100000	680	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,1,2,2-Tetrachloroethane	79-34-5	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,1,2-Trichloroethane	79-00-5	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,1-Dichloroethane	75-34-3	µg/Kg	270	26000	270	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,1-Dichloroethene	75-35-4	µg/Kg	330	100000	330	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,1-Dichloropropene	563-58-6	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,2,3-Trichlorobenzene	87-61-6	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,2,3-Trichloropropane	96-18-4	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,2,4-Trichlorobenzene	120-82-1	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,2,4-Trimethylbenzene	95-63-6	µg/Kg	3,600	52,000	3,600	< 5.4	U	0.97	J	2.4	J	< 5.3	U	NT		NT	
1,2-Dibromo-3-Chloropropane	96-12-8	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,2-Dibromoethane	106-93-4	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,2-Dichlorobenzene	95-50-1	µg/Kg	1,100	100,000	1,100	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,2-Dichloroethane	107-06-2	µg/Kg	20	3100	20	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,2-Dichloropropane	78-87-5	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,3,5-Trimethylbenzene	108-67-8	µg/Kg	8,400	52,000	8,400	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,3-Dichlorobenzene	541-73-1	µg/Kg	2,400	49,000	2,400	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,3-Dichloropropane	142-28-9	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
1,4-Dichlorobenzene	106-46-7	µg/Kg	1,800	13,000	1,800	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
2,2-Dichloropropane	594-20-7	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
2-Chlorotoluene	95-49-8	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
2-Hexanone	591-78-6	µg/Kg	NA	NA	NA	< 27	U	< 29	U	< 31	U	< 27	U	NT		NT	
2-Isopropyltoluene	527-84-4	µg/Kg	NA	NA	NA	52	J	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
4-Chlorotoluene	106-43-4	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Methyl Isobutyl Ketone	108-10-1	µg/Kg	NA	NA	NA	< 27	U	< 29	U	< 31	U	< 27	U	NT		NT	
Acetone	67-64-1	µg/Kg	50	100000	50	2,400		< 29	U	< 31	U	< 27	U	NT		NT	
Acrylonitrile	107-13-1	µg/Kg	NA	NA	NA	< 11	U	< 12	U	< 12	U	< 11	U	NT		NT	
Benzene	71-43-2	µg/Kg	60	4800	60	0.6	J	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Bromobenzene	108-86-1	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Bromochloromethane	74-97-5	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Bromodichloromethane	75-27-4	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Bromoform	75-25-2	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Bromomethane	74-83-9	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Carbon Disulfide	75-15-0	µg/Kg	NA	NA	NA	1.6	J	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Carbon Tetrachloride	56-23-5	µg/Kg	760	2400	760	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Chlorobenzene	108-90-7	µg/Kg	1,100	100,000	1,100	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Chloroethane	75-00-3	µg/Kg	NA	NA	1900	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	

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	Lab ID					CD86787		CF36867		CF36868		CG07919		CG19832		CG19833	
	Sample Date					8/12/2019		2/20/2020		2/20/2020		6/4/2020		6/23/2020		6/23/2020	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Chloroform	67-66-3	µg/Kg	370	49000	370	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Chloromethane	74-87-3	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
cis-1,2-Dichloroethene	156-59-2	µg/Kg	250	100000	250	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
cis-1,3-Dichloropropene	10061-01-5	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Chlorodibromomethane	124-48-1	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Dibromomethane	74-95-3	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Dichlorodifluoromethane	75-71-8	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Ethylbenzene	100-41-4	µg/Kg	1,000	41,000	1,000	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Hexachlorobutadiene	87-68-3	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Isopropylbenzene	98-82-8	µg/Kg	NA	NA	NA	53	J	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
m&p-Xylene	179601-23-1	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
2-Butanone	78-93-3	µg/Kg	NA	100000	120	< 32	U	< 35	U	< 37	U	< 27	U	NT		NT	
Methyl Tert-Butyl Ether	1634-04-4	µg/Kg	930	100000	930	< 11	U	< 12	U	< 12	U	< 11	U	NT		NT	
Methylene Chloride	75-09-2	µg/Kg	50	100000	50	< 5.4	U	< 5.8	U	< 6.1	U	< 11	U	NT		NT	
Naphthalene	91-20-3	µg/Kg	12,000	100,000	12,000	1.5	J	< 5.8	U	2.7	J	< 5.3	U	NT		NT	
n-Butylbenzene	104-51-8	µg/Kg	12,000	100,000	12,000	180	J	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
n-Propylbenzene	103-65-1	µg/Kg	3,900	100,000	3,900	98	J	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
o-Xylene	95-47-6	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
p-Isopropyltoluene	99-87-6	µg/Kg	NA	NA	NA	51	J	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
sec-Butylbenzene	135-98-8	µg/Kg	11,000	100,000	11,000	150	J	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Styrene	100-42-5	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
tert-Butylbenzene	98-06-6	µg/Kg	5,900	100,000	5,900	1.3	J	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Tetrachloroethene	127-18-4	µg/Kg	1,300	19,000	1,300	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Tetrahydrofuran	109-99-9	µg/Kg	NA	NA	NA	43		< 12	U	< 12	U	< 11	U	NT		NT	
Toluene	108-88-3	µg/Kg	700	100000	700	130	J	0.59	J	< 6.1	U	< 5.3	U	NT		NT	
Total Xylenes	1330-20-7	µg/Kg	260	100,000	1,600	<5.4	U	<5.8	U	<6.1	U	<5.3	U	NT		NT	
trans-1,2-Dichloroethene	156-60-5	µg/Kg	190	100000	190	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
trans-1,3-Dichloropropene	10061-02-6	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
trans-1,4-dichloro-2-butene	110-57-6	µg/Kg	NA	NA	NA	< 11	U	< 12	U	< 12	U	< 11	U	NT		NT	
Trichloroethene	79-01-6	µg/Kg	470	21000	470	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Trichlorofluoromethane	75-69-4	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Trichlorotrifluoroethane	76-13-1	µg/Kg	NA	NA	NA	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	
Vinyl Chloride	75-01-4	µg/Kg	20	900	20	< 5.4	U	< 5.8	U	< 6.1	U	< 5.3	U	NT		NT	

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	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
Polynuclear Aromatic HC By SW8270D		µg/Kg															
2-Methylnaphthalene	91-57-6	µg/Kg	NA	NA	36400	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Acenaphthene	83-32-9	µg/Kg	20,000	100,000	98,000	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Acenaphthylene	208-96-8	µg/Kg	100,000	100,000	107,000	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Anthracene	120-12-7	µg/Kg	100,000	100,000	1,000,000	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Benzo-a-Anthracene	56-55-3	µg/Kg	1,000	1,000	1,000	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Benzo-a-Pyrene	50-32-8	µg/Kg	1,000	1,000	22,000	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	1,000	
Benzo-b-Fluoranthene	205-99-2	µg/Kg	1,000	1,000	1,700	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Benzo-g,h,i-Perylene	191-24-2	µg/Kg	100,000	100,000	1,000,000	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Benzo-k-Fluoranthene	207-08-9	µg/Kg	800	3900	1700	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Chrysene	218-01-9	µg/Kg	1,000	3,900	1,000	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Dibenzo-a,h-Anthracene	53-70-3	µg/Kg	330	330	1000000	< 330	U	< 330	U	< 330	U	< 250	U	< 350	U	< 560	U
Fluoranthene	206-44-0	µg/Kg	100,000	100,000	1,000,000	< 390	U	< 370	U	< 360	U	< 250	U	130	J	1,500	J
Fluorene	86-73-7	µg/Kg	30,000	100,000	386,000	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Indeno(1,2,3-cd)Pyrene	193-39-5	µg/Kg	500	500	8200	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Naphthalene	91-20-3	µg/Kg	12,000	100,000	12,000	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Phenanthrene	85-01-8	µg/Kg	100,000	100,000	1,000,000	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	< 3300	U
Pyrene	129-00-0	µg/Kg	100,000	100,000	1,000,000	< 390	U	< 370	U	< 360	U	< 250	U	< 350	U	1,300	J

Notes:

ug/Kg: microgram per kilogram (ppb)

mg/Kg: miligram per kilogram (ppm)

U: Undetected J: Estimated S: Laboratory Solvent N: Spiked sample recovery not within control limits

NA: Unavailable NT: Not tested

Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-13		EP-15		EP-16		EP-17		EP-18		EP-19	
	Sample Depth					8'		5'		5'		5'		2'		2'	
	Lab ID					CD86787		CF36867		CF36868		CG07919		CG19832		CG19833	
	Sample Date					8/12/2019		2/20/2020		2/20/2020		6/4/2020		6/23/2020		6/23/2020	
	CAS					Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual	Result	Qual
PFAS																	
Perfluorobutanesulfonic acid (PFBS)	375-73-5	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	<0.451	U
Perfluorohexanoic acid (PFHxA)	307-24-4	µg/Kg	NA	NA	NA	NT		NT		NT		NT		0.0798	J	0.137	J
Perfluoroheptanoic acid (PFHpA)	375-85-9	µg/Kg	NA	NA	NA	NT		NT		NT		NT		0.0876	J	0.0686	J
Perfluorobutanoic acid (PFBA)	375-22-4	µg/Kg	NA	NA	NA	NT		NT		NT		NT		0.317	J	0.495	
Perfluorodecanesulfonic acid (PFDS)	335-77-3	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	<0.451	U
Perfluoroheptanesulfonic acid (PFHpS)	375-92-8	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	<0.451	U
Perfluorooctanesulfonamide (FOSA)	754-91-6	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	<0.451	U
Perfluoropentanoic acid (PFPeA)	2706-90-3	µg/Kg	NA	NA	NA	NT		NT		NT		NT		0.122	J	0.245	J
6:2 Fluorotelomersulfonate (6:2 FTS)	27619-97-2	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	<0.451	U
8:2 Fluorotelomersulfonate (8:2 FTS)	39108-34-4	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	<0.451	U
Perfluorohexanesulfonic acid (PFHxS)	355-46-4	µg/Kg	NA	NA	NA	NT		NT		NT		NT		0.059	J	0.123	J
Perfluorooctanoic acid (PFOA)	335-67-1	µg/Kg	0.66	33	1.1	NT		NT		NT		NT		0.239	J	0.13	J
Perfluorooctanesulfonic acid (PFOS)	1763-23-1	µg/Kg	0.88	44	3.7	NT		NT		NT		NT		0.512		0.956	
Perfluorononanoic acid (PFNA)	375-95-1	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	0.06	J
Perfluorodecanoic acid (PFDA)	335-76-2	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	0.116	J
NMeFOSAA	2355-31-9	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	<0.451	U
Perfluoroundecanoic acid (PFUnA)	2058-94-8	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	<0.451	U
NEtFOSAA	2991-50-6	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	<0.451	U
Perfluorododecanoic acid (PFDoA)	307-55-1	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	0.0962	J
Perfluorotridecanoic acid (PFTTrDA)	72629-94-8	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	<0.451	U
Perfluorotetradecanoic acid (PFTA)	376-06-7	µg/Kg	NA	NA	NA	NT		NT		NT		NT		<0.462	U	<0.451	U

Notes:

ug/Kg: microgram per kilogram (ppb)

mg/Kg: miligram per kilogram (ppm)

U: Undetected J: Estimated S: Laboratory Solvent N: Spiked sample recovery not within control limits

NA: Unavailable NT: Not tested

Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-20		EP-21	
	Sample Depth					2'		2'	
	Lab ID					CG19834		CG19835	
	Sample Date					6/23/2020		6/23/2020	
	CAS					Result	Qual	Result	Qual
Metals, Total									
Aluminum, Al	7429-90-5	mg/Kg	NA	NA	NA	16,400		14,100	
Antimony, Sb	7440-36-0	mg/Kg	NA	NA	NA	< 3.8	U	< 3.3	U
Arsenic, As	7440-38-2	mg/Kg	13	16	16	2.14		2.06	
Barium, Ba	7440-39-3	mg/Kg	350	400	820	164		139	
Beryllium, Be	7440-41-7	mg/Kg	7.2	72	47	0.45		0.35	
Cadmium, Cd	7440-43-9	mg/Kg	2.5	4.3	7.5	1.71		1.59	
Calcium, Ca	7440-70-2	mg/Kg	NA	NA	NA	16,500		4,610	
Chromium, Cr	7440-47-3	mg/Kg	30	180	NA	54.5		32.4	
Cobalt, Co	7440-48-4	mg/Kg	NA	NA	NA	14.8		13.9	
Copper, Cu	7440-50-8	mg/kg	50	270	1720	48.7		56.3	
Iron, Fe	7439-89-6	mg/Kg	NA	NA	NA	26,700		24,200	
Lead, Pb	7439-92-1	mg/Kg	63	400	450	51.8		194	
Magnesium, Mg	7439-95-4	mg/Kg	NA	NA	NA	9,240		5,270	
Manganese, Mn	7439-96-5	mg/Kg	1,600	2,000	2,000	470		523	
Mercury, Hg	7439-97-6	mg/Kg	0.18	0.81	0.73	0.1		0.4	
Nickel, Ni	7440-02-0	mg/Kg	30	310	130	49.3		37.5	
Potassium, K	9/7/7440	mg/Kg	NA	NA	NA	5,570		4,550	
Selenium, Se	7782-49-2	mg/Kg	4	180	4	< 1.5	U	< 1.3	U
Silver, Ag	7440-22-4	mg/Kg	2	180	8.3	< 0.38	U	< 0.33	U
Sodium, Na	7440-23-5	mg/Kg	NA	NA	NA	215		188	
Thallium, Tl	7440-28-0	mg/Kg	NA	NA	NA	< 1.5	U	< 1.3	U
Vanadium, V	7440-62-2	mg/Kg	NA	NA	NA	45.8		35.4	
Zinc, Zn	7440-66-6	mg/Kg	109	10000	2480	92.7		116	

Notes:

ug/Kg: microgram per kilogram (ppb)

mg/Kg: miligram per kilogram (ppm)

U: Undetected J: Estimated S: Laboratory Solvent N: Spiked sample recovery not within control limits

NA: Unavailable NT: Not tested

Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-20		EP-21	
	Sample Depth					2'		2'	
	Lab ID					CG19834		CG19835	
	Sample Date					6/23/2020		6/23/2020	
	CAS					Result	Qual	Result	Qual
PCBs By SW8082A									
Aroclor 1016	12674-11-2	µg/Kg	100	1,000	3,200	NT		NT	
Aroclor 1221	11104-28-2	µg/Kg				NT		NT	
Aroclor 1232	11141-16-5	µg/Kg				NT		NT	
Aroclor 1242	53469-21-9	µg/Kg				NT		NT	
Aroclor 1248	12672-29-6	µg/Kg				NT		NT	
Aroclor 1254	11097-69-1	µg/Kg				NT		NT	
Aroclor 1260	11096-82-5	µg/Kg				NT		NT	
Aroclor 1262	37324-23-5	µg/Kg				NT		NT	
Aroclor 1268	11100-14-4	µg/Kg				NT		NT	

Notes:

ug/Kg: microgram per kilogram (ppb)

mg/Kg: miligram per kilogram (ppm)

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NA: Unavailable NT: Not tested

Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-20		EP-21	
	Sample Depth					2'		2'	
	Lab ID					CG19834		CG19835	
	Sample Date					6/23/2020		6/23/2020	
	CAS					Result	Qual	Result	Qual
Volatiles By SW8260C									
1,1,1,2-Tetrachloroethane	630-20-6	µg/Kg	NA	NA	NA	NT		NT	
1,1,1-Trichloroethane	71-55-6	µg/Kg	680	100000	680	NT		NT	
1,1,2,2-Tetrachloroethane	79-34-5	µg/Kg	NA	NA	NA	NT		NT	
1,1,2-Trichloroethane	79-00-5	µg/Kg	NA	NA	NA	NT		NT	
1,1-Dichloroethane	75-34-3	µg/Kg	270	26000	270	NT		NT	
1,1-Dichloroethene	75-35-4	µg/Kg	330	100000	330	NT		NT	
1,1-Dichloropropene	563-58-6	µg/Kg	NA	NA	NA	NT		NT	
1,2,3-Trichlorobenzene	87-61-6	µg/Kg	NA	NA	NA	NT		NT	
1,2,3-Trichloropropane	96-18-4	µg/Kg	NA	NA	NA	NT		NT	
1,2,4-Trichlorobenzene	120-82-1	µg/Kg	NA	NA	NA	NT		NT	
1,2,4-Trimethylbenzene	95-63-6	µg/Kg	3,600	52,000	3,600	NT		NT	
1,2-Dibromo-3-Chloropropane	96-12-8	µg/Kg	NA	NA	NA	NT		NT	
1,2-Dibromoethane	106-93-4	µg/Kg	NA	NA	NA	NT		NT	
1,2-Dichlorobenzene	95-50-1	µg/Kg	1,100	100,000	1,100	NT		NT	
1,2-Dichloroethane	107-06-2	µg/Kg	20	3100	20	NT		NT	
1,2-Dichloropropane	78-87-5	µg/Kg	NA	NA	NA	NT		NT	
1,3,5-Trimethylbenzene	108-67-8	µg/Kg	8,400	52,000	8,400	NT		NT	
1,3-Dichlorobenzene	541-73-1	µg/Kg	2,400	49,000	2,400	NT		NT	
1,3-Dichloropropane	142-28-9	µg/Kg	NA	NA	NA	NT		NT	
1,4-Dichlorobenzene	106-46-7	µg/Kg	1,800	13,000	1,800	NT		NT	
2,2-Dichloropropane	594-20-7	µg/Kg	NA	NA	NA	NT		NT	
2-Chlorotoluene	95-49-8	µg/Kg	NA	NA	NA	NT		NT	
2-Hexanone	591-78-6	µg/Kg	NA	NA	NA	NT		NT	
2-Isopropyltoluene	527-84-4	µg/Kg	NA	NA	NA	NT		NT	
4-Chlorotoluene	106-43-4	µg/Kg	NA	NA	NA	NT		NT	
Methyl Isobutyl Ketone	108-10-1	µg/Kg	NA	NA	NA	NT		NT	
Acetone	67-64-1	µg/Kg	50	100000	50	NT		NT	
Acrylonitrile	107-13-1	µg/Kg	NA	NA	NA	NT		NT	
Benzene	71-43-2	µg/Kg	60	4800	60	NT		NT	
Bromobenzene	108-86-1	µg/Kg	NA	NA	NA	NT		NT	
Bromochloromethane	74-97-5	µg/Kg	NA	NA	NA	NT		NT	
Bromodichloromethane	75-27-4	µg/Kg	NA	NA	NA	NT		NT	
Bromoform	75-25-2	µg/Kg	NA	NA	NA	NT		NT	
Bromomethane	74-83-9	µg/Kg	NA	NA	NA	NT		NT	
Carbon Disulfide	75-15-0	µg/Kg	NA	NA	NA	NT		NT	
Carbon Tetrachloride	56-23-5	µg/Kg	760	2400	760	NT		NT	
Chlorobenzene	108-90-7	µg/Kg	1,100	100,000	1,100	NT		NT	
Chloroethane	75-00-3	µg/Kg	NA	NA	1900	NT		NT	

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-20		EP-21	
	Sample Depth					2'		2'	
	Lab ID					CG19834		CG19835	
	Sample Date					6/23/2020		6/23/2020	
	CAS					Result	Qual	Result	Qual
Chloroform	67-66-3	µg/Kg	370	49000	370	NT		NT	
Chloromethane	74-87-3	µg/Kg	NA	NA	NA	NT		NT	
cis-1,2-Dichloroethene	156-59-2	µg/Kg	250	100000	250	NT		NT	
cis-1,3-Dichloropropene	10061-01-5	µg/Kg	NA	NA	NA	NT		NT	
Chlorodibromomethane	124-48-1	µg/Kg	NA	NA	NA	NT		NT	
Dibromomethane	74-95-3	µg/Kg	NA	NA	NA	NT		NT	
Dichlorodifluoromethane	75-71-8	µg/Kg	NA	NA	NA	NT		NT	
Ethylbenzene	100-41-4	µg/Kg	1,000	41,000	1,000	NT		NT	
Hexachlorobutadiene	87-68-3	µg/Kg	NA	NA	NA	NT		NT	
Isopropylbenzene	98-82-8	µg/Kg	NA	NA	NA	NT		NT	
m&p-Xylene	179601-23-1	µg/Kg	NA	NA	NA	NT		NT	
2-Butanone	78-93-3	µg/Kg	NA	100000	120	NT		NT	
Methyl Tert-Butyl Ether	1634-04-4	µg/Kg	930	100000	930	NT		NT	
Methylene Chloride	75-09-2	µg/Kg	50	100000	50	NT		NT	
Naphthalene	91-20-3	µg/Kg	12,000	100,000	12,000	NT		NT	
n-Butylbenzene	104-51-8	µg/Kg	12,000	100,000	12,000	NT		NT	
n-Propylbenzene	103-65-1	µg/Kg	3,900	100,000	3,900	NT		NT	
o-Xylene	95-47-6	µg/Kg	NA	NA	NA	NT		NT	
p-Isopropyltoluene	99-87-6	µg/Kg	NA	NA	NA	NT		NT	
sec-Butylbenzene	135-98-8	µg/Kg	11,000	100,000	11,000	NT		NT	
Styrene	100-42-5	µg/Kg	NA	NA	NA	NT		NT	
tert-Butylbenzene	98-06-6	µg/Kg	5,900	100,000	5,900	NT		NT	
Tetrachloroethene	127-18-4	µg/Kg	1,300	19,000	1,300	NT		NT	
Tetrahydrofuran	109-99-9	µg/Kg	NA	NA	NA	NT		NT	
Toluene	108-88-3	µg/Kg	700	100000	700	NT		NT	
Total Xylenes	1330-20-7	µg/Kg	260	100,000	1,600	NT		NT	
trans-1,2-Dichloroethene	156-60-5	µg/Kg	190	100000	190	NT		NT	
trans-1,3-Dichloropropene	10061-02-6	µg/Kg	NA	NA	NA	NT		NT	
trans-1,4-dichloro-2-butene	110-57-6	µg/Kg	NA	NA	NA	NT		NT	
Trichloroethene	79-01-6	µg/Kg	470	21000	470	NT		NT	
Trichlorofluoromethane	75-69-4	µg/Kg	NA	NA	NA	NT		NT	
Trichlorotrifluoroethane	76-13-1	µg/Kg	NA	NA	NA	NT		NT	
Vinyl Chloride	75-01-4	µg/Kg	20	900	20	NT		NT	

Notes:

ug/Kg: microgram per kilogram (ppb)

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U: Undetected J: Estimated S: Laboratory Solvent N: Spiked sample recovery not within control limits

NA: Unavailable NT: Not tested

Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-20		EP-21	
	Sample Depth					2'		2'	
	Lab ID					CG19834		CG19835	
	Sample Date					6/23/2020		6/23/2020	
	CAS					Result	Qual	Result	Qual
Polynuclear Aromatic HC By SW8270D		µg/Kg							
2-Methylnaphthalene	91-57-6	µg/Kg	NA	NA	36400	< 370	U	< 340	U
Acenaphthene	83-32-9	µg/Kg	20,000	100,000	98,000	< 370	U	< 340	U
Acenaphthylene	208-96-8	µg/Kg	100,000	100,000	107,000	< 370	U	< 340	U
Anthracene	120-12-7	µg/Kg	100,000	100,000	1,000,000	170	J	< 340	U
Benzo-a-Anthracene	56-55-3	µg/Kg	1,000	1,000	1,000	530		210	J
Benzo-a-Pyrene	50-32-8	µg/Kg	1,000	1,000	22,000	660		230	J
Benzo-b-Fluoranthene	205-99-2	µg/Kg	1,000	1,000	1,700	660		220	J
Benzo-g,h,i-Perylene	191-24-2	µg/Kg	100,000	100,000	1,000,000	440		160	J
Benzo-k-Fluoranthene	207-08-9	µg/Kg	800	3900	1700	590		180	J
Chrysene	218-01-9	µg/Kg	1,000	3,900	1,000	610		210	J
Dibenzo-a,h-Anthracene	53-70-3	µg/Kg	330	330	1000000	120	J	< 340	U
Fluoranthene	206-44-0	µg/Kg	100,000	100,000	1,000,000	820		330	J
Fluorene	86-73-7	µg/Kg	30,000	100,000	386,000	< 370	U	< 340	U
Indeno(1,2,3-cd)Pyrene	193-39-5	µg/Kg	500	500	8200	420		150	J
Naphthalene	91-20-3	µg/Kg	12,000	100,000	12,000	< 370	U	< 340	U
Phenanthrene	85-01-8	µg/Kg	100,000	100,000	1,000,000	450		210	J
Pyrene	129-00-0	µg/Kg	100,000	100,000	1,000,000	700		280	J

Notes:

ug/Kg: microgram per kilogram (ppb)

mg/Kg: miligram per kilogram (ppm)

U: Undetected J: Estimated S: Laboratory Solvent N: Spiked sample recovery not within control limits

NA: Unavailable NT: Not tested

Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

Table 2: Soil Endpoint Sample Results
The Huguenot Site, New Rochelle, New York

Parameters	Sample ID	Units	NYCRR 375 Unrestricted Use	NYCRR 375 Restricted- Residential	NYCRR 375 Protection of GW	EP-20		EP-21	
	Sample Depth					2'		2'	
	Lab ID					CG19834		CG19835	
	Sample Date					6/23/2020		6/23/2020	
	CAS					Result	Qual	Result	Qual
PFAS									
Perfluorobutanesulfonic acid (PFBS)	375-73-5	µg/Kg	NA	NA	NA	NT		NT	
Perfluorohexanoic acid (PFHxA)	307-24-4	µg/Kg	NA	NA	NA	NT		NT	
Perfluoroheptanoic acid (PFHpA)	375-85-9	µg/Kg	NA	NA	NA	NT		NT	
Perfluorobutanoic acid (PFBA)	375-22-4	µg/Kg	NA	NA	NA	NT		NT	
Perfluorodecanesulfonic acid (PFDS)	335-77-3	µg/Kg	NA	NA	NA	NT		NT	
Perfluoroheptanesulfonic acid (PFHpS)	375-92-8	µg/Kg	NA	NA	NA	NT		NT	
Perfluorooctanesulfonamide (FOSA)	754-91-6	µg/Kg	NA	NA	NA	NT		NT	
Perfluoropentanoic acid (PFPeA)	2706-90-3	µg/Kg	NA	NA	NA	NT		NT	
6:2 Fluorotelomersulfonate (6:2 FTS)	27619-97-2	µg/Kg	NA	NA	NA	NT		NT	
8:2 Fluorotelomersulfonate (8:2 FTS)	39108-34-4	µg/Kg	NA	NA	NA	NT		NT	
Perfluorohexanesulfonic acid (PFHxS)	355-46-4	µg/Kg	NA	NA	NA	NT		NT	
Perfluorooctanoic acid (PFOA)	335-67-1	µg/Kg	0.66	33	1.1	NT		NT	
Perfluorooctanesulfonic acid (PFOS)	1763-23-1	µg/Kg	0.88	44	3.7	NT		NT	
Perfluorononanoic acid (PFNA)	375-95-1	µg/Kg	NA	NA	NA	NT		NT	
Perfluorodecanoic acid (PFDA)	335-76-2	µg/Kg	NA	NA	NA	NT		NT	
NMeFOSAA	2355-31-9	µg/Kg	NA	NA	NA	NT		NT	
Perfluoroundecanoic acid (PFUnA)	2058-94-8	µg/Kg	NA	NA	NA	NT		NT	
NEtFOSAA	2991-50-6	µg/Kg	NA	NA	NA	NT		NT	
Perfluorododecanoic acid (PFDoA)	307-55-1	µg/Kg	NA	NA	NA	NT		NT	
Perfluorotridecanoic acid (PFTrDA)	72629-94-8	µg/Kg	NA	NA	NA	NT		NT	
Perfluorotetradecanoic acid (PFTA)	376-06-7	µg/Kg	NA	NA	NA	NT		NT	

Notes:

ug/Kg: microgram per kilogram (ppb)

mg/Kg: miligram per kilogram (ppm)

U: Undetected J: Estimated S: Laboratory Solvent N: Spiked sample recovery not within control limits

NA: Unavailable NT: Not tested

Analyte detected

Detected at concentration above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

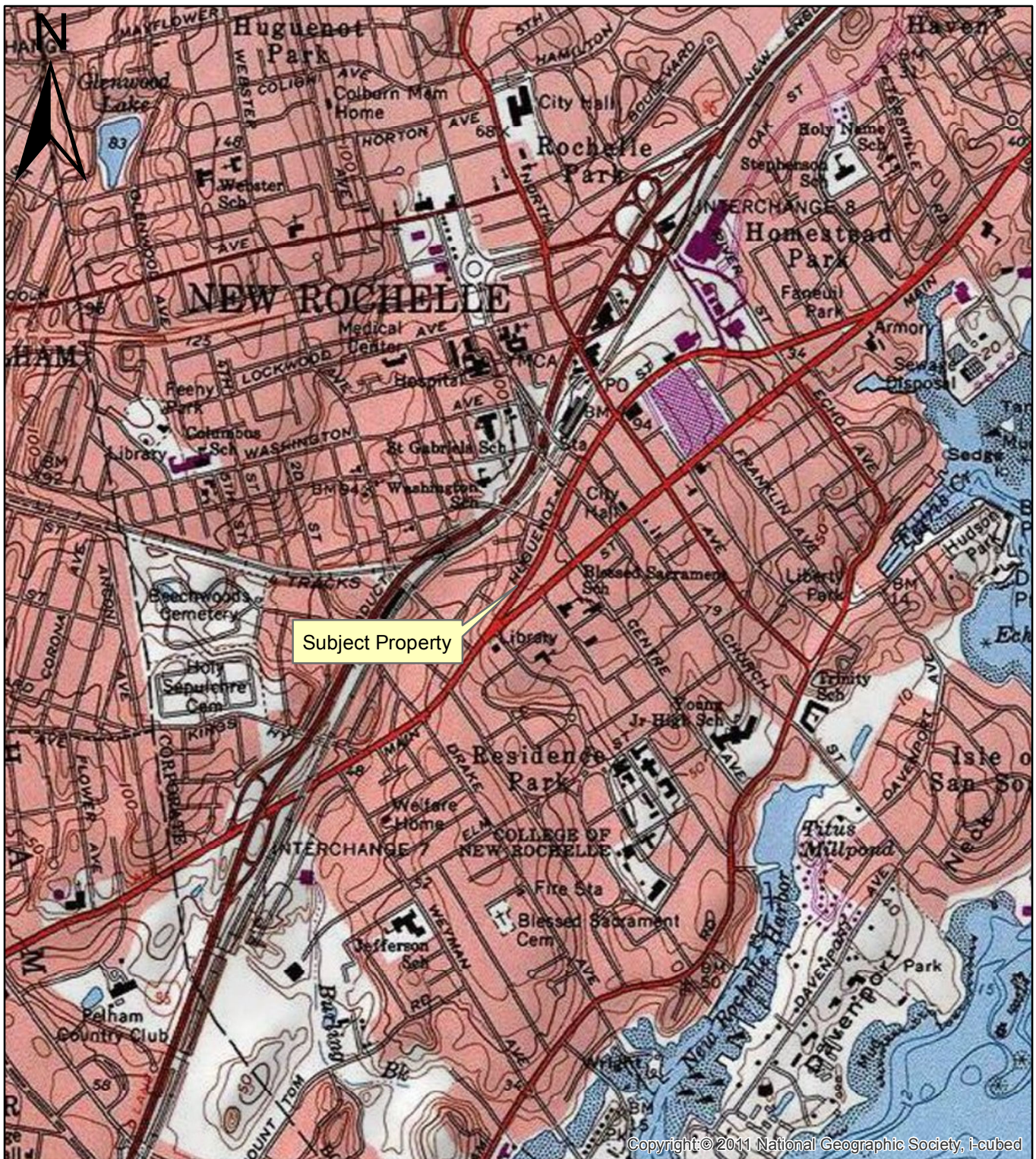
Detected at concentration above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives

Detected at concentration above 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

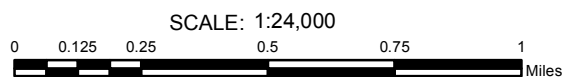
Method Detection Limit (MDL) above the UUSCO

Result rejected due to severe QC exceedance

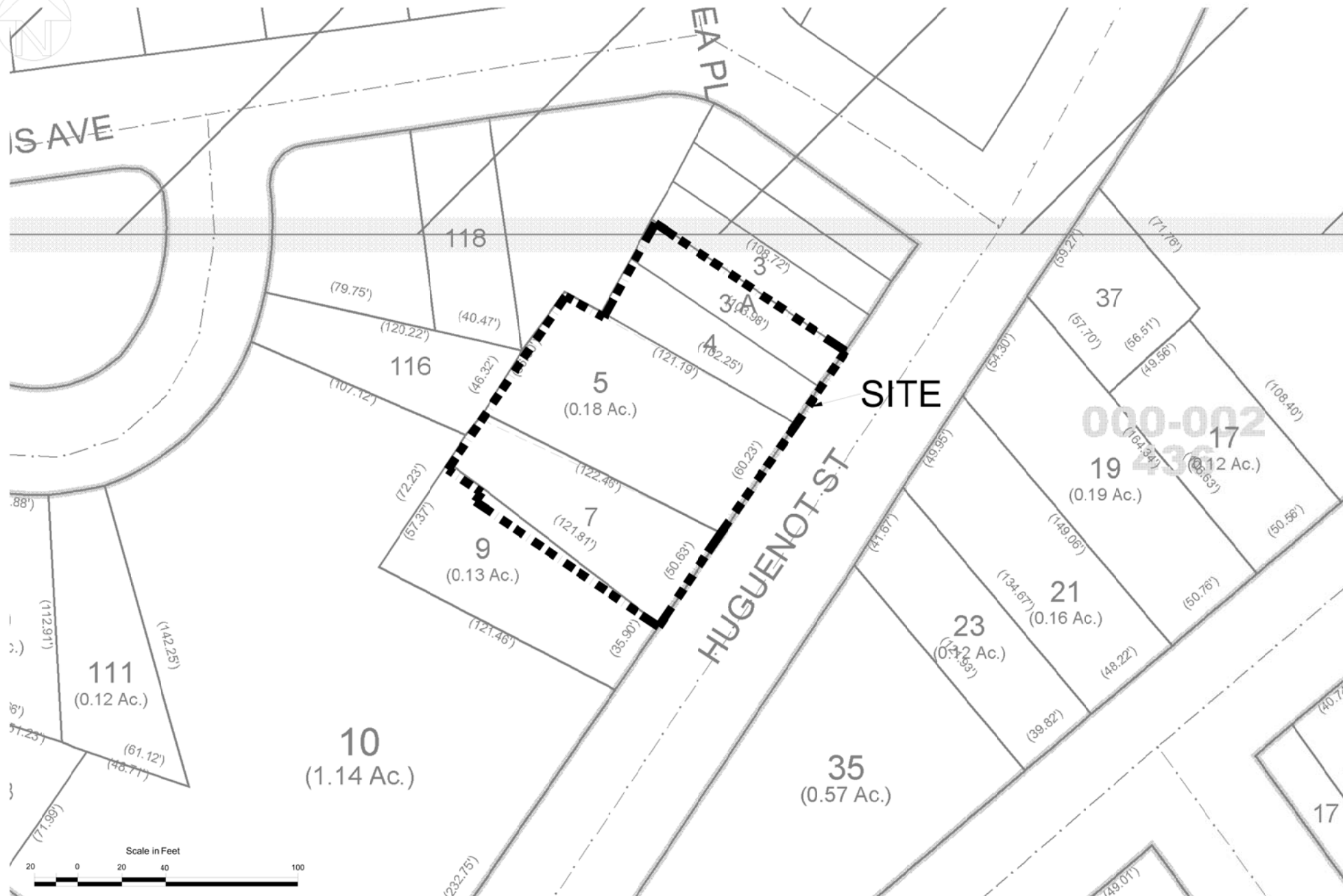
FIGURES



USGS 7.5 Minute Quadrangle Topographic Map
(2011)



TITLE	SITE LOCATION MAP		Figure No.
			01
PROJECT	381-393 Huguenot Street New Rochelle, New York		Project No.
			2015-188
	DESIGN	WF	1-18-2016
	CHECK		
	REVIEW		



Note:
The site was combined into one tax parcel on December 17, 2018 and at this time Westchester County does not have an updated tax map available.

Legend

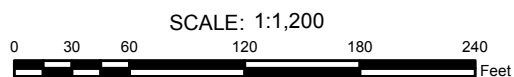


Site Boundary

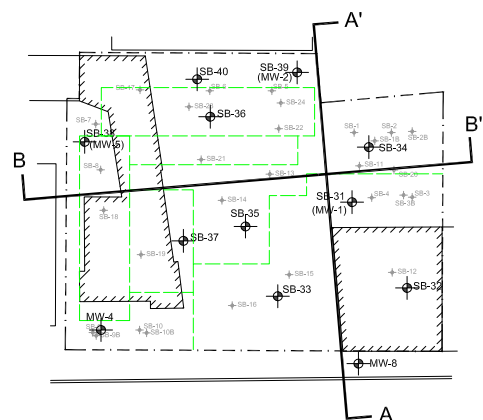
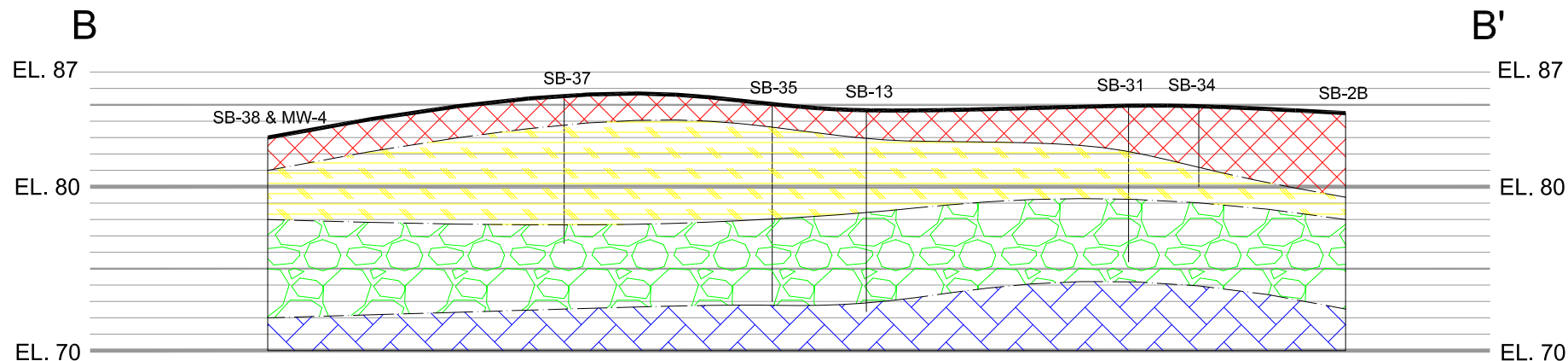
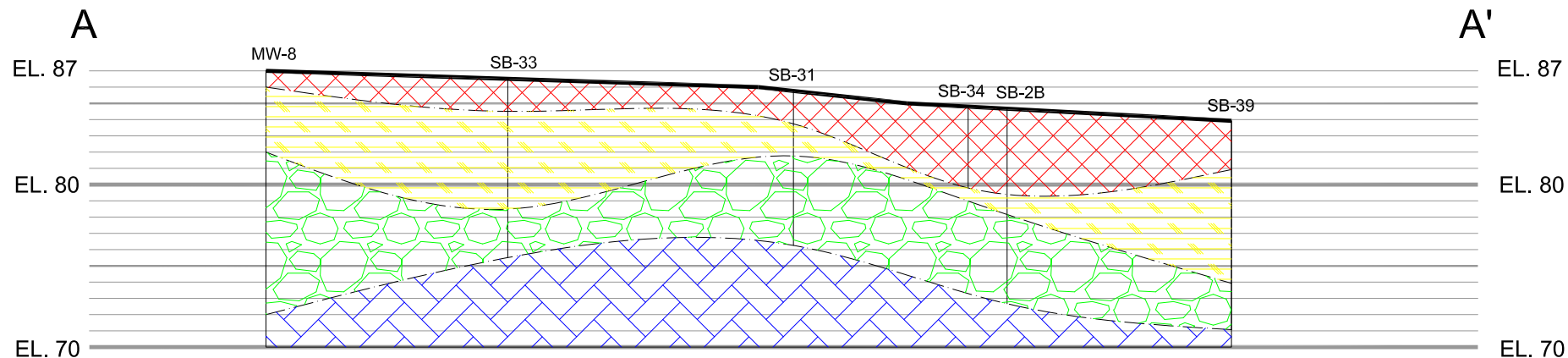
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TITLE: Site Tax Parcel Map			
381-393 Huguenot Street, New Rochelle, New York			
DRAWN BY: WF	REVISD BY:	PROJECT No. 2015-188	
CHECKED BY: JC	REVISD DATE:	FIGURE No. 02	
DATE: 12-16-2021	APPROVED BY:		
SCALE: 1" = 60'	FILE NAME:		





TITLE			Figure No.
SITE LAYOUT MAP			03
PROJECT			Project No.
381-393 Huguenot Street New Rochelle, New York			2015-188
	DESIGN	WF	1-19-2017
	CHECK		
	REVIEW		



Legend

- ✦ 2018 RI Soil Sampling Location
- ✦ 2016 / 2017 Soil Sampling Point

- Urban Fill
- Native Soil
- Weathered Bedrock
- Solid Bedrock

Note:
Based on soil boring data from Phase II
Environmental Site Assessment (2016),
Supplemental Subsurface Investigation
(2017), and Remedial Investigation (2018).

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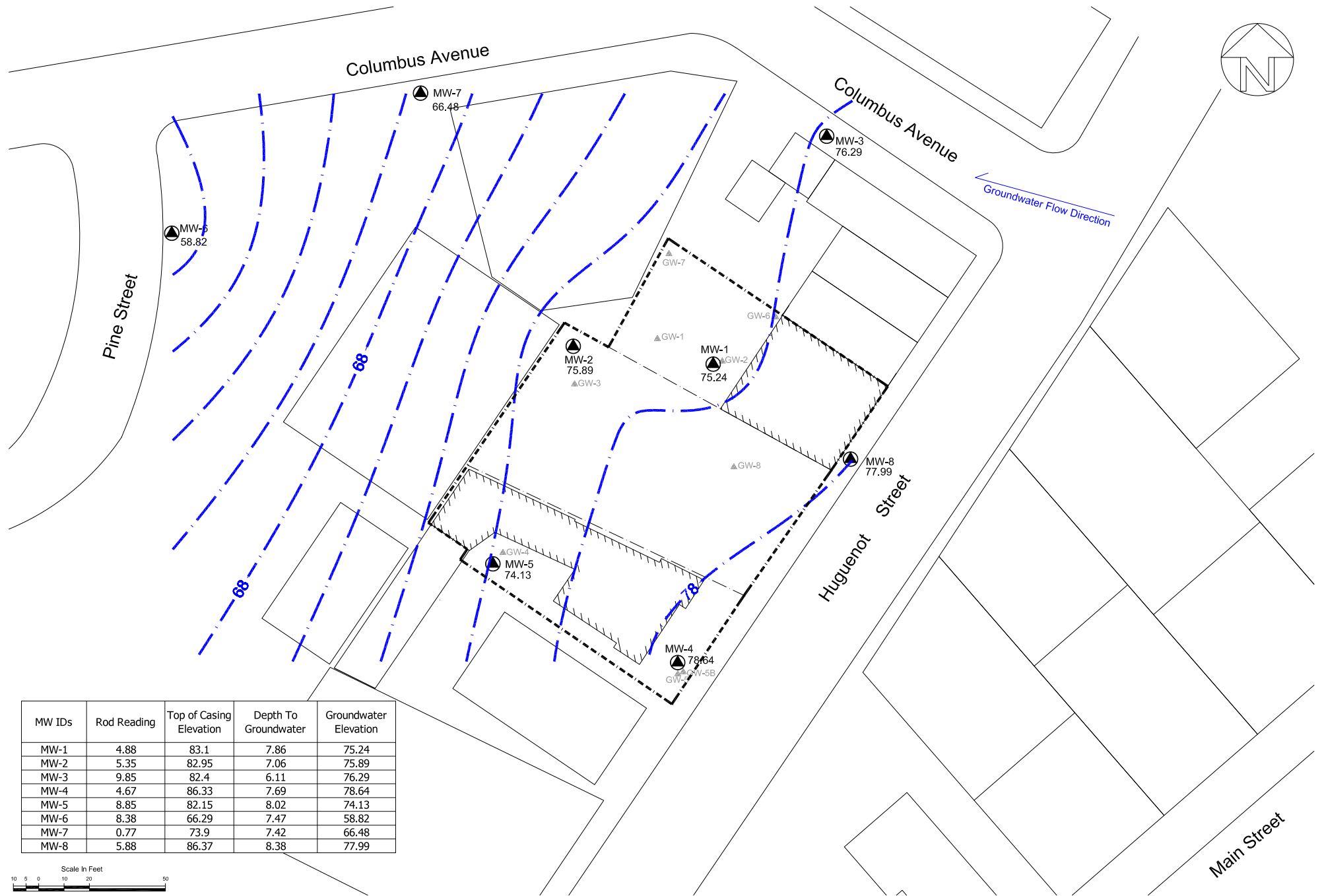
TITLE: Geologic Cross-Sections

381-393 Huguenot Street, New Rochelle, New York

DRAWN BY:	WF	REVISED BY:	WF
CHECKED BY:	SZ	REVISED DATE:	11-21-2018
DATE:	5-30-2018	APPROVED BY:	
SCALE:	1" = 25'	FILE NAME:	

BCP Site No.
C360157
FIGURE No.
04





MW IDs	Rod Reading	Top of Casing Elevation	Depth To Groundwater	Groundwater Elevation
MW-1	4.88	83.1	7.86	75.24
MW-2	5.35	82.95	7.06	75.89
MW-3	9.85	82.4	6.11	76.29
MW-4	4.67	86.33	7.69	78.64
MW-5	8.85	82.15	8.02	74.13
MW-6	8.38	66.29	7.47	58.82
MW-7	0.77	73.9	7.42	66.48
MW-8	5.88	86.37	8.38	77.99



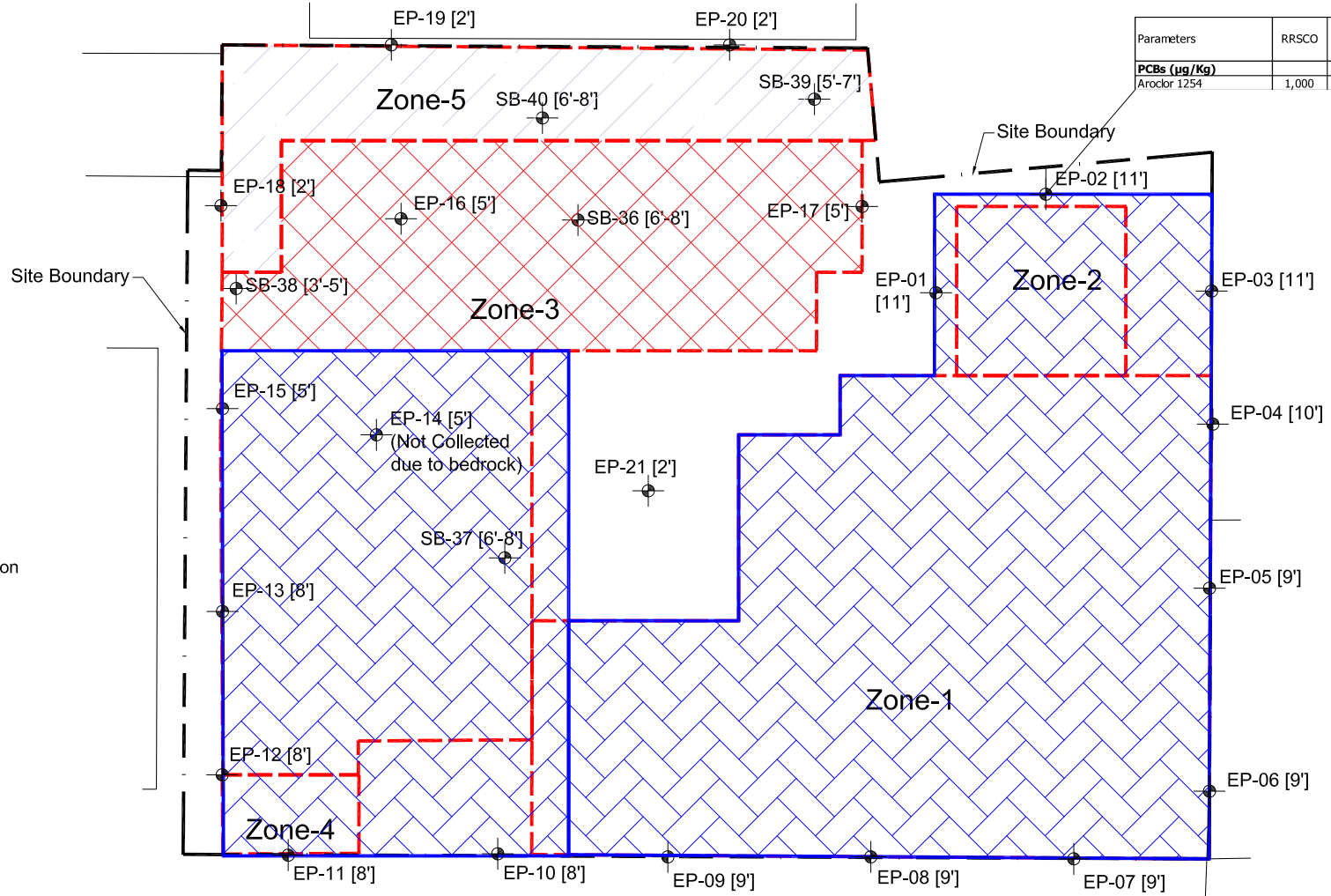
Legend

- RI Groundwater Monitoring Wells
- Former Groundwater Temporary Well
- Site

Note:
On May 8, 2018, a groundwater elevation survey was performed to determine the groundwater flow direction as part of the RI.

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TITLE: Groundwater Contour Map			
381-393 Huguenot Street, New Rochelle, New York			
DRAWN BY: WF	REVISED BY:	BCP Site No. C360157	
CHECKED BY: SZ	REVISED DATE:	FIGURE No. 5	
DATE: 6-5-2018	APPROVED BY:		
SCALE: 1" = 50'	FILE NAME:		



Legend

- Site Boundary
- Planned Excavation per RWP
- Area Excavated to 5 feet bgs
- Area Excavated to 2 feet bgs
- Areas Excavated Down to Bedrock

Note:

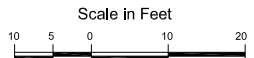
Due to the presence of an existing neighboring building along the western border of the Subject Property, excavation in Zone-2 could not be extended all the way to the northwestern border. As evidence by the endpoint sample EP-2 [11'], there is residual PCB contamination exceeding RRSCO at this area.

Excavation in Zone-1 was performed to the northern Site boundary. As evidence by the endpoint EP-6 [9'], there is residual SVOC contamination exceeding RRSCO at this area.

Since contaminated soil remains beneath the site after completion of the Remedial Action, Institutional and Engineering Controls are required to protect human health and the environment. These Engineering and Institutional Controls (ECs/ICs) are described in the following sections. Long-term management of these EC/ICs and residual contamination will be performed under the Site Management Plan (SMP) approved by the NYSDEC.



Parameters	RRSCO	PGW	EP-6 9' 8/12/2019
PAHs (µg/Kg)			
Benzo-a-Anthracene	1,000	1,000	1,700
Benzo-a-Pyrene	1,000	22,000	1,900
Benzo-b-Fluoranthene	1,000	1,700	1,500
Indeno(1,2,3-cd)Pyrene	500	8,200	1,400



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TITLE: Remaining Soil Sample Exceedances

381-393 Huguenot Street, New Rochelle, New York

DRAWN BY:	WF	REVISED BY:	
CHECKED BY:	SZ	REVISED DATE:	
DATE:	12-9-2021	APPROVED BY:	
SCALE:	1" = 25'	FILE NAME:	

BCP Site No.
C360157
FIGURE No.
06





Columbus Avenue

Columbus Avenue

Pine Street

Huguenot Street

Main Street

MW-7

MW-3

MW-6

MW-1R

MW-2R

MW-8R

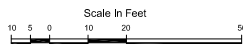
MW-5R

MW-4R

MW-9

Note:

Groundwater monitoring would be conducted to track the reductions in contaminants of concern (COC) over time and confirm the protectiveness of the remedy. The on-site groundwater monitoring wells that were decommissioned during redevelopment of the site will need to be re-installed (replaced by 2-inch wells). In order to monitor the PFAS exceedances in the groundwater, MW-4R will be relocated across Huguenot Street; and one additional monitoring well (identified as MW-9) will be installed along Pine Street, south of MW-6 and hydraulically downgradient of the former car wash. The groundwater monitoring network would consist of a total of nine (9) monitoring wells.



Legend

 Groundwater Monitoring Wells

 Site Boundary

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TITLE: Groundwater Monitoring Well Locations

381-393 Huguenot Street, New Rochelle, New York

DRAWN BY:	WF	REVISED BY:		BCP Site No.
CHECKED BY:	SZ	REVISED DATE:		C360157
DATE:	6-5-2018	APPROVED BY:		FIGURE No.
SCALE:	1" = 50'	FILE NAME:		7





Columbus Avenue

Columbus Avenue

Pine Street

Huguenot Street

Main Street

Note:

Two (2) soil vapor samples will be collected from the site. One (1) soil vapor sample will be collected from each adjoining property. The implants will be set at a depth of approximately 2 feet below slab, and at least 2 feet above the groundwater interface.

Two (2) indoor air samples will be collected from the Site. Two (2) indoor air samples (on different floors) will be collected from each adjoining residential or mixed used building. One (1) indoor air sample will be collected from each adjoining commercial building.

Two (2) outdoor air samples will be collected. One (1) from up-wind area. One (1) from down-wind area.

All sampling on the adjoining properties are subject to approval by the property owners.



Legend

- Proposed Sub-Slab Soil Gas Sampling Location
- Proposed Indoor Air Sampling Location
- Proposed Outdoor Air Sampling Location

- Site
- Residential
- Mixed Commercial/Residential
- Commercial

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TITLE: Potential Soil Vapor Intrusion Sampling Locations

381-393 Huguenot Street, New Rochelle, New York

DRAWN BY:	WF	REVISED BY:		BCP Site No.
CHECKED BY:	JC	REVISED DATE:		C360157
DATE:	7-15-2019	APPROVED BY:		FIGURE No.
SCALE:	1" = 50'	FILE NAME:		8

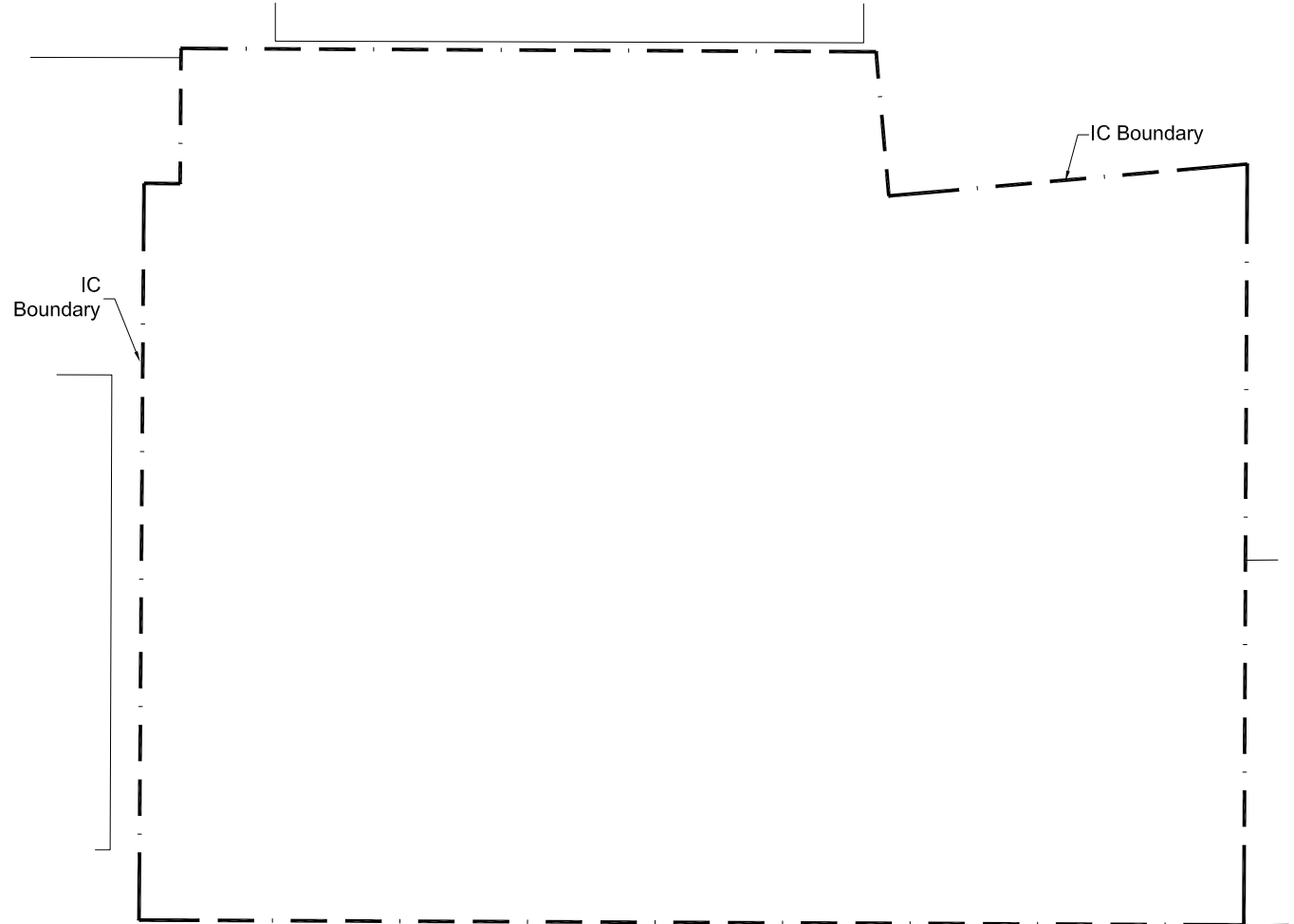




Note:

A series of ICs is required by the Decision Document to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to restricted residential, commercial, and industrial uses only. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. These ICs are:

- The property may be used for: restricted residential, commercial, and industrial use;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP.
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.
- Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries, and any potential impacts that are identified must be monitored or mitigated;
- The potential for soil vapor intrusion must be evaluated for off-site buildings (including those that have previously declined testing) as sampling indicates a need, and any potential impacts that are identified must be monitored or mitigated; and
- Vegetable gardens and farming on the site are prohibited.

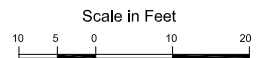


Huguenot Street

Legend



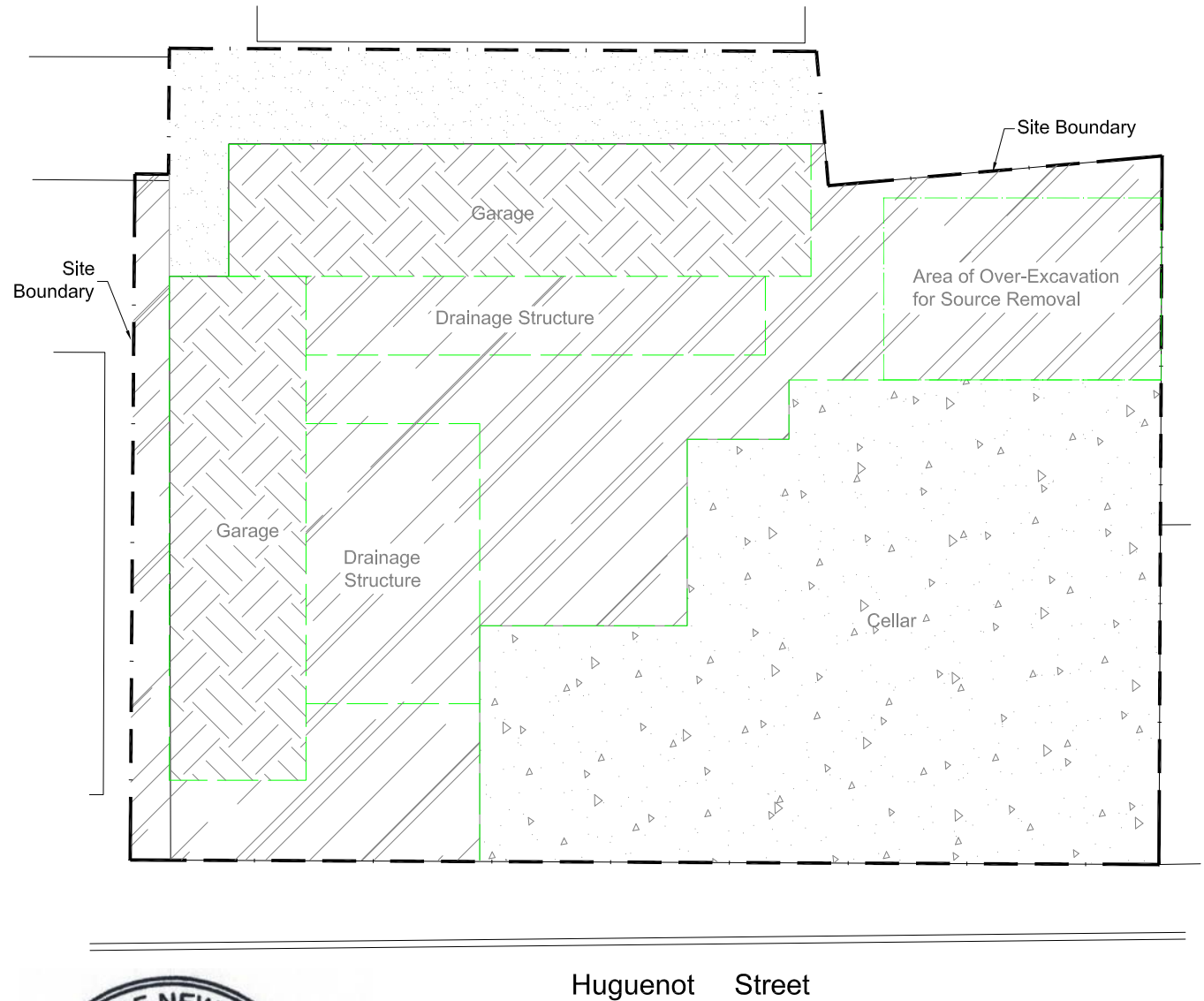
Institution Control (IC) Boundary



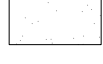
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TITLE:			
Institutional Control Boundaries			
381-393 Huguenot Street, New Rochelle, New York			
DRAWN BY:	WF	REVISED BY:	
CHECKED BY:	SZ	REVISED DATE:	
DATE:	11-2-2020	APPROVED BY:	
SCALE:	1" = 25'	FILE NAME:	
		BCP Site No.	C360157
		FIGURE No.	9





Legend

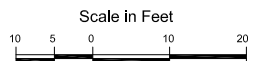
-  Site Boundary
-  3' Mat Slab Under Cellar
-  Concrete Building Slab
-  Asphalt Pavement
-  2-foot Imported Stone

Note:

Exposure to remaining contamination in soil/fill at the site is prevented by a comprehensive cover system placed over the site. This cover system is comprised of a minimum of 24 inches of imported stone, asphalt pavement, concrete-covered sidewalks, and concrete building slabs.



Huguenot Street



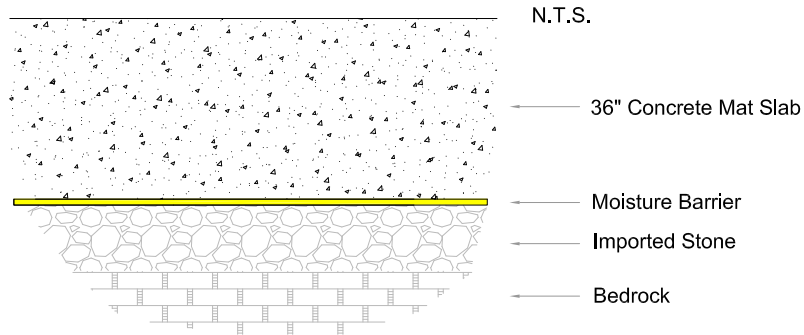
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TITLE: Engineering Controls Location- Site Wide Cover System			
381-393 Huguenot Street, New Rochelle, New York			
DRAWN BY:	WF	REVISED BY:	
CHECKED BY:	SZ	REVISED DATE:	12-03-2021
DATE:	9-26-2020	APPROVED BY:	
SCALE:	1" = 25'	FILE NAME:	

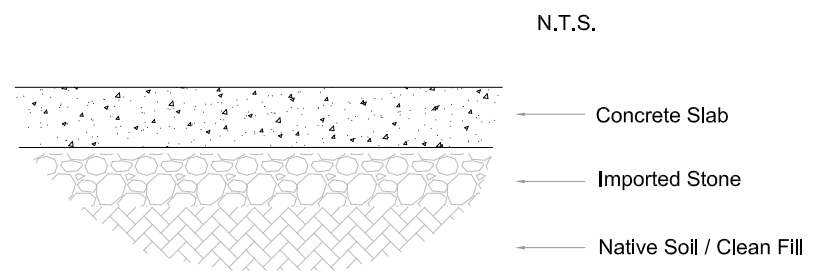
BCP Site No.
C360157
FIGURE No.
10



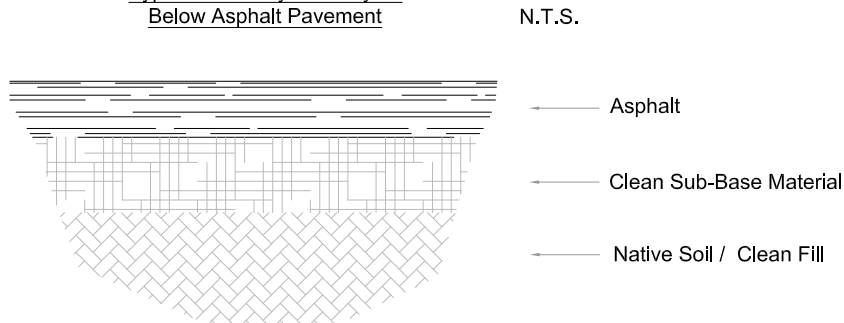
Typical Cover System Layout
Below Basement Slab



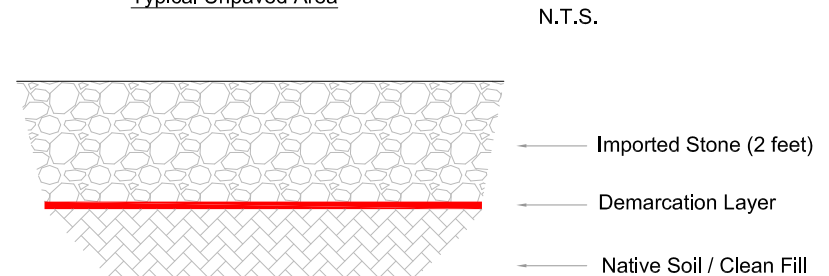
Typical Cover System Layout
Below Concrete Slab



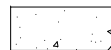
Typical Cover System Layout
Below Asphalt Pavement



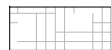
Typical Unpaved Area



Legend



Concrete



Sub-Base Material



Moisture Barrier



Imported Stone



Bedrock



Demarcation Layer



Native Soil

Note:

Exposure to remaining contamination in soil/fill at the site is prevented by a comprehensive cover system placed over the site. This cover system is comprised of a minimum of 24 inches of imported stone, asphalt pavement, concrete-covered sidewalks, and concrete building slabs.



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TITLE: Typical Cover Details for All Cover Types			
381-393 Huguenot Street, New Rochelle, New York			
DRAWN BY:	WF	REVISED BY:	
CHECKED BY:	SZ	REVISED DATE:	12-09-2021
DATE:	9-26-2020	APPROVED BY:	
SCALE:	1" = 25'	FILE NAME:	
			BCP Site No. C360157
			FIGURE No. 11



APPENDICES

APPENDIX 1 – LIST OF SITE CONTACTS

Name	Phone/Email Address
Frank Chechile, Site Owner	614-787-2733 frank.chechile@hotmail.com
James Cressy QEP	631-616-4000 jcressy@ciderenviromental.com
Wenqing Fang Professional Engineer	631-616-4000 wfang@ciderenvironmental.com
Daniel Lanners NYSDEC DER Project Manager	516-402-9652 daniel.lanners@dec.ny.gov
Daniel Bendell NYSDEC Region 3 Hazardous Waste Engineer	845-256-3151 Daniel.bendell@dec.ny.gov
Kelly Lewandowski NYSDEC Site Control	518-402-9553 Kelly.lewandowski@dec.ny.gov
Larry Schnapf Remedial Party Attorney	212-876-3189 Larry@SchnapfLaw.com

APPENDIX 2 – EXCAVATION WORK PLAN (EWP)

A2-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination, the site owner or their representative will notify the NYSDEC. Table 1 includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix 1.

Table 1: Notifications*

Daniel Lanners NYSDEC - DER Project Manager	518-402-9652 daniel.lanners@dec.ny.gov
Daniel Bendell NYSDEC Region 3 Hazardous Waste Engineer	845-256-3151 daniel.bendell@dec.ny.gov
Kelly Lewandowski NYSDEC Site Control	518-402-9553 kelly.lewandowski@dec.ny.gov

* Note: Notifications are subject to change and will be updated as necessary.

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated and any work that may impact an engineering control;
- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of

concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;

- A schedule for the work, detailing the start and completion of all intrusive work;
- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP and 29 CFR 1910.120;
- A copy of the contractor's health and safety plan (HASP), in electronic format, if it differs from the HASP provided in **Appendix 7** of this SMP;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with all required chemical testing results.

A2-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed by a qualified environmental professional during all excavations into known or potentially contaminated material (remaining contamination). Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the COC.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site as soil beneath a cover or if the material can be used as cover soil. Further discussion of off-site disposal of materials and on-site reuse is provided in Section A2-6 and A2-7 of this Appendix.

A2-3 SOIL STAGING METHODS

Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC.

A2-4 MATERIALS EXCAVATION AND LOAD-OUT

A qualified environmental professional or person under their supervision will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and remedial party (if applicable) and its contractors are responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the site.

Loaded vehicles leaving the site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements).

A truck wash will be operated on-site, as appropriate. The qualified environmental professional will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the site until the activities performed under this section are complete. Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site soil tracking.

The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the site are clean of dirt and other materials derived from the site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials.

A2-5 MATERIALS TRANSPORT OFF-SITE

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

Truck transport routes are showing on **Figure A2-1**. All trucks loaded with site materials will exit the vicinity of the site using only these approved truck routes. This is the most appropriate route and takes into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport.

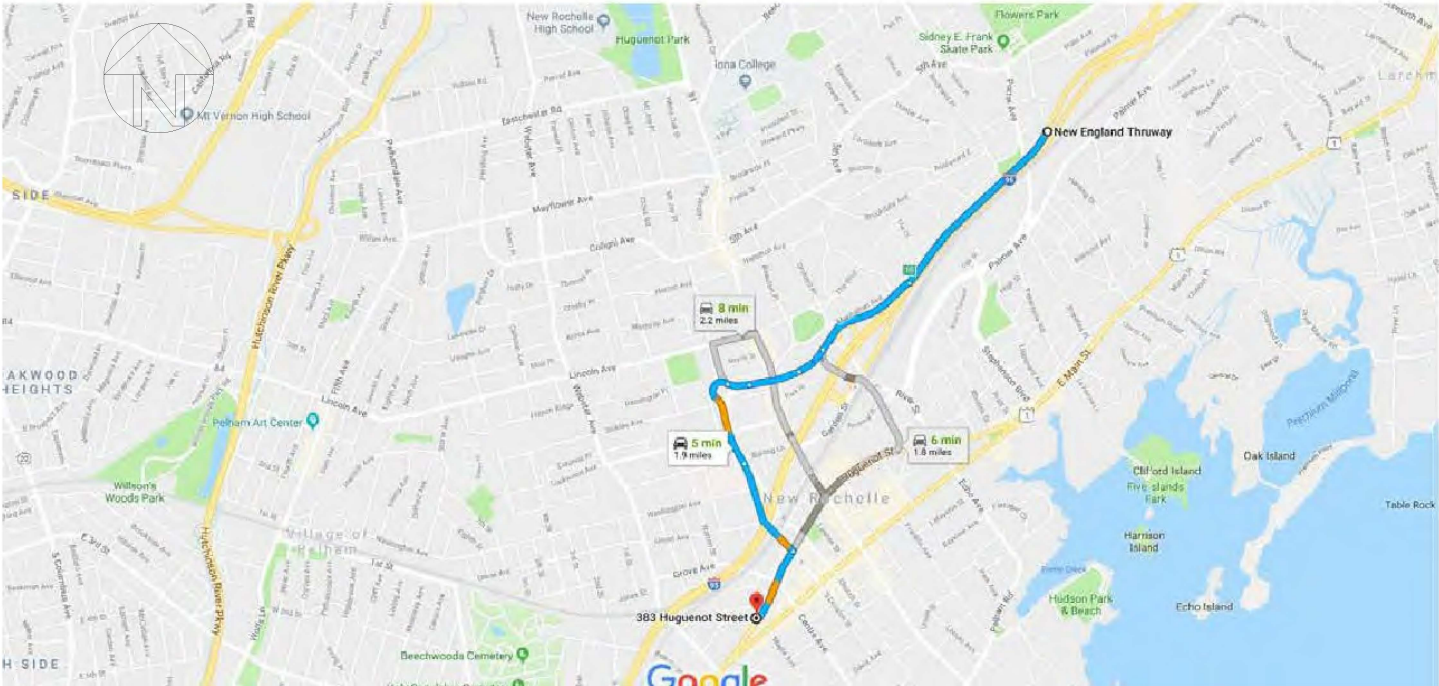
Trucks will be prohibited from stopping and idling in the neighborhood outside the project site.

Egress points for truck and equipment transport from the site will be kept clean of dirt and other materials during site remediation and development.

Truck Route To the Site

New England Thruway, New Rochelle, NY to 383 Huguenot St, New Rochelle, NY 10801

Drive 1.9 miles, 5 min

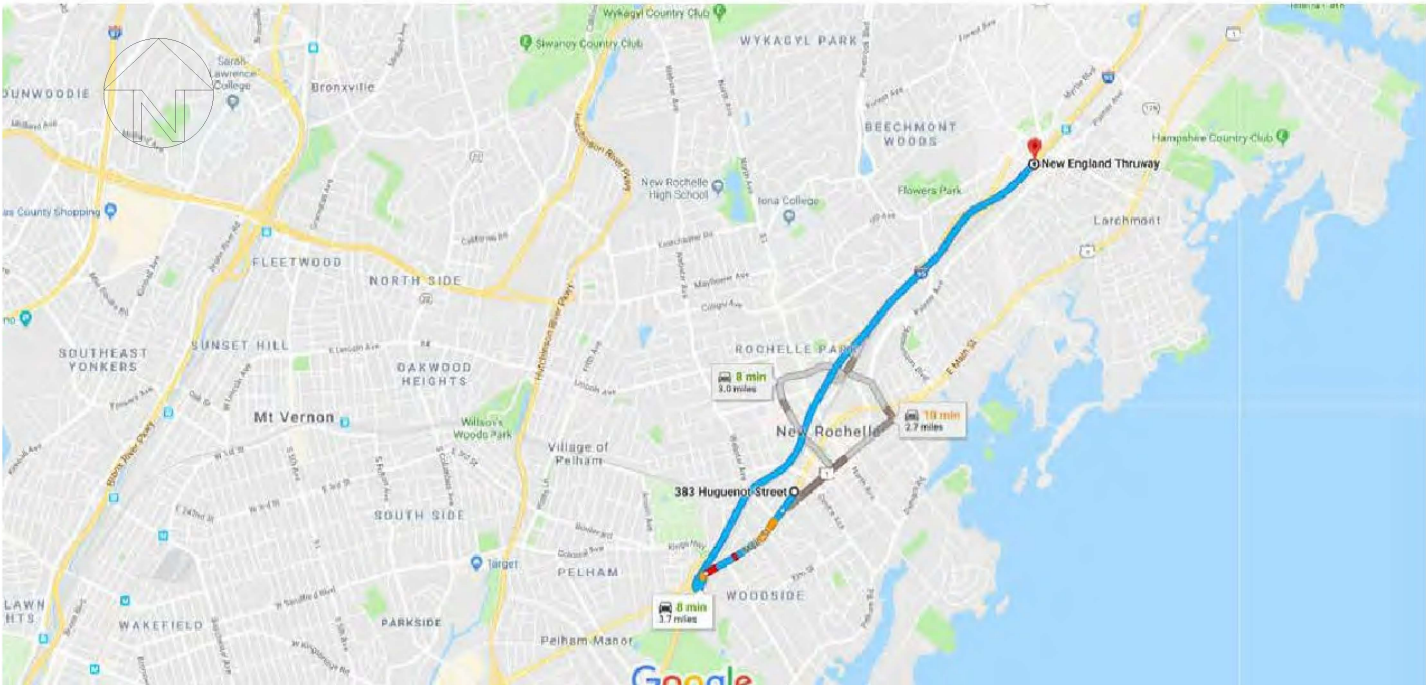


Truck Route From the Site



383 Huguenot St, New Rochelle, NY 10801 to New England Thruway, New Rochelle, NY

Drive 3.7 miles, 8 min



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TITLE: Truck Route Map			
393 Huguenot Street, New Rochelle, New York			
DRAWN BY: SZ	REVISD BY:	PROJECT No. 2015-188	
CHECKED BY: WF	REVISD DATE:	FIGURE No. A2-1	
DATE: 8-1-2018	APPROVED BY:		
SCALE: N. T. S.	FILE NAME:		



Queuing of trucks will be performed on-site in order to minimize off-site disturbance. Off-site queuing will be prohibited.

A2-6 MATERIALS DISPOSAL OFF-SITE

All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed in accordance with all local, State (including 6NYCRR Part 360) and Federal regulations. If disposal of material from this site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC. Unregulated off-site management of materials from this site will not occur without formal NYSDEC approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, i.e. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C/D recycling facility, etc. Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled, at minimum, as a Municipal Solid Waste per 6NYCRR Part 360-1.2. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State recycling facility (6NYCRR Part 360-16 Registration Facility).

A2-7 MATERIALS REUSE ON-SITE

The qualified environmental professional will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material does not remain

on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will be placed below the demarcation layer or impervious surface, and will not be reused within a cover soil layer, within landscaping berms, or as backfill for subsurface utility lines.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site will not be reused on-site.

A2-8 FLUIDS MANAGEMENT

All liquids to be removed from the site, including but not limited to, excavation dewatering, decontamination waters and groundwater monitoring well purge and development waters, will be handled, transported and disposed in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the site, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

A2-9 COVER SYSTEM RESTORATION

After the completion of soil removal and any other invasive activities the cover system will be restored in a manner that complies with the Decision Document. The existing cover system is comprised of components of the site redevelopment, including concrete building slabs and foundations, asphalt-paved surfaces and parking areas, concrete sidewalks, and a minimum of two feet of stone placed over a demarcation layer. The demarcation layer, consisting of orange snow fencing material will be replaced to

provide a visual reference to the top of the remaining contamination zone, the zone that requires adherence to special conditions for disturbance of remaining contaminated soils defined in this SMP. If the type of cover system changes from that which exists prior to the excavation (i.e., a soil cover is replaced by asphalt) this will constitute a modification of the cover element of the remedy and the upper surface of the remaining contamination. A figure showing the modified surface will be included in the subsequent Periodic Review Report and in an updated SMP.

A2-10 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by the qualified environmental professional and will be in compliance with provisions in this SMP prior to receipt at the site. A Request to Import/Reuse Fill or Soil form, which can be found at <http://www.dec.ny.gov/regulations/67386.html>, will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review.

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 backfill and cover soil quality standards established in 6NYCRR 375-6.7(d). The applicable soil quality standards will be based on an evaluation of the land use, protection of groundwater and protection of ecological resources. Soils that meet 'exempt' fill requirements under 6 NYCRR Part 360, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC. Solid waste will not be imported onto the site.

All imported soils will meet NYSDEC approved backfill or cover soil quality standards for this Site. The NYSDEC approved backfill or cover soil quality standards are listed in 6 NYCRR Part 375 Table 375-6.8(b), and will be the lower of the PGWSCOs and RRSCOs (as summarized in DER-10, Appendix 5). Imported soils will

be subject to the recommended sampling frequency and analyses contained in DER-10, Table 5.4(e)10, as follows:

Table 5.4(e)10			
Recommended Number of Soil Samples for Soil Imported To or Exported From a Site			
Contaminant	VOCs	SVOCs, Inorganics & PCBs/Pesticides	
Soil Quantity (cubic yards)	Discrete Samples	Composite	Discrete Samples/Composite
0-50	1	1	3-5 discrete samples from different locations in the fill being provided will comprise a composite sample for analysis
50-100	2	1	
100-200	3	1	
200-300	4	1	
300-400	4	2	
400-500	5	2	
500-800	6	2	
800-1000	7	2	
>1000	Add an additional 2 VOC and 1 composite for each additional 1000 Cubic yards or consult with DER		

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

A2-11 STORMWATER POLLUTION PREVENTION

Barriers and hay bale checks will be installed and inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC. All necessary repairs shall be made immediately.

Accumulated sediments will be removed as required to keep the barrier and hay bale check functional.

All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials.

Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

Erosion and sediment control measures identified in the SMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

Silt fencing or hay bales will be installed around the entire perimeter of the construction area.

A2-12 EXCAVATION CONTINGENCY PLAN

If underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes (TAL metals; TCL volatiles and semi-volatiles, TCL pesticides and PCBs, and TCL PFAS), unless the site history and previous sampling results provide a sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in the Periodic Review Report.

A2-13 COMMUNITY AIR MONITORING PLAN

Real-time air monitoring for volatile organic compounds (VOCs) and particulate levels at the perimeter of the exclusion zone or work area will be performed. Continuous monitoring will be performed for all ground intrusive activities and during the handling of contaminated or potentially contaminated media. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pit excavation or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be performed during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. Periodic monitoring during sample collection, for instance, will consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well bailing/purging, and taking a reading prior to leaving a sample location. Depending upon the proximity of potentially exposed individuals, continuous monitoring may be performed 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. Exceedences of action levels observed during performance of the Community Air Monitoring Plan (CAMP) will be reported to the NYSDEC and NYSDOH Project Managers and included in the Daily Report.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) will be monitored at the upwind and downwind perimeter of the immediate work area (i.e., the exclusion zone) and the nearest receptor (i.e., apartment building or residence) on a continuous basis during invasive work. The monitoring work will be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment will be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment will be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- 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 will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities will resume with continued monitoring.
- 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 will be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities will 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 will be shutdown.
- All 15-minute readings must be recorded and be available for NYSDEC personnel to review. Instantaneous readings, if any, used for decision purposes will also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations will be monitored continuously at the upwind and downwind perimeters of the exclusion zone and the nearest receptor (i.e., apartment building or residence) on a continuous basis during invasive work. The particulate monitoring will 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 will 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.

- If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m³) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques will be employed. Work will continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m³ above the upwind level and provided that no visible dust is migrating from the work area.
- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m³ above the upwind level, work will be stopped and a re-evaluation of activities initiated. Work will resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m³ of the upwind level and in preventing visible dust migration.
- All readings will be recorded and be available for NYSDEC personnel to review.

A figure showing the location of air sampling stations based on generally prevailing wind conditions is shown in Figure A2-2. These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations.

Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

A2-14 ODOR CONTROL PLAN

This odor control plan is capable of controlling emissions of nuisance odors off-site and on-site. Specific odor control methods to be used on a routine basis will include



Columbus Avenue

Columbus Avenue

Pine Street

Huguenot Street

Main Street

AS-2 (Downwind)

AS-1 (Upwind)

AS-3 (Downwind)

Note:
The location of air sampling stations are based on generally prevailing wind conditions. These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations.



Legend

⊕ Air Sampling Stations

Site Boundary

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TITLE:

Air Sampling Stations

381-393 Huguenot Street, New Rochelle, New York

DRAWN BY: WF

REVISED BY:

BCP Site No.
C360157

CHECKED BY: SZ

REVISED DATE:

FIGURE No.
A2-2

DATE: 12-15-2021

APPROVED BY:

SCALE: 1" = 50'

FILE NAME:



Tel: (631) 616-4000 Fax: (631) 680-7972
www.CiderEnvironmental.com
6268 Jericho Tpke, Suite 12, Commack, NY 11725

use of chemical odorants in spray or misting systems. If nuisance odors are identified at the site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the remedial party's Remediation Engineer, and any measures that are implemented will be discussed in the Periodic Review Report.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

A2-15 DUST CONTROL PLAN

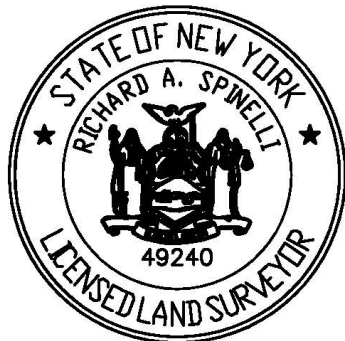
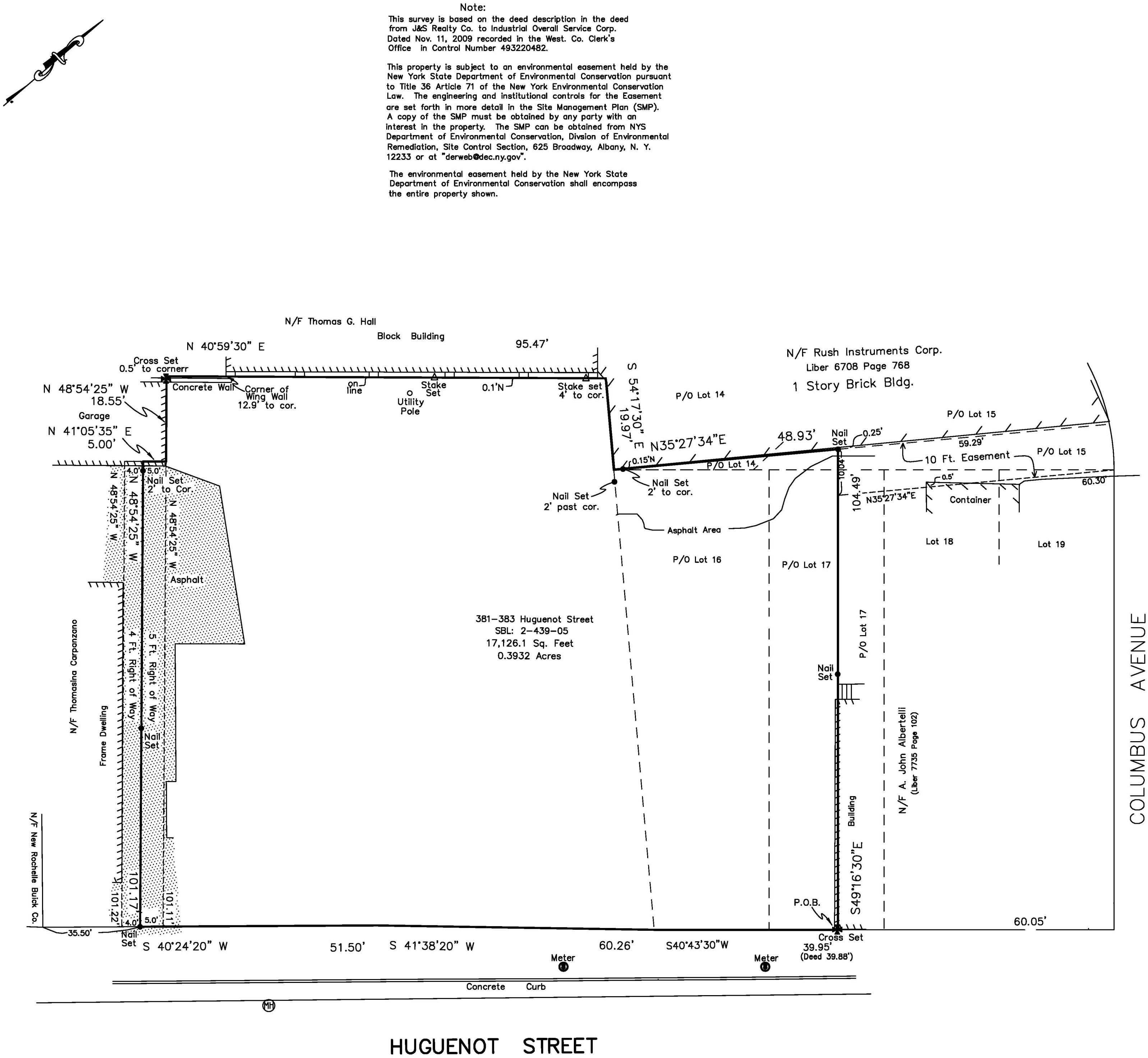
Dust management during invasive on-site activities will be achieved through the use of hoses and/or pressure washers to wet down soils and mitigate dust generation. Functional dust suppression equipment will be available on-site prior to commencement of intrusive activities and adequate personnel will be available to implement dust suppression measures.

A2-16 OTHER NUISANCES

A plan for rodent control will be developed and utilized by the contractor prior to and during all remedial work.

A plan will be developed and utilized by the contractor for all remedial work to ensure compliance with local noise control ordinances.

APPENDIX 3 – ENVIRONMENTAL EASEMENT



DocuSigned by:
Richard A. Spinelli
528A24D09741454
Richard A. Spinelli
650 Halstead Avenue
Mamaroneck, N. Y. 10543
(914) 381-2357
N.Y.S. Lic. Land Surveyor
No. 49240

—Unauthorized additions to or alterations of this plan is a violation of Section 7209 of the N.Y.S. Education Law.



Note: Elevations shown in NAVD1988

Survey of Lots 16 and Portions of Lots 14, 15 & 17 on "Map of Columbus Park, City of New Rochelle, West. Co., N. Y." Filed on April 14, 1919 in Vol. 49 Pg. 41 And tax parcels 2-439-05 & 2-439-07

Scale 1"=15'

July 16, 2015
Feb. 3, 2016 (Add R.O.W.s)
Aug. 16, 2017 (Add footings elevations)
April 22, 2019 (update & stake)
July 5, 2019 (revised bearings)
July 10, 2019 (combined parcels)

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



591483399EAS004F

Westchester County Recording & Endorsement Page

Submitter Information

Name: Stewart Title Insurance Company (pick up-by Ramon) Phone: 914-993-9393
Address 1: 711 Westchester Avenue, Ste 302 Fax: 914-997-1698
Address 2: Email: nymetrorecordings@stewart.com
City/State/Zip: White Plains NY 10604 Reference for Submitter: 8154155-381-383 Huguenot LLC

Document Details

Control Number: **591483399** Document Type: **Easement (EAS)**
Package ID: 2019052800194001001 Document Page Count: **9** Total Page Count: **10**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: 381-383 HUGUENOT LLC - Other
2:

2nd PARTY

1: PEOPLE OF THE STATE OF NEW YORK - Other
2: DEPT OF ENVIRONMENTAL CONSERVATION - Other

Property

☐ Additional Properties on Continuation page

Street Address: 387 HUGUENOT STREET Tax Designation: 2-439-5
City/Town: NEW ROCHELLE Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$50.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$0.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$0.00
Total Recording Fees Paid: **\$95.00**

Transfer Taxes

Consideration: \$0.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 18242

Mortgage Taxes

Document Date:
Mortgage Amount:
Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Record and Return To



Recorded: 10/07/2020 at 10:24 AM
Control Number: **591483399**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

☐ Pick-up at County Clerk's office

John Tomlin, Esq.
34 South Broadway

White Plains, NY 10601

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made ^{AS OF} this 25th day of September, 2020, between Owner(s) 381-383 Huguenot LLC, having an office at 20 Amelia Earhart Lane, Rye, New York 10580, County of Westchester, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 387 Huguenot Street in the City of New Rochelle, County of Westchester and State of New York, known and designated on the tax map of the County Clerk of Westchester as tax map parcel numbers: Section 2 Block 439 Lot 5, being the same as the property conveyed to Grantor by deeds dated September 18, 2015 and June 20, 2018 and recorded in the Westchester County Clerk's Office as Control #'s 552603324 and 581703337, respectively. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.3932 +/- acres, and is hereinafter more fully described in the Land Title Survey dated July 16, 2015 and last revised July 10, 2019 prepared by Richard A. Spinelli, L.L.S., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation

established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C360157-08-17 as amended July 17, 2019, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

**Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii),
Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial
as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held

by the New York State Department of Environmental Conservation
pursuant to Title 36 of Article 71 of the Environmental Conservation
Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:
(i) are in-place;
(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C360157
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail

and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

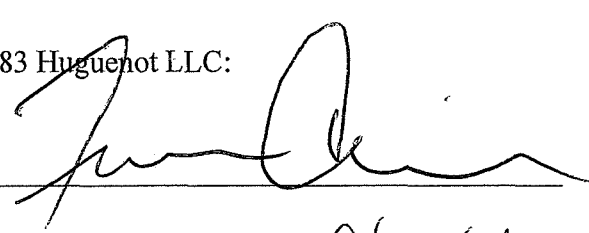
10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

381-383 Huguenot LLC:

By: 

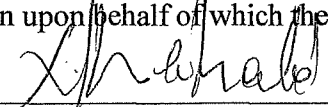
Print Name: Francesco Checchi

Title: Managing Member Date: 9/15/2020

Grantor's Acknowledgment

Maryland
STATE OF NEW YORK)
) ss:
COUNTY OF Montgomery

On the 15th day of September in the year 2020, before me, the undersigned, personally appeared Francesco Checchi personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of New York Maryland

NATASHA SHUDIAN MCDONALD
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 01-08-2022

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: Michael J. Ryan
Michael J. Ryan, Director
Division of Environmental Remediation

Grantee's Acknowledgment

[illegible]

On the 29th day of September in the year 2020 before me, the undersigned, personally appeared Michael J. Ryan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Jennifer Anderson
Notary Public - State of New York

JENNIFER ANDALORO
Notary Public, State of New York
No. 02AN6098246
Qualified in Albany County
Commission Expires January 14, 2024

CLASSIFIED BY: [REDACTED]
 DATE: [REDACTED]
 BY: [REDACTED]
 FOR: [REDACTED]
 [REDACTED]

SCHEDULE "A" PROPERTY DESCRIPTION

All that certain plot piece or parcel of land, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, being all of Lot 16 and portions of Lots 14, 15 and 17 on a certain map entitled, "Map of Columbus Park, New Rochelle, New York, property belonging to Millbrook Co." filed in the Westchester County Clerk's Office on April 14, 1919 in Volume 49, Page 41; and a Parcel of land on Northwesternly side of Huguenot Street, being more particularly bounded and described as follows:

BEGINNING at a point on the northwesterly side of Huguenot Street, which point is distant 60.05 feet southwestly as measured along the said side of Huguenot Street from the corner formed by the intersection of the said side of Huguenot Street with the southwestly side of Columbus Avenue as shown on said map;

RUNNING THENCE along the northwesterly side of Huguenot Street the following courses and distances:

South 40° 43' 30" West a distance of 39.95 feet;

South 41° 38' 20" West a distance of 60.26 feet;

South 40° 24' 20" West a distance of 51.50 feet to the easterly corner of land conveyed to Thomasina Carpanzano by deed dated September 1, 1942 and recorded in the Westchester County Clerk's office Division of Land Records in Liber 4021, Page 130;

THENCE along said last mentioned land North 48° 54' 25" West a distance of 101.17 feet;

THENCE RUNNING North 41° 05' 35" East a distance of 5 feet;

RUNNING THENCE North 48° 54' 25" West a distance of 18.55 feet;

RUNNING THENCE North 40° 59' 30" East a distance of 95.47 feet to the lands now or formerly Rush Instruments Corp as described in Liber 6708 Page 768;

THENCE South 54° 17' 30" East a distance of 19.97 feet;

THENCE North 35° 27' 34" East a distance of 48.93 feet;

THENCE RUNNING South 49° 16' 30" East a distance of 104.49 feet to the POINT AND PLACE OF BEGINNING.

Containing approximately 17,126.1 square feet or 0.3932 acres more or less.

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 25th day of September, 2020, between Owner(s) 381-383 Huguenot LLC, having an office at 20 Amelia Earhart Lane, Rye, New York 10580, County of Westchester, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 387 Huguenot Street in the City of New Rochelle, County of Westchester and State of New York, known and designated on the tax map of the County Clerk of Westchester as tax map parcel numbers: Section 2 Block 439 Lot 5, being the same as the property conveyed to Grantor by deeds dated September 18, 2015 and June 20, 2018 and recorded in the Westchester County Clerk's Office as Control #'s 552603324 and 581703337, respectively. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.3932 +/- acres, and is hereinafter more fully described in the Land Title Survey dated July 16, 2015 and last revised July 10, 2019 prepared by Richard A. Spinelli, L.L.S., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation

established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C360157-08-17 as amended July 17, 2019, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

**Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii),
Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial
as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held

**by the New York State Department of Environmental Conservation
pursuant to Title 36 of Article 71 of the Environmental Conservation
Law.**

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C360157
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail

and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

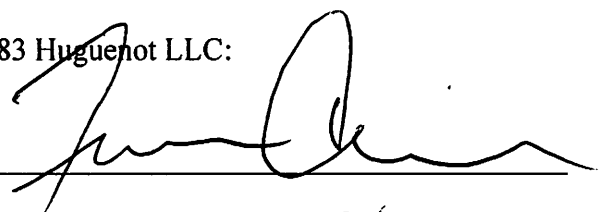
10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

381-383 Huguenot LLC:

By: 

Print Name: Francesco Checchi

Title: Managing Member Date: 9/15/2020

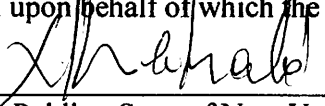
Grantor's Acknowledgment

Maryland
STATE OF ~~NEW YORK~~)

) ss:

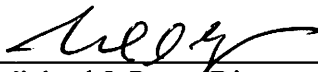
COUNTY OF Montgomery

On the 15th day of September, in the year 2020, before me, the undersigned, personally appeared Francesco Checchi personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of ~~New York~~ Maryland

NATASHA SHUDIAN MCDONALD
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 01-08-2022

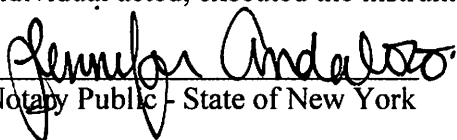
THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: 
Michael J. Ryan, Director
Division of Environmental Remediation

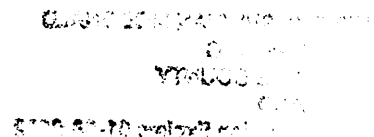
Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 29th day of September in the year 2020 before me, the undersigned, personally appeared Michael J. Ryan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public - State of New York

JENNIFER ANDALORO
Notary Public, State of New York
No. 02AN6098246
Qualified in Albany County
Commission Expires January 14, 2024



SCHEDULE "A" PROPERTY DESCRIPTION

All that certain plot piece or parcel of land, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, being all of Lot 16 and portions of Lots 14, 15 and 17 on a certain map entitled, "Map of Columbus Park, New Rochelle, New York, property belonging to Millbrook Co." filed in the Westchester County Clerk's Office on April 14, 1919 in Volume 49, Page 41; and a Parcel of land on Northwestern side of Huguenot Street, being more particularly bounded and described as follows:

BEGINNING at a point on the northwesterly side of Huguenot Street, which point is distant 60.05 feet southwesterly as measured along the said side of Huguenot Street from the corner formed by the intersection of the said side of Huguenot Street with the southwesterly side of Columbus Avenue as shown on said map;

RUNNING THENCE along the northwesterly side of Huguenot Street the following courses and distances:

South 40° 43' 30" West a distance of 39.95 feet;

South 41° 38' 20" West a distance of 60.26 feet;

South 40° 24' 20" West a distance of 51.50 feet to the easterly corner of land conveyed to Thomasina Carpanzano by deed dated September 1, 1942 and recorded in the Westchester County Clerk's office Division of Land Records in Liber 4021, Page 130;

THENCE along said last mentioned land North 48° 54' 25" West a distance of 101.17 feet;

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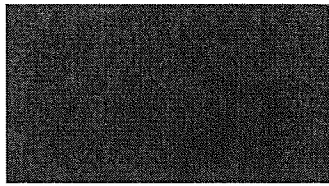
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THENCE North 35° 27' 34" East a distance of 48.93 feet;

THENCE RUNNING South 49° 16' 30" East a distance of 104.49 feet to the POINT AND PLACE OF BEGINNING.

Containing approximately 17,126.1 square feet or 0.3932 acres more or less.



stewart title

Real partners. Real possibilities.™

Holly Hasbrouck
Vice President Sales
Senior Business Development Officer

Notice to Municipality
Via: FedEx: Tracking # 7717 5845 0675

Date: October 9, 2020

Development Commissioner: Luiz Aragon
City of New Rochelle
515 North Avenue
Department of Development
New Rochelle, NY 10801
(914) 654-2185

Re: Environmental Easement- ST-8154155

Dear Commissioner Aragon:

Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("Department")

On September 29th, 2020, Recorded 10/07/2020 Control Number: 591483399
By: 381-383 Huguenot LLC
For: property at 387 Huguenot Street, New Rochelle, NY
Tax Map No. 2-439-5
DEC Site No: C360157

This Environmental Easement restricts future use of the above referenced property to:

Restricted Residential as described in 6 NYCRR Part 375-1.8 (g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv) uses.

Any on-site activity must be done in accordance with the Environmental Easement and the Site Management Plan which is incorporated into the Environmental Easement. Department approval is also required prior to any groundwater use.)

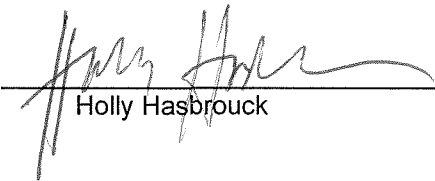
Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

1. Whenever the department is granted an environmental easement, it shall provide each affected local government with a copy of such easement and shall also provide a copy of any documents modifying or terminating such environmental easement.
2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such easement, the affected local government shall notify the department and refer such application to the department. The department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its determination in a timely fashion, considering the time frame for the local government's review of the application. The affected local government shall not approve the application until it receives approval from the department.

An electronic version of every environmental easement that has been accepted by the Department is available to the public at: <http://www.dec.ny.gov/chemical/36045.html>

Please forward this notice to your building and/or planning departments, as applicable, to ensure your compliance with these provisions of New York State Environmental Conservation Law. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,



Holly Hasbrouck

Stewart Title Insurance Company
711 Westchester Avenue, Suite 711
White Plains, New York 10604
914-993-4465 Cell 914-552-0756
holly.hasbrouck@stewart.com

APPENDIX 4 – MONITORING WELL BORING AND CONSTRUCTION LOGS

SOIL BORING LOG

Site Location:	The Huguenot Site New Rochelle, NY	Boring No.:	MW-3	
Project #:	2015-188			
Client:	Huguenot Street LLC	Logged By:	SZ	
Installer:	Clean Global	Checked By:	WF	
Method:	Geoprobe	Comments:	<i>Sidewalk of Columbus Ave</i>	
Date:	4/28/2018			

depth (feet)	PID (ppm)	Sample	Moisture Content	Recovery	Soil Classification	Remarks
1	0.1		Medium Moist	60%	Brown silt Brown clay/ weathered bedrock	No Odor No Stain
2	0.1		Medium Moist			No Odor No Stain
3	0.1		Medium Moist			No Odor No Stain
4	0.1		Medium Moist			No Odor No Stain
5	99		Medium Moist			Petroleum odor staining
6	1.5		Medium Moist	100%	Brown fine sand / silt/ weathered bedrock	Petroleum odor staining
7	245.7		Medium Moist			Petroleum odor staining
8	245.7		Medium Moist			Petroleum odor staining
9	2.6		Wet			No Odor No Stain
10	2.6		Wet			No Odor No Stain
11					End of boring @ 10'	
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						

TRACE = 1 - 10%

LITTLE = 11 - 20%

SOME = 21 - 35%

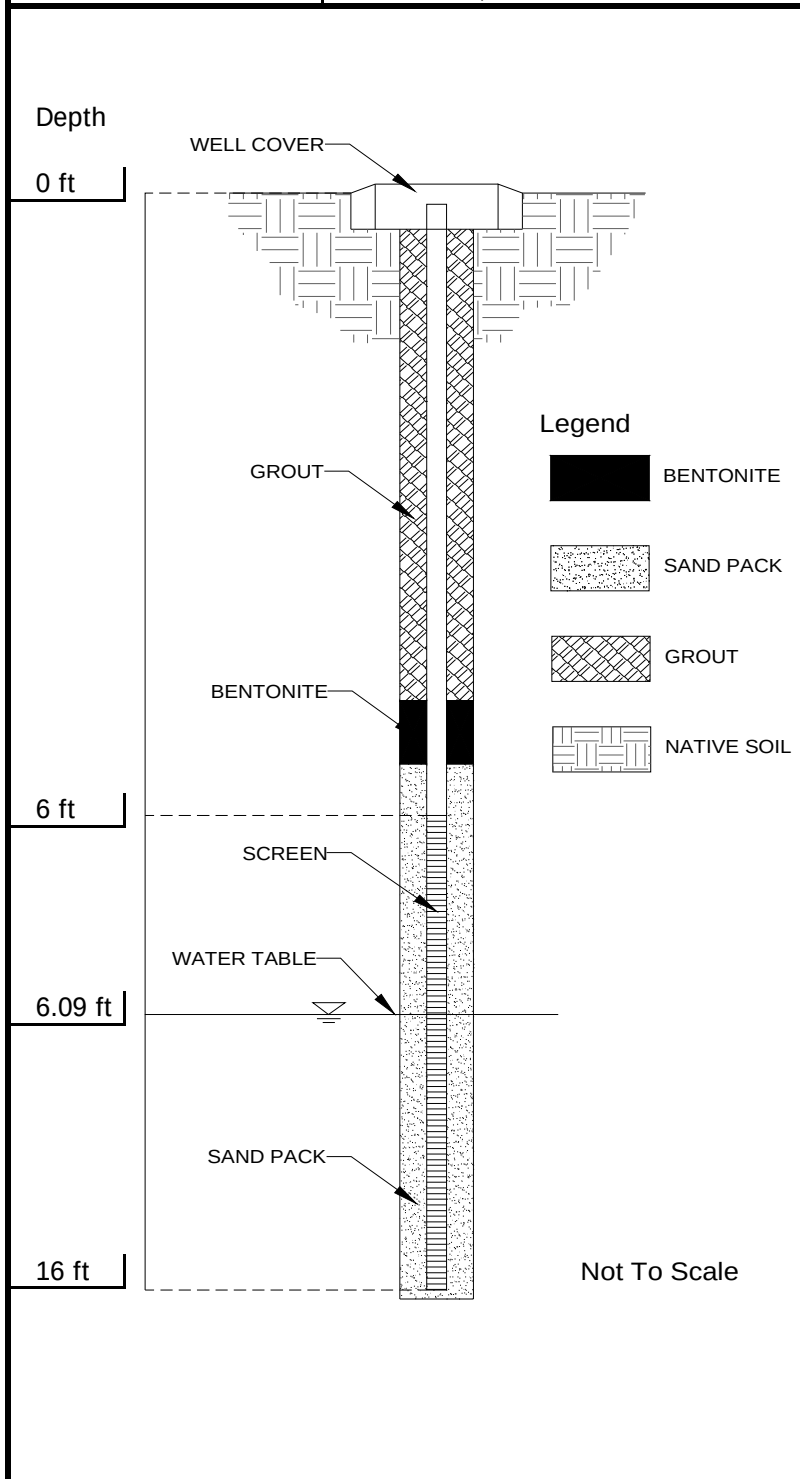
AND = 36 - 50 %



Temporary Ground Water Sampling Log

Site Location:	The Huguenot Site
Job Number:	2015-188
Client:	381-383 Huguenot LLC
Location:	NE to the Site, on sidewalk of Columbus Ave

Well Code:	MW-3
Installer:	Clean global
Installation Method:	Geoprobe
Installation Date:	4/28/2018
Geologist:	SZ
Coordinates	JC
(State Plane NAD 84):	
Elevation:	



Surface Pad	
Type:	Concrete
Well Cap	
Type:	Locked
Surface Casing	
Type:	Flush-Mounted
Riser Pipe	
Type:	Sch. 40 PVC
Diameter:	2 inch
Length:	6 ft
Interval (BEG):	0 ft to 6 ft
Annular Seal	
Type:	N/A
Length:	N/A
Interval (BEG):	N/A
Bentonite Seal	
Type:	Chips
Length:	3 feet
Interval (BEG):	1 ft to 3 ft
Filter Pack	
Type:	#2 morris sand
Length:	13 ft
Interval (BEG):	3 ft to 16 ft
Screen	
Type:	Sch. 40 PVC
Diameter:	2 inch
Length:	10 ft
Slot Size:	10-slot
Interval (BEG):	6 ft to 16 ft

SOIL BORING LOG

Site Location:	The Huguenot Site New Rochelle, NY	Boring No.:	MW-6	
Project #:	2015-188			
Client:	Huguenot Street LLC	Logged By:	SZ	
Installer:	Clean Global	Checked By:	WF	
Method:	Geoprobe	Comments:	<i>Downgradient on Pine Street</i>	
Date:	4/28/2018			

depth (feet)	PID (ppm)	Sample	Moisture Content	Recovery	Soil Classification	Remarks
1	0.2		Medium Moist	60%	Brown silt with little gravels	No Odor No Stain
2	0.2		Medium Moist			No Odor No Stain
3	0.2		Medium Moist			No Odor No Stain
4	0.2		Medium Moist			No Odor No Stain
5	0.2		Medium Moist			No Odor No Stain
6	0.2		Medium Moist	70%	Brown silt Weathered bedrock	No Odor No Stain
7	0.2		Medium Moist			No Odor No Stain
8	0.2		Medium Moist			No Odor No Stain
9	0.2		Wet			No Odor No Stain
10	0.2		Wet			No Odor No Stain
11				End of boring @ 10'		
12						
13						
14						
15						
16						
17						
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22						
23						
24						
25						

TRACE = 1 - 10%

LITTLE = 11 - 20%

SOME = 21 - 35%

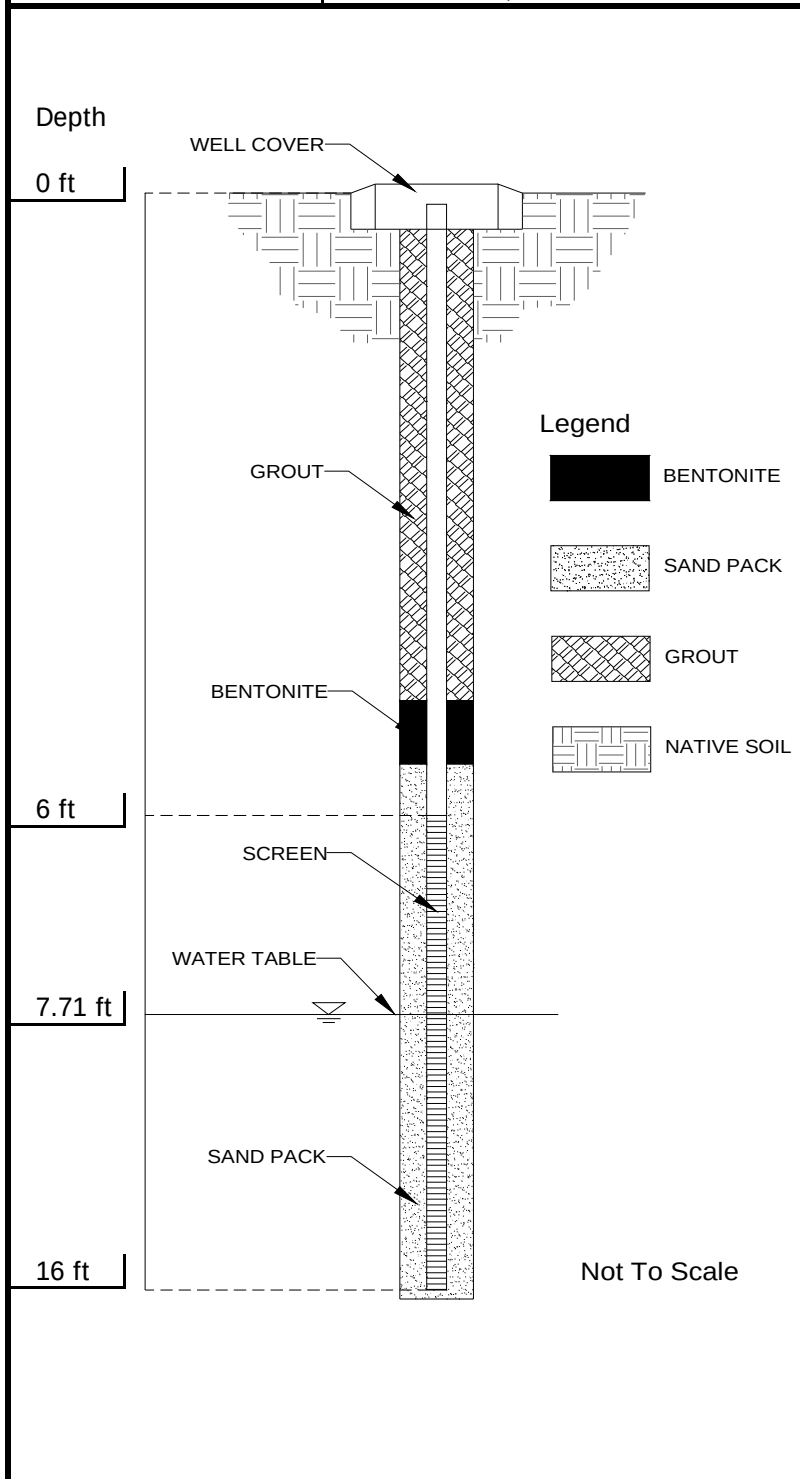
AND = 36 - 50 %



Temporary Ground Water Sampling Log

Site Location:	The Huguenot Site
Job Number:	2015-188
Client:	381-383 Huguenot LLC
Location:	WNW to the Site, on sidewalk of Pine St

Well Code:	MW-6
Installer:	Clean global
Installation Method:	Geoprobe
Installation Date:	4/28/2018
Geologist:	SZ
Coordinates	JC
(State Plane NAD 84):	
Elevation:	



Surface Pad	
Type:	Concrete
Well Cap	
Type:	Locked
Surface Casing	
Type:	Flush-Mounted
Riser Pipe	
Type:	Sch. 40 PVC
Diameter:	2 inch
Length:	6 ft
Interval (BEG):	0 ft to 6 ft
Annular Seal	
Type:	N/A
Length:	N/A
Interval (BEG):	N/A
Bentonite Seal	
Type:	Chips
Length:	3 ft
Interval (BEG):	0 ft to 3 ft
Filter Pack	
Type:	#2 morris sand
Length:	13 ft
Interval (BEG):	3 ft to 16 ft
Screen	
Type:	Sch. 40 PVC
Diameter:	2 inch
Length:	10 ft
Slot Size:	10-slot
Interval (BEG):	6 ft to 16 ft

SOIL BORING LOG

Site Location:	The Huguenot Site New Rochelle, NY	Boring No.:	MW-7	
Project #:	2015-188			
Client:	Huguenot Street LLC	Logged By:	SZ	
Installer:	Clean Global	Checked By:	WF	
Method:	Geoprobe	Comments:	<i>Downgradient on Columbus Ave</i>	
Date:	4/28/2018			

depth (feet)	PID (ppm)	Sample	Moisture Content	Recovery	Soil Classification	Remarks
1	0.3		Medium Moist	60%	Dark brown silt	No Odor No Stain
2	0.3		Medium Moist			No Odor No Stain
3	0.3		Medium Moist			No Odor No Stain
4	0.3		Medium Moist			No Odor No Stain
5	0.3		Medium Moist			No Odor No Stain
6	0.3		Medium Moist		Dark brown silt Weathered bedrock	No Odor No Stain
7	0.3		Medium Moist			No Odor No Stain
8	0.3		Medium Moist			No Odor No Stain
9	0.3		Medium Moist			No Odor No Stain
10	0.3		Medium Moist			No Odor No Stain
11	0.2		Medium Moist		Weathered bedrock Dark brown coarse sand	No Odor No Stain
12	0.2		Medium Moist			No Odor No Stain
13	0.2		Medium Moist			No Odor No Stain
14	0.2		Medium Moist			No Odor No Stain
15	0.2		Wet			No Odor No Stain
16					End of boring @ 15'	
17						
18						
19						
20						
21						
22						
23						
24						
25						

TRACE = 1 - 10%

LITTLE = 11 - 20%

SOME = 21 - 35%

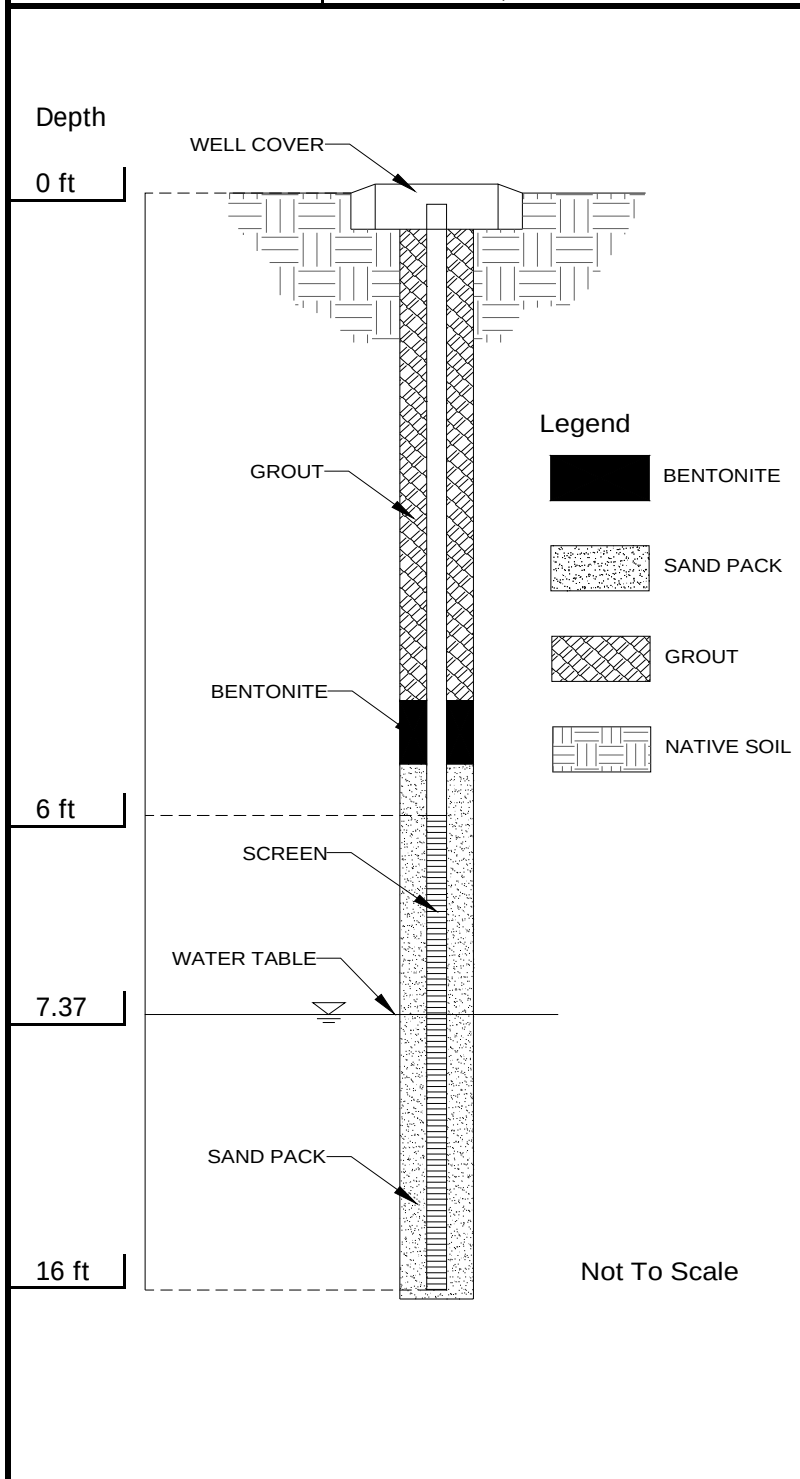
AND = 36 - 50 %



Temporary Ground Water Sampling Log

Site Location:	The Huguenot Site
Job Number:	2015-188
Client:	381-383 Huguenot LLC
Location:	NNW to the Site, on sidewalk of Columbus

Well Code:	MW-7
Installer:	Clean global
Installation Method:	Geoprobe
Installation Date:	4/28/2018
Geologist:	SZ
Coordinates	JC
(State Plane NAD 84):	
Elevation:	



Surface Pad	
Type:	Concrete
Well Cap	
Type:	Locked
Surface Casing	
Type:	Flush-Mounted
Riser Pipe	
Type:	Sch. 40 PVC
Diameter:	2 inch
Length:	5 ft
Interval (BEG):	0 ft to 5ft
Annular Seal	
Type:	N/A
Length:	N/A
Interval (BEG):	N/A
Bentonite Seal	
Type:	Chips
Length:	3 ft
Interval (BEG):	0 ft to 3 ft
Filter Pack	
Type:	#2 morris sand
Length:	13 ft
Interval (BEG):	3 ft to 16 ft
Screen	
Type:	Sch. 40 PVC
Diameter:	2 inch
Length:	10 ft
Slot Size:	10-slot
Interval (BEG):	6 ft to 16 ft

SOIL BORING LOG

Site Location:	The Huguenot Site New Rochelle, NY	Boring No.:	MW-8	
Project #:	2015-188			
Client:	Huguenot Street LLC	Logged By:	SZ	
Installer:	Clean Global	Checked By:	WF	
Method:	Geoprobe	Comments:	<i>Upgradient, on sidewalk of Huguenot Street</i>	
Date:	4/26/2018			

depth (feet)	PID (ppm)	Sample	Moisture Content	Recovery	Soil Classification	Remarks	
1	0.1		Medium Moist	60%	Brown clay	No Odor No Stain	
2	0.1		Medium Moist			No Odor No Stain	
3	0.1		Medium Moist			No Odor No Stain	
4	0.2		Medium Moist			Brown silt	No Odor No Stain
5	0.2		Medium Moist				No Odor No Stain
6	0.2		Medium Moist	Weathered bedrock	No Odor No Stain		
7	0.2		Medium Moist		No Odor No Stain		
8	0.2		Medium Moist		No Odor No Stain		
9	0.2		Medium Moist		No Odor No Stain		
10	0.2		Medium Moist		20%	Weathered bedrock	No Odor No Stain
11	1.2		Medium Moist	No Odor No Stain			
12	2.2		Medium Moist	No Odor No Stain			
13	3.2		Medium Moist	No Odor No Stain			
14	4.2		Medium Moist	No Odor No Stain			
15	5.2		Wet	100%	Weathered bedrock	No Odor No Stain	
16						No Odor No Stain	
17						No Odor No Stain	
18						No Odor No Stain	
19						No Odor No Stain	
20				Refusal @ 15', likely due to bedrock	Refusal @ 15', likely due to bedrock		
21							
22							
23							
24							
25							

TRACE = 1 - 10%

LITTLE = 11 - 20%

SOME = 21 - 35%

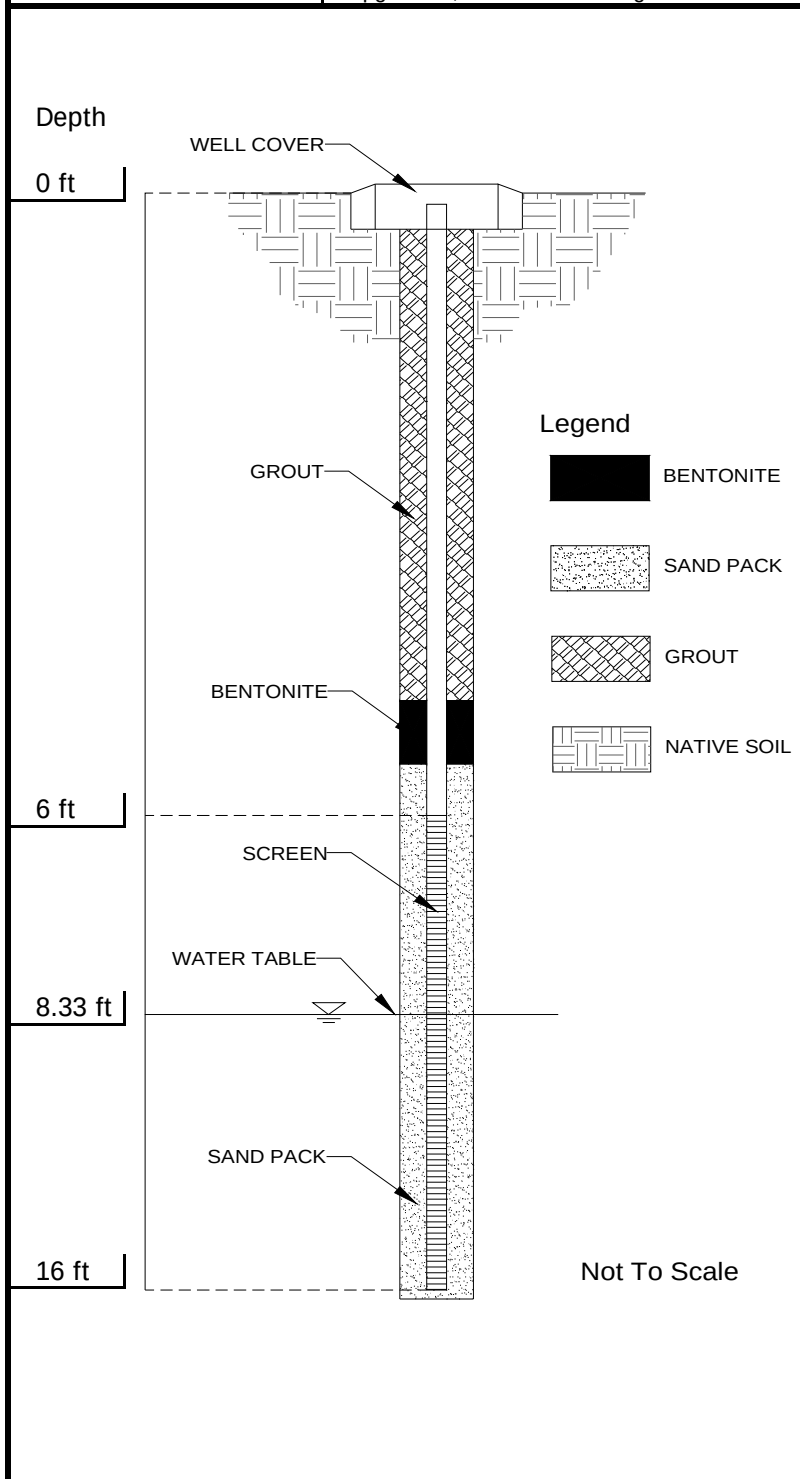
AND = 36 - 50 %



Temporary Ground Water Sampling Log

Site Location:	The Huguenot Site
Job Number:	2015-188
Client:	381-383 Huguenot LLC
Location:	Upgradient, on sidewalk of Huguenot

Well Code:	MW-8
Installer:	Clean global
Installation Method:	Geoprobe
Installation Date:	4/28/2018
Geologist:	SZ
Coordinates	JC
(State Plane NAD 84):	
Elevation:	



Surface Pad	
Type:	Concrete
Well Cap	
Type:	Locked
Surface Casing	
Type:	Flush-Mounted
Riser Pipe	
Type:	Sch. 40 PVC
Diameter:	2 inch
Length:	5 ft
Interval (BEG):	0 ft to 5ft
Annular Seal	
Type:	N/A
Length:	N/A
Interval (BEG):	N/A
Bentonite Seal	
Type:	Chips
Length:	3 ft
Interval (BEG):	0 ft to 3 ft
Filter Pack	
Type:	#2 morris sand
Length:	13 ft
Interval (BEG):	3 ft to 16 ft
Screen	
Type:	Sch. 40 PVC
Diameter:	2 inch
Length:	10 ft
Slot Size:	10-slot
Interval (BEG):	6 ft to 16 ft

APPENDIX 5 – FIELD SAMPLING PLAN

A5-1: Groundwater Sampling Plan

The monitoring wells will be installed using a standard drilling rig employing hollow-stem augers. The wells will be completed as 2-inch monitoring wells to be used for measuring water levels and collecting groundwater samples. The monitoring wells are expected to extend approximately 15 feet below the existing ground surface.

The monitoring well borings will be advanced using 4.25-inch I.D. hollow stem augers (HSA). Soil sampling with split spoon samplers will be performed at each boring location to visually identify the soil layers encountered, to scan for volatile and semi-volatile organic vapors using a calibrated PID, and to inspect for any visual and/or olfactory evidence of contamination.

The monitoring well will consist of flush-joint Schedule 40 PVC solid riser and machine slotted screen (0.010-inch slot size). The monitoring well screen will be approximately ten (10) feet in length and shall extend across the top of the groundwater table. A sand pack shall be installed from at least one (1) foot beneath the base of the well, around the well screen and extending to two (2) feet above the top of the well screen. A bentonite seal, approximately three (3) feet in thickness, shall be installed immediately above the sand layer. The remainder of the borehole shall be filled with on-site soil fill to the ground surface.

The monitoring wells will be completed at grade as flush-mounted wells located in steel road boxes; and equipped with expandable/lockable watertight caps.

After installation and being allowed to set for three (3) days, the newly installed groundwater monitoring wells will be adequately developed by mechanically surging the water in the well to loosen and remove suspended fines from the well screen and sand pack and purging the groundwater. Measurements of the water volume removed and water quality parameters including temperature, pH, conductivity, and turbidity will be recorded at regular intervals throughout the well development process. Development will continue until water quality measurements stabilize to within 10% of the previous measurement.

The well development water will be containerized and placed into 55-gallon drums that will be temporarily staged on-site until the laboratory analytical results for groundwater are available. In the event that elevated levels of contaminants are

encountered in the groundwater, the well development and purge water will be disposed off-site at a properly permitted treatment, storage, or disposal facility that accepts this type of waste. Water to be sent off-site for disposal will be done so in a timely manner, and transported by a hauler licensed in accordance with 6 NYCRR Part 364. If the water is determined to be hazardous, it will be shipped with a manifest in accordance with 6 NYCRR Part 372. If groundwater contamination is not detected, the well development and purge water will be discharged to City of New Rochelle sanitary sewer system pending NYSDEC review and approval.

Sampling will not occur for at least three (3) days after development of the newly-installed wells. Prior to sampling any wells, the static groundwater elevation at each well will be measured. Groundwater samples will be collected from each monitoring well using the United States Environmental Protection Agency (USEPA) Region II Low Stress (Low Flow) Purging and Sampling Procedures (March 1998). If a well produces poorly and there is an insufficient groundwater recharge rate to perform low flow sampling, it will be purged dry and allowed to recover a minimum of 90% of the static water level before sampling. New and dedicated disposable bailers will then be used to collect the groundwater samples.

Field measurements for pH, specific conductivity, dissolved oxygen (DO), temperature, turbidity, flow rate and water level, as well as visual and olfactory field observations, will be monitored and recorded approximately every five (5) minutes for stabilization during well purging. A well is considered stabilized and ready for sample collection when the recorded field parameters have stabilized for three consecutive readings as follows: ± 0.1 for pH, $\pm 5\%$ for specific conductivity, and $\pm 10\%$ for DO and turbidity. Alternately, turbidity may also be considered stable when turbidity measurements fall below 50 NTU or become stable above 50 NTU. However, in the event samples are collected at turbidity levels in excess of 50 NTU, additional samples will be collected and filtered at the laboratory prior to analysis.

Since analysis for per- and polyfluoroalkyl substances (PFAS) are required, all sampling equipment components and sample containers will not come in contact with aluminum foil, low density polyethylene (LDPE), glass or polytetrafluoroethylene (PTFE, Teflon™) materials including sample bottle cap liners with a PTFE layer. Standard two step decontamination using detergent and clean water rinse will be performed for

equipment that does come in contact with PFC materials. Clothing that contains PTFE material (including GORE-TEX®) or that have been waterproofed with PFC materials will be avoided. All clothing worn by sampling personnel will have been laundered multiple times. The sampler will wear nitrile gloves while filling and sealing the sample bottles. Pre-cleaned sample bottles with closures, coolers, ice, sample labels and a chain of custody form will be provided by the laboratory.

All recovered groundwater samples requiring chemical analysis will be collected in laboratory-prepared sample bottles that are clearly labeled with all categories or parameters. Appropriate QA/QC samples will be collected per sampling event, including one trip blank (accompanying VOC samples only), one matrix spike (MS), one matrix spike duplicate (MSD), one field duplicate and one field equipment blank (if necessary) sample. Subsequent to collection, all groundwater samples will be stored in coolers on ice until delivery to the selected analytical laboratory under appropriate chain-of-custody (COC). Copies of chain-of-custody documents will be retained and daily records including blind field duplicates will be recorded in the field logbook.

A total of nine (9) groundwater samples (and the associated QA/QC samples) will be analyzed for the full TCL suite (VOCs, SVOCs, PFAS, and Pesticides/PCBs) and TAL suite (Metals and Cyanide) by NYSDEC July 2005 ASP methods as shown below:

- TCL VOCs by EPA Method 8260B
- TCL SVOCs by EPA Method 8270
- TCL Pesticides/PCBs by EPA Methods 8081A/8082
- TAL Metals (incl. Mercury) + Total Cyanide by EPA Methods 6010 and 9012
- TCL PFAS (per- and polyfluoroalkyl substances) by EPA Method 537.1 (reporting limit <2 ng/L)

All samples will be analyzed by methods that can achieve the minimum reporting limits to allow for comparison of the results with NYSDEC Division of Water Technical and Operation Guidance Series (TOGS) 1.1.1 - Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations.

A5-2: Soil Vapor Intrusion Sampling Plan

Sub-slab soil vapor implants will be set at a depth of approximately 2 to 6 inches below the concrete slab, and at least two feet above the groundwater interface. The vapor implants will be installed with a hand drill.

Indoor air samples (on different floors) will be collected from the on-site building and the adjoining residential and mixed used building.

Outdoor air samples will be collected. One (1) from up-wind area. One (1) from down-wind area.

SVI sampling duration will reflect the exposure scenario being evaluated. Sampling duration will be 24-hours for residential properties and 8-hour for commercial properties.

Samples will be collected in accordance with the Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York (NYSDOH October 2006). Conditions in the field may require adjustment of sampling locations.

Samples will be collected in 6-liter Summa canisters that have been certified clean by the laboratory and samples will be analyzed using USEPA Method TO-15 by an ELAP-certified laboratory. Flow rate for both purging and sampling will not exceed 0.2 L/min. One to three implant volumes shall be purged prior to the collection of any soil-gas samples. A sample log sheet will be maintained summarizing sample identification, date and time of sample collection, sampling depth, identity of samplers, sampling methods and devices, soil vapor purge volumes, volume of the soil vapor extracted, vacuum of canisters before and after the samples are collected, apparent moisture content of the sampling zone, and chain of custody protocols.

As part of the vapor intrusion evaluation, a tracer gas will be used in accordance with NYSDOH protocols to serve as a quality assurance/quality control (QA/QC) device to verify the integrity of the soil vapor probe seal. A container (box, plastic pail, etc.) will serve to keep the tracer gas in contact with the probe during testing. A portable monitoring device will be used to analyze a sample of soil vapor for the tracer gas prior to sampling. If the tracer sample results show a significant presence of the tracer, the probe seals will be

adjusted to prevent infiltration. At the conclusion of the sampling round, tracer monitoring will be performed a second time to confirm the integrity of the probe seals.

Soil gas, indoor air and outdoor air samples will be analyzed via USEPA Test Method TO-15 for target VOCs by NYSDEC July 2005 ASP methods as shown below:

- VOCs by EPA Method TO-15
- Additional helium test for soil gas samples.

APPENDIX 6 – QUALITY ASSURANCE PROJECT PLAN

A6-1: Quality Assurance Objectives

Quality objectives ensure that data collected are sufficient to meet the intended project goals. Quality objectives are pre-established goals or "benchmarks" that are used to monitor and assess the progress and quality of the work performed. It is essential to define quality objectives prior to initiation of any project work to ensure that activities yield data sufficient to meet project objectives.

Quality objectives are divided into two categories: data quality objectives (DQOs) and quality assurance objectives (QAOs). The DQOs are associated with the overall project objective as it relates to data collection. The QAOs define acceptance limits for project-generated data as they relate to data quality.

A6-1-1 Data Quality Objectives

DQOs are qualitative and quantitative criteria required to support the decision making process. DQOs define the uncertainty in a data set and are expressed in terms of precision, accuracy, representativeness, completeness, and comparability (PARCC). The DQOs apply to both characterization and confirmation samples at the site. These parameters are defined as follows:

- **Precision:** a measure of mutual agreement among measurements of the same property usually under prescribed similar conditions. Precision is best expressed in terms of the standard deviation. Various measures of precision exist depending upon the "prescribed similar conditions".
- **Accuracy:** the degree of agreement of a measurement (or an average of measurements) with an accepted reference of "true value". Accuracy is one estimate of the bias in a system.
- **Representativeness:** expresses the degree to which data accurately and precisely represent a characteristic of a population, parameter variations at a sampling point, a process condition, or an environmental condition.
- **Completeness:** a measure of the amount of valid data obtained from a measurement system compared to the amount that was expected to be obtained under correct normal conditions.

- **Comparability:** expresses the confidence with which one data set can be compared with another. Comparability is a qualitative, not quantitative measurement, as in the case of accuracy and precision. Comparability is assessed by reviewing results or procedures for data that do not agree with expected results.

It is the responsibility of the field team to collect representative and complete samples. It is the responsibility of the field-screening chemist at the laboratory to analyze these samples using accepted protocols resulting in data that meet PARCC standards.

A6-1-2 Field Sampling Quality Objectives

The overall quality of sample results depends on proper sample management. Management of samples begins at the time of collection and continues throughout the analytical process. To ensure samples are collected and managed properly and consistently, field procedures for sample collection activities have been developed for the project. The laboratory also has procedures that ensure a proper and consistent analytical process.

Field procedures include descriptions of equipment and procedures required to perform a specific task. The purpose is to increase reproducibility and to document each of the steps required to perform the task. Approved and correctly implemented field procedures should produce data of acceptable quality that meet project DQOs.

A6-1-3 Laboratory Data Quality Objectives

The laboratory will demonstrate analytical precision and accuracy by the analysis of laboratory duplicates and by adherence to accepted manufacture and procedural methodologies.

The performance of the laboratory will be evaluated by the Project Manager and Project Quality Assurance Officer during data reduction. The evaluation will include a review of all deliverables for completeness and accuracy when applicable.

A6-2 Quality Control Procedures

This section presents a general overview of the quality assurance and quality control procedures that will be implemented during the project.

A6-2-1 Field Quality Control Activities

Several types of field QC samples will be collected and submitted for analysis during the project. Each type of QC sample monitors a different aspect of the field effort. Analytical results for QC samples provide information regarding the adequacy of the sample collection and transportation of samples.

The frequency of field QC samples collected will depend on the total number of samples being collected. Specifics of the sampling activities, including collection frequency and sampling procedures, are described in the field procedures. The types of field QC samples that will be generated during the project are defined below.

- **Trip blanks** – Trip blank samples monitor for contamination due to handling, transport, cross contamination from other samples during storage, or laboratory contamination.
- **Blind duplicates** – Blind duplicates are used to monitor field and laboratory precision, as well as matrix heterogeneity.
- **Matrix Spikes** – Matrix Spikes (MS) are used to monitor precision and accuracy of the analytical method on various matrices.

A6-2-2 Laboratory Quality Control Activities

Laboratory QC samples will include the use of method blanks, MS, laboratory control samples, laboratory duplicates, and surrogate spikes. The types of laboratory QC samples are defined below.

- **Method blanks** - Method blanks are used to monitor and ensure that the analytical system is free of contamination due either to carryover from previous samples or from laboratory procedures.
- **Matrix Spike samples** - MS samples monitor and assess the effects of the sample matrix on the sample analysis and verify the accuracy and precision of the analysis.
- **Laboratory Control samples** - LCSs are used to monitor the accuracy of the analytical procedure without the potential interferences of a matrix.
- **Laboratory Duplicate samples** - Laboratory duplicate samples are used to monitor and assess laboratory precision, as well as potential matrix heterogeneity.
- **Surrogate Spikes** - Surrogate Spikes are utilized to monitor potential interferences from the sample matrix. Surrogate spikes are required for organic analyses only.

A6-3 Calibration Procedures

Calibration is an integral part of ensuring that results are quantitated correctly. Instruments that are not calibrated either to manufacturers and/or method specifications are likely to produce unreliable results. Proper procedures must be followed and sufficient documentation maintained to ensure calibrations are performed correctly and that sample quantitation accurately reflects sample concentrations.

During the course of this project, instruments that may be used in the field in conjunction with sampling activities include photoionization detector (PID) and particulate meter. A maintenance, calibration, and operation program will be implemented to ensure that routine calibration and maintenance is performed on all field instruments. The program will be monitored by the Field Team Leader. Trained team members will perform scheduled calibration, field calibrations, checks, and instrument maintenance prior to use each day. Additionally, calibration will be checked as necessary to ascertain that proper measurements are being taken.

Team members are familiar with the field calibration, operation, and maintenance of the equipment, and will perform the prescribed field operating procedures outlined in the operation and field manuals accompanying the respective instrument. Field personnel will keep records of all field instruments calibrations and field checks in the field logbooks. Calibration information recorded in field logbooks will include date, time, instrument model, and a description of calibration or field check procedure, results, and any instrument deviations. If on-site monitoring equipment should fail, the Field Team Leader will be contacted immediately. Replacement equipment will be provided or the malfunction will be repaired in a timely fashion.

A6-4 Analytical Procedures and Data Evaluation

Soil and ground water samples will be collected for the Site-specific target analytes. Samples will be analyzed by a New York State Department of Health-approved ELAP Contract Laboratory Protocol-certified laboratory.

Upon receipt of analytical reports from the laboratory, CE will evaluate data packages and confirm that samples were analyzed within required holding time and at proper detection limits. Data validation is not included in the scope of work; however, the laboratory will provide ASP Category B data packages for confirmation soil samples.

The project Quality Assurance/Quality Control (QA/QC) officer will review the data packages and prepare a Data Usability Summary Report (DUSR) in accordance with NYSDEC guidelines. At a minimum, the following information will be evaluated:

- Chain-of-custody forms;
- Date sampled/date analyzed;
- Sample temperature at check-in;
- Original laboratory analysis report;
- Initial and continuing instrument calibrations;
- Matrix spikes;
- Laboratory duplicate analysis;
- Surrogate recoveries (organics); and
- Laboratory control samples (inorganics).

Data reduction will consist of presenting analytical results on summary tables. Data resulting from confirmation analyses will then be used to evaluate the success of the remedial options.

A6-5 Project Roles and Responsibilities

Specific roles and responsibilities have been defined for key project personnel to ensure that project goals are achieved. Each defined role will be performed by a qualified individual. Roles and responsibilities for tasks specific to this QAPP are as follows:

- The **Project Manager** has overall responsibility for developing the QAPP, monitoring the quality of the technical and managerial aspects of the project, and implementing the QAPP and corrective measures, where necessary. Project Manager is responsible for the successful and timely completion of the field activities and ensures that all policies and procedures outlined in the work plan, this QAPP, and the Construction Health and Safety Plan are followed by the project team, and is responsible for assigning appropriate staff to project tasks.
- The **Task Manager** is responsible for implementation of the activities described in the appropriate sampling and analysis plan for each specific study area. The Task Manager also handles project oversight and coordination between each of the project team members.
- The **Project Scientist** oversees the laboratory contract, monitors data quality, and conducts data review to ensure the accuracy of data collected during the investigation. The Project Scientist is the laboratory contact for questions and/or revisions of procedures, methods, or chain-of-custody (COC) information, and will verify laboratory procedures and conduct laboratory audits.
- The **Data Manager** is responsible for establishing and maintaining an accurate and representative database for chemical and hydrogeologic data collected during the investigation.
- The **QA/QC Officer** is responsible for the periodic review, auditing, or assignment of qualified individuals to perform audits of activities associated with the procedures in the QAPP, and for ensuring acceptable data quality

APPENDIX 7 – HEALTH AND SAFETY PLAN

Health and Safety Plan

December 16, 2021

Subject Property:

The Huguenot Site
BCP Site No. C360157
381-393 Huguenot Street
New Rochelle, NY
Westchester County Tax Map Designation: Section 2; Block 439; Lot 5
NYSDEC BCP Site No. C360157

Prepared for:

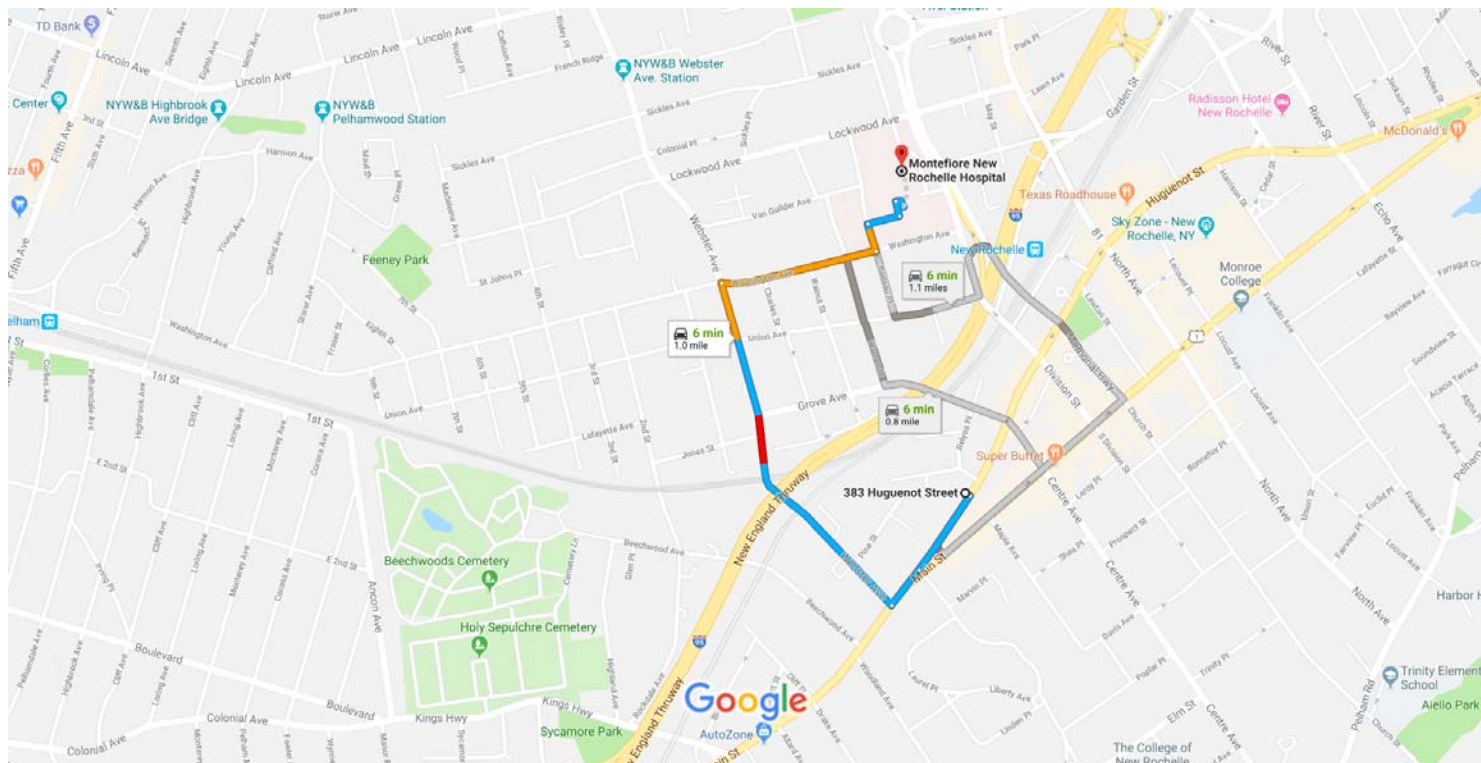
381-383 Huguenot LLC

New York State Department of Environmental Conservation



383 Huguenot Street, New Rochelle, NY to Montefiore
New Rochelle Hospital

Drive 1.0 mile, 6 min



Map data ©2018 Google 500 ft

383 Huguenot St

New Rochelle, NY 10801

Take Webster Ave to Washington Ave

- ↑ 1. Head southwest on Huguenot St toward Pintard Ave
0.1 mi
- ↑ 2. Continue onto Boston Post Rd/Main St
308 ft
- 3. Turn right onto Webster Ave
0.5 mi

Continue on Washington Ave to your destination

- 4. Turn right onto Washington Ave
0.2 mi
- ↶ 5. Turn left onto Glover Johnson Pl
194 ft
- 6. Turn right
226 ft
- ↶ 7. Turn left
105 ft



8. Turn right



Destination will be on the left

85 ft

Montefiore New Rochelle Hospital

16 Guion Pl, New Rochelle, NY 10802

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

HEALTH AND SAFETY PLAN

Client: 381-383 Huguenot LLC
Project: Remedial Action Work Plan
Activities: Soil, Groundwater and Air Sampling
Location: The Huguenot Site, New Rochelle, New York
Chemical Hazards: Volatile Organic Compounds, Semi-Volatile Organic Compounds, Metals, Pesticides, Polychlorinated Biphenyls
Prepared By: Cider Environmental

Date: December 16, 2021

Client Contact

Title	Name	Telephone
Client Representative	Frank Chechile	(614) 787-2733

Cider Key Personnel

Title	Name	Telephone
Project Manager:	James Cressy	(631) 365-6118
Site Health & Safety Officer:	Shuangtao Zhang	(631) 456-6336

CIDERN ENVIRONMENTAL DO NOT GUARANTEE THE HEALTH OR SAFETY OF ANY PERSON ENTERING THIS SITE. DUE TO THE NATURE OF THIS SITE AND THE ACTIVITY OCCURRING THEREON, IT IS NOT POSSIBLE TO DISCOVER, EVALUATE, AND PROVIDE PROTECTION FOR ALL POSSIBLE HAZARDS WHICH MAY BE ENCOUNTERED. STRICT ADHERENCE TO THE HEALTH AND SAFETY GUIDELINES SET FORTH HEREIN WILL REDUCE, BUT NOT ELIMINATE, THE POTENTIAL FOR INJURY AT THIS SITE. THE HEALTH AND SAFETY GUIDELINES IN THIS PLAN WERE PREPARED SPECIFICALLY FOR THIS SITE AND SHOULD NOT BE USED ON ANY OTHER SITE WITHOUT PRIOR RESEARCH AND EVALUATION BY A TRAINED HEALTH AND SAFETY SPECIALIST.

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APPENDIX A	Accident Report Form
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1 Introduction

1.1 Purpose

This Health and Safety Plan (HASP) has been developed to comply with the regulations under Occupational Safety and Health Administration (OSHA) 29 CFR 1910.1025. It addresses foreseeable activities associated with the site work activities to be conducted at The Huguenot Site, BCP Site No. C360157, 381-393 Huguenot Street, New Rochelle, New York (herein referred to as the "Site" or "Subject Property". See **Figure 1** for site location).

This HASP establishes personnel protection standards and mandatory safety practices and procedures. Additionally, it assigns responsibilities, establishes standard operating procedures, and provides for contingencies that may arise while operations are being conducted at known or suspected hazardous waste sites.

Cider Environmental (CE) personnel involved with any intrusive investigation which involve the displacement of soil and/or material or groundwater in the identified Area of Concern (AOC) shall comply with the requirements of this HASP. All personnel engaged in onsite activities will read this document carefully and complete the Field Personal Review (**Section 11**). Contractors and subcontractors work in identified AOC will provide their own HASP (equal or more stringent than the CE HASP) and are solely responsible for their own workers Health and Safety and providing a safe working environment in accordance with all applicable federal, state and local requirements. Each Subcontractor will have a designated Site Health and Safety Coordinator who will be responsible for ensuring that the designated procedures are implemented in the field. The level of protection and the procedures specified in this HASP represent the minimum health and safety requirements to be observed by site personnel. Should an employee find himself or herself in a potentially hazardous situation, the employee will immediately discontinue the hazardous procedures(s) and either personally effect appropriate preventative or corrective measures, or immediately notify the Project Manager of the nature of the hazard. In the event of an immediately dangerous or life threatening situation, the employee always has "stop work" authority.

1.2 Site Conditions

Prior to redevelopment, the Subject Property consisted of four (4) irregular shaped parcels totaling approximately 0.39 acres. In May of 2019, the Participant submitted an application to amend the Brownfield Cleanup Agreement to notify the NYSDEC that the four (4) tax lots making up the site were being merged into a single tax lot (Lot 5) with no change in acreage.

The property previously maintained two structures. Lot 7 maintained an irregular shaped one-story building (with partial basement), with an approximate footprint of 3,400-square feet. This building was most recently utilized for office and storage space associated with a U-Haul business, a real-estate firm, and a janitorial supply business. Lot 5 was vacant, but was most recently utilized for vehicle parking. The first floor of the building maintained on Lots 3A and 4 most recently housed a church ministry, with the second floors occupied by one residential unit in each. The basement on Lot 4 was occupied by a hydraulic repair business. These buildings were demolished during the site redevelopment.

The surrounding parcels are currently utilized for mixed commercial and residential uses. The Site is located within the City of New Rochelle's recently designated Downtown Overlay Zone (DOZ). The DOZ is part of a new zoning plan adopted in 2015 to re-establish the downtown as a center of vibrancy within a mixed-use, transit oriented setting. The characteristics of the Site allow a building of up to six stories, with the provision by the developer of a community benefit.

1.3 Site History

The northern portion of the Site (Lots 3A and 4 at 381 and 383 Huguenot Street) has been utilized for dry cleaning services since circa 1931, and for manufacturing since the 1970s to 2010s. The central portion of the Site (385 & 387 Huguenot) has maintained a residential dwelling since circa 1931, and truck and trailer parking since the 1990s. The southern portion of the Site (Lots 5 and 7 at 391 and 393 Huguenot) has maintained a gasoline filling station from 1930s to 1950s, car wash in 1931, and a warehouse from 1970s to 2010s.

1.4 Site Redevelopment

The site development project entails demolition of the former facilities and construction of one (1) 6-story mixed-use building with on-site parking. The new building, when finished, will have sixty (60) rental apartment units, and two commercial/retail units on the ground floor. The redevelopment includes the construction of a basement on the northern portion. Excavation was performed to approximately 11 feet below ground surface along the eastern property line. Vehicle parking spaces will be on the first/ground floor within the footprint of the building, with some below ground using a mechanical parking system. The new building covers a footprint of 10,100 square feet. The basement covers a footprint of 5,800 square feet. Two (2) drainage structures cover a combined area of 1,745 square feet with 6 feet in depth. The remainder of the Site consists of an asphalt-paved parking lot. There will be no landscaped areas at the Site.

1.5 Investigation and Remediation History

The Subject Property (381 Huguenot Street, under the name of Rush Manufacturing) has an open NYSDEC Spill case (9604099). This spill was reported on June 6, 1996 due to soil and groundwater contamination encountered during a site investigation.

In March 2016, CE performed a Phase II ESA at the Subject Property. The Phase II ESA collected subsurface soil/groundwater/soil gas samples to evaluate the potential environmental impacts. The soil samples showed several target VOC/SVOCs at levels above the Unrestricted Use Soil Cleanup Objectives (UUSCOs). Elevated PID readings and strong petroleum odors were noted during soil sampling. Strong odor representing degraded petroleum product was noted, exceeding the nuisance criteria of CP-51. The laboratory analysis performed on the soil gas samples detected several gasoline related compounds and chlorinated solvents, including PCE and its daughter products TCE, cis-1,2-DCE and VC. The groundwater samples showed evidence of impact from petroleum products and chlorinated solvent. The maximum fuel oil related SVOCs in groundwater was 13,000 micrograms per liter (ug/L) (GW-2). The maximum gasoline related VOCs in groundwater was 2,020 ug/L (GW-1). TCE was detected in one of the monitoring wells (GW-4) at 6.3 ug/L.

In February 2017, CE performed a Supplemental Subsurface Investigation (SSI) at the Subject Property. The SSI collected samples of the urban fill materials and analyzed for metals and PCBs. The SSI also determined the groundwater flow direction and delineate the extent of groundwater contamination. The SSI detected a 2-foot layer of urban fill material throughout the site. Lead (maximum 4,330 milligrams per kilogram (mg/Kg)) was detected at levels exceeding the Restricted Residential Soil Cleanup Objectives (RRSCO) (400 mg/Kg) within the urban fill layer at multiple locations. Mercury was detected at a level (1.26 mg/Kg) exceeding the RRSCO (0.81 mg/Kg) at one (1) location (SB-21 [0'-2']). PCB was detected at a level (3,000 ug/Kg) exceeding the RRSCO (1,000 ug/Kg) at one (1) location (SB-2B [5'-7']). The SSI concluded that the existing groundwater contamination originated from the fuel oil release on the Subject Property. Using the Ambient Water Quality Standard (AWQS) as the cut off, it is likely that the groundwater contamination has migrated beyond Site boundary to the west.

From March 2018 to May 2018, CE performed the Remedial Investigation (RI) on the Site in accordance with the NYSDEC approved work plan. During the RI, CE performed a geophysical survey; installed fifteen (15) soil borings and collected twenty-six (26) soil samples; installed eight (8) groundwater monitoring wells and collected eight (8) groundwater samples; collected one (1) sub-slab soil gas sample, two (2) indoor air samples, and two (2) outdoor air samples; and performed a groundwater elevation survey. All samples were submitted to a NYSDOH certified laboratory for analysis. The result of the RI and the previous investigations were summarized in the Remedial Investigation Report (RIR).

During the ground penetrating radar (GPR) survey, a fill port, suspected to be associated with a fuel oil UST, was found in front of the building at 393 Huguenot St. A metallic anomaly was detected near the fill port. GPR transects over this area display inconclusive data. It is possible that the former fuel oil UST was backfilled.

The RI soil sampling followed the approved Remedial Investigation Work Plan (RIWP). During the RI, a total of twenty-six (26) soil samples and two (2) QA/QC samples were collected for laboratory analysis. The field observation and laboratory analysis results of the soil samples from the RI were consistent with the previous investigation.

Exceedances of lead (maximum 1,560 mg/Kg), cadmium (maximum 4.79 mg/Kg) and several semi-volatile organic compounds (SVOCs) (including benzo-a-anthracene maximum 3,700 µg/Kg, benzo-a-pyrene maximum 4,300 µg/Kg, benzo-b-fluoranthene maximum 4,500 µg/Kg, chrysene maximum 4,000 µg/Kg, dibenzo-a,h-anthracene maximum 510 µg/Kg, and indeno (1,2,3-cd) pyrene maximum 4,000 µg/Kg) over RRSCO were detected in multiple shallow soil samples within the urban fill layer. The deeper soil samples generally met RRSCO and, except for nickel and chromium, met UUSCO. Nickel and chromium exceeding UUSCO were detected throughout the site and in soil samples from the off-site monitoring wells, suggesting that there are elevated background levels.

The monitoring well installation and groundwater sampling followed the approved RIWP. There were no significant deviation from the approved RIWP. The flow rates of the wells were extremely low. Most of the wells ran dry when purging rate was >500 ml/min.

During the RI, a total of eight (8) groundwater samples and three (3) QA/QC samples were collected for laboratory analysis.

Petroleum odor was observed with groundwater samples from MW-1, MW-2 and MW-4.

Exceedances of several inorganic compounds (aluminum, iron, magnesium, manganese and sodium) over the AWQS were detected in both on-site and off-site wells (including upgradient and side-gradient wells). This is due to elevated regional background levels, and not from impacts from the Site.

Selenium was detected in MW-5 (side-gradient) at 0.012 mg/L marginally above the AWQS of 0.01 mg/L. PCB was detected in MW-8 (up-gradient) at 0.094 µg/L marginally above the AWQS of 0.09 µg/L. 1,3-Dichlorobenzene was detected in both the on-site and up-gradient wells (maximum 6.8 µg/L) marginally exceeding the AWQS of 3 µg/L. Isopropylbenzene was detected in MW-4 at 17 µg/L exceeding the AWQS

of 5 µg/L. Phenol was detected in MW-8 (up-gradient) at 1.4 µg/L marginally above the AWQS of 1 µg/L. Naphthalene was detected in MW-1 at 36 µg/L exceeding the AWQS of 10 µg/L.

Per- and polyfluoroalkyl substances (PFAS) were detected in all groundwater samples, both on- and off-site. PFOA concentrations were found in excess of the maximum contaminant level (MCL) of 10 nanograms per liter (ng/L) in all 4 on-site monitoring wells, ranging from 17 to 64 ng/L, and 3 of the 4 off-site monitoring wells, ranging from 8.8 to 35 ng/L. PFOS concentrations were found in excess of the MCL of 10 ng/L in 3 of the 4 on-site monitoring wells, ranging from 8.8 to 120 ng/L, and 2 of the 4 off-site monitoring wells, ranging from 6.1 to 17 ng/L. The highest total PFOA+PFOS levels were found in MWs-4 and 5, both located on-site adjacent to the former car wash, at concentrations of 102 and 184 ng/L, respectively. Total PFOA+PFOS levels in MW-2, located on-site downgradient of the former dry cleaning operation, was found at a concentration of 74 ng/L.

Soil vapor samples were collected at two locations in the northern portion of the site (former dry cleaner location and beneath existing building) during the Phase II Environmental Site Assessment in 2016 and analyzed for VOCs. Primary contaminants identified in the on-site soil vapor included benzene, toluene, ethylbenzene, and xylene, collectively known as BTEX, and chlorinated VOCs (tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, and vinyl chloride) at maximum concentrations of 23.8 micrograms per cubic meter (µg/m³), 35.7 µg/m³, 133 µg/m³, 397 µg/m³, 4.37 µg/m³, 14.3 µg/m³, 18.4 µg/m³, and 74.6 µg/m³, respectively.

Indoor Air and Sub-Slab Vapor - Soil vapor intrusion sampling was offered to owners of six buildings surrounding the site and only one of the six owners agreed to the sampling. Soil vapor intrusion sampling was conducted during the Remedial Investigation in March 2018 at the adjacent building located north of the site that houses a church ministry on the first floor with apartments located above. Air samples collected were analyzed for VOCs. Carbon tetrachloride, methylene chloride and tetrachloroethene (PCE) were detected in the sub-slab soil vapor and indoor air (basement and 1st floor), with carbon tetrachloride and PCE also detected in the ambient (outdoor) air locations. Carbon tetrachloride levels ranged from 0.53 µg/m³ (sub-slab) to 0.61 µg/m³ (indoor air, maximum), to 0.54 µg/m³ (ambient air, maximum). Methylene chloride levels ranged from 6.21 µg/m³ (sub-slab) to 6.53 µg/m³ (indoor air, maximum), to non-detect (ambient air). PCE levels ranged from 0.83 µg/m³ (sub-slab) to 0.89 µg/m³ (indoor air, maximum), to 0.57 µg/m³ (ambient air, maximum). A comparison of the soil vapor intrusion sampling results with the NYSDOH Soil Vapor/Indoor Air Decision Matrices indicated no further actions were recommended to address human exposures. However, since only one of the six off-site buildings were allowed access and sampled, further evaluations are needed to determine if soil vapor intrusion is a potential concern for other off-site buildings.

2 Project Team and Responsibilities

2.1 Project Manager

The Project Manager will be responsible for implementing the project and obtaining any necessary personnel or resources for the completion of the project. Specific duties will include:

- Coordinating the activities of all construction and Remedial Personnel, to include informing them of the required Personal Protective Equipment (PPE) and insuring their signature acknowledging this HASP;
- Selecting a Site Health and Safety Officer and field personnel for the work to be undertaken on site;
- Ensuring that the tasks assigned are being completed as planned and on schedule;
- Providing authority and resources to ensure that the Site Health and Safety Officer is able to implement and manage safety procedures;
- Preparing reports and recommendations about the project to clients and affected personnel;
- Ensuring that all persons allowed to enter the site are made aware of the potential hazards associated with the substances known or suspected to be on site, and are knowledgeable as to the on-site copy of the specific HASP;
- Ensuring that the Site Health and Safety Officer is aware of all of the provisions of this HASP and is instructing all personnel on site about the safety practices and emergency procedures defined in the plan;
- Serving as liaison with public officials where there is no Public Affairs official designated.

2.2 Site Health and Safety Officer

The Site Health and Safety Officer shall be responsible for the implementation of the HASP on site. Specific duties will include:

- Monitoring the compliance of construction and environmental remediation activities personnel (field personnel) for the routine and proper use of the PPE that has been designated for each task;
- Routinely inspecting PPE and clothing to ensure that it is in good condition and is being stored and maintained properly;
- Stopping work on the site or changing work assignments or procedures if any operation threatens the health and safety of workers or the public;
- Monitoring personnel who enter and exit the site and all controlled access points.
- Reporting any signs of fatigue, work-related stress, or chemical exposures to the Project Manager;
- Dismissing field personnel from the site if their actions or negligence endanger themselves, co-workers, or the public, and reporting the same to the Project Manager;

- Reporting any accidents or violations of the HASP plan to the Project Manager and documenting the same for the project in the records;
- Knowing emergency procedures, evacuation routes, and the telephone numbers of the ambulance, local hospital, poison control center, fire and police departments;
- Ensuring that all project-related personnel have signed the personnel agreement and acknowledgments form contained in this HASP;
- Coordinate upgrading and downgrading PPE as necessary due to changes in exposure levels, monitoring results, weather, and other site conditions;
- Perform air monitoring with approved instruments in accordance with requirements stated in this HASP.

3 Hazard Analysis and Control Measures

This section presents an assessment of the general, chemical, physical and biological hazards that may be encountered during the tasks specified under this HASP.

3.1 General Hazard Assessment

A general hazard assessment was conducted for the required field work described in Section 1.3 and the following potential hazards have been identified:

- Inhalation of volatile contaminants;
- Skin and eye contact with contaminants;
- Ingestion of contaminants;
- Inhalation of dusts impacted with semi-volatile, metals and PCB contaminants;
- Physical hazards associated with the use of heavy equipment;
- Excavation hazards;
- Tripping hazards;
- Noise exposure;
- Heat stress (depending on weather conditions);
- Cold exposure (depending on weather conditions);
- Flammable hazards;
- Electrical hazards; and,
- Use of personal protective equipment.

Specific chemical, physical and biological hazards are discussed below. Mitigation and controls will include as needed work procedures, work/rest regiment, dust control measures, personal protective equipment, and respiratory protection as appropriate.

3.2 Chemical Exposure Hazards

The following chemical hazard evaluation is based on the previous environmental investigation of the site. The evaluation has been conducted to identify chemicals/ materials that potentially may be present at the site, and to ensure that work activities, personnel protection, and emergency response are consistent with the specific contaminants that potentially could be encountered.

3.2.1 Chemical Hazard Exposure Routes

Potential hazards and their exposure routes include:

- Inhalation of organic vapors due to the presence of volatile organic compounds from diesel-powered equipment.

- Inadvertent ingestion of potentially toxic substances via hand to mouth contact or deliberate ingestion of materials inadvertently contaminated with potentially toxic materials. Included in this list are polycyclic aromatic hydrocarbons (PAHs), pesticides and metals.
- Dermal exposure and possible percutaneous (skin) absorption of certain lipophilic (readily absorbed through the skin) PAHs and pesticides.
- Skin and eye contact with contaminants at the site and decontamination activities.

3.2.2 Control of Exposure to Chemical Hazards

To protect potentially exposed personnel the following procedures and protocols will be adopted and used as needed: work procedures will be adhered to, work zones will be established, dust control will be utilized, respirators (if required) and personal protective equipment will be worn, area air monitoring will be conducted during times of disturbance of the impacted fill material. Strict personnel decontamination procedures will be followed.

3.3 Physical Hazards

3.3.1 Explosion and Fire

3.3.1.1 Flammable Vapors

The presence of flammable vapors can pose a potential fire and health hazard. Hazard reduction procedures include monitoring the ambient air with an oxygen/LEL meter (combustible gas indicator). If the LEL reading exceeds 20%, all work will stop and employees will leave the site immediately and contact the fire department.

3.3.1.2 High Oxygen Levels

Atmospheres that contain a level of oxygen greater than 23% pose an extreme fire hazard (the usual ambient oxygen level is approximately 20.5%). All personnel encountering atmospheres that contain a level of oxygen greater than 23% must evacuate the site immediately and must notify the Fire Department.

3.3.1.3 Fire Prevention

During equipment operation, periodic vapor concentration measurements should be taken with an explosimeter or combustimeter. If at any time the vapor concentrations exceed 20% of the lower explosive limit (LEL), then the Site Health and Safety Officer should immediately shut down all operations.

Only approved safety cans will be used to transport and store flammable liquids. All gasoline and diesel-driven engines requiring refueling must be shut down and allowed to cool prior to filling.

Smoking is not allowed during any operations within the work area in which petroleum products or solvents in free-floating, dissolved, or vapor forms, or other flammable liquids may be present. No open flame or spark is allowed in any area containing petroleum products or other flammable liquids.

3.3.2 Vehicular Traffic

All employees will be required to wear a fluorescent safety vest at all times while on site. In addition, supplemental traffic safety equipment use can be exercised when warranted by specific task. Supplemental equipment can be items such as cones, flags, barricades, and/or caution tape. Drivers of waste transportation vehicles will only exit vehicles in designated areas within the Support Zone. During this time, drivers will only be allowed to inspect the placement of waste loads and cover their trailers.

3.3.3 Noise Hazards

Hearing protection shall be provided to the employees where sound pressure levels exceed 85 dB. Hearing protection shall be worn where sound pressure levels in areas and/or on equipment exceeds 90 dB. Typical heavy excavation operations have been monitored with a sound level meter and indicate that hearing protection is required for all personnel while engaged in this action.

3.3.4 Safe Material Handling

Skin and eye contact with impacted soil/fill may occur during excavation, handling and decontamination activities. Nitrile gloves and approved safety glasses must be worn to prevent exposure to the associated contaminants. Employees working at or near (within ten feet of) excavation fronts could be required to wear respiratory protection. If necessary, all associated activities will be performed pursuant to 29 C.F.R. § 1910 Parts 1926.134 (a)(2) and 1926.55.

3.3.5 Heat Stress Hazards

Heat stress may occur even in moderate temperature areas and may present any or all of the following:

- Heat Rash. Result of continuous exposure to heat, humid air, and chafing clothes. Heat rash is uncomfortable and decreases the ability to tolerate heat.
- Heat Cramps. Result of the inadequate replacement of body electrolytes lost through perspiration. Signs include severe spasms and pain in the extremities and abdomen.
- Heat Exhaustion. Result of increased stress on the vital organs of the body in the effort to meet the body's cooling demands. Signs include shallow breathing; pale, cool, moist skin; profuse sweating; and dizziness.
- Heat Stroke. Result of overworked cooling system. Heat stroke is the most serious form of heat stress. Body surfaces must be cooled and medical help must be obtained immediately to prevent severe injury and/or death. Signs include red, hot, dry skin, absence of perspiration, nausea, dizziness and confusion, strong, rapid pulse that could lead to coma or death.

Heat Stress Prevention

- Replace body fluids (water and electrolytes) lost through perspiration. Solutions may include a 0.1% salt and water solution or commercial mixes such as "Gatorade". Employees must be encouraged to drink more than the amount required in order to satisfy thirst.
- Use cooling devices to aid the natural body ventilation. Cooling occurs through evaporation of perspiration and limited body contact with heat-absorbing protective clothing. Utilize fans and air conditioners to assist in evaporation. Long, cotton underwear is suggested to absorb perspiration and limit any contact with heat-absorbing protective clothing (i.e., coated Tyvek suits).
- Conduct non-emergency response activities in the early morning or evening during very hot weather.
- Provide shelter against heat and direct sunlight to protect personnel. Take breaks in shaded areas.
- Rotate workers utilizing protective clothing during hot weather.
- Establish a work regime that will provide adequate rest periods, with personnel working in shifts.

3.3.6 Cold Exposure Hazards

Work schedules will be adjusted to provide sufficient rest periods in a heated area for warming up during operations conducted in cold weather. Also, thermal protective clothing such as wind and/or moisture resistant outerwear is recommended to be worn.

If work is performed continuously in the cold at or below -7 °C (20 °F), including wind chill factor, heated warming shelters (tents, cabins, company vehicles, rest rooms, etc.) shall be made available nearby and the worker should be encouraged to use these shelters at regular intervals, the frequency depending on the severity of the environmental exposure. The onset of heavy shivering, frostnip, the feeling of excessive fatigue, drowsiness, irritability, or euphoria, are indications for immediate return to the shelter. When entering the heated shelter, the outer layer of clothing shall be removed and the remainder of the clothing loosened to permit sweat evaporation. A change of dry work clothing shall be provided as necessary to prevent workers from returning to their work with wet clothing.

Dehydration, or the loss of body fluids, occurs in the cold environment and may increase the susceptibility of the worker to cold injury due to a significant change in blood flow to the extremities. Warm sweet drinks and soups should be provided at the work site to provide caloric intake and fluid volume. The intake of coffee should be limited because of a diuretic and circulatory effect.

3.4 Biological Hazards

During the course of the project, there is a potential for workers to come into contact with biological hazards such as animals and insects. As the potential for exposure to blood born pathogens during site investigation is anticipated to be low, a Blood Born Pathogen Exposure Plan (BBPEP) is not required

3.4.1 Animals

During site operations, animals such as dogs, cats, pigeons, mice, and rats may be encountered. Workers shall use discretion and avoid all contact with animals. Bites and scratches from dogs and cats can be painful and if the animal is rabid, the potential for contracting rabies exists. Contact with rat and mice droppings may lead to contracting hantavirus. Inhalation of dried pigeon droppings may lead to psittacosis. Cryptococcosis and histoplasmosis are also diseases associated with exposure to dried bird droppings but these are less likely to occur in this occupational setting.

3.4.2 Insects

Insects, including bees, wasps, hornets, mosquitoes, spiders, and ticks may be present at the site. Some individuals may have a severe allergic reaction to an insect bite or sting that can result in a life threatening condition. In addition, mosquito bites may lead to St. Louis encephalitis or West Nile encephalitis.

4 Personnel Training

4.1 Pre-assignment and OSHA Training

All Cider personnel that will be in direct contact (that is hand digging, sampling, processing) with the native soil/fill materials must complete an initial 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training course and, where necessary, a current eight hour refresher course (as required annually after initial 40-hour training completion). Personnel that will not be in direct contact with native soil/fill materials are only required to prove they have read and understood the procedures presented in this HASP.

The Site Health and Safety Officer will conduct an on-site training meeting for all personnel and observers that could potentially be exposed to the native soil/fill material during construction activities. Training meetings will be provided routinely for any new project personnel. This program will cover specific health and safety equipment and protocols and potential problems inherent to each project operation. The Site Health and Safety Officer will be present for any activities being performed that will involve the handling of soil/fill during construction activities to provide supervision on exposure reduction. This may include insuring the use of proper PPE and air quality monitoring.

4.2 Respirator Requirements

4.2.1 *Respirator Requirements and Fit Testing*

The OSHA respiratory protection standard, 29 CFR 1910.134, under paragraph (f)(2), requires fit testing for all employees using tight fitting respirators including filtering facepiece respirator. The fit test must be performed before the respirator is used and must be repeated at least annually and whenever a different respirator facepiece is used or a change in the employee's physical condition could affect the respirator fit.

The user seal check is a separate requirement under paragraph (g)(1)(iii) and must be performed each time the employee dons the respirator. Employers must adhere to the recommendations of the respirator's manufacturer; different manufacturers recommend different procedures.

4.2.2 *Medical Surveillance*

OSHA requires a medical evaluation to determine whether each employee required to wear a respirator is physically able to wear a respirator and perform the work. This evaluation can be a medical examination or an evaluation of employee responses to the OSHA Respirator Medical Evaluation Questionnaire located in Appendix C of the Respiratory Protection Standard. Either method must be performed by a physician or other licensed healthcare

professional.

5 Personal Protective Equipment

5.1 Levels of Protection

PPE must protect workers from the specific hazards they are likely to encounter on site. Selection of the appropriate PPE must take into consideration: (1) identification of the hazards or suspected hazards; (2) potential exposure routes; and, (3) the performance of the PPE construction (materials and seams) in providing a barrier to these hazards.

Based on anticipated site conditions and the proposed work activities to be performed at the Site, modified Level D Protection will be used. The upgrading/downgrading of these levels of protection will be based on continuous air monitoring results. The levels of protection are described below.

- **Level D Protection**

- a) Safety glasses w/ sideshields or chemical splash goggles
- b) Safety boots/shoes (toe-protected)
- c) Hard hat
- d) Long sleeve work shirt and work pants
- e) Nitrile gloves
- f) Hearing protection (as needed)
- g) Reflective traffic vest

- **Level D Protection (Modified)**

- a) Safety glasses w/ sideshields or chemical splash goggles
- b) Safety boots/shoes (toe-protected)
- c) Disposable chemical-resistant boot covers
- d) Coveralls (polycoated Tyvek or equivalent to be worn when contact with wet contaminated soil, groundwater, or non-aqueous phase liquids is anticipated)
- e) Hard hat
- f) Long sleeve work shirt and work pants
- g) Nitrile gloves
- h) Hearing protection (as needed)
- i) Reflective traffic vest

- **Level C Protection**

- a) Full face-piece, air-purifying, cartridge*-equipped, NIOSH-approved respirator [*combo cartridge P100/OV/CL/HC/SD/CD/HS (escape)]
- b) Inner (latex) and outer (nitrile) chemical-resistant glove

- c) Chemical-resistant safety boots/shoes (toe-protected)
- d) Disposable chemical-resistant boot covers
- e) Hard hat
- f) Long sleeve work shirt and work pants
- g) Coveralls (Tyvek or equivalent, poly-coated Tyvek will be worn when contact, or anticipated contact with wet contaminated soils, groundwater, and/or non-aqueous phase liquids (NAPL) is anticipated)
- h) Hearing protection (as needed)
- i) Reflective traffic vest

5.2 Respirator Fit-Test

All Cider personnel and subcontractors performing site work who could be exposed to hazardous substances at the work site are in possession of a full face-piece, air-purifying respirator and have been successfully quantitative fittested within the past year.

5.3 Respirator Cartridge Change-Out Schedule

Respiratory protection is required to be worn when certain action levels are reached. A respirator cartridge change-out schedule has been developed in order to comply with 29 CFR 1910.134. The respirator cartridge change-out schedule for this project is as follows:

- Cartridges shall be removed and disposed of at the end of each shift, when cartridges become wet or wearer experiences breakthrough, whichever occurs first.
- If the humidity exceeds 85%, then cartridges shall be removed and disposed of after 4 hours of use.
- Respirators shall not be stored at the end of the shift with contaminated cartridges left on. Cartridges shall not be worn on the second day, no matter how short the time period was the previous day they were used.

6 Air Monitoring Program

During site investigation/remediation, the air in work areas will be sampled periodically (on the site and at the property lines) for the presence of contaminants. Levels of organic vapors in the ambient air will be monitored during the fieldwork to ensure that appropriate levels of respiratory protection are employed at all times. Additionally, the testing will be performed to determine if changes to this plan are warranted to protect workers and the environment.

During site work involving disturbance of impacted fill material, real time air monitoring will be conducted for volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs). A photoionization detector (PID) and/or flame ionization detector (FID) will be used to monitor concentrations of VOCs at personnel breathing-zone height. Dust monitoring will be accomplished with an aerosol monitor. Air monitoring will be the responsibility of the Site Health and Safety Officer or designee. Air monitoring will be conducted approximately every 30 minutes during ground intrusive activities in the AOC on the project site. All manufacturers' instructions for instrumentation and calibration will be available onsite.

Subcontractors' air monitoring plans must be equal or more stringent as the Cider plan.

6.1 Organic Compounds

Monitoring with a PID, such as a MiniRAE 2000 (11.7v) or equivalent will occur during intrusive work in the AOCs. Colormetric Indicator Tubes for benzene may be used as backup for the PID, if measurements remain above background monitor every 2 hours. The Field Supervisor will monitor the employee breathing zone at least every 30 minutes, or whenever there is any indication that concentrations may have changed (odors, visible gases, appearance of drill cuttings, etc.) since the last measurement.

Instrument action levels for monitored gases are:

<i>Photoionization Detector (PID)</i>	
Concentrations (in ppm)	Level of PPE Required/Action Required
< 15 ppm within AOC zone	Level D
> 15 ppm (initial)	Stop work. Resume work once readings are below 15 ppm.
> 15 ppm and < 30 ppm (steady state condition) within breathing zone	Level C/Initiate Perimeter Monitoring
> 30 ppm (steady state condition) within AOC zone	Stop Work / Suppress Emissions / Evacuate and reevaluate.
>5 ppm above background for the 15-minute average at downwind perimeter.	Stop Work/ Re-evaluate.
>5ppm and <25 ppm downwind perimeter of AOC Zone	Stop Work / Take corrective actions to abate emissions. Resume work if <5 ppm
>25 ppm at perimeter of work area	Stop work.

*PID readings are taken at personnel breathing zone height using a 10.2V lamp PID or equivalent.

6.2 SVOCs, PCBs, Pesticides, and Metals

Based upon the site history, there is a potential for the soils to contain PAHs, PCBs, pesticides and metals. During invasive procedures which have the potential for creating airborne dust, such as excavation of dry soils, a real time airborne dust monitor such as a Mini-Ram should be used to monitor for air particulates. The Site Health and Safety Officer will monitor the employee breathing zone at least every 30 minutes, or whenever there is any indication that concentrations may have changed (appearance of visible dust) since the last measurement. Instrument action levels for dust monitoring are:

<i>Real Time Particulate Detection Meter</i>	
Concentration (mg/m³)	Level of PPE Required/Action Required
> 0.100 mg/m ³ above BKD (steady state condition) at perimeter of AOC zone for 15-minutes or visible dust.	Stop Work / Implement dust control / Continue dust monitoring if dust levels are less than 150 mg/m ³
> 0.150 mg/m ³ above BKD (following dust suppression measures)	Stop Work / implement dust control, continue work once levels are <150 mg/m ³

*BKD = Background concentration

6.3 Noise Monitoring

As a standard work practice, hearing protection will be worn within the area that exceeds 85 dBA created by any loud machinery as a precaution. Hearing protection is required and should be used in designated areas of the site as indicated by the posted signs. If there is a reasonable possibility that workers may be exposed to an 8-hour time-weighted average exceeding 85 Dba specifically as a result of conducting the required tasks, noise monitoring will be conducted using a sound level meter. Work areas or tasks which pose an exposure risk greater than 85 dBA will require hearing protection.

The New York City Department of Environmental Protection (NYCDEP) has initiated construction noise rules effective 1 July 2007. Contractors employing construction equipment such as vacuum excavators, drill rigs, and jackhammers, are required by the rules to have noise mitigation plans. These plans will be available on site. Noise mitigation measures may include mufflers, etc. Boring activities will occur during daytime hours only to minimize noise disturbance to the community. In addition, no vehicles will idle for more than three minutes when not in use.

6.4 Monitoring Equipment Calibration and Maintenance

Instrument calibration shall be documented and included in a dedicated safety and health logbook or on separate calibration pages of the field book. All instruments shall be calibrated before and after each shift. Calibration checks may be used during the day to confirm instrument accuracy. Duplicate readings

may be taken to confirm individual instrument response. All instruments shall be operated in accordance with the manufacturers' specifications. Manufacturers' literature, including an operations manual for each piece of monitoring equipment will be maintained on site by the Site Health and Safety Officer for reference.

6.5 Determination of Background Levels

Background (BKD) levels for VOCs and dust will be established prior to intrusive activities within the AOC at an upwind location. A notation of BKD levels will be referenced in the daily monitoring log. BKD levels are a function of prevailing conditions. BKD levels will be taken in an appropriate upwind location as determined by the Site Health and Safety Officer.

7 Work Zone and Decontamination

7.1 Work Zone Definition

Work and support areas shall be established based on ambient air data and proposed work sites. They shall be established in order to contain contamination within the smallest areas possible and shall ensure that each employee has the proper PPE for the area or zone in which work is to be performed.

7.1.1 *Exclusion Zone*

It is within this zone that the excavation or environmental remediation activities such as tank abandonment operations are performed. No one shall enter this zone unless the appropriate PPE is donned. The location of this zone will change as the construction-related excavation activities are performed.

7.1.2 *Contaminant Reduction Zone*

It is within this zone that the decontamination process is undertaken. Personnel and their equipment must be adequately decontaminated before leaving this zone for the support zone. This zone will be set up between the EZ and the site boundary.

7.1.3 *Support Zone*

The support zone is considered to be uncontaminated; as such, protective clothing and equipment are not required but should be available for use in emergencies. All equipment and materials are stored and maintained within this zone. Protective clothing is put on within the SZ before entering the EZ or the CRZ. The SZ will be established in a safe environment at least 50 feet away from the EZ.

7.2 Decontamination

In general, decontamination involves scrubbing with a detergent water solution followed by clean water rinses. All disposable items shall be disposed of in a dry container. Certain parts of contaminated respirators, such as harness assemblies and leather or cloth components, are difficult to decontaminate. If grossly contaminated, they may have to be discarded. Rubber components can be soaked in detergent and water and scrubbed with a brush. In addition to being contaminated, all respirators, non-disposable protective clothing, and other personal articles must be sanitized or replaced before they can be used again if they become soiled from exhalation, body oils, and perspiration. The manufacturer's instructions should be followed in sanitizing the respirator masks.

The Site Health and Safety Officer will be responsible for the proper maintenance, decontamination, and sanitizing of any respirator equipment that may be used on-site.

The following procedures have been established to provide site personnel with minimum guidelines for proper decontamination. Personnel leaving the point of operations designated as the EZ must follow these minimum procedures. The decontamination process shall take place within the contaminant reduction zone.

7.2.1 Minimum Decontamination Procedure

Personnel leaving the point of operations should remove or change outer gloves. At a minimum, boots shall be cleaned of all accumulated soil/fill. Outer boots must be properly washed where gross contamination is evident or disposed of. If Tyvek suits are being utilized, they should be removed or changed. Personnel should remove the Tyvek suits so that the inner clothing does not come in contact with any contaminated surfaces. After Tyvek removal, personnel shall remove and discard outer Nitrile gloves. Personnel shall then remove the respirator, where applicable. Respirators shall be disinfected between uses with towelettes or other sanitary methods. Potable water, at a minimum, will be present so that site personnel can thoroughly wash hands and face after leaving the point of operations.

The Site Health and Safety Officer will monitor decontamination procedures to ensure their effectiveness. Modifications of the decontamination procedure may be necessary as determined by the Site Health and Safety Officer's observations.

7.2.2 Hand-Held Equipment Decontamination

Hand-held equipment includes all monitoring instruments as stated earlier, samples, hand tools, and notebooks. The hand-held equipment is dropped at the first decontamination station to be decontaminated by one of the decontamination team members. These items must be decontaminated or discarded as waste prior to removal from the CRZ. To aid in decontamination, monitoring instruments can be sealed in plastic bags or wrapped in polyethylene. This will also protect the instruments against contaminants. The instruments will be wiped clean using wipes or paper towels if contamination is visually evident. Sampling equipment, hand tools, etc. will be cleaned with non-phosphorous soap to remove any potentially contaminated soil, and rinsed with deionized water. All decontamination fluids will be containerized and stored on-site pending waste characterization sampling and appropriate off-site disposal.

7.2.3 Heavy Equipment Decontamination

Equipment traversing the site and exiting the site will be subjected to a decontamination protocol. At a minimum the protocol will consist of an inspection of the truck fenders, tires and mud flaps for accumulated soil/fill, and removal of all accumulations using hand tools (brush, broom and scrapers). If deemed necessary by the Site Health and Safety Officer, this inspection will be performed over a thirty by fifteen foot area that has been filled with ¾ inch crushed recycled concrete aggregate to facilitate the

removal of soil/fill accumulations from the tires, and to immobilize soil/fill removed from the truck body. Additionally, all trucks hauling waste will be required to be covered prior to exiting the site.

7.2.4 Emergency Decontamination

If circumstances dictate that contaminated clothing cannot be readily removed, then remove gross contamination and wrap injured personnel with clean garments/blankets to avoid contaminating other personnel or transporting equipment.

If the injured person can be moved, he/she will be decontaminated by site personnel as described above before emergency responders handle the victim. If the person cannot be moved because of the extent of the injury (a back or neck injury), provisions shall be made to ensure that emergency response personnel will be able to respond to the victim without being exposed to potentially hazardous atmospheric conditions. If the potential for inhalation hazards exist, such as with open excavation, this area will be covered with polyethylene sheeting to eliminate any potential inhalation hazards. All emergency personnel are to be immediately informed of the injured person's condition, potential contaminants, and provided with all pertinent data.

8 General Safety and Health Provisions

8.1 Safety Practices / Standing Orders

The following are important safety precautions that will be enforced during work activities.

- Eating, drinking, chewing gum or tobacco, smoking, or any practice that increases the probability of hand-to-mouth transfer and ingestion of material is prohibited in any area designated as contaminated.
- Hands and face must be thoroughly washed upon leaving the work area and before eating, drinking, or any other activity.
- Whenever decontamination procedures for outer garments are in effect, the entire body should be thoroughly washed as soon as possible after the protective garments are removed.
- No excessive facial hair that interferes with the effectiveness of a respirator will be permitted on personnel required to wear respiratory protection equipment. The respirator must seal against the face so that the wearer receives air only through the air purifying cartridges attached to the respirator. Fit testing shall be performed prior to respirator use to ensure the wearer obtains a proper seal.
- Contact with potentially contaminated surfaces should be avoided whenever possible. One should not walk through puddles; kneel on the ground; lean, sit, or place equipment on drums, containers, vehicles, or the ground.
- Medicine and alcohol can potentate the effect from exposure to certain compounds. Prescribed drugs and alcoholic beverages should not be consumed by personnel involved in the project.
- Personnel and equipment in the work areas should be minimized, consistent with effective site operations.
- Work areas for various operational activities should be established.
- Procedures for leaving the work area must be planned and implemented prior to going to the site. Work areas and decontamination procedures must be established on the basis of prevailing site conditions.
- Respirators will be issued for the exclusive use of one worker and will be cleaned and disinfected after each use.
- Safety gloves and boots shall be taped to the disposable, chemical-protective suits as necessary.
- All unsafe equipment left unattended will be identified by a "DANGER, DO NOT OPERATE" tag.
- Noise mufflers or earplugs may be required for all site personnel working around heavy equipment. This requirement will be at the discretion of the Site Health and Safety Officer. Disposable, form-fitting plugs are preferred.
- Cartridges for air-purifying respirators in use will be changed daily at a minimum.

8.2 Buddy System

Site personnel will employ the buddy system when working under certain circumstances, such as enclosed spacing. Under the buddy system, each site worker is responsible for monitoring the well-being of another worker. No one will work alone when the buddy system is implemented. At no time will fewer than two employees be present at the site if activities are underway.

8.3 Site Communications Plan

Mobile telephone and/or two-way radios will be used to communicate between the work parties on the site. The following standard hand signals will be used in case of failure of radio communication:

- Hands on top of head = Need assistance
- Thumbs up = OK, I am alright, I understand
- Thumbs down = No, negative

Personnel in the Contaminated Zone should remain in constant radio communication or within sight of the project team leader. Any failure of radio communication will require the team leader to evaluate whether personnel should leave the zone.

9 Emergency Response / Contingency Plan

9.1 Pre-Emergency Planning

In order to properly prepare for emergencies, Safety Data Sheets (SDS) will be maintained on-site for the type of contaminants to which workers may be exposed. The SDS for potential chemicals to be encountered at the Site are presented in **Appendix D**.

In the event a suspected or known hazardous substance or substance container is encountered during site activities, a contingency plan will be triggered.

Cider will communicate directly with administrative personnel from the emergency room at the hospital in order to determine whether the hospital has the facilities and personnel needed to treat cases of trauma resulting from any of the contaminants expected to be found on the site. Instructions for finding the hospital will be posted conspicuously in the site office and in each site vehicle.

9.2 Emergency Contact Information

In the event of an accident or emergency situation, emergency procedures will be executed. Said procedures can and will be executed by the first person to observe an accident or emergency situation. The Site Health and Safety Officer will be notified about the situation immediately after emergency procedures are implemented.

9.2.1 Emergency Contacts

ORGANIZATION	CONTACT	TELEPHONE
City of New Rochelle Police		911
City of New Rochelle Fire		911
CE Project Manager	James Cressy	631-365-6118
National Response Center		800-424-8802
TSCA Hotline		202-554-1404
RCRA Hotline		800-424-9346
Center for Disease Control	(DAY) (NIGHT)	404-452-4100 404-329-2888
Bureau of Alcohol, Tobacco & Firearms		800-424-9555
National Response Center		800-424-8802
Pesticide Information Service		800-424-9346
Federal Express - Hazardous Material Info		901-922-1666

9.3 Contingency Plan

If an unknown substance or substance container is encountered during site activities, the following contingency plan will be triggered.

- The Site Health and Safety Officer, Project Manager and Field Operations Leader will be notified and an Exclusion Zone (the aerial extent of which will be determined by the above safety staff) will be established.
- All staff will be evacuated from the Exclusion Zone.
- Air monitoring will be conducted down-wind of the Exclusion Zone.
- The NYSDEC, as well as any other Government regulatory agency whose need may be prompted by the particular situation, will be notified.
- Upon arrival of the NYSDEC or Government regulatory agency representative(s), site control will transfer to the appropriate Government personnel.

It may be possible that a situation could develop site emergency could necessitate the evacuation of all personnel from the site. If such a situation develops, an audible alarm shall be given for site evacuation (consisting of an air horn). Personnel shall evacuate the site in a calm and controlled fashion and regroup at a predetermined location. The route of evacuation will be dependent on wind direction, severity, type of incident, etc. The site must not be re-entered until back-up help, monitoring equipment, and/or personal protective equipment are on hand and the appropriate regulatory agencies have been notified.

9.4 Emergency Medical Treatment Procedures

All injuries, no matter how slight, will be reported to the site safety supervisor immediately. The safety supervisor will complete an accident report for all incidents.

Some injuries, such as severe lacerations or burns, may require immediate treatment. Unless required due to immediate danger, seriously injured persons should not be moved without direction from attending medical personnel.

Only in non-emergency situations will an injured person be transported to the hospital by means other than an ambulance.

Nearest Hospital with Emergency Room:

Montefiore New Rochelle Hospital

16 Guion Place

New Rochelle, NY

Tel: (914) 632-5000

*(Directions from site to hospital can be found on **Figure 2**, Attached to the front of this plan)*

9.4.1 *Standard Procedures for Injury*

1. Notify the Site Health and Safety Officer, Project Manager, and the proper regulatory agency of all accidents, incidents, and near emergency situations.
2. If the injury is minor, trained personnel should proceed to administer appropriate first aid.
3. Telephone for ambulance/medical assistance if necessary. Whenever possible, notify the receiving hospital of the nature of physical injury or chemical overexposure. If no phone is available, transport the person to the nearest hospital.
4. When transporting an injured person to a hospital, bring this Health and Safety Plan with the attached SDS to assist medical personnel with diagnosis and treatment.

9.4.2 *Chemical Overexposure*

The following are standard procedures to treat chemical exposures. Other, specific procedures detailed on the SDS will be followed, when necessary.

- SKIN AND EYE: Use copious amounts of soap and water from eye-wash kits and portable hand wash stations.
- CONTACT: Wash/rinse affected areas thoroughly, then provide appropriate medical attention. Skin shall also be rinsed for 15 minutes if contact with caustics, acids or hydrogen peroxide occurs. Affected items of clothing shall also be removed from contact with skin.

Providing wash water and soap will be the responsibility of each individual contractor or subcontractor on-site.

9.5 Fire Prevention and Protection

In the event of a fire or explosion, procedures will include immediately evacuating the site and notification of the Cider Project Manager. Portable fire extinguishers will be provided at the work zone. The extinguishers located in the various locations should also be identified prior to the start of work. No personnel will fight a fire beyond the stage where it can be put out with a portable extinguisher (incipient stage).

Fires will be prevented by adhering to the following precautions:

- Good housekeeping and storage of materials.
- Storage of flammable liquids and gases away from oxidizers.
- Shutting off engines to refuel.
- Grounding and bonding metal containers during transfer of flammable liquids.
- Use of UL approved flammable storage cans.

- Fire extinguishers rated at least 10 pounds ABC located on all heavy equipment, in all trailers and near all hot work activities.

9.6 Significant Vapor Release

Based on the proposed tasks, the potential for a significant vapor is low. However, if a release occurs, the following steps will be taken:

- Move all personnel to an upwind location. All non-essential personnel shall evacuate.
- Upgrade to Level C Respiratory Protection.
- Downwind perimeter locations shall be monitored for volatile organics..
- If the release poses a potential threat to human health or the environment in the community, the Emergency Coordinator shall notify the Cider Project Manager.
- Local emergency response coordinators will be notified.

9.7 Adverse Weather Conditions

In the event of adverse weather conditions, the Site Health and Safety Officer will determine if work will continue without potentially risking the safety of all field workers. Some of the items to be considered prior to determining if work should continue are:

- Potential for heat stress and heat-related injuries.
- Potential for cold stress and cold-related injuries.
- Treacherous weather-related working conditions (hail, rain, snow, ice, high winds).
- Limited visibility (fog).
- Potential for electrical storms.
- Earthquakes.
- Other major incidents.

Site activities will be limited to daylight hours, or when suitable artificial light is provided, and acceptable weather conditions prevail. The Site Health and Safety Officer will determine the need to cease field operations or observe daily weather reports and evacuate, if necessary, in case of severe inclement weather conditions.

9.8 First Aid

A first aid kit and an emergency eyewash will be available on-site. Field crews, when performing field operations, will carry portable first aid kits that include emergency eye wash stations.

10 Recordkeeping

10.1 Employer's First Report of Injury

The site safety supervisor for all accidents involving work injury at the site will complete this form (**Appendix A**). Follow-up procedures will include investigation of each accident or near-miss by the safety supervisor to assure that no similar accidents occur in the future.

10.2 Injuries and Illnesses Form (OSHA 200)

All occupational injuries and illnesses that are required to be recorded under the Occupational Safety and Health Act will be registered on OSHA Form 200 (see **Appendix B**). The site safety supervisor will record occupational injuries and illnesses within 48 hours of occurrence, as required by statute.

11 Field Personnel Review

This form serves as documentation that field personnel have been verbally given a full HASP review by Cider personnel, and understand this HASP. It is maintained on site by the Site Health and Safety Officer as a project record. Each field team member shall sign this section after Site-specific training is completed and before being permitted to work onsite.

[illegible]

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. “Periodic” 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 $150 \text{ mcg}/\text{m}^3$ 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 $150 \text{ mcg}/\text{m}^3$ 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 $150 \text{ mcg}/\text{m}^3$ 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

APPENDIX 8
SITE MANAGEMENT FORMS

SITE INSPECTION FORM

I. SITE INFORMATION				
Site Name: The Huguenot Site			Date of Inspection:	
Location: 387 Huguenot Street, New Rochelle, NY			NYSDEC Site No.: C360157	
Inspector (Firm/Individual):			Weather/Temperature:	
Attachments:		Site Map	Other	
Item	Condition			Comments
	Good	Needs Maintenance	N/A	
II. GENERAL SITE CONDITIONS				
Litter				
Vandalism				
Vegetative infestation				
IV. SITE COVER SYSTEM				
Stone layer				
Demarcation Layer				
Asphalt Pavement				
Concrete Slab				
Vapor barrier system				
V. GROUNDWATER MONITORING WELLS				
Flush mount well covers				
Plugs/locks				
Functionality				
VI. OVERALL OBSERVATIONS				



GROUNDWATER WELL SAMPLING FORM

Project Name:	The Huguenot Site	Date:	
Project Number:		Sampler:	
Well Identification:		Weather:	
Length of Sand Pack		Boring Diameter:	
Well Casing Diameter:			

Condition of Well

Cap		Bailer/Rope	
Lock		Protective Casing	

Purge Data

A.	Total Length of Casing (depth to bottom in ft.)	
B.	Water Level (ft.)	
C.	Column of Water in Well (A-B)	
D.	Gallons per Linear Foot of Casing:	
	4-inch well = 0.6528 gallons/ft.	
	2-inch well = 0.163 gallons/ft.	
E.	Three Well Volumes (C × D × 3)	

Field Analyses

Start Time	Stop Time	Pump Depth	Pump Rate (L/min)	Temp. (within ±0.5 °C)	ORP (±10%, mV)	Spec Cond (± 10%, S/m or mS/cm)	pH (±0.1)	Turbidity (<10% and < 5 NTU)	DO (±10%, mg/L)	Observations (Color, Odor)

Samples and Preservatives

Comments

Signed/Sampler: _____ Date: _____

Subslab Soil Vapor Sample Collection Log			
Sample ID:			
Client:		Boring Equipment:	
Project:		Sealant:	
Location:		Tubing Information:	
Project #:		Miscellaneous Equipment:	
Samplers:		Subcontractor:	
Sampling Location:		Equipment:	
Sampling Depth:		Moisture Content of Sampling Zone:	
Date of Installation:		Approximate Purge Volume:	

Instrument Readings:

	Time	Canister Vacuum (Inches of Hg)	Temperature (°F)	Relative Humidity (%)	Air Speed (ft/min)	Barometric Pressure (inches of Hg)	PID (ppb)
Start							
Mid							
End							

(a) Record canister information at a minimum at the beginning and end of sampling

SUMMA Canister Information:

Size:	
Canister ID:	
Regulator ID:	
Notes:	

Tracer Test Information (if applicable):

Initial Helium Shroud:	
Final Helium Shroud:	
Tracer Test Passed:	

General Observations/Notes:

surface confiner, soil conditones, Subsurface features, Weather etc.
Approximating One-Well Volume (for purging): When using 1¼-inch "Dummy Point" and a 6-inch sampling interval, the sampling space will have a volume of approximately 150 mL. Each foot of ¼-inch tubing will have a volume of approximately 10 mL.

Indoor Air Sample Collection Log			
Sample ID:			
Client:		Outdoor/Indoor:	
Project:		Sample Intake Height:	
Location:		Tubing Information:	
Project #:		Miscellaneous Equipment:	
Samplers:		Time On/Off:	
Sample Point Location:		Install Date	

Instrument Readings:

	Time	Canister Vacuum (inches of Hg)	Temperature (°F)	Relative Humidity (%)	Air Speed (ft/min)	Barometric Pressure (inches of Hg)	PID (ppb)
Start							
Mid							
End							

SUMMA Canister Information:

Size:	
Canister ID:	
Regulator ID:	
Notes:	

General Observations/Notes:

APPENDIX 9

REMEDIAL SYSTEM OPTIMIZATION TABLE OF CONTENTS

REMEDIAL SYSTEM OPTIMIZATION FOR THE HUGUENOT SITE

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