HydroEnvironmental
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LETTER OF TRANSMITTAL

To: √Mr. Len Zinoman
NYSDEC Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7020

Date: March 9, 2021

RE: Revised Brownfield Cleanup Program (BCP) Application Pages
TRG Management LLC
28-34 Pearl Street
Port Chester, New York 10573

We are sending you the following items:

Copies	Date	Description
1	*March 9, 2021*	*Revised BCP Application Pages and Documents for 28-34 Pearl Street, Port Chester, New York*

These items are transmitted:

__X__ For Approval __X__ For Your Use ___ As Requested

__X__ For Your Review ___ For Your Signature

Comment:

Attn: Chief, Site Control Section

Enclosed are the revised Brownfield Cleanup Program (BCP) Application pages and pertinent documents for 28-34 Pearl Street in Port Chester, New York. If you should have any questions, please contact our office. Thank you.

cc: File
Enclosure

Signed: Patti Clause
Patti Clause
Office Manager

*This Letter of Transmittal contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the addressee(s) named above. If you are not the intended recipient of this transmittal, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this transmittal is strictly prohibited. If you have received this transmittal in error, please immediately notify us by telephone and return the original transmittal to us at the below address via the U.S. Postal Service. Thank You.

One Deans Bridge Road • Somers NY 10589
914.276.2560 • Fax 914.276.2664

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "*BCA*" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ **Yes** ☑ **No** **If yes, provide existing site number:** _____

PART A (note: application is separated into Parts A and B for DEC review purposes) ***BCP App Rev 10***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME TRG Management LLC

ADDRESS 271 Madison Avenue, 18th Floor

CITY/TOWN New York ZIP CODE 10016

PHONE (201) 923-7600 | FAX (203) 286-1122 | E-MAIL smatri@renatusgroup.com

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

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? ☑ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP**.

Section II. Project Description

1. What stage is the project starting at? ☑ Investigation ☐ Remediation

   NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

3. Please attach a short description of the overall development project, including:
   - the date that the remedial program is to start; and
   - the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports**: an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	X	X	X
Chlorinated Solvents			
Other VOCs			
SVOCs	X	X	
Metals	X		
Pesticides			
PCBs			
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?* ☑ **Yes** ☐ **No**
(*answering No will result in an incomplete application)

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☑ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: residential

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME 28-34 Pearl Street

ADDRESS/LOCATION 28-34 Pearl Street

CITY/TOWN Rye ZIP CODE 10573

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):

COUNTY Westchester SITE SIZE (ACRES) .45 acres

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
73 ° 39 ' 52.16 "	40 ° 59 ' 56.31 "

Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
28 Pearl Street	142.30	1	84	.33
34 Pearl street	142.30	1	83	.12

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach an accurate map of the propsed site.

2. Is the required property map attached to the application? ☑ Yes ☐ No
   (application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
   (See DEC's website for more information) Yes ☑ No ☐

   If yes, identify census tract : Census Tract 80

   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☑ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☑ No

   If yes, identify name of properties (and site numbers if available) in related BCP applications:_____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☑ No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☑ No
   If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ☑ No
   If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas? If yes, identify here and attach appropriate information. ☐ Yes ☑ No

Easement/Right-of-way Holder	Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type	Issuing Agency	Description

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? ☑ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☐ Yes ☐ No
If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☐ No

13. If you have answered *Yes* to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____ _____ _____ _____ _____ _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: BCP SITE #:	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Stephen Matri, Jr.		
ADDRESS 271 Madison Avenue, 18th Floor		
CITY/TOWN New York		ZIP CODE 10016
PHONE (201) 923-7600	FAX (203) 286-1122	E-MAIL smatri@renatusgroup.com
NAME OF REQUESTOR'S CONSULTANT William A. Canavan, HydroEnvironmental Solutions, Inc.		
ADDRESS One Deans Bridge Road		
CITY/TOWN Somers		ZIP CODE 10589
PHONE 914-276-2560	FAX 914-276-2664	E-MAIL wcanavan@hesny.com
NAME OF REQUESTOR'S ATTORNEY Helen Mauch		
ADDRESS 290 Madison Avenue, Fourth Floor		
CITY/TOWN New York		ZIP CODE 10017
PHONE 914-523-6361	FAX n/a	E-MAIL helen@mintzermauch.com
Section VI. Current Property Owner/Operator Information – If not a Requestor		
CURRENT OWNER'S NAME Joseph Gianfrancesco and Cheryl-Pearl Realty Corp.	OWNERSHIP START DATE: 1991 & 2001	
ADDRESS 28 Pearl Street		
CITY/TOWN Port Chester	ZIP CODE 10573	
PHONE (914) 939-2811	FAX n/a	E-MAIL n/a
CURRENT OPERATOR'S NAME V&G International c/o Roqui Vallejo		
ADDRESS 28 Pearl Street		
CITY/TOWN Port Chester	ZIP CODE 10573	
PHONE (914) 937-1577	FAX n/a	E-MAIL n/a

PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☑ No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? ☐ Yes ☑ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. ☐ Yes ☑ No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☑ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☑ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☑ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☑ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☑ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☑ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☑ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☑ No

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

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☑ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):
☐ Previous Owner ☐ Current Owner ☑ Potential /Future Purchaser ☐ Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☑ Yes ☐ No

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

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
   If yes, please provide relevant information as an attachment. ☐ Yes ☑ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☑ No
   If yes, please provide: Site #_____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☑ No
   If yes, please provide: Permit type:_____ EPA ID Number:_____
   Date permit issued:_____ Permit expiration date:_____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
   If yes, please provide: Order #_____ ☐ Yes ☑ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
   If yes, please provide explanation as an attachment. ☐ Yes ☑ No

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23 / Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository**. In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? CD-6

   What uses are allowed by the current zoning? (Check boxes, below)

   ☑ Residential ☑ Commercial ☐ Industrial

   If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☑ Residential ☑ Commercial ☑ Industrial ☐ Vacant ☐ Recreational (check all that apply)

   Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☑ Residential ☐ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

   If residential, does it qualify as single family housing? ☐ Yes ☑ No

4. Do current historical and/or recent development patterns support the proposed use?	☑ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. The proposed use is a 6-story residential building with one floor below grade and surface level parking. Current zoning is CD-6 , which permits multi-family residential uses.	☑ Yes ☐ No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of TRG Management LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 12/21/2020 Signature: _____

Print Name: Stephen Mann, Jr.

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
    - Chief, Site Control Section
    - New York State Department of Environmental Conservation
    - Division of Environmental Remediation
    - 625 Broadway
    - Albany, NY 12233-7020

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 10

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	☐ Yes ☐ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	☐ Yes ☐ No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	☐ Yes ☐ No
2. Is the property upside down or underutilized as defined below?	Upside Down? ☐ Yes ☐ No Underutilized? ☐ Yes ☐ No

From ECL 27-1405(31):

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

From 6 NYCRR 375-3.2(l) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)

375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and

(1) the proposed use is at least 75 percent for industrial uses; or

(2) at which:

(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;

(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and

(iii) one or more of the following conditions exists, as certified by the applicant:

(a) property tax payments have been in arrears for at least five years immediately prior to the application;

(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or

(c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; *the New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below**:

☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;

☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available* (*Checking this box will result in a "pending" status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);

☐ This is Not an Affordable Housing Project.

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: 28-34 Pearl Street **Site Address:** 28-34 Pearl Street
City: Rye **County:** Westchester **Zip:** 10573

Tax Block & Lot
Section (if applicable): 142.30 **Block:** 1 **Lot:** 84

Requestor Name: TRG Management LLC **Requestor Address:** 271 Madison Avenue, 18th Floor
City: New York **Zip:** 10016 **Email:** smatri@renatusgroup.com

Requestor's Representative (for billing purposes)
Name: Stephen Matri, Jr. **Address:** 271 Madison Avenue, 18th Floor
City: New York **Zip:** 10016 **Email:** smatri@renatusgroup.com

Requestor's Attorney
Name: Helen Mauch **Address:** 290 Madison Avenue, Fourth Floor
City: New York **Zip:** 10017 **Email:** helen@mintzermauch.com

Requestor's Consultant
Name: William A. Canavan, HydroEnvironmental Solutions, Inc. **Address:** One Deans Bridge Road
City: Somers **Zip:** 10589 **Email:** wcanavan@hesny.com

Percentage claimed within an En-Zone: ☐ **0%** ☐ **<50%** ☐ **50-99%** ☑ **100%**

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☑ **Volunteer** ☐ **Participant**

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No
DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined
Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No
DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined
Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract
DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined
Notes:

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your Regional office to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the BCP Agreement Amendment Application. **See guidance at the end of these instructions regarding the determination of a complete application.**

SECTION I REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

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

Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of DER-10. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION II PROJECT DESCRIPTION

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated..

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SECTION III PROPERTY'S ENVIRONMENTAL HISTORY

Please follow instructions on application form.

SECTION IV PROPERTY INFORMATION

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.

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SECTION IV (continued)

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see DEC's website.

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

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SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/ actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

A typical Environmental Assessment would look like the following:

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).
Soil - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).
Groundwater - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.
Soil Vapor & Indoor Air - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

SECTION V ADDITIONAL REQUESTOR INFORMATION

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.

Consultant and Attorney Name, Address, etc.

Provide requested information.

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SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION (IF NOT A REQUESTOR)

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

SECTION VII REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION VIII PROPERTY ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) website for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

SECTION VIII (continued)

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

SECTION IX CONTACT LIST INFORMATION

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

SECTION X LAND USE FACTORS

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).

2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

SECTION XI SIGNATURE PAGE

The Requestor must sign the application, or designate a representative who can sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

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DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.

2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.

3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (**Please note:** the application *as a whole* requires more than the information outlined below to be determined complete). The application must include:

    a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.

    b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:

        i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or

        ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.

    c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.**

    d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

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DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:

    a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or

    b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.

5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:

    a. include an approved public notice to be sent to all parties on the Contact List included with the application;

    b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;

    c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and

    d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).

        i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.

        ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.

        iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

Supplemental Information to BCP Application for TRG Management LLC

Section I

Print out from NYS Department of State – Exhibit A.

TRG Management LLC is a New York limited liability company. The members of TRG Management LLC are Stephen Matri, Jr. and Kevin Leahey.

Section II. Project Description

II.3 - Narrative Description

Additional Remedial Investigation (RI) will be completed upon entry into the BCP. A Remedial Investigation Work Plan (RIWP), a draft Remedial Investigation Report (RIR) and a draft Remedial Action Work Plan (RAWP) will be completed within approximately twelve months of entry into the program. Following approval of the RAWP, the Remedial Action (RA) will be implemented, for which the estimated start for the remedial action will be April 5th, 2021. The Certificate of Completion is anticipated in April 2022.

Section III. Property's Environmental History

III.1 – Environmental Reports

The environmental reports and/or data deliverables prepared for the Site include the following, which are attached in Exhibit B.

1. Phase I Environmental Site Assessment, 28-34 Pearl Street, Port Chester, NY; prepared by HydroEnvironmental Solutions, Inc. dated August 2020.
2. Phase II Environmental Site Assessment, 28-34 Pearl Street, Port Chester, NY; prepared by HydroEnvironmental Solutions, Inc., dated August 2020.
3. Supplemental subsurface investigation completed on November 2,2020 on the 34 Pearl Street property included soil, groundwater and soil vapor sampling. Summary tables and spider diagrams for this work are included in Exhibit B.

III.2 – Sampling Data

The laboratory reports containing sampling data are contained in the investigation reports, summary tables and spider diagrams referenced above.

III.3 – Site Drawings

The site drawings for soil, groundwater and soil vapor are attached as Exhibit C. The data for these drawings are in the reports and laboratory deliverables that are referenced above.

Section IV. Property Information

The following maps have been attached as Exhibit D.

– Westchester county tax map
– USGS topographic map, indicating the site's location
– Property base map

IV.10. Property Description and Environmental Assessment

Location

The 28-34 Pearl Street Site is located in a suburban and commercial area, at 28 and 34 Pearl Street, Port Chester, NY.

Site Features

The Site consists of a two-story three-bedroom home and commercial storefronts (small engine and auto repair). According to the properties' tax identification cards, 28 Pearl Street is currently owned by Cheryl-Pearl Realty Corp. and 34 Pearl Street is currently owned by Joseph Gianfrancesco (a member of Cheryl-Pearl Realty Corp). 28 Pearl Street is 0.33 acres and 34 Pearl Street is 0.12 acres.

The small engine repair shop, Joe's Garage, and auto repair shop, V&G Int'l Transmissions & Auto Repair, LTD., occupy the single-story building at 28 Pearl Street. 28 Pearl Street also consists of a paved parking area located in front of the building along Pearl Street.

Current Zoning and Land Use

The Site is currently zoned CD-6 Urban Core Character District. As described in the Village of Port Chester's zoning code, the CD-6 Urban Core Character District consists of the highest density with a wide variety of uses, located near and with connections and access to the Public Transit. The property surrounding the site is zoned for commercial and residential uses.

Past Use of the Site

Prior to the current uses on the Site, part of the Site was used as a fueling station. According to the Site's owner, six 2,000-gallon underground storage tanks were removed from the Site when the use was converted from a fueling station to its present use. Historical USGS maps indicate that the buildings on the Site were constructed during or prior to the 1940s.

Site Geology and Hydrogeology

According to the Surficial Geologic Map of New York, Lower Hudson Sheet (Cadwell, 1989), the Site is underlain by glacial till with variable texture, which is relatively impermeable. The thickness of the till in this area varies between 1 - 50 meters below the surface. The bedrock beneath the Site is mapped on the Geologic Map of New York, Lower Hudson Sheet (Fisher, 1970) as the late Cambrian to early Ordovician Hartland Formation (basal amphibolite overlain by pelitic schists).

Environmental Assessment

A Phase I ESA conducted by HES determined there were three (3) *recognized environmental conditions* (RECs) and one (1) *historical recognized environmental condition (HREC)*. During the Phase 1 investigation the following RECs and HRECs were observed:

- REC-1: Former USTs and pump islands related to the former use of 28 Pearl Street as a fueling station. According to the SITE owner, Mr. Joseph Gianfrancesco, six 2,000-gallon USTs and the pump islands, which formerly serviced the fueling station, were removed under the supervision of the Village of Port Chester approximately 20 years ago. This was confirmed by records obtained in the EDR search conducted as part of the Phase I ESA. However, the potential for undocumented leaks related to the former pump islands and six USTs are a potential source for contamination to the subsurface soil and groundwater, making the SITE's former use a potential REC.

- REC-2: Floor drains located inside the small engine repair shop and automotive repair shop at 28 Pearl Street. According to the SITE owner and operator of the small engine repair shop, Mr. Gianfrancesco, some floor drains were connected to an oil-water separator which fed to the waste oil tank, while others discharged to possible dry wells. Although the floor drains appeared to be in good condition the potential for petroleum products and hazardous chemicals to leak from floor drain piping or a failure of the oil-water separator presents the potential for subsurface contamination.

- REC-3: The three above-ground storage tanks (ASTs) located behind the building at 28 Pearl Street. Field inspection of the ASTs indicated potential for corrosion at

the base of the tanks due to their proximity to moist vegetated soils below the base of the tank. Each of these conditions may lead to or may have led to leaks from the ASTs.

- HREC-1: The target SITE is a historical auto repair garage and was a former gas station dating back to 1968, which is evident in the records search. For these reasons, this is considered an HREC.

Soil:

The soil laboratory analytical results from the Phase II ESA conducted at the site indicate that soil collected from borings B-6 and B-7 contained concentrations of VOCs that were detected above laboratory method detection limits (MDLs), and they also exceeded NYSDEC Unrestricted Use Soil Cleanup Objectives (NYSDEC-UUSCOs). Boring B-6 had exceedances for the following compounds: 1,2,4-Trimethylbenzene (81 mg/kg [micrograms per kilogram]), 1,3,5-Trimethlbenzene (14 mg/kg), Acetone (0.190 mg/kg), Methyl chloride (0.200 mg/kg), n-Propylbenzene (6.7 mg/kg) and Total Xylenes (5.10 mg/kg). Boring B-7 had an exceedance for Acetone (0.0660 mg/kg).

Soil collected from the borings designated B-3 TW, B-4, B-6, and B-7 contained concentrations of metals detected above laboratory MDLs, as well as exceeding the NYSDEC-UUSCOs in accordance with NYSDEC Commissioners Policy No. 51 (CP-51) and Subpart 375-6.8(a). At boring location B-3 TW, there were exceedances for Copper (58.2 mg/kg) and Nickel (39.5 mg/kg). At boring location B-4, there were exceedances for Lead (85.2 mg/kg) and Zinc (126 mg/kg). At borings B-6 and B-7 exceedances for Lead were observed (526 and 406 mg/kg, respectively). No detected PCBs were observed in the boring designated B-7.

SVOC concentrations were detected above laboratory MDLs at the boring locations designated B-3 TW B-4, B-6, and B-7, although none of the above locations had SVOC concentrations that exceeded their respective NYSDEC-UUSCOs.

The soil laboratory analytical results are summarized on **Table 1** and the laboratory analytical report is included in **Appendix 3** of the HES Phase II ESA included as part of this BCP Application.

The supplemental investigation conducted on November 2, 2020 on the 34 Pearl Street site indicated that lead exceeded Restricted Residential Soil Cleanup Objectives (RRSCOs) at test boring locations GB-2 and B-7. While Barium exceeded RRUSCOs at GB-2, and mercury exceeded RRSCOs at B-7.

Groundwater:

During the Phase II ESA conducted at the site temporary groundwater monitoring wells were installed in the boreholes designated B-2 TW and B-3 TW. The wells were constructed of 1-inch schedule 40 PVC using 20-slot well screen and solid PVC casing to completion depths of 9.5 and 10.5 ftbg. Groundwater was encountered beneath the site at a depth of 7-9 ftbg. The specific direction of groundwater flow was not determined, however, based on surface topography, groundwater is presumed to flow to the east/southeast toward the Byram River and ultimately to the Long Island Sound.

The groundwater samples collected from the temporary monitoring wells installed in B-2 TW and B-3 TW indicate that VOCs were detected above laboratory MDLs in both groundwater samples. Additionally, there were concentrations of VOCs that exceeded their respective NYSDEC Ambient Water Quality Standards (AWQS) in both samples designated B-2 TW and B-3 TW. For sample B-2 TW, the following parameters exceeded NYSDEC-AWQS: Acetone (1,200 ug/L [micrograms per Liter]), Benzene (32 ug/L), Isopropylbenzene (45 ug/L), Methylene chloride (270 ug/L), n-Propylbenzene (150 ug/L), p-Isopropyltoluene (27 ug/L), and sec-Butylbenzene (140 ug/L).

The sample collected at B-3 TW had the following exceedances: 1,2,3-Trichloropropane (5 ug/L), 1,2,4-Trimethylbenzene (54 ug/L) Acetone (510 ug/L), Benzene (35 ug/L), Ethyl Benzene (7.7 ug/L) Isopropylbenzene (23 ug/L), Methylene chloride (14 ug/L), n-Butylbenzene (41 ug/L) n-Propylbenzene (60 ug/L), p & m Xylenes (5.8 ug/L), p-Isopropyltoluene (9.6 ug/L), and sec-Butylbenzene (43 ug/L).

The groundwater collected from the temporary monitoring well designated GB-3 TW contained concentrations of SVOC constituents above laboratory MDLs that exceeded their respective NYSDEC-AWQS. For GB-3 TW, Indeno(1,2,3-cd)pyrene (0.0571 ug/L) exceeded its respective NYSDEC-AWQS.

The groundwater laboratory analytical results are summarized on **Table 2** and the laboratory analytical report is included in **Appendix 3** of the HES Phase II Report included herein as part of the BCP Application.

Soil Vapor:

Soil vapor samples were collected from shallow vapor points designated VP-1, VP-2, VP-3, VP-4 and a background air sample during the Phase II ESA. The soil vapor analytical results indicate that VOCs were detected above laboratory MDLs in each of the collected samples. Additionally, there were VOCs detected in each of the collected samples that exceeded their respective New York State Department of Health (NYSDOH) Background Standards for Outdoor Air. VP-1 had exceedances of 1,1,1-Trichloroethane (1.5 ug/m^3), 1,2,4-Trimethylbenzene (9.1 ug/m^3), 1,3,5-Trimethylbenzene (9.1 ug/m^3), 2-Butanone (6 ug/m^3), 4-Methyl 2-Pentanone (0.970 ug/m^3), Acetone (120 ug/m^3), Benzene (1.2 ug/m^3), Chloroform (3.8 ug/m^3), Chloromethane (1.3

ug/m^3), Cyclohexane (0.540 ug/m^3), Dichlorofluoromethane (ug/m^3), Ethyl Benzene (5.5 ug/m^3), Hexachlorobutadiene (1.7 ug/m^3), Methyl Methacrylate (0.650 ug/m^3), Methane Chloride (1.4 ug/m^3), n-Heptane (1.6 ug/m^3), n-Hexane (2.2 ug/m^3), o-xylene (6.6 ug/m^3), p- & m-Xylenes (5.7 ug/m^3), Styrene (0.670 ug/m^3), Tetrachloroethylene (250 ug/m^3), Toluene (4.8 ug/m^3), and Trichlorofluoromethane (1.5 ug/m^3). The samples designated VP-2, VP-3, VP-4 and the background sample contained exceedances of these contaminants as well, with VP-2 having the highest overall concentrations of all samples collected. Notable contaminants from VP-2 which had particularly high concentrations were Cyclohexane (180,000 ug/m^3), n-Heptane (270,000 ug/m^3), and n-Hexane (530,000 ug/m^3).

The soil vapor laboratory analytical results are summarized on **Table 3** and the laboratory analytical report is included in **Appendix 3** of the HES Phase II ESA which is included in the BCP Application.

Data Gaps

The Phase II ESA and Supplemental Investigations determined that the 28 Pearl Street property was impacted with VOCs, SVOCs and heavy metals related to the historic use of the site as a petroleum hydrocarbon dispensing and automobile and small engine repair shop. Additionally, the 34 Pearl Street property was impacted by heavy metals including lead, barium and mercury. However, the extent of impacts on-site, and possible downgradient and off-site to the south/southeast across Pearl Street has not been fully delineated (aerially) to date. Thus, data gaps exist for all three impacted media at the site including soil, groundwater and soil vapor. Future subsurface investigation and sampling of soil, groundwater and soil vapor will need to be conducted. Permanent monitor wells will need to be installed to determine the long-term impacts to groundwater and to determine an accurate groundwater flow direction and hydraulic gradient. After further investigation, including monitor well installation, the site will need to be accurately surveyed by a NYS licensed surveyor. The survey will need to include a monitor well location and top of casing elevation survey referenced to a nearby benchmark. All existing and additional test boring locations will also need to be accurately surveyed.

Section VI – Previous Owners and Operators

The current owners of the Site are Joseph A. Gianfrancesco and Cheryl-Pearl Realty Corp. Prior to Joseph A. Gianfrancesco's ownership of 34 Pearl Street, Joseph Gianfrancesco owned the property jointly with Lucy Gianfrancesco. Mr. Gianfrancesco recently died. Prior to Cheryl-Pearl Realty Corp.'s ownership of 28 Pearl Street, Atlantic Richfield Company Inc. owned the premises.

The list of current and prior owners of the Site are as follows:

- **34 Pearl Street**
  Joseph Gianfrancesco (1991 – Current)
  (914) 939 – 2757
  Email: joegiansjr@cs.com
  545 Westchester Avenue, Port Chester, New York

Joseph Sr. and Lucy Gianfrancesco (1986 – 1991) – Joe's parents
545 Westchester Avenue, Port Chester, New York

Cheryl-Pearl Realty Corp. (1976 – Current) – Joe and Parents are part of Cheryl-Pearl
(914) 939 - 2811
545 Westchester Avenue, Port Chester, New York

- **28 Pearl Street**
  Cheryl-Pearl Realty Corp. (1976 – Present) – Joe and Parents are part of Cheryl-Pearl
  (914) 939 - 2811
  545 Westchester Avenue, Port Chester, New York

  V & G International c/o Roqui Vallejo – none
  (914) 937 – 1577
  28 Pearl Street, Port Chester, New York

  Mobil Service Station (1967 -1976) – none
  28/30 Pearl Street, Port Chester, New York

TRG Management LLC is not an affiliate of any of the prior owners or operators of the Site and has no prior business relationship with any of the prior or current owners or operators, other than as a contract vendee to purchase the Site.

Section VII – Requestor Eligibility Information

TRG Management LLC is not an affiliate of any of the prior owners or operators of the Site and has no prior business relationship with any of the prior or current owners or operators, other than as a contract vendee to purchase the Site. As such, TRG Management LLC should be considered a Volunteer pursuant to ECL 27-1405(b)(1).

See Exhibit E - letter regarding proof of access.

Section IX – Contact List

See Exhibit F.

Section X – Land Use Factors

X.2 – Summary of Current Business Operations or Uses:

The current business operations on the Site are a small engine repair shop and auto repair shop at 28 Pearl Street. 34 Pearl Street is currently used as a residential dwelling.

- The current business operations at the small engine repair shop (Joe's Garage) were determined to have a potential contaminant source of petroleum hydrocarbons based on the presence of an oil-water separator that feeds a waste oil AST on the property. This was considered a REC during the prior Phase 1 ESA conducted in August 2020.

- The small engine repair shop and the auto repair shop (V & G International) both have floor drains, both of which are potential contaminant source areas.

X.3 – Reasonably Anticipated Use Post-Remediation:

The Site is being developed as one development project and the anticipated use post-remediation is a 6-story residential building with one floor below grade and surface level parking. The building is anticipated to be a five-story residential apartment complex with the first floor being zoned for retail-storefront usage. The proposed usage is consistent with the community land-use plans.

TARGET SITE AREA

PROPERTY BASE MAP - 2018

28 - 34 PEARL STREET PORT CHESTER, NEW YORK	PROPERTY BASE MAP OF TARGET SITE	SEE ABOVE / MARCH 2021 BCP APPLICATION - SECTION IV	HydroEnvironmental SOLUTIONS, INC. One Deans Bridge Road Somers, New York 10589

Patricia A. Clause

From: Robin Lettieri <rlettieri@wlsmail.org>
Sent: Friday, March 5, 2021 1:59 PM
To: Patricia A. Clause
Cc: Patty Monaghan
Subject: repository

The library will be a repository for the study for 28 and 34 Pearl Street.
Robin Lettieri

--
Robin Lettieri, Director
Port Chester-Rye Brook Public Library
1 Haseco Ave
Port Chester, New York 10573
914-939-6710
rlettieri@wlsmail.org

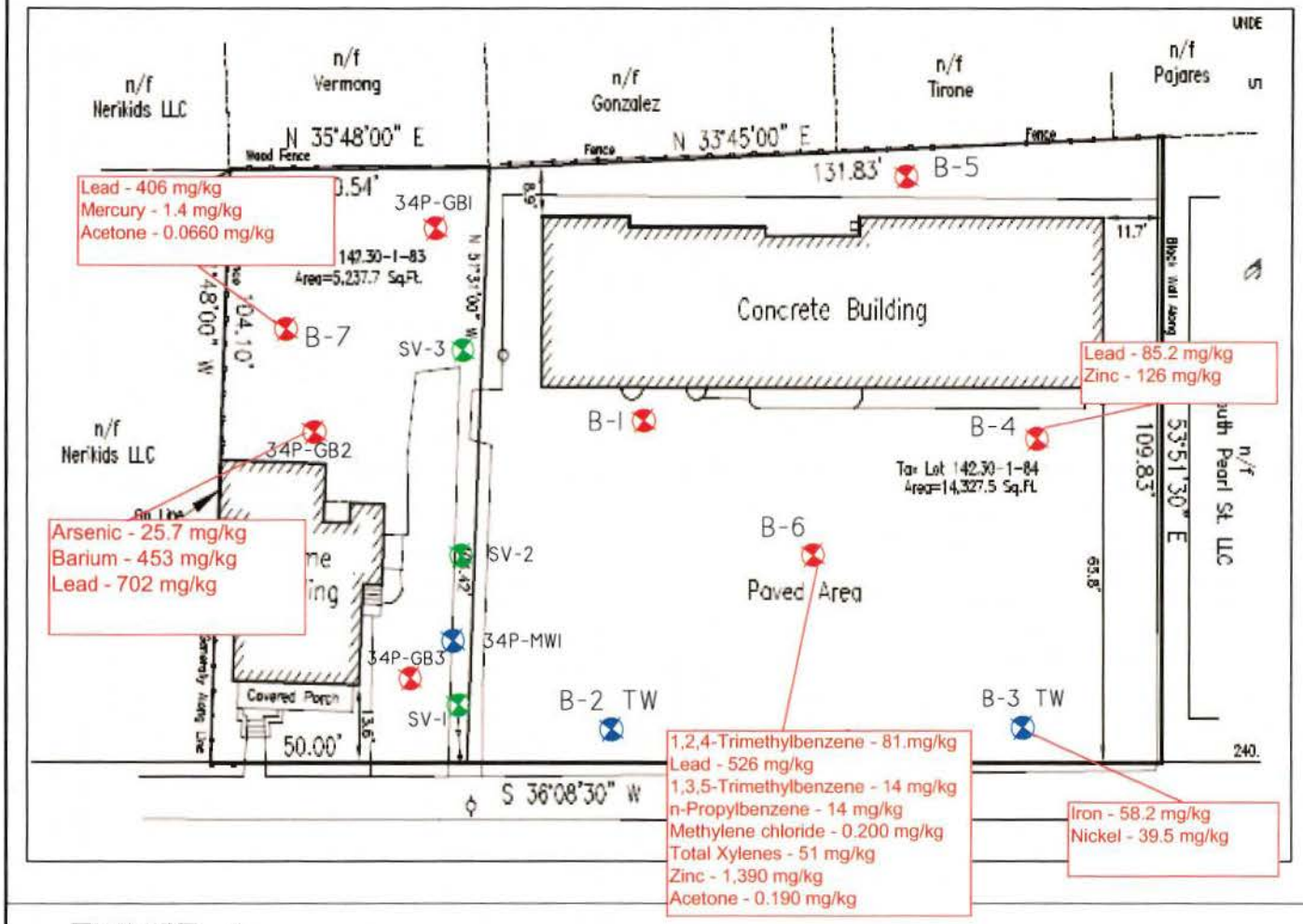


FIGURE 4

28 - 34 PEARL STREET PORT CHESTER, NEW YORK	GENERALIZED SITE PLAN - ADAPTED FROM EDWARD T. GANNON, PLS SURVEY DATED 8.14.20	NOT TO SCALE / MARCH 2021 SPIDER DIAGRAM SOIL EXCEEDANCES FOR PHASE II AND SI FIELD ACTIVITIES	HydroEnvironmental SOLUTIONS, INC. One Deans Bridge Road Somers, New York 10589

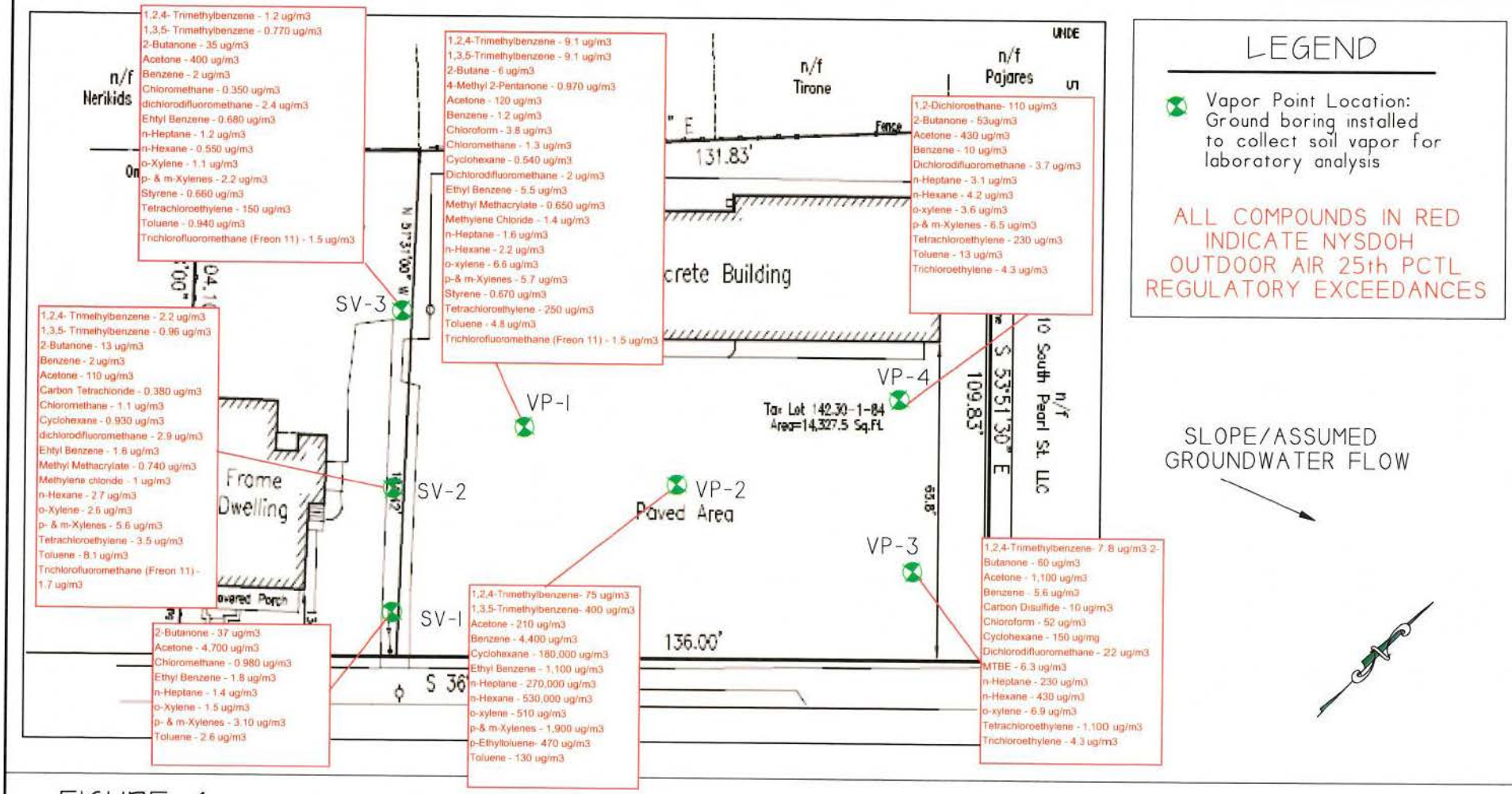
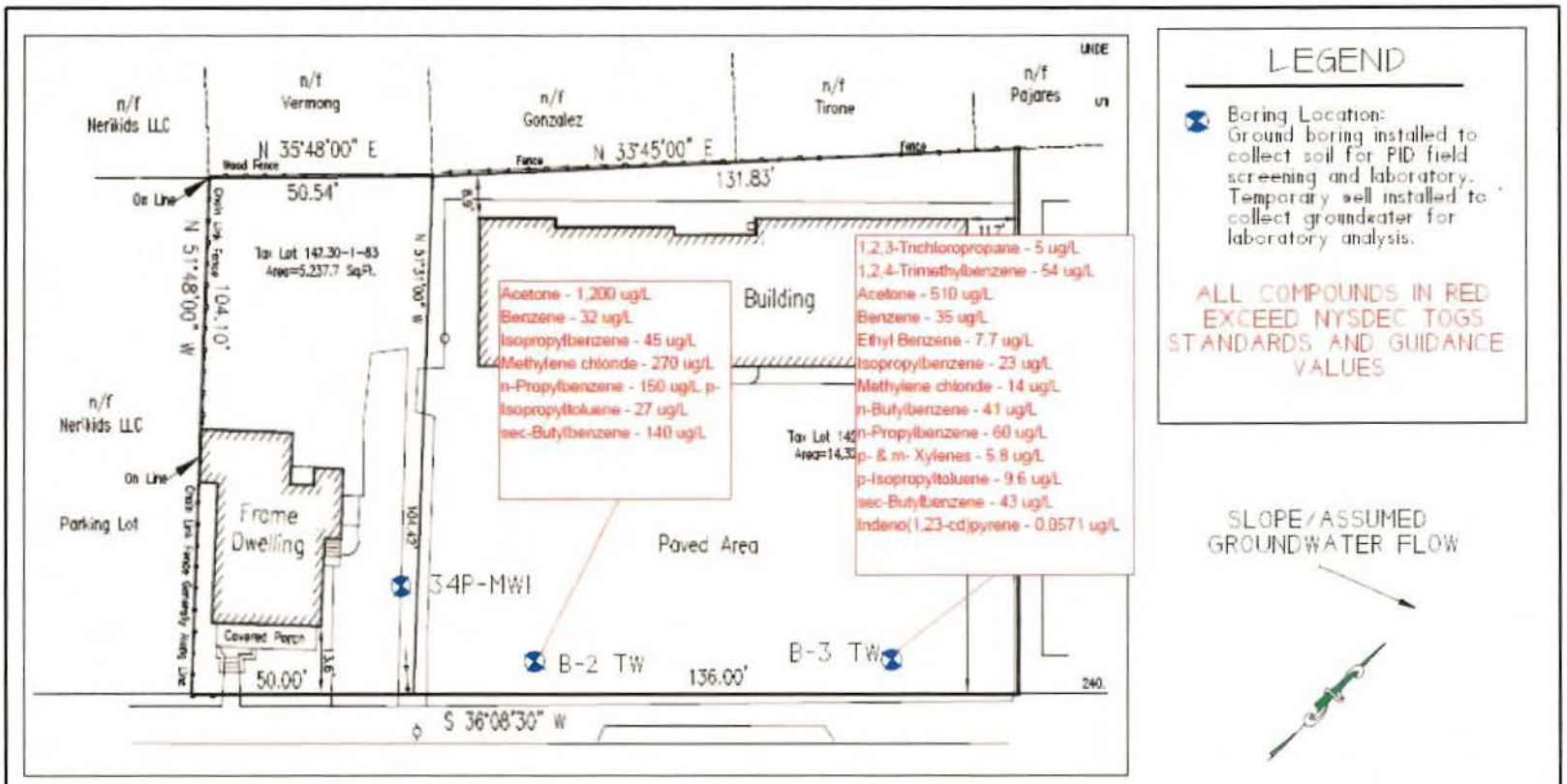


FIGURE 4

28 - 34 PEARL STREET PORT CHESTER, NEW YORK	GENERALIZED SITE PLAN - ADAPTED FROM EDWARD T. GANNON, PLS SURVEY DATED 8.14.20	NOT TO SCALE	MARCH 2021
		SPIDER DIAGRAM FOR SOIL VAPOR EXCEEDANCES FOR PHASE II AND SI FIELD ACTIVITIES	

HydroEnvironmental SOLUTIONS, INC.
One Deans Bridge Road
Somers, New York 10589



LEGEND

Boring Location:
Ground boring installed to collect soil for PID field screening and laboratory. Temporary well installed to collect groundwater for laboratory analysis.

ALL COMPOUNDS IN RED EXCEED NYSDEC TOGS STANDARDS AND GUIDANCE VALUES

SLOPE/ASSUMED GROUNDWATER FLOW

FIGURE 5

28 - 34 PEARL STREET PORT CHESTER, NEW YORK	GENERALIZED SITE PLAN - ADAPTED FROM EDWARD T. GANNON, PLS SURVEY DATED 8.14.20	NOT TO SCALE / MARCH 2021 SPIDER DIAGRAM FOR GROUNDWATER EXCEEDANCES FOR PHASE II AND SI FIELD ACTIVITIES	HydroEnvironmental SOLUTIONS, INC. One Deans Bridge Road Somers, New York 10589

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

28 – 34 PEARL STREET
PORT CHESTER, NEW YORK

PREPARED FOR:

STEPHEN MATRI, JR., PRINCIPAL
THE RENATUS GROUP
271 MADISON AVENUE, 18TH FLOOR
NEW YORK, NEW YORK 10016

PREPARED BY:

HYDROENVIRONMENTAL SOLUTIONS, INC.
ENVIRONMENTAL CONSULTANTS
ONE DEANS BRIDGE ROAD
SOMERS, NEW YORK 10589
(914) 276-2560
WCANAVAN@HESNY.COM

August 4, 2020

Prepared by:

Patrick Montuori
Geologist / Hydrogeologist

Richard DePolo
Geologist / Hydroge

Reviewed by:

William A. Canavan, PG, LSRP
President

Full Document
Sent Via
FTS ON
3-9-21

PHASE II
ENVIRONMENTAL SITE ASSESSMENT

28 - 34 PEARL STREET
PORT CHESTER, NEW YORK
NYSDEC SPILL NO. 2003263

PREPARED FOR:

STEPHEN MATRI, JR., PRINCIPAL
THE RENATUS GROUP
271 MADISON AVENUE, 18TH FLOOR
NEW YORK, NEW YORK 10016

PREPARED BY:

HYDROENVIRONMENTAL SOLUTIONS, INC.
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August 11, 2020

Prepared by:

Richard J. DePolo
Geologist/Hydrogeologist

Reviewed by:

William A. Canavan, PG, LSRP
President

HydroEnvironmental
SOLUTIONS, INC.

914.276.2560 • Fax 914.276.2664 • http://www.hesny.com

Table
28 - 34 Pearl Street
Port Chester, New York

Summary Laboratory Analytical Results for Soil

Sample ID York ID Sampling Date Client Matrix Compound	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives Restricted Residential	B-1 20G0641-01 7/16/2020 Soil		B-2 20G0641-02 7/16/2020 Soil		B-3 20G0641-03 7/16/2020 Soil		B-4 20G0641-04 7/16/2020 Soil		B-5 20G0641-05 7/16/2020 Soil		B-6 (0-2) 20G0909-01 7/23/2020 Soil		B-6 (6-8) 20G0909-02 7/23/2020 Soil		B-7 (0-2) 20G0909-03 7/23/2020 Soil		B-7 (7-9) 20G0909-04 7/23/2020 Soil	
			Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
Volatile Organics, 8260 - Comprehensive (mg/kg)																				
1,1,1,2-Tetrachloroethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,1,1-Trichloroethane	0.68	100	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,1,2,2-Tetrachloroethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,1,2-Trichloroethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,1-Dichloroethane	0.27	26	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,1-Dichloroethylene	0.33	100	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,2,3-Trichlorobenzene	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,2,3-Trichloropropane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,2,4-Trichlorobenzene	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,2,4-Trimethylbenzene	3.6	52	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.0790		81	D	0.0350		0.0130	
1,2-Dibromo-3-chloropropane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,2-Dibromoethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,2-Dichlorobenzene	1.1	100	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,2-Dichloroethane	0.02	3.1	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,2-Dichloropropane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,3,5-Trimethylbenzene	8.4	52	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.0760		14	D	0.00560		0.00300	J
1,3-Dichlorobenzene	2.4	49	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,4-Dichlorobenzene	1.8	13	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
1,4-Dioxane	0.1	13	0.0450	U	0.0460	U	5.600	U	0.0500	U	0.0430	U	0.0470	U	5.800	U	0.0540	U	0.0520	U
2-Butanone	0.12	100	0.00230	U	0.00370	J	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
2-Hexanone	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
4-Methyl-2-pentanone	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Acetone	0.05	100	0.00450	U	0.0190		0.560	U	0.00500	U	0.00430	U	0.190		0.580	U	0.05900		0.06600	
Acrolein	~	~	0.00450	U	0.00460	U	0.560	U	0.00500	U	0.00430	U	0.00470	U	0.580	U	0.00540	U	0.00520	U
Acrylonitrile	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Benzene	0.06	4.8	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Bromochloromethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Bromodichloromethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Bromoform	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Bromomethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Carbon disulfide	~	~	0.00550	B	0.00630	B	0.650	BD	0.00590	B	0.00510	B	0.00480	B	0.680	BD	0.00270	U	0.00260	U
Carbon tetrachloride	0.76	2.4	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Chlorobenzene	1.1	100	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Chloroethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Chloroform	0.37	49	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Chloromethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
cis-1,2-Dichloroethylene	0.25	100	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
cis-1,3-Dichloropropylene	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Cyclohexane	~	~	0.00230	U	0.00230	U	0.280	U	0.00520		0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Dibromochloromethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Dibromomethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Dichlorodifluoromethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Ethyl Benzene	1	41	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	1	D	0.00270	U	0.00260	U
Hexachlorobutadiene	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Isopropylbenzene	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	1.500	D	0.00270	U	0.00260	U
Methyl acetate	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Methyl tert-butyl ether (MTBE)	0.93	100	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Methylcyclohexane	~	~	0.00230	U	0.00230	U	0.280	U	0.00410	J	0.00210	U	0.00230	U	0.500	JD	0.00270	U	0.00260	U
Methylene chloride	0.05	100	0.00450	U	0.00460	U	0.560	U	0.00500	U	0.00430	U	0.200		0.58000	U	0.0200		0.0260	
n-Butylbenzene	12	100	0.00230	U	0.00230	U	0.360	JD	0.00250	U	0.00210	U	0.00230	U	6.700	D	0.00270	U	0.00260	U
n-Propylbenzene	3.9	100	0.00230	U	0.00230	U	0.460	JD	0.00250	U	0.00210	U	0.00230	U	6.700	D	0.00270	U	0.00260	U
o-Xylene	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	1.300	D	0.00270	U	0.00260	U
p- & m- Xylenes	~	~	0.00450	U	0.00460	U	0.560	U	0.00500	U	0.00430	U	0.00470	U	3.800	D	0.00540	U	0.00520	U
p-Isopropyltoluene	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.0140		1.900	D	0.00270	U	0.00260	U
sec-Butylbenzene	11	100	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	2.700	D	0.00270	U	0.00260	U
Styrene	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
tert-Butyl alcohol (TBA)	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
tert-Butylbenzene	5.9	100	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Tetrachloroethylene	1.3	19	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Toluene	0.7	100	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
trans-1,2-Dichloroethylene	0.19	100	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
trans-1,3-Dichloropropylene	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.29000	U	0.00270	U	0.00260	U

Table 1
28 - 34 Pearl Street
Port Chester, New York

Summary Laboratory Analytical Results for Soil

Sample ID York ID Sampling Date Client Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives - Restricted Residential	B-1 20G0641-01 7/16/2020 Soil		B-2 20G0641-02 7/16/2020 Soil		B-3 20G0641-03 7/16/2020 Soil		B-4 20G0641-04 7/16/2020 Soil		B-5 20G0641-05 7/16/2020 Soil		B-6 (0-2) 20G0909-01 7/23/2020 Soil		B-6 (6-8) 20G0909-02 7/23/2020 Soil		B-7 (0-2) 20G0909-03 7/23/2020 Soil		B-7 (7-9) 20G0909-04 7/23/2020 Soil	
Compound			Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
trans-1,4-dichloro-2-butene	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Trichloroethylene	0.47	21	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Trichlorofluoromethane	~	~	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Vinyl Chloride	0.02	0.9	0.00230	U	0.00230	U	0.280	U	0.00250	U	0.00210	U	0.00230	U	0.290	U	0.00270	U	0.00260	U
Xylenes, Total	0.26	100	0.00680	U	0.00680	U	0.840	U	0.00760	U	0.00640	U	0.00700	U	5.100	D	0.00820	U	0.00780	U
Semi-Volatiles, 8270 - Comprehensive (mg/kg)																				
1,1-Biphenyl	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0605	JD	0.667	D	0.0465	U	0.0444	U
1,2,4,5-Tetrachlorobenzene	~	~	0.0908	U	0.0938	U	0.0931	U	0.0903	U	0.0883	U	0.0947	U	0.0888	U	0.0929	U	0.0886	U
1,2,4-Trichlorobenzene	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
1,2-Dichlorobenzene	1.1	100	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
1,2-Diphenylhydrazine (as Azobenzene)	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
1,3-Dichlorobenzene	2.4	49	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
1,4-Dichlorobenzene	1.8	13	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
2,3,4,6-Tetrachlorophenol	~	~	0.0908	U	0.0938	U	0.0931	U	0.0903	U	0.0883	U	0.0947	U	0.0888	U	0.0929	U	0.0886	U
2,4,5-Trichlorophenol	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
2,4,6-Trichlorophenol	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
2,4-Dichlorophenol	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
2,4-Dimethylphenol	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
2,4-Dinitrophenol	~	~	0.0908	U	0.0938	U	0.0931	U	0.0903	U	0.0883	U	0.0947	U	0.0888	U	0.0929	U	0.0886	U
2,4-Dinitrotoluene	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
2,6-Dinitrotoluene	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
2-Chloronaphthalene	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
2-Chlorophenol	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
2-Methylnaphthalene	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
2-Methylphenol	0.33	100	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	1.280	D	19.800	D	0.0465	U	0.0444	U
2-Nitroaniline	~	~	0.0908	U	0.0938	U	0.0931	U	0.0903	U	0.0883	U	0.0947	U	0.0888	U	0.0929	U	0.0886	U
2-Nitrophenol	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
3- & 4-Methylphenols	0.33	100	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
3,3-Dichlorobenzidine	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
3-Nitroaniline	~	~	0.0908	U	0.0938	U	0.0931	U	0.0903	U	0.0883	U	0.0947	U	0.0888	U	0.0929	U	0.0886	U
4,6-Dinitro-2-methylphenol	~	~	0.0908	U	0.0938	U	0.0931	U	0.0903	U	0.0883	U	0.0947	U	0.0888	U	0.0929	U	0.0886	U
4-Bromophenyl phenyl ether	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
4-Chloro-3-methylphenol	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
4-Chloroaniline	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
4-Chlorophenyl phenyl ether	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
4-Nitroaniline	~	~	0.0908	U	0.0938	U	0.0931	U	0.0903	U	0.0883	U	0.0947	U	0.0888	U	0.0929	U	0.0886	U
4-Nitrophenol	~	~	0.0908	U	0.0938	U	0.0931	U	0.0903	U	0.0883	U	0.0947	U	0.0888	U	0.0929	U	0.0886	U
Acenaphthene	20	100	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.335	D	0.0465	U	0.0444	U
Acenaphthylene	100	100	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.120	D	0.0465	U	0.0444	U
Acetophenone	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Aniline	~	~	0.182	U	0.188	U	0.187	U	0.181	U	0.177	U	0.190	U	0.178	U	0.186	U	0.177	U
Anthracene	100	100	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0628	JD	0.236	D	0.0465	U	0.0444	U
Atrazine	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Benzaldehyde	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Benzidine	~	~	0.182	U	0.188	U	0.187	U	0.181	U	0.177	U	0.190	U	0.178	U	0.186	U	0.177	U
Benzo(a)anthracene	1	1	0.0455	U	0.0470	U	0.0467	U	0.0527	JD	0.0443	U	0.0575	JD	0.0759	JD	0.193	D	0.0444	U
Benzo(a)pyrene	1	1	0.0455	U	0.0470	U	0.0467	U	0.0549	JD	0.0443	U	0.0475	U	0.0445	U	0.223	D	0.0444	U
Benzo(b)fluoranthene	1	1	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.168	D	0.0444	U
Benzo(g,h,i)perylene	100	100	0.0455	U	0.0470	U	0.0467	U	0.0469	JD	0.0443	U	0.0696	JD	0.0445	U	0.180	D	0.0715	JD
Benzo(k)fluoranthene	0.8	3.9	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.157	D	0.0444	U
Benzoic acid	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Benzyl alcohol	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Benzyl butyl phthalate	~	~	0.0455	U	0.0470	U	0.0467	U	0.357	D	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Bis(2-chloroethoxy)methane	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Bis(2-chloroethyl)ether	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Bis(2-chloroisopropyl)ether	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Bis(2-ethylhexyl)phthalate	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Caprolactam	~	~	0.0908	U	0.0938	U	0.0931	U	0.0903	U	0.0883	U	0.0947	U	0.0888	U	0.0929	U	0.0886	U
Carbazole	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Chrysene	1	3.9	0.0455	U	0.0470	U	0.0467	U	0.0520	JD	0.0443	U	0.0475	U	0.0674	JD	0.186	D	0.0444	U
Dibenzo(a,h)anthracene	0.33	0.33	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0482	JD	0.0444	U
Dibenzofuran	7	59	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.148	D	0.0465	U	0.0444	U
Diethyl phthalate	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Dimethyl phthalate	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Di-n-butyl phthalate	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0630	JD

Table 1
28 - 34 Pearl Street
Port Chester, New York

Summary Laboratory Analytical Results for Soil

Sample ID York ID Sampling Date Client Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives Restricted Residential	B-1 20G0641-01 7/16/2020 Soil		B-2 20G0641-02 7/16/2020 Soil		B-3 20G0641-03 7/16/2020 Soil		B-4 20G0641-04 7/16/2020 Soil		B-5 20G0641-05 7/16/2020 Soil		B-6 (0-2) 20G0909-01 7/23/2020 Soil		B-6 (6-8) 20G0909-02 7/23/2020 Soil		B-7 (0-2) 20G0909-03 7/23/2020 Soil		B-7 (7-9) 20G0909-04 7/23/2020 Soil	
Compound			Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
Di-n-octyl phthalate	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Diphenylamine	~	~	0.0908	U	0.0938	U	0.0931	U	0.0903	U	0.0883	U	0.0947	U	0.0888	U	0.0929	U	0.0886	U
Fluoranthene	100	100	0.0455	U	0.0470	U	0.0467	U	0.0982	D	0.0443	U	0.0825	JD	0.162	D	0.229	D	0.0444	U
Fluorene	30	100	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.144	D	0.736	D	0.0465	U	0.0444	U
Hexachlorobenzene	0.33	1.2	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Hexachlorobutadiene	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Hexachlorocyclopentadiene	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Hexachloroethane	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.134	D	0.0444	U
Isophorone	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Naphthalene	12	100	0.0455	U	0.0470	U	0.0573	JD	0.0453	U	0.0443	U	0.187	D	8.700	D	0.0465	U	0.0444	U
Nitrobenzene	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
N-Nitrosodimethylamine	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
N-nitroso-di-n-propylamine	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
N-Nitrosodiphenylamine	~	~	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Pentachlorophenol	0.8	6.7	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Phenanthrene	100	100	0.0455	U	0.0470	U	0.0467	U	0.0874	JD	0.0443	U	0.145	D	1.160	D	0.0920	JD	0.0444	U
Phenol	0.33	100	0.0455	U	0.0470	U	0.0467	U	0.0453	U	0.0443	U	0.0475	U	0.0445	U	0.0465	U	0.0444	U
Pyrene	100	100	0.0455	U	0.0470	U	0.0467	U	0.0881	JD	0.0443	U	0.122	D	0.328	D	0.272	D	0.0444	U
Metals, Target Analyte (mg/kg)																				
Aluminum	~	~	NT		NT		21,100	B	15,200	B	NT		13,700		NT		19,700		NT	
Antimony	~	~	NT		NT		2.810	U	2.730	U	NT		2.880	U	NT		2.790	U	NT	
Arsenic	13	16	NT		NT		1.690	U	4.320		NT		2.630		NT		6.650		NT	
Barium	350	400	NT		NT		150		86.500		NT		139		NT		208		NT	
Beryllium	7.2	72	NT		NT		0.0560	U	0.0550	U	NT		0.0580	U	NT		0.0560	U	NT	
Cadmium	2.5	4.3	NT		NT		0.337	U	0.328	U	NT		0.345	U	NT		0.335	U	NT	
Calcium	~	~	NT		NT		3,300		12,300		NT		25,600		NT		3,390		NT	
Chromium	~	~	NT		NT		41.100		22.300		NT		26.100		NT		29.200		NT	
Cobalt	~	~	NT		NT		20.500		13.600		NT		11.800		NT		11.800		NT	
Copper	50	270	NT		NT		**58.200**		46.500		NT		43.600	B	NT		46	B	NT	
Iron	~	~	NT		NT		36,000		26,700		NT		29,000		NT		23,000		NT	
Lead	63	400	NT		NT		55.800		**85.200**		NT		526		NT		406		NT	
Magnesium	~	~	NT		NT		7,940		11,700		NT		11,900		NT		4,030		NT	
Manganese	1600	2000	NT		NT		633		347		NT		361		NT		401		NT	
Nickel	30	310	NT		NT		**39.500**		27.600		NT		29.400		NT		27.500		NT	
Potassium	~	~	NT		NT		6,300		3,620		NT		3,980		NT		1,690		NT	
Selenium	3.9	180	NT		NT		2.810	U	2.730	U	NT		2.880	U	NT		2.790	U	NT	
Silver	2	180	NT		NT		0.562	U	0.547	U	NT		0.575	U	NT		0.559	U	NT	
Sodium	~	~	NT		NT		569		756		NT		705		NT		137		NT	
Thallium	~	~	NT		NT		2.810	U	2.730	U	NT		2.880	U	NT		2.790	U	NT	
Vanadium	~	~	NT		NT		57.300		31.700		NT		30		NT		37.900		NT	
Zinc	109	10000	NT		NT		90		**126**		NT		**1,390**		NT		**257**		NT	
Mercury by 7473 (mg/kg)																				
Mercury	0.18	0.81	NT		NT		0.126		0.177		NT		**0.314**		NT		1.400		NT	
Polychlorinated Biphenyls (PCB) (mg/kg)																				
Aroclor 1016	~	~	NT		NT		NT		NT		NT		NT		NT		0.0185	U	NT	
Aroclor 1221	~	~	NT		NT		NT		NT		NT		NT		NT		0.0185	U	NT	
Aroclor 1232	~	~	NT		NT		NT		NT		NT		NT		NT		0.0185	U	NT	
Aroclor 1242	~	~	NT		NT		NT		NT		NT		NT		NT		0.0185	U	NT	
Aroclor 1248	~	~	NT		NT		NT		NT		NT		NT		NT		0.0185	U	NT	
Aroclor 1254	~	~	NT		NT		NT		NT		NT		NT		NT		0.0185	U	NT	
Aroclor 1260	~	~	NT		NT		NT		NT		NT		NT		NT		0.0185	U	NT	
Total PCBs	0.1	1	NT		NT		NT		NT		NT		NT		NT		0.0185	U	NT	

Q is the Qualifier Column with definitions as follows:
D=result is from an analysis that required a dilution
J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated
U=analyte not detected at or above the level indicated
B=analyte found in the analysis batch blank
E=result is estimated and cannot be accurately reported due to levels encountered or interferences

EXCEEDS NYSDEC STANDARDS

Table

28 - 34 Pearl Street

Port Chester, New York

Summary Laboratory Analytical Results for Groundwater

Sample ID York ID Sampling Date Client Matrix	NYSDEC TOGS Standards and Guidance Values - GA	B-2 TW 20G0641-06 7/16/2020 12:00:00 AM Water		B-3 TW 20G0641-07 7/16/2020 12:00:00 AM Water	
Compound		Result	Q	Result	Q
Volatile Organics, 8260 - Comprehensive (ug/L)					
1,1,1,2-Tetrachloroethane	5	20	U	2	U
1,1,1-Trichloroethane	5	20	U	2	U
1,1,2,2-Tetrachloroethane	5	20	U	2	U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	5	20	U	2	U
1,1,2-Trichloroethane	1	20	U	2	U
1,1-Dichloroethane	5	20	U	2	U
1,1-Dichloroethylene	5	20	U	2	U
1,2,3-Trichlorobenzene	5	20	U	2	U
1,2,3-Trichloropropane	0.04	20	U	**5**	D
1,2,4-Trichlorobenzene	5	20	U	2	U
1,2,4-Trimethylbenzene	5	20	U	**54**	D
1,2-Dibromo-3-chloropropane	0.04	20	U	2	U
1,2-Dibromoethane	0.0006	20	U	2	U
1,2-Dichlorobenzene	3	20	U	2	U
1,2-Dichloroethane	0.6	20	U	2	U
1,2-Dichloropropane	1	20	U	2	U
1,3,5-Trimethylbenzene	5	20	U	2	U
1,3-Dichlorobenzene	3	20	U	2	U
1,4-Dichlorobenzene	3	20	U	2	U
1,4-Dioxane	~	4,000	U	400	U
2-Butanone	50	20	U	2	U
2-Hexanone	50	20	U	2	U
4-Methyl-2-pentanone	~	20	U	2	U
Acetone	50	**1,200**	D	**510**	D
Acrolein	~	20	U	2	U
Acrylonitrile	~	20	U	2	U
Benzene	1	**32**	JD	**35**	D
Bromochloromethane	5	20	U	2	U
Bromodichloromethane	50	20	U	2	U
Bromoform	50	20	U	2	U
Bromomethane	5	20	U	2	U
Carbon disulfide	~	20	U	2	U
Carbon tetrachloride	5	20	U	2	U
Chlorobenzene	5	20	U	2	U
Chloroethane	5	20	U	2	U
Chloroform	7	20	U	2	U
Chloromethane	5	20	U	2	U
cis-1,2-Dichloroethylene	5	20	U	2	U
cis-1,3-Dichloropropylene	0.4	20	U	2	U
Cyclohexane	~	570	D	2	U
Dibromochloromethane	50	20	U	2	U
Dibromomethane	~	20	U	2	U
Dichlorodifluoromethane	5	20	U	2	U
Ethyl Benzene	5	20	U	**7.700**	D
Hexachlorobutadiene	0.5	20	U	2	U
Isopropylbenzene	5	**45**	JD	**23**	D
Methyl acetate	~	20	U	2	U
Methyl tert-butyl ether (MTBE)	10	20	U	2	U
Methylcyclohexane	~	20	U	2	U
Methylene chloride	5	**270**	D	**14**	JBD
n-Butylbenzene	5	20	U	**41**	D

Table 2

28 - 34 Pearl Street
Port Chester, New York

Summary Laboratory Analytical Results for Groundwater

Sample ID York ID Sampling Date Client Matrix	NYSDEC TOGS Standards and Guidance Values - GA	B-2 TW 20G0641-06 7/16/2020 12:00:00 AM Water		B-3 TW 20G0641-07 7/16/2020 12:00:00 AM Water	
Compound		Result	Q	Result	Q
n-Propylbenzene	5	**150**	D	**60**	D
o-Xylene	5	20	U	2	U
p- & m- Xylenes	5	50	U	**5.800**	JD
p-Isopropyltoluene	5	**27**	JD	**9.600**	D
sec-Butylbenzene	5	**140**	D	**43**	D
Styrene	5	20	U	2	U
tert-Butyl alcohol (TBA)	~	50	U	5	U
tert-Butylbenzene	5	20	U	2	U
Tetrachloroethylene	5	20	U	2	U
Toluene	5	20	U	2.300	JD
trans-1,2-Dichloroethylene	5	20	U	2	U
trans-1,3-Dichloropropylene	0.4	20	U	2	U
trans-1,4-dichloro-2-butene	~	20	U	2	U
Trichloroethylene	5	20	U	2	U
Trichlorofluoromethane	5	20	U	2	U
Vinyl Chloride	2	20	U	2	U
Xylenes, Total	5	60	U	6	U
SVOA, 8270 LOW MASTER (ug/L)					
1,1-Biphenyl	~	2.860	U	2.860	U
1,2,4,5-Tetrachlorobenzene	~	2.860	U	2.860	U
1,2,4-Trichlorobenzene	5	2.860	U	2.860	U
1,2-Dichlorobenzene	3	2.860	U	2.860	U
1,2-Diphenylhydrazine (as Azobenzene)	~	2.860	U	2.860	U
1,3-Dichlorobenzene	3	2.860	U	2.860	U
1,4-Dichlorobenzene	3	2.860	U	2.860	U
2,3,4,6-Tetrachlorophenol	~	2.860	U	2.860	U
2,4,5-Trichlorophenol	1	2.860	U	2.860	U
2,4,6-Trichlorophenol	1	2.860	U	2.860	U
2,4-Dichlorophenol	5	2.860	U	2.860	U
2,4-Dimethylphenol	50	2.860	U	2.860	U
2,4-Dinitrophenol	10	2.860	U	2.860	U
2,4-Dinitrotoluene	5	2.860	U	2.860	U
2,6-Dinitrotoluene	5	2.860	U	2.860	U
2-Chloronaphthalene	10	2.860	U	2.860	U
2-Chlorophenol	1	2.860	U	2.860	U
2-Methylnaphthalene	~	2.860	U	44.400	
2-Methylphenol	1	2.860	U	2.860	U
2-Nitroaniline	5	2.860	U	2.860	U
2-Nitrophenol	1	2.860	U	2.860	U
3- & 4-Methylphenols	1	2.860	U	2.860	U
3,3-Dichlorobenzidine	5	2.860	U	2.860	U
3-Nitroaniline	5	2.860	U	2.860	U
4,6-Dinitro-2-methylphenol	~	2.860	U	2.860	U
4-Bromophenyl phenyl ether	~	2.860	U	2.860	U
4-Chloro-3-methylphenol	1	2.860	U	2.860	U
4-Chloroaniline	5	2.860	U	2.860	U
4-Chlorophenyl phenyl ether	~	2.860	U	2.860	U
4-Nitroaniline	5	2.860	U	2.860	U
4-Nitrophenol	1	5.710	U	5.710	U
Acetophenone	~	2.860	U	2.860	U
Aniline	5	2.860	U	2.860	U
Benzaldehyde	~	2.860	U	2.860	U
Benzidine	~	5.710	U	5.710	U

Table 2

28 - 34 Pearl Street
Port Chester, New York

Summary Laboratory Analytical Results for Groundwater

Sample ID York ID Sampling Date Client Matrix	NYSDEC TOGS Standards and Guidance Values - GA	B-2 TW 20G0641-06 7/16/2020 12:00:00 AM Water		B-3 TW 20G0641-07 7/16/2020 12:00:00 AM Water	
Compound		Result	Q	Result	Q
Benzoic acid	~	2.860	U	2.860	U
Benzyl alcohol	~	2.860	U	2.860	U
Benzyl butyl phthalate	50	2.860	U	2.860	U
Bis(2-chloroethoxy)methane	5	2.860	U	2.860	U
Bis(2-chloroethyl)ether	1	1.140	U	1.140	U
Bis(2-chloroisopropyl)ether	5	2.860	U	2.860	U
Caprolactam	~	2.860	U	2.860	U
Carbazole	~	2.860	U	2.860	U
Dibenzofuran	~	2.860	U	2.860	U
Diethyl phthalate	50	2.860	U	2.860	U
Dimethyl phthalate	50	2.860	U	2.860	U
Di-n-butyl phthalate	50	2.860	U	2.860	U
Di-n-octyl phthalate	50	2.860	U	2.860	U
Hexachlorocyclopentadiene	5	5.710	U	5.710	U
Isophorone	50	2.860	U	2.860	U
N-nitroso-di-n-propylamine	~	2.860	U	2.860	U
N-Nitrosodiphenylamine	50	2.860	U	2.860	U
Phenol	1	2.860	U	2.860	U
SVOA, 8270 SIM MASTER	ug/L	ug/L		ug/L	
Acenaphthene	20	0.0571	U	2.010	
Acenaphthylene	~	0.0571	U	1.040	B
Anthracene	50	0.0571	U	1.440	
Atrazine	~	0.571	U	0.571	U
Benzo(a)anthracene	0.002	0.0571	U	0.320	
Benzo(a)pyrene	0.002	0.0571	U	0.149	
Benzo(b)fluoranthene	0.002	0.0571	U	0.137	
Benzo(g,h,i)perylene	~	0.0571	U	0.160	
Benzo(k)fluoranthene	0.002	0.0571	U	0.103	
Bis(2-ethylhexyl)phthalate	5	2.450		0.571	U
Chrysene	0.002	0.0571	U	0.251	
Dibenzo(a,h)anthracene	~	0.0571	U	0.0571	U
Fluoranthene	50	0.0571	U	1.290	
Fluorene	50	0.0571	U	3.970	
Hexachlorobenzene	0.04	0.0229	U	0.0229	U
Hexachlorobutadiene	0.5	0.571	U	0.571	U
Hexachloroethane	5	0.571	U	0.571	U
Indeno(1,2,3-cd)pyrene	0.002	0.0571	U	**0.0571**	
Naphthalene	10	0.0571	U	8.110	BD
Nitrobenzene	0.4	0.286	U	0.286	U
N-Nitrosodimethylamine	~	0.571	U	0.571	U
Pentachlorophenol	1	0.286	U	0.286	U
Phenanthrene	50	0.0571	U	5.420	
Pyrene	50	0.0571	U	1.300	

NOTES:
Any Regulatory Exceedences are color coded by Regulation

Q is the Qualifier Column with definitions as follows:
D=result is from an analysis that required a dilution
J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated
U=analyte not detected at or above the level indicated
B=analyte found in the analysis batch blank

EXCEEDS NYSDEC STANDARDS

Table

28 Pearl Street
Port Chester, New York

Summary of Laboratory Analytical Results for Soil Vapor

Sample ID York ID Sampling Date Client Matrix	NYSDOH Background Standards - Outdoor Air - 25th Pctl	VP-3 20G1136-01 7/28/2020 Soil Vapor		VP-4 20G1136-02 7/28/2020 Soil Vapor		VP-2 20G1136-03 7/28/2020 Soil Vapor		VP-1 20G1136-04 7/28/2020 Soil Vapor		Outside 20G1136-05 7/28/2020 Outdoor Ambient Air	
Compound		Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
Volatile Organics, EPA TO15 Full List (ug/m3)											
1,1,1,2-Tetrachloroethane	~	11	U	5.200	U	52	U	1.100	U	1.100	U
1,1,1-Trichloroethane	0.25	8.600	U	4.100	U	41	U	1.500	D	0.870	U
1,1,2,2-Tetrachloroethane	0.25	11	U	5.200	U	52	U	1.100	U	1.100	U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	0.25	12	U	5.800	U	58	U	1.200	U	1.200	U
1,1,2-Trichloroethane	0.25	8.600	U	4.100	U	41	U	0.860	U	0.870	U
1,1-Dichloroethane	0.25	6.400	U	3	U	31	U	0.640	U	0.640	U
1,1-Dichloroethylene	0.25	1.600	U	0.740	U	7.500	U	0.160	U	0.160	U
1,2,4-Trichlorobenzene	0.25	12	U	5.600	U	56	U	1.200	U	1.200	U
1,2,4-Trimethylbenzene	0.25	**7.800**	J	3.700	U	**75**	D	**9.100**	D	**3.500**	D
1,2-Dibromoethane	0.25	12	U	5.800	U	58	U	1.200	U	1.200	U
1,2-Dichlorobenzene	0.25	9.500	U	4.500	U	46	U	0.950	U	0.950	U
1,2-Dichloroethane	0.25	6.400	U	**110**	D	31.000	U	0.640	U	0.640	U
1,2-Dichloropropane	0.25	7.300	U	3.500	U	35	U	0.730	U	0.730	U
1,2-Dichlorotetrafluoroethane	0.25	11	U	5.300	U	53	U	1.100	U	1.100	U
1,3,5-Trimethylbenzene	0.25	7.800	U	3.700	U	**400**	D	**9.100**	D	**0.940**	D
1,3-Butadiene	~	11	U	5	U	50	U	1	U	1.100	U
1,3-Dichlorobenzene	0.25	9.500	U	4.500	U	46	U	0.950	U	0.950	U
1,3-Dichloropropane	~	7.300	U	3.500	U	35	U	0.730	U	0.730	U
1,4-Dichlorobenzene	0.25	9.500	U	4.500	U	46	U	0.950	U	0.950	U
1,4-Dioxane	~	11	U	5.400	U	55	U	1.100	U	1.100	U
2-Butanone	0.25	**60**	D	**53**	D	22	U	**6**	D	**9.500**	D
2-Hexanone	~	13	J	14	D	62	U	1.400	D	1.300	U
3-Chloropropene	~	25	U	12	U	120	U	2.500	U	2.500	U
4-Methyl-2-pentanone	0.25	6.500	U	3.100	U	31	U	**0.970**	D	**0.650**	U
Acetone	3.40	**1,100**	D	**430**	D	**210**	D	**120**	D	**19**	D
Acrylonitrile	~	3.400	U	1.600	U	16	U	0.340	U	0.340	U
Benzene	0.6	**5.600**	D	**10**	D	**4,400**	D	**1.200**	D	**3.300**	D
Benzyl chloride	~	8.200	U	3.900	U	39	U	0.820	U	0.820	U
Bromodichloromethane	~	11	U	5	U	51	U	1.100	U	1.100	U
Bromoform	~	16	U	7.800	U	78	U	1.600	U	1.600	U
Bromomethane	0.25	6.100	U	2.900	U	29	U	0.610	U	**0.620**	U
Carbon disulfide	~	**10**	D	2.300	U	24	U	90	D	0.490	U
Carbon tetrachloride	0.25	2.500	U	1.200	U	12	U	0.250	U	0.500	D
Chlorobenzene	0.25	7.300	U	3.500	U	35	U	0.730	U	**0.730**	U
Chloroethane	0.25	4.200	U	2	U	20	U	0.420	U	0.420	U
Chloroform	0.25	**52**	D	3.700	U	37	U	**3.800**	D	0.770	U
Chloromethane	0.25	3.300	U	1.600	U	16	U	**1.300**	D	**1.500**	D
cis-1,2-Dichloroethylene	0.25	1.600	U	0.740	U	7.500	U	0.160	U	0.160	U
cis-1,3-Dichloropropylene	0.25	7.200	U	3.400	U	34	U	0.720	U	0.720	U
Cyclohexane	0.25	**150**	D	2.60	U	**180,000**	D	**0.540**	J	**40**	D

Table

28 Pearl Street
Port Chester, New York

Summary of Laboratory Analytical Results for Soil Vapor

Sample ID York ID Sampling Date Client Matrix	NYSDOH Background Standards - Outdoor Air - 25th Pctl	VP-3 20G1136-01 7/28/2020 Soil Vapor		VP-4 20G1136-02 7/28/2020 Soil Vapor		VP-2 20G1136-03 7/28/2020 Soil Vapor		VP-1 20G1136-04 7/28/2020 Soil Vapor		Outside 20G1136-05 7/28/2020 Outdoor Ambient Air	
Compound		Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
Dibromochloromethane	~	13	U	6.400	U	65	U	1.300	U	1.400	U
Dichlorodifluoromethane	0.25	22	D	3.700	U	38	U	2	D	2	D
Ethyl acetate	~	11	U	5.400	U	55	U	1.100	J	1.100	J
Ethyl Benzene	0.25	6.900	U	3.300	U	1,100	D	5.500	D	2.900	D
Hexachlorobutadiene	0.25	17	U	8.000	U	81	U	1.700	U	1.700	U
Isopropanol	~	7.800	U	3.700	U	37	U	19	D	7.300	D
Methyl Methacrylate	0.25	6.500	U	3.100	U	31	U	0.650	J	0.650	U
Methyl tert-butyl ether (MTBE)	0.25	6.300	D	2.700	U	27	U	0.570	U	0.570	U
Methylene chloride	0.25	11	J	5.200	U	53	U	1.400	D	1.500	D
n-Heptane	0.25	230	D	3.100	J	270,000	D	1.600	D	61	D
n-Hexane	0.25	430	D	4.200	D	530,000	D	2.200	D	120	D
o-Xylene	0.25	6.900	J	3.600	D	510	D	6.600	D	3.700	D
p- & m- Xylenes	0.25	14.000	U	6.500	D	1,900	D	5.700	D	9.900	D
p-Ethyltoluene	~	7.800	U	3.700	U	470	D	16	D	3.500	D
Propylene	~	7.900	D	2.100	D	13	U	3.400	D	0.270	U
Styrene	0.25	6.700	U	3.200	U	32	U	0.670	J	0.680	U
Tetrachloroethylene	0.25	1,100	D	230	D	51	U	250	D	2.600	D
Tetrahydrofuran	0.25	9.300	U	4.400	U	45	U	0.930	U	0.940	U
Toluene	0.60	6	U	13	D	130	D	4.800	D	14	D
trans-1,2-Dichloroethylene	~	6.300	U	3	U	30	U	0.630	U	0.630	U
trans-1,3-Dichloropropylene	0.25	7.200	U	3.400	U	34	U	0.720	U	0.720	U
Trichloroethylene	0.25	4.300	D	1	U	10	U	0.210	U	0.210	U
Trichlorofluoromethane (Freon 11)	0.25	8.900	U	4.200	U	43	U	1.500	D	1.400	D
Vinyl acetate	~	5.600	U	2.600	U	27	U	0.560	U	0.560	U
Vinyl bromide	~	6.900	U	3.300	U	33	U	0.690	U	0.690	U
Vinyl Chloride	0.25	2	U	0.960	U	9.700	U	0.200	U	0.200	U

NYSDOH Outdoor Air 25th Pctl Regulatory Exceedences are color coded:

Any NYSDOH Soil Vapor Indoor Matrices requiring mitigation are color coded as follows:

No Further Action
Monitor
Mitigate
Laboratory MDL exceeds Matrices
Exceedance detected for compound

Q is the Qualifier Column with definitions as follows:

D=result is from an analysis that required a dilution
J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated
U=analyte not detected at or above the level indicated
B=analyte found in the analysis batch blank
E=result is estimated and cannot be accurately reported due to levels encountered or interferences

TABLE

34 Pearl Street
Port Chester, New York

Summary of Laboratory Analytical Result - Soil

Sample ID York ID Sampling Date Client Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives - Restricted Residential	34P-GB1 20K0069-01 11/2/2020 Soil		34P-GB2 20K0069-02 11/2/2020 Soil		34P-GB3 20K0069-03 11/2/2020 Soil		B-7 (0-2) 20G0909-03 7/23/2020 Soil		B-7 (7-9) 20G0909-04 7/23/2020 Soil	
Compound			Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
Metals, Target Analyte (mg/Kg)												
Aluminum	~	~	24,600		11,400		26,800		19,700		NT	
Antimony	~	~	3.100	U	2.990	U	3.080	U	2.790	U	NT	
Arsenic	13	16	2.330		**25.700**		1.850	U	6.650		NT	
Barium	350	400	174		**453**		137		208		NT	
Beryllium	7.2	72	0.0620	U	0.0600	U	0.0620	U	0.0560	U	NT	
Cadmium	2.5	4.3	0.427		1.430		0.370	U	0.335	U	NT	
Calcium	~	~	5,610		67,700		4,100		3,390		NT	
Chromium	~	~	40.500		26.100		32.400		29.200		NT	
Cobalt	~	~	17.700		8.240		12.700		11.800		NT	
Copper	50	270	45.600		191		21.400		46	B	NT	
Iron	~	~	32,700		15,700		24,500		23,000		NT	
Lead	63	400	101		**702**		25.900		**406**		NT	
Magnesium	~	~	9,320		33,500		4,580		4,030		NT	
Manganese	1600	2000	548		342		670		401		NT	
Nickel	30	310	28.300		25.700		27.900		27.500		NT	
Potassium	~	~	6,900		1,380		1,450		1,690		NT	
Selenium	3.9	180	3.100	U	8.370		3.080	U	2.790	U	NT	
Silver	2	180	0.620	U	0.599	U	0.616	U	0.559	U	NT	
Sodium	~	~	161		155		419		137		NT	
Thallium	~	~	3.100	U	2.990	U	3.080	U	2.790	U	NT	
Vanadium	~	~	58.400		29.800		41.900		37.900		NT	
Zinc	109	10000	149		611		51.100		**257**		NT	
Mercury by 7473 (mg/Kg)												
Mercury	0.18	0.81	0.437		0.401		0.157		**1.400**		NT	
Volatile Organics, 8260 - Comprehensive (mg/Kg)												
Acetone	0.05	100	NT		NT		NT		**0.0590**		**0.0660**	

NOTES:

Any Regulatory Exceedences are color coded by Regulation

Q is the Qualifier Column with definitions as follows:

D=result is from an analysis that required a dilution

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

U=analyte not detected at or above the level indicated

B=analyte found in the analysis batch blank

E=result is estimated and cannot be accurately reported due to levels encountered or interferences

P=this flag is used for pesticide and PCB (Aroclor) target compounds when there is a % difference for detected concentrations that exceed method dictated limits between the two GC columns used for analysis

NT=this indicates the analyte was not a target for this sample

~=this indicates that no regulatory limit has been established for this analyte

TABLE

34 Pearl Street
Port Chester, New York

Summary of Laboratory Analytical Result - Groundwater

Sample ID York ID Sampling Date Client Matrix	NYSDEC TOGS Standards and Guidance Values - GA	34P-MW1 20K0069-04 11/2/2020 Water	
Compound		Result	Q
Volatile Organics, 8260 - Comprehensive ug/L)			
1,1,1,2-Tetrachloroethane	5	0.200	U
1,1,1-Trichloroethane	5	0.200	U
1,1,2,2-Tetrachloroethane	5	0.200	U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	5	0.200	U
1,1,2-Trichloroethane	1	0.200	U
1,1-Dichloroethane	5	0.200	U
1,1-Dichloroethylene	5	0.200	U
1,2,3-Trichlorobenzene	5	0.200	U
1,2,3-Trichloropropane	0.04	**0.200**	U
1,2,4-Trichlorobenzene	5	0.200	U
1,2,4-Trimethylbenzene	5	0.200	U
1,2-Dibromo-3-chloropropane	0.04	**0.200**	U
1,2-Dibromoethane	0.0006	**0.200**	U
1,2-Dichlorobenzene	3	0.200	U
1,2-Dichloroethane	0.6	0.200	U
1,2-Dichloropropane	1	0.200	U
1,3,5-Trimethylbenzene	5	0.200	U
1,3-Dichlorobenzene	3	0.200	U
1,4-Dichlorobenzene	3	0.200	U
1,4-Dioxane	--	66	B
2-Butanone	50	0.200	U
2-Hexanone	50	0.200	U
4-Methyl-2-pentanone	--	0.200	U
Acetone	50	3.400	
Acrolein	--	0.200	U
Acrylonitrile	--	0.200	U
Benzene	1	0.200	U
Bromochloromethane	5	0.200	U
Bromodichloromethane	50	0.200	U
Bromoform	50	0.200	U
Bromomethane	5	0.200	U
Carbon disulfide	--	0.630	
Carbon tetrachloride	5	0.200	U
Chlorobenzene	5	0.200	U
Chloroethane	5	0.200	U
Chloroform	7	0.200	U
Chloromethane	5	0.200	U
cis-1,2-Dichloroethylene	5	0.200	U
cis-1,3-Dichloropropylene	0.4	0.200	U
Cyclohexane	--	0.200	U
Dibromochloromethane	50	0.200	U
Dibromomethane	--	0.200	U
Dichlorodifluoromethane	5	0.200	U
Ethyl Benzene	5	0.200	U
Hexachlorobutadiene	0.5	0.200	U
Isopropylbenzene	5	0.200	U
Methyl acetate	--	0.200	U
Methyl tert-butyl ether (MTBE)	10	0.200	U
Methylcyclohexane	--	0.200	U
Methylene chloride	5	1	U
n-Butylbenzene	5	0.200	U
n-Propylbenzene	5	0.200	U
o-Xylene	5	0.200	U
p- & m- Xylenes	5	0.500	U
p-Isopropyltoluene	5	0.200	U
sec-Butylbenzene	5	0.200	U
Styrene	5	0.200	U
tert-Butyl alcohol (TBA)	--	0.500	U
tert-Butylbenzene	5	0.200	U
Tetrachloroethylene	5	0.200	U
Toluene	5	0.200	U
trans-1,2-Dichloroethylene	5	0.200	U
trans-1,3-Dichloropropylene	0.4	0.200	U
trans-1,4-dichloro-2-butene	--	0.200	U
Trichloroethylene	5	0.200	U
Trichlorofluoromethane	5	0.200	U
Vinyl Chloride	2	0.200	U
Xylenes, Total	5	0.600	U
Semi-Volatiles, 8270 - Comprehensive (ug/L)			
1,1-Biphenyl	--	3.010	U
1,2,4,5-Tetrachlorobenzene	--	3.010	U
1,2,4-Trichlorobenzene	5	3.010	U
1,2-Dichlorobenzene	3	**3.010**	U
1,2-Diphenylhydrazine (as Azobenzene)	--	3.010	U
1,3-Dichlorobenzene	3	**3.010**	U
1,4-Dichlorobenzene	3	**3.010**	U
2,3,4,6-Tetrachlorophenol	--	3.010	U
2,4,5-Trichlorophenol	1	**3.010**	U
2,4,6-Trichlorophenol	1	**3.010**	U
2,4-Dichlorophenol	5	3.010	U
2,4-Dimethylphenol	50	3.010	U
2,4-Dinitrophenol	10	3.010	U
2,4-Dinitrotoluene	5	3.010	U
2,6-Dinitrotoluene	5	3.010	U
2-Chloronaphthalene	10	3.010	U
2-Chlorophenol	1	**3.010**	U
2-Methylnaphthalene	--	3.010	U
2-Methylphenol	1	**3.010**	U
2-Nitroaniline	5	3.010	U
2-Nitrophenol	5	**3.010**	U
3- & 4-Methylphenols	1	**3.010**	U
3,3-Dichlorobenzidine	5	3.010	U
3-Nitroaniline	5	3.010	U
4,6-Dinitro-2-methylphenol	--	3.010	U
4-Bromophenyl phenyl ether	--	3.010	U
4-Chloro-3-methylphenol	1	**3.010**	U
4-Chloroaniline	5	3.010	U
4-Chlorophenyl phenyl ether	--	3.010	U
4-Nitroaniline	5	3.010	U
4-Nitrophenol	1	**3.010**	U
Acenaphthene	20	0.0602	U
Acenaphthylene	--	0.0602	U
Acetophenone	--	3.010	U
Aniline	5	3.010	U
Anthracene	50	0.0602	U

TABLE

34 Pearl Street
Port Chester, New York

Summary of Laboratory Analytical Result - Groundwater

Sample ID York ID Sampling Date Client Matrix	NYSDEC TOGS Standards and Guidance Values - GA	34P-MW1 20K0069-04 11/2/2020 Water	
Compound		Result	Q
Atrazine	--	0.602	U
Benzaldehyde	--	3.010	U
Benzidine	--	12	U
Benzo(a)anthracene	0.002	**0.0602**	U
Benzo(a)pyrene	0.002	**0.0602**	U
Benzo(b)fluoranthene	0.002	**0.0602**	U
Benzo(g,h,i)perylene	--	0.0602	U
Benzo(k)fluoranthene	0.002	**0.0602**	U
Benzoic acid	--	30.100	U
Benzyl alcohol	--	3.010	U
Benzyl butyl phthalate	50	3.010	U
Bis(2-chloroethoxy)methane	5	3.010	U
Bis(2-chloroethyl)ether	1	**3.010**	U
Bis(2-chloroisopropyl)ether	5	3.010	U
Bis(2-ethylhexyl)phthalate	5	0.602	U
Caprolactam	--	3.010	U
Carbazole	--	3.010	U
Chrysene	0.002	**0.0602**	U
Dibenzo(a,h)anthracene	--	0.0602	U
Dibenzofuran	--	3.010	U
Diethyl phthalate	50	3.010	U
Dimethyl phthalate	50	3.010	U
Di-n-butyl phthalate	50	3.010	U
Di-n-octyl phthalate	50	3.010	U
Diphenylamine	--	3.010	U
Fluoranthene	50	0.0602	U
Fluorene	50	0.0602	U
Hexachlorobenzene	0.04	0.0241	U
Hexachlorobutadiene	0.5	**0.602**	U
Hexachlorocyclopentadiene	5	3.010	U
Hexachloroethane	5	0.602	U
Indeno(1,2,3-cd)pyrene	0.002	**0.0602**	U
Isophorone	50	3.010	U
Naphthalene	10	0.0602	U
Nitrobenzene	0.4	0.301	U
N-Nitrosodimethylamine	--	0.602	U
N-nitroso-di-n-propylamine	--	3.010	U
N-Nitrosodiphenylamine	50	3.010	U
Pentachlorophenol	1	0.301	U
Phenanthrene	50	0.0602	U
Phenol	1	**3.010**	U
Pyrene	50	0.0602	U

NOTES:

Any Regulatory Exceedences are color coded by Regulation

Q is the Qualifier Column with definitions as follows:

D=result is from an analysis that required a dilution

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

U=analyte not detected at or above the level indicated

B=analyte found in the analysis batch blank

E=result is estimated and cannot be accurately reported due to levels encountered or interferences

P=this flag is used for pesticide and PCB (Aroclor) target compounds when there is a % difference for detected concentrations that exceed method dictated limits between the two GC columns used for analysis

NT=this indicates the analyte was not a target for this sample

"=this indicates that no regulatory limit has been established for this analyte

Table

34 Pearl Street
Port Chester, New York

Summary of Laboratory Analytical Results - Soil Vapor

Sample ID	NYSDOH Background Standards - Outdoor Air - 25th Pctl	SV-1		SV-2		SV-3		Outside	
York ID		20K0344-01		20K0344-02		20K0344-03		20G1136-05	
Sampling Date		11/6/2020		11/6/2020		11/6/2020		7/28/2020	
Client Matrix		Soil Vapor		Soil Vapor		Soil Vapor		Outdoor Ambient Air	
Compound	-	Result	Q	Result	Q	Result	Q	Result	Q
Volatile Organics, EPA TO15 Full List (ug/m3)									
1,1,1,2-Tetrachloroethane	-	2.300	U	1	U	1.100	U	1.100	U
1,1,1-Trichloroethane	0.25	1.900	U	0.820	U	0.850	U	0.870	U
1,1,2,2-Tetrachloroethane	0.25	2.300	U	1	U	1.100	U	1.100	U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	0.25	2.600	U	1.200	U	1.200	U	1.200	U
1,1,2-Trichloroethane	0.25	1.900	U	0.820	U	0.850	U	0.870	U
1,1-Dichloroethane	0.25	1.400	U	0.610	U	0.630	U	0.640	U
1,1-Dichloroethylene	0.25	0.340	U	0.150	U	0.150	U	0.160	U
1,2,4-Trichlorobenzene	0.25	2.500	U	1.100	U	1.200	U	1.200	U
1,2,4-Trimethylbenzene	0.25	1.700	U	2.200	D	1.200	D	3.500	D
1,2-Dibromoethane	0.25	2.600	U	1.200	U	1.200	U	1.200	U
1,2-Dichlorobenzene	0.25	2	U	0.910	U	0.940	U	0.950	U
1,2-Dichloroethane	0.25	1.400	U	0.610	U	0.630	U	0.640	U
1,2-Dichloropropane	0.25	1.600	U	0.700	U	0.720	U	0.730	U
1,2-Dichlorotetrafluoroethane	0.25	2.400	U	1.100	U	1.100	U	1.100	U
1,3,5-Trimethylbenzene	0.25	1.700	U	0.960	D	0.770	J	0.940	D
1,3-Butadiene	-	2.300	U	1	U	1	U	1.100	U
1,3-Dichlorobenzene	0.25	2	U	0.910	U	0.940	U	0.950	U
1,3-Dichloropropane	-	1.600	U	0.700	U	0.720	U	0.730	U
1,4-Dichlorobenzene	0.25	2	U	0.910	U	0.940	U	0.950	U
1,4-Dioxane	-	2.400	U	1.100	U	1.100	U	1.100	U
2-Butanone	0.25	37	D	13	D	35	D	9.500	D
2-Hexanone	-	6.100	D	8.900	D	20	D	1.300	U
3-Chloropropene	-	5.300	U	2.400	U	2.400	U	2.500	U
4-Methyl-2-pentanone	0.25	1.400	U	0.620	U	0.640	U	0.650	U
Acetone	3.40	4,700	D	110	D	400	D	19	D
Acrylonitrile	-	0.740	U	0.330	U	0.340	U	0.340	U
Benzene	0.6	1.100	U	2	D	0.500	U	3.300	D
Benzyl chloride	-	1.800	U	0.780	U	0.810	U	0.820	U
Bromodichloromethane	-	2.300	U	1	U	1	U	1.100	U
Bromoform	-	3.500	U	1.600	U	1.600	U	1.600	U
Bromomethane	0.25	1.300	U	0.580	U	0.610	U	0.620	U
Carbon disulfide	-	1.100	U	0.470	U	0.490	U	0.490	U
Carbon tetrachloride	0.25	0.530	U	0.380	D	0.250	U	0.500	D
Chlorobenzene	0.25	1.600	U	0.690	U	0.720	U	0.730	U
Chloroethane	0.25	0.900	U	0.400	U	0.410	U	0.420	U
Chloroform	0.25	1.700	U	0.740	U	0.760	U	0.770	U
Chloromethane	0.25	0.980	D	1.100	D	0.350	D	1.500	D
cis-1,2-Dichloroethylene	0.25	0.340	U	0.150	U	0.150	U	0.160	U
cis-1,3-Dichloropropylene	0.25	1.500	U	0.680	U	0.710	U	0.720	U
Cyclohexane	0.25	1.200	U	0.930	D	0.540	U	40	D
Dibromochloromethane	-	2.900	U	1.300	U	1.300	U	1.400	U
Dichlorodifluoromethane	0.25	1.700	U	2.900	D	2.400	D	2	D
Ethyl acetate	-	2.400	U	1.100	U	1.100	U	1.100	J
Ethyl Benzene	0.25	1.800	D	1.600	D	0.680	J	2.900	D
Hexachlorobutadiene	0.25	3.600	U	1.600	U	1.700	U	1.700	U
Isopropanol	-	9.300	D	27	D	11	D	7.300	D
Methyl Methacrylate	0.25	1.400	U	0.740	D	0.640	U	0.650	U
Methyl tert-butyl ether (MTBE)	0.25	1.200	U	0.540	U	0.560	U	0.570	U
Methylene chloride	0.25	2.400	U	1	J	1.100	U	1.500	D
n-Heptane	0.25	1.400	J	2	D	1.200	D	61	D
n-Hexane	0.25	1.200	U	2.700	D	0.550	J	120	D
o-Xylene	0.25	1.500	J	2.600	D	1.100	D	3.700	D
o- & m- Xylenes	0.25	3.100	D	5.600	D	2.200	D	9.900	D
p-Ethyltoluene	-	1.700	U	3.600	D	1.900	D	3.500	D
Propylene	-	11	D	0.260	U	2.700	D	0.270	U
Styrene	0.25	1.400	U	0.640	U	0.660	J	0.680	U
Tetrachloroethylene	0.25	2.300	U	3.500	D	150	D	2.600	D
Tetrahydrofuran	0.25	2	U	0.890	U	0.920	U	0.940	U
Toluene	0.60	2.600	D	8.100	D	0.940	D	14	D
trans-1,2-Dichloroethylene	-	1.300	U	0.600	U	0.620	U	0.630	U
trans-1,3-Dichloropropylene	0.25	1.500	U	0.680	U	0.710	U	0.720	U
Trichloroethylene	0.25	0.460	U	0.200	U	0.210	U	0.210	U
Trichlorofluoromethane (Freon 11)	0.25	1.900	U	1.700	D	1.500	D	1.400	D
Vinyl acetate	-	1.200	U	0.530	U	0.550	U	0.560	U
Vinyl bromide	-	1.500	U	0.660	U	0.680	U	0.690	U
Vinyl Chloride	0.25	0.430	U	0.190	U	0.200	U	0.200	U

NOTES:

Background outdoor air sample collected on 7/28/2020 from location at 34 Pearl Street.

Outdoor soil vapor samples collected on 11/6/2020 from location at 28 Pearl Street.

NYSDOH Outdoor Air 25th Pctl Regulatory Exceedences are color coded:

Any NYSDOH Soil Vapor Indoor Matrices requiring mitigation are color coded as follows:

No Further Action
Monitor
Mitigate
Laboratory MDL exceeds Matrices
Exceedance detected for compound

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NT=this indicates the analyte was not a target for this sample
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