

**Hope Fire Engine Company Site**  
**WESTCHESTER, NEW YORK**

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**Final Engineering Report**

**NYSDEC Site Number: C360219**

**Prepared for:**

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**Boston, MA 02110**

**Prepared by:**

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**DECEMBER 2022**



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## LIST OF ACRONYMS

Acronym	Definition
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
CCR	Construction Completion Report
DER	Division of Environmental Remediation
DER-10	NYSDEC Technical Guidance for Site Investigation & Remediation
IRM	Interim Remedial Measures
MW	Monitoring Well
NYSDEC	New York State Department of Environmental Conservation
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RI/IRMWP	Remedial Investigation/Interim Remedial Measures Work Plan
SCO	Soil Cleanup Objectives
SESI	SESI Consulting Engineers, DPC
SMP	Site Management Plan
SOE	Support of Excavation
USCO	Unrestricted Use Soil Cleanup Objectives

## FINAL ENGINEERING REPORT

### 1.0 BACKGROUND AND SITE DESCRIPTION

GS White Plains Owner, LLC (the “Volunteer”) entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) on December 7, 2021, to investigate and remediate a 1.532-acre property located in White Plains, Westchester County, New York. The property was remediated to unrestricted use.

The Site was formerly made up of Lot 2 (50 Hamilton Avenue) and a portion of Lot 1 (85 No. Lexington Avenue). Those lots have since merged, making the Site one (1) lot, known as a Portion of Lot 2.1 with a new address of 25 N. Lexington Avenue. The Volunteer submitted a BCA Amendment Application on August 30, 2022 removing a 0.0683-acre portion of the Site because it is an existing City Street/Sidewalk. Therefore, the Site is now 1.4632 acres. A Site Location Map (topographic map) is provided as **Figure 1.1**. The boundaries of the Site are fully described in **Appendix A: Survey Map, Metes and Bounds**.

## **2.0 SUMMARY OF SITE REMEDY**

### **2.1 REMEDIAL ACTION OBJECTIVES**

Based on the results of the Remedial Investigation (RI), the following Remedial Action Objectives (RAOs) were identified for this Site.

#### **2.1.1 GROUNDWATER RAOs**

RAOs for Public Health Protection

- Prevent ingestion of groundwater containing contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.

#### **2.1.2 SOIL RAOs**

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of, or exposure to, contaminants volatilizing from contaminated soil.

RAOs for Environmental Protection

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

#### **2.1.3 SOIL VAPOR RAOs**

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from potential present and future soil vapor intrusion into buildings at the Site.

## **2.2 DESCRIPTION OF SELECTED REMEDY**

The Site was remediated in accordance with the remedy selected by the NYSDEC in the Remedial Action Work Plan (RAWP) dated August 2022.

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the above referenced site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the RI or alternatives analysis (AA). The IRM undertaken at this site is discussed in Section 3.

Based on the results of the investigation at this site and implementation of the IRM(s), NYSDEC selected a No Further Action remedy. The RAOs for the site have been satisfied, the site no longer poses a threat to human health or the environment, and no institutional controls/engineering controls (ICs/ECs) are needed.

To address the groundwater RAO for public health, the following local use restriction will be relied upon to prevent ingestion of groundwater: Chapter 873, Article VII of the Laws of Westchester County, which prohibits the potable use of groundwater without prior approval.

### 3.0 INTERIM REMEDIAL MEASURES, OPERABLE UNITS AND REMEDIAL CONTRACTS

#### 3.1 INTERIM REMEDIAL MEASURES

The following components of the IRM were completed for this Site:

- Site preparation, including removal and off-site disposal of existing structures including a parking kiosk and a canopy, light poles, surface concrete curbing and sidewalks, and asphalt; installation of a perimeter fence; and construction of a tracking pad and equipment staging areas;
- Installation of SOE in the form of sheet piles and tiebacks along the sidewalls of the entire Site for structural stability of the excavation and to prevent impact to structures on adjacent properties;
- Excavation of all of contaminated soils exceeding the USCOs and therefore achieving the Track 1 USCOs for soils for the entire Site. The Decision Document presented 30,626.17 tons of IRM soil remediation as reported in the draft Construction Completion report (CCR) provided to NYSDEC on August 17, 2022. However, all of the trucking weight tickets had not been received back from the disposal facilities at the time of the draft CCR submission. Therefore, the total soil remediation volume based on all soil disposal weight tickets is 58,758.38 tons as presented in the November 2022 CCR;
- Removal and off-Site discharge of approximately 612,000 gallons of contaminated groundwater encountered during dewatering and construction through a filtered carbon dewatering system;
- To incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

All IRMs described above were summarized in the November 2022 CCR prepared by SESI (**Appendix B**), that was approved by NYSDEC on December 6, 2022. The information and certifications made in the CCR were relied upon to prepare this report and certify that the remediation requirements for the Site have been met in conjunction with the groundwater and soil vapor evaluations performed, which determined no further actions are required with respect to this media.

#### **4.0 DESCRIPTION OF REMEDIAL ACTIONS PERFORMED**

Remedial activities completed at the Site were conducted in accordance with the NYSDEC-approved RI-IRMWP for the Site dated November 2022. All deviations from the RI-IRMWP are noted below.

#### **4.1 GOVERNING DOCUMENTS**

##### **4.1.1 SITE-SPECIFIC HEALTH AND SAFETY PLAN (HASP)**

All remedial work performed under this Remedial Action was in full compliance with governmental requirements, including Site and worker safety requirements mandated by Federal Occupation Safety and Health Administration.

The HASP was complied with for all remedial and invasive work performed at the Site.

##### **4.1.2 QUALITY ASSURANCE PROJECT PLAN (QAPP)**

The QAPP was included as an attachment to the RI-IRMWP approved by the NYSDEC. The QAPP describes the specific policies, objectives, organization, functional activities and quality assurance/quality control activities designed to achieve the project data quality objectives.

##### **4.1.3 CITIZEN PARTICIPATION PLAN**

The Citizen Participation Plan (CPP) was included as an attachment to the RI-IRMWP. All work plans for the Site were placed in the document repository specified in the CPP, and a project fact sheet was posted announcing the solicitation of public comments on the draft RI-IRMWP.

#### **4.2 REMEDIAL PROGRAM ELEMENTS**

##### **4.2.1 CONTRACTORS AND CONSULTANTS**

The table below provides the list of contractors and consultants who performed the remedial activities on the BCP Site.

**Table 4.1 Contractors and Consultants**

<b>Contractors/Consultants</b>	<b>Role</b>	<b>Project Contact</b>
SESI Consulting Engineers	Environmental Consultant and Engineer of Record	Fuad Dahan (Engineer of Record)
Steven Gustems	Environmental Consultant and Project Manager	Steven Gustems (Project Manager)
Knauf Shaw LLP	Environmental Counsel	Linda Shaw
LRC Construction	Site Construction Manager	Pasquale Lampugnale
ASF Construction, LLC	Installation of SOE and soil excavation and loadout	Angel Sanchez
Earth Efficient	Soil Disposal	Cory Weissglass
Alpha Analytical Laboratory	Analytical Laboratory	Mitchell Ostrowski
Phoenix Analytical Laboratory	Analytical Laboratory	Bobbi Aloisa
APL Laboratory	Analytical Laboratory	Alissa Ruccatano

#### **4.2.2 CONTAMINATED MATERIALS REMOVAL**

Removal of all soil contamination exceeding the unrestricted USCOs was documented in the IRM (**Appendix B**). The Site has achieved a Track 1 remedy for soil, soil vapor, and groundwater.

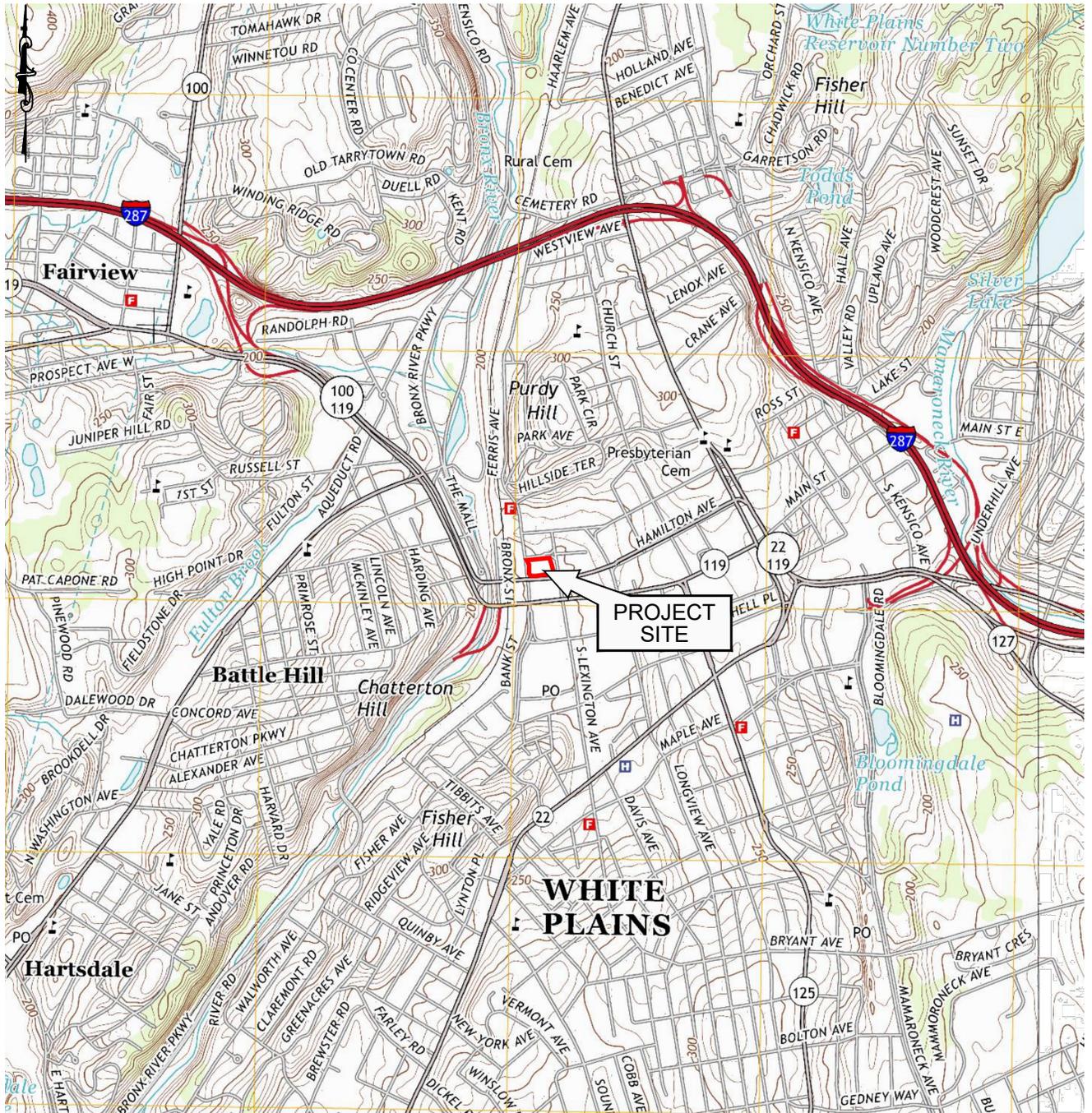
#### **4.3 OTHER ENGINEERING CONTROLS**

As no residual contamination remains beneath the Site after completion of the IRM, no Engineering Controls are required to protect human health and the environment.

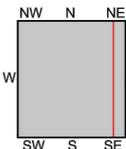
#### **4.4 INSTITUTIONAL CONTROLS**

As no residual contamination remains beneath the Site after completion of the IRM, no Institutional Controls are required to protect human health and the environment. To address the groundwater RAO for public health, the following local use restriction will be relied upon to prevent ingestion of groundwater: Chapter 873, Article VII of the Laws of Westchester County, which prohibits the potable use of groundwater without prior approval.

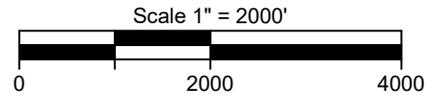
N:\ACAD\11814\CAD\PHASE I ESA\11814 - FIG-1 - SITE LOCATION MAP.DWG 05/07/21 03:52:09PM, aas, LAYOUT: FIG-1



REFERENCE:  
 HISTORICAL TOPOGRAPHICAL MAP PREPARED BY EDR, MAP DATED 2014.



TP, White Plains, 2013, 7.5-minute  
 NE, Glenville, 2012, 7.5-minute



NORTH LEXINGTON AVENUE  
 WHITE PLAINS, WESTCHESTER COUNTY, NY

**SITE LOCATION MAP**

**SESI**  
 CONSULTING  
 ENGINEERS D.P.C.

SOILS / FOUNDATIONS  
 SITE DESIGN  
 ENVIRONMENTAL

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

<b>FIG-1.1</b>
DRAWN BY: aas
CHECKED BY: TTK
SCALE: AS NOTED
DATE: 05/07/2021
JOB NO.: 11814

