

Principals

Anthony Castillo, PE
Fuad Dahan, PhD, PE, LSRP
Franz W. Laki, PE
John M. Nederfield, PE
Justin M. Protasiewicz, PE
Michael St. Pierre, PE

April 24, 2023

MacQuesten Development LLC

636 South Broadway Partners LLC

Re: Limited Phase II Sampling Results Summary
632 South Broadway
Yonkers, New York

To Whom it May Concern:

SESI Consulting Engineers (SESI) conducted this Limited Phase II Environmental Site Assessment (Phase II ESA) for the property located at 632 South Broadway, Yonkers, New York (herein referred to as the "Subject Property"). The Limited Phase II ESA was conducted to investigate Recognized Environmental Concerns (RECs) identified during the September 2022 Phase I ESA and subsequent site inspections, namely historic automotive operations. A Site Plan with sampling locations is presented as Figure 1.0.

In January of 2023, SESI mobilized to the Site to conduct a geotechnical investigation (GI). The GI consisted of installation of three soil borings and the installation of two groundwater monitoring wells. During the GI, environmental samples were collected from two soil borings (B-1 and B-2) and one groundwater monitoring well (MW-1). All GI locations were completed in the sidewalks outside the building footprint. In February 2023, SESI again mobilized to the Site to attempt to collect samples from locations within the building footprint. In February, one soil sample was collected (ESB-1) and one soil vapor sample was collected (ESV-1). All soil samples were analyzed for TCL/TAL and PFAS, all groundwater samples were analyzed for TCL/TAL, and all soil vapor samples were analyzed for volatile organic compounds.

Iron was reported in B-1 and B-2 above the NY Residential Use SCOs. Lead and Nickel were reported above the NY Unrestricted Use SCOs. Groundwater sample results indicated exceedances of the NY TOGS groundwater standards for Chromium, Copper, Iron, Lead, Magnesium, Sodium, Chloroform, and PCE. PCE was reported above the NY DOH Matrix B Sub-slab Vapor Concentrations Criteria in the one soil vapor sample. Sample locations and analytical exceedances are shown on Tables 1 through 3 and Figure 1.0.

Observations made during the sampling and analysis of the results include the following.

- PCE contamination is potentially a result of solvents or degreasers used during automotive service operations, however, an obvious source was not identified within the building footprint.
- Limited samples were collected from the basement of the building, as access to the basement for sampling was limited to the western portion of the building footprint, and in the areas that were investigated, bedrock was encountered immediately below the concrete slab floor.
- B-1 is believed to have been collected outside the property limits in the sidewalk to the north of the Subject Property.
- ESB-1 is believed to have been collected from a sump pit that was dug beneath the building, and was likely collected from fill material.
- PFAS analysis was not run on the groundwater sample collected from MW-1.

If you have any questions, please contact me at (201) 452-2735 or Fuad Dahan at (973) 747-9567.

Sincerely,

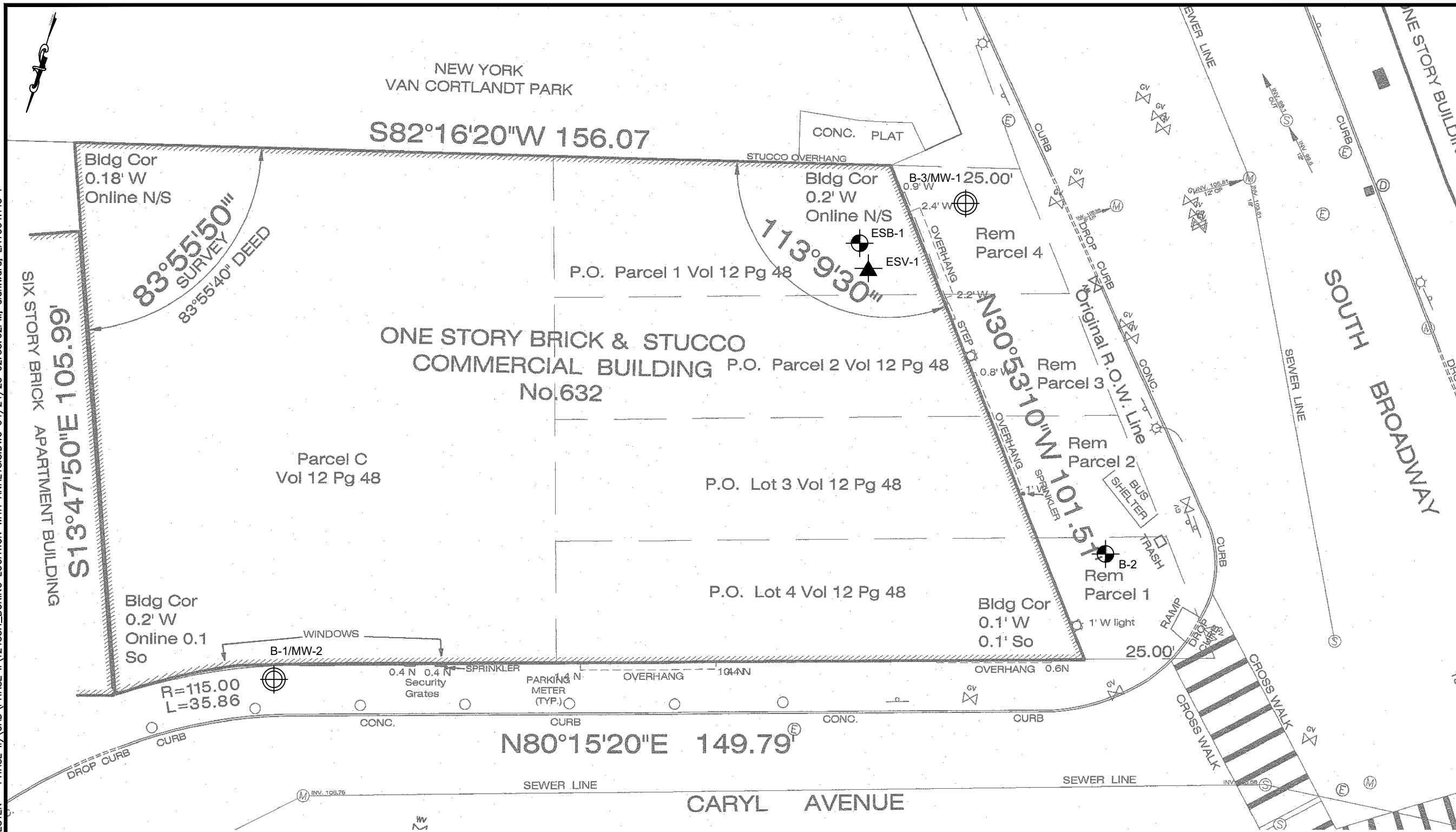


James Vander Vliet, LSRP
Senior Project Engineer

Enclosure(s): Analytical Summary Tables and Figures

c: Fuad Dahan, SESI

N:\ACAD\12453A - YONKERS, NY (MACQUESTEN - PHASE II)\CAD\PHASE II\12453A_BORING LOCATION WITH ANALYSIS.DWG 04/24/23 02:35:02PM, alan.ward, LAYOUT.FIG 1






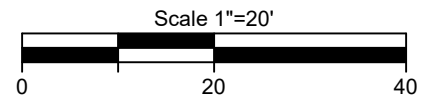
NOTE:
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REFERENCE
 1. EXIST CONDITIONS & BOUNDARY ARE TAKEN FROM "SURVEY OF TAX LOT 1 BLOCK 29"
 PREPARED BY GABRIEL E. SENOR, P.C. DATED MAY 25, 2022.

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LEGEND

-  SOIL BORING LOCATION
-  SOIL BORING / MONITORING WELL LOCATION
-  SOIL VAPOR POINT LOCATION



dwg by: AW
 chk by: JVV
 scale: AS NOTED
 date: 04/24/2023

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project:
 632 SOUTH BROADWAY
 YONKERS, NEW YORK

title:
 BORING LOCATION MAP

job no: 12453A
 drawing no:

FIG 1

N:\ACAD\12453A - YONKERS, NY (MACQUESTEN - PHASE II)\CAD\PHASE II\12453A_BORING LOCATION WITH ANALYSIS.DWG 04/24/23 02:35:29PM, alan.ward, LAYOUT:FIG 2 SOIL

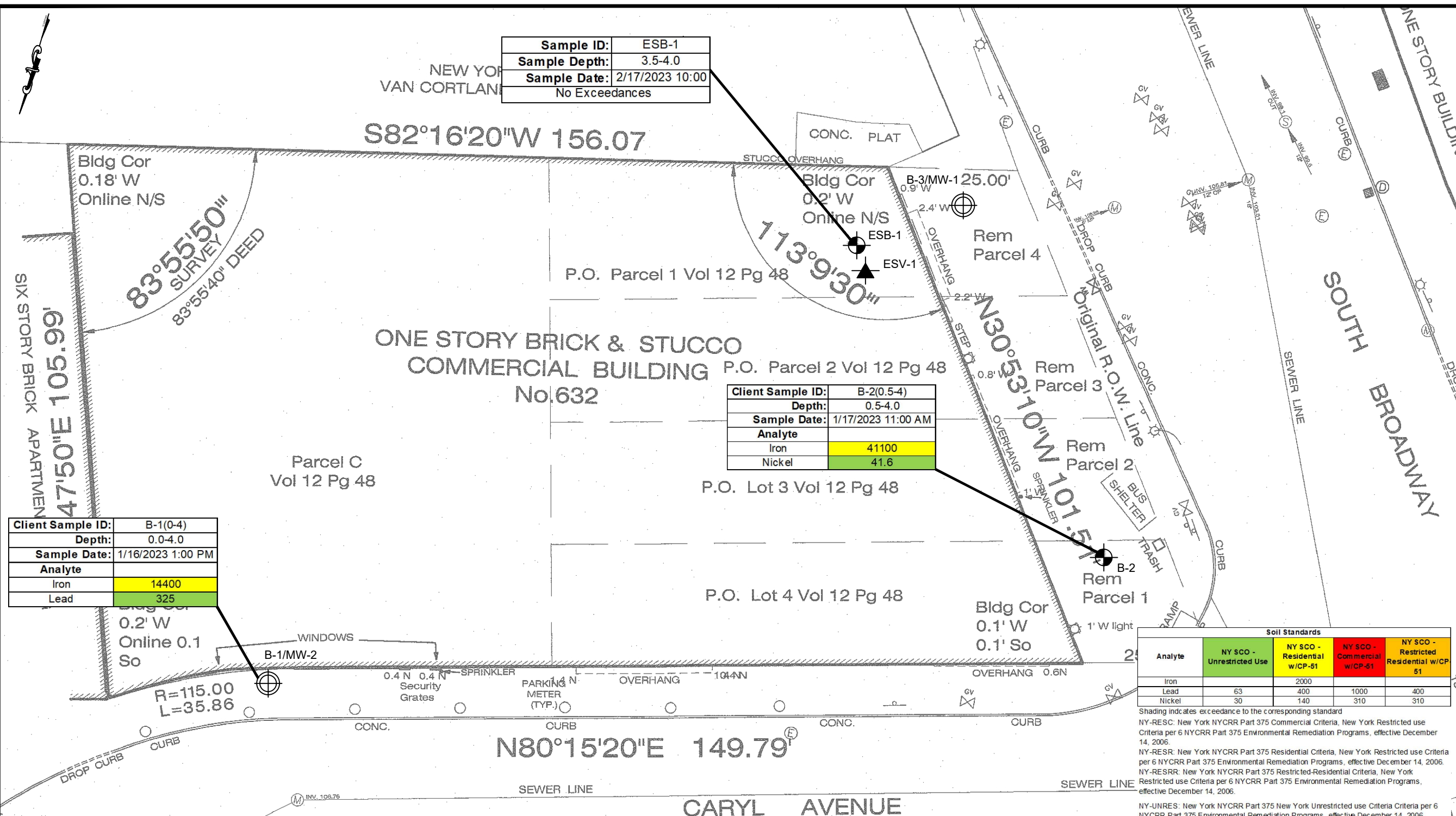
Sample ID:	ESB-1
Sample Depth:	3.5-4.0
Sample Date:	2/17/2023 10:00
No Exceedances	

Client Sample ID:	B-2(0.5-4)
Depth:	0.5-4.0
Sample Date:	1/17/2023 11:00 AM
Analyte	
Iron	41100
Nickel	41.6

Client Sample ID:	B-1(0-4)
Depth:	0.0-4.0
Sample Date:	1/16/2023 1:00 PM
Analyte	
Iron	14400
Lead	325

Analyte	Soil Standards			
	NY SCO - Unrestricted Use	NY SCO - Residential w/CP-51	NY SCO - Commercial w/CP-51	NY SCO - Restricted Residential w/CP-51
Iron		2000		
Lead	63	400	1000	400
Nickel	30	140	310	310

Shading indicates exceedance to the corresponding standard
 NY-RESC: New York NYCRR Part 375 Commercial Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
 NY-RESR: New York NYCRR Part 375 Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
 NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
 NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.



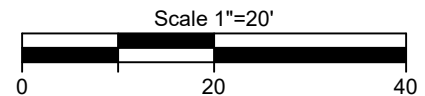
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- SOIL BORING / MONITORING WELL LOCATION
- SOIL VAPOR POINT LOCATION



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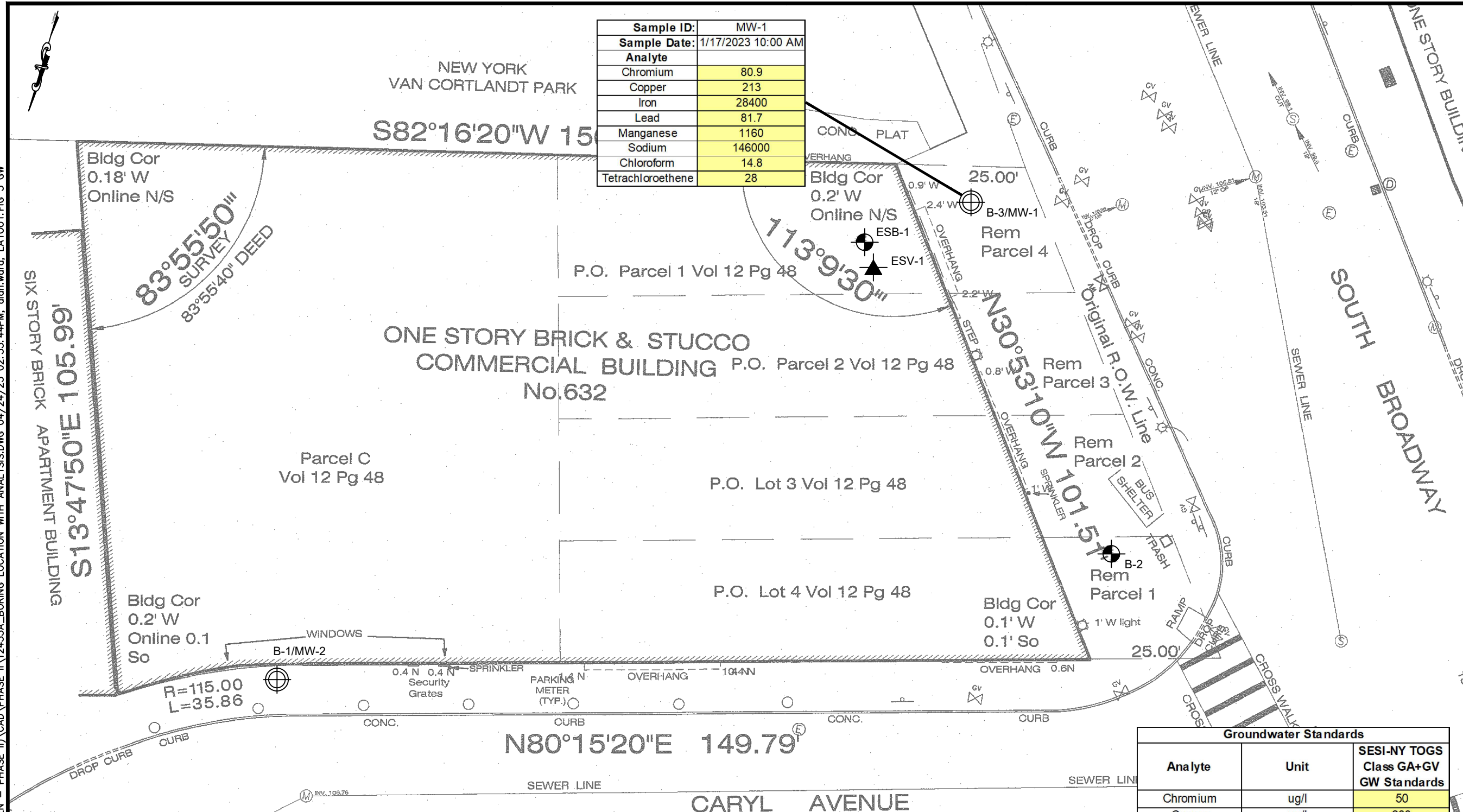
project:
 632 SOUTH BROADWAY
 YONKERS, NEW YORK

title:
 SOIL SAMPLE LOCATION MAP
 WITH ANALYSES ABOVE STANDARDS

job no: 12453A
 drawing no:

FIG 2

N:\ACAD\12453A - YONKERS, NY (MACQUESTEN - PHASE II)\CAD\PHASE II\12453A_BORING LOCATION WITH ANALYSIS.DWG 04/24/23 02:35:44PM, alan.ward, LAYOUT.FIG 3 GW



Sample ID:	MW-1
Sample Date:	1/17/2023 10:00 AM
Analyte	
Chromium	80.9
Copper	213
Iron	28400
Lead	81.7
Manganese	1160
Sodium	146000
Chloroform	14.8
Tetrachloroethene	28

Groundwater Standards		
Analyte	Unit	SESI-NY TOGS Class GA+GV GW Standards
Chromium	ug/l	50
Copper	ug/l	200
Iron	ug/l	300
Lead	ug/l	25
Manganese	ug/l	300
Sodium	ug/l	20000
Chloroform	ug/l	7
Tetrachloroethene	ug/l	5

- Indicates an exceedance to the NY TOGS standards
 NY TOGS - NY Technical and Operations Guidance Series Groundwater Standards

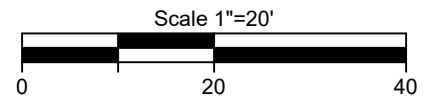
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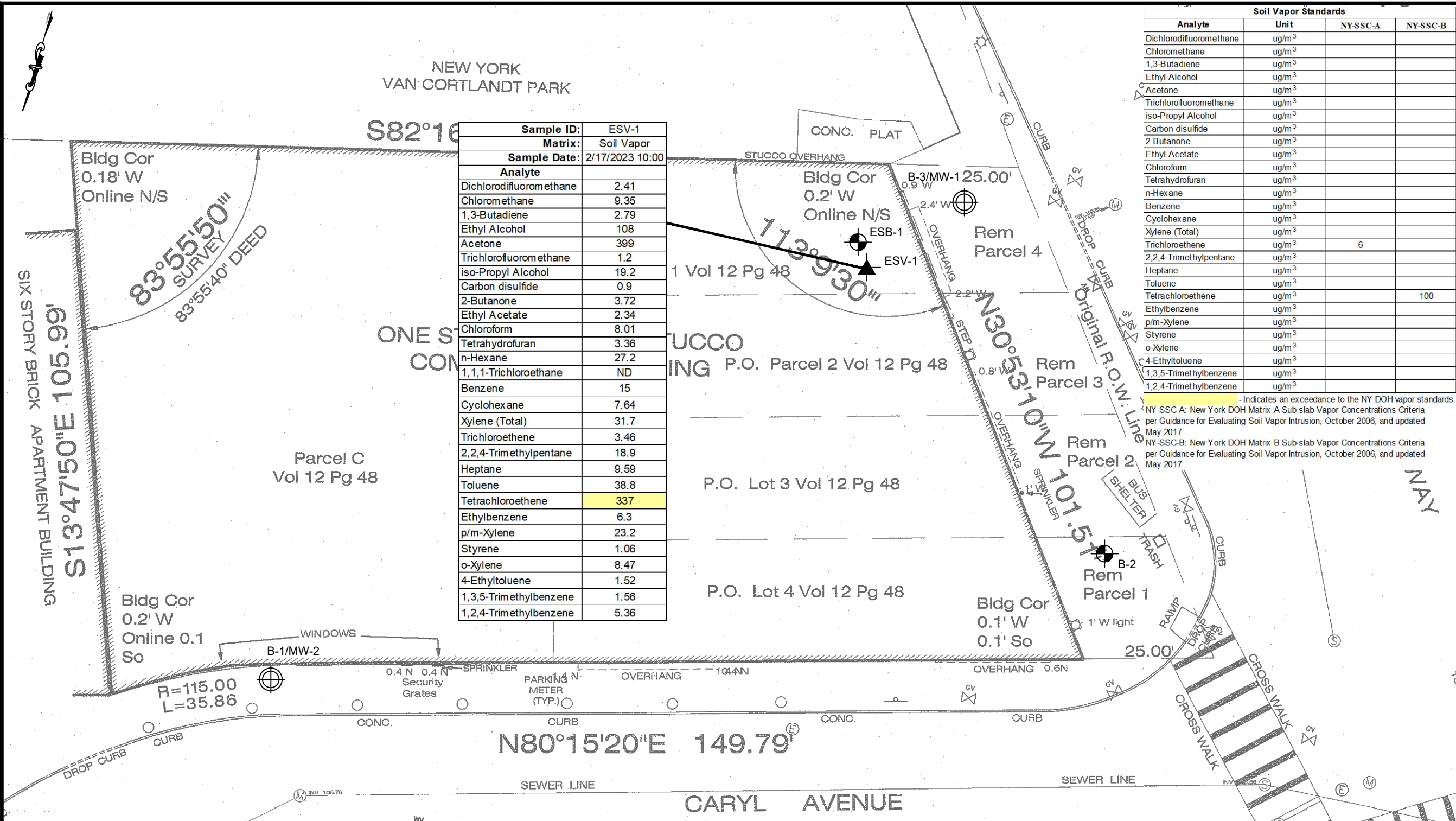
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 title: GROUNDWATER SAMPLE LOCATION MAP
 WITH ANALYSES ABOVE STANDARDS

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FIG 3

N:\ACAD\12453A - YONKERS, NY (MACQUESTEN - PHASE II)\CAD\PHASE II\12453A_BORING LOCATION WITH ANALYSIS.DWG 04/24/23 03:33:39PM, alan.ward, LAYOUT.FIG 4 VAPOR



Sample ID:	ESV-1
Matrix:	Soil Vapor
Sample Date:	2/17/2023 10:00
Analyte	
Dichlorodifluoromethane	2.41
Chloromethane	9.35
1,3-Butadiene	2.79
Ethyl Alcohol	108
Acetone	399
Trichlorofluoromethane	1.2
iso-Propyl Alcohol	19.2
Carbon disulfide	0.9
2-Butanone	3.72
Ethyl Acetate	2.34
Chloroform	8.01
Tetrahydrofuran	3.36
n-Hexane	27.2
1,1,1-Trichloroethane	ND
Benzene	15
Cyclohexane	7.64
Xylene (Total)	31.7
Trichloroethene	3.46
2,2,4-Trimethylpentane	18.9
Heptane	9.59
Toluene	38.8
Tetrachloroethene	337
Ethylbenzene	6.3
p/m-Xylene	23.2
Styrene	1.06
o-Xylene	8.47
4-Ethyltoluene	1.52
1,3,5-Trimethylbenzene	1.56
1,2,4-Trimethylbenzene	5.36

Soil Vapor Standards			
Analyte	Unit	NY-SSC-A	NY-SSC-B
Dichlorodifluoromethane	ug/m ³		
Chloromethane	ug/m ³		
1,3-Butadiene	ug/m ³		
Ethyl Alcohol	ug/m ³		
Acetone	ug/m ³		
Trichlorofluoromethane	ug/m ³		
iso-Propyl Alcohol	ug/m ³		
Carbon disulfide	ug/m ³		
2-Butanone	ug/m ³		
Ethyl Acetate	ug/m ³		
Chloroform	ug/m ³		
Tetrahydrofuran	ug/m ³		
n-Hexane	ug/m ³		
Benzene	ug/m ³		
Cyclohexane	ug/m ³		
Xylene (Total)	ug/m ³		
Trichloroethene	ug/m ³	6	
2,2,4-Trimethylpentane	ug/m ³		
Heptane	ug/m ³		
Toluene	ug/m ³		
Tetrachloroethene	ug/m ³		100
Ethylbenzene	ug/m ³		
p/m-Xylene	ug/m ³		
Styrene	ug/m ³		
o-Xylene	ug/m ³		
4-Ethyltoluene	ug/m ³		
1,3,5-Trimethylbenzene	ug/m ³		
1,2,4-Trimethylbenzene	ug/m ³		

- Indicates an exceedance to the NY DOH vapor standards
 NY-SSC-A: New York DOH Matrix A Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.
 NY-SSC-B: New York DOH Matrix B Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.

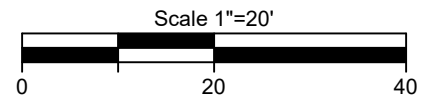
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FIG 4