INTERIM REMEDIAL MEASURES WORK PLAN (IRMWP) FOR SOILS ONLY

Fernbrook Park & Commuter Parking
70 Fernbrook Street
Section: 1, Block: 615, Lot: 1 & Section: 1, Block: 600, p/o Lot: 1
Yonkers, Westchester County, NY 10705
DEC Site No. C360264
Brownfield Cleanup Agreement (BCA) C360264-11-25

Prepared for:

City of Yonkers
40 S Broadway
Yonkers, New York 10701

November 2026

PREPARED BY:

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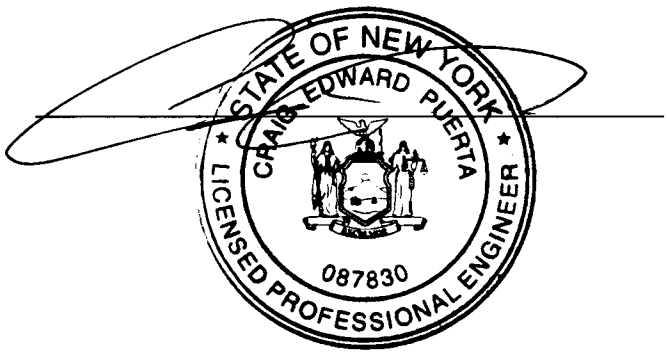
J.S. Held PROJECT NO. 23022270

CERTIFICATION

I, CRAIG PUERTA, certify that I am currently a New York State Professional Engineer as defined in 6 NYCRR Part 375 and that this Interim Remedial Measures Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10). All final engineering services were performed by CPEngineering, P.C. (CPE), under direct contractual relationship via Bowman Engineering to City of Yonkers, New York.



November 6, 2026
Date

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1.0 INTRODUCTION

This Interim Remedial Measures Work Plan (IRMWP) for Soils was prepared by J.S. Held, LLC (J.S. Held) in connection with the property identified under DEC Site No. C360264 as Fernbrook Park & Commuter Parking, located at 70 Fernbrook Street in Yonkers, New York (the "subject property" or "Site"). The Site is approximately 2.87 acres in size and is identified on local tax maps as Section 1 Block 615 Lot 1 and Section 1 Block 600 p/o Lot 1. A Site location map is provided as **Figure 1**.

The Brownfield Site Cleanup Agreement (BCA), Index No. C360264-11-25, for this Site was executed on December 8, 2025. The Applicant, City of Yonkers, is participating in the Brownfield Cleanup Program (BCP) as a Volunteer as defined in ECL 27-1405(1)(b).

Per NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation (NYSDEC, May 2010) Section 1.11(c), this project represents a non-emergency IRM which will be implemented to address a previously identified source of contamination before necessarily completing the planned Remedial Investigation (RI).

This work plan describes the procedures to be used to excavate, transport, and dispose of grossly contaminated petroleum and volatile organic compound (VOC)-impacted soil concentrations identified during the RI, as well as to install a demarcation layer and place approved imported material as an interim remedial measure. Residual metals and semi volatile organic compounds (SVOC) impacted soil will be managed though the implementation of the future cover system. Final engineering and institutional controls for the Site will be identified and implemented as part of the final remedial action plan for the Site.

Groundwater impacts at the property will not be discussed as part of this IRMWP, but will be addressed in the forthcoming Remedial Action Work Plan (RAWP).

1.1 PROJECT TEAM

The primary parties and personnel anticipated to be involved in the implementation and oversight of the IRM is summarized in the table below.

Role/Responsibility	Role/Responsibility
Site Owner	City of Yonkers (914) 377-600
Qualified Environmental Professional (QEP) & Senior Project Manager	J.S. Held Seamus Kelly, NJ License #569653 (551) 355-6318
Professional Engineer, Site Construction	Bowman Engineering Jaryd Moran, PLA, ASLA, WEDG (973) 359-8400
Professional Engineer, Remedial Design	CPEngineering, P.C. Craig Puerta, PE (917) 952-8216
Quality Assurance Manager	J.S. Held

	Leah DeEgidio (551) 355-6282
Health & Safety Officer	J.S. Held Thomas Sumner (504) 420-1898
Site Safety Coordinator	J.S. Held Danielle Pomponio (551) 355-6273
Field Team Leader	J.S. Held Jake Twill (201) 402-8240
NYSDEC Project Manager	NYSDEC – Region 3 Brooklyn Hammacker (518) 428-5829
NYSDEC Public Participation Specialist	NYSDEC – Region 3 Stephanie L. Mosey (845) 256-3154
NYSDOH Project Manager	NYSDOH Bureau of Environmental Exposure Mya Burns (518) 402-7860
Laboratory Representatives	SGS North America Inc. Viktoriya Pushkova (732) 755-0219 ALS Global Alissa Ruccatano (551) 655-0469

2.0 SITE HISTORY AND DESCRIPTION

2.1 SITE BACKGROUND

The northern portion of the Site (Block 615, Lot 1) is currently vacant, but was most recently operated by All County Bus, a school bus depot, including parking, office space, and maintenance facilities for the buses. The southern portion of the site (Block 600 p/o Lot 1) is developed with a parking lot and was most recently operated by the County of Westchester as an overflow parking lot for the adjacent Waste Water Treatment Plant. The Site is paved throughout, except for the rear of the 102 Yerks Place building, landscaping around the former County parking lot and some vegetated areas immediately along the riverfront. The Site is fenced on all sides, except along the Hudson River or where buildings are present. The Site is accessible from Fernbrook Street by two secured gates at the northeast corner and east side of Block 615 and a third gate at the southern end of the site that provides access to the Block 600 lot. The Site is bound to the north by the Domino Sugar Fleet Maintenance building (Foodliner Terminal), to the west by the Hudson River, to the east by Fernbrook Street, and to the south by the Westchester County Wastewater Treatment Plant. A Site Location Map is provided as **Figure 1** and a Tax Map is provided as **Figure 2.**

Current layout includes six structures on the Site. The northernmost structure at 102 Yerks Place is a two-story brick building, also containing a basement. 101 Pier Street contains a small one-story concrete building and a storage shed. 102 Pier Street contains a two-story office building with no basement, and two one-story trailers. 78 Pier Street contains a split-level building which is used both as offices and as a garage/vehicle maintenance building. All existing site structures are scheduled for demolition as part of the redevelopment.

The subject property has historically been developed for commercial/industrial use, with other commercial/industrial properties to the north, east, and south, and the Hudson River to the west. Based upon a review of historical sources, the subject property appears to have existed as a commercial ice-making facility in 1886, with further development noted by 1917, at which point the remainder of the subject property consisted of commercial/industrial properties for wood/coal storage, oil storage, and oil refining. These properties were identified in the Sanborn Maps as Pure Oil Co., Yonkers City Ice Co./Westchester Service Corporation, Hays & Randolph Co., and Gulf Refining Co, respectively. By 1971, the ice-making facility (Westchester Service Corporation) and wood/coal storage (Hays & Randolph Co.) were no longer present, and structures took their place in the southern properties comprising the Site. The subject property was converted to its current state – a parking lot for buses – between 1991 and 1994. The Site is identified as Tarricone Terminal in the last available Sanborn Map in 2004. A. Tarricone Inc (ATI)/ATI Ludlow MOSF was a major oil storage facility (MOSF) located in the northern limits of the Site, under the MOSF No. 3-2220. The Site was most recently operated by All County Bus Company, a school bus service, including parking, office space, and maintenance facilities for the buses.

2.2 ENVIRONMENTAL SETTING

2.2.1 Local Topography, Geology, Hydrogeology, and Subsurface Characteristics

The most current United States Geological Survey (USGS) 7.5-minute series topographic map depicting the subject property is on the "Yonkers, NY,NJ" 7.5-minute topographic quadrangle maps, dated 2023, Site Topographic Map. The elevation of the subject property area is approximately 6 feet above msl. Surface water on the Site generally drains to the west due to the general topographic gradient.

According to the United States Department of Agriculture (USDA) Web Soil Survey, on-Site soils on the subject property are classified as 100% Uf, Urban Land. Urban land consists of areas where more than 80% of the surface is covered by industrial plants, shopping, and business centers.

According to Westchester County's online database GeoHub, the Site bedrock geology consists of Inwood Marble.

A Topographic Map is provided as **Figure 3.**

2.2.2 Wetlands

According to the USGS Topographic Map and USDA Web Soil Survey for the Site and site visits performed by J.S. Held, wetlands are not present at the Site.

2.3 SUMMARY OF PREVIOUS ENVIRONMENTAL INVESTIGATIONS

2.3.1 February 2022 Phase I ESA – PS&S

A Phase I ESA was prepared by PS&S for the subject property in February 2022. The Phase I ESA identified the following Recognized Environmental Conditions (RECs):

- Active 2,500-gallon AST and Fueling Station for Buses/Former Boiler Room Location

  The Site currently houses one (1) active 2,500-gallon diesel fuel AST that is used as a fueling station for buses staged at the Site. Historical records indicate that this AST is located in proximity to the location of a former boiler room associated with Yonkers City Ice Company, a previous operator.

- Former Foam Storage Building

  A foam house was historically present on the eastern side of the Site and was used for firefighting purposes. Further information regarding the foam class, manufacturer, and whether the foam was fluorinated or fluorine-free is not available. Remedial investigation activities will target sampling under the assumption that firefighting foam stored at the Site was fluorinated.

- Former AST and UST Area

  Historical records indicate the presence of a former UST and AST area associated with the MOSF facility that previously existed on Site. Information suggests that the UST was installed as early as 1929 and that removal activities were performed in 2006.

- Former Coal Pocket/Coal and Fuel Storage Area

  Historical records indicate the presence of a former coal pocket/coal and fuel storage area on the Site that is observed prior to 1917 until sometime between 1957 and 1971.

- Active Garage/Vehicle Maintenance Building

  A garage and vehicle maintenance building is currently located on the southern portion of the Site. According to the Phase II ESA prepared by PS&S, vehicle-related petroleum products were identified in the maintenance building along with a trench floor drain that posed an indeterminate contaminant pathway.

- Former ASTs Associated with ATI MOSF Facility

  Records indicate that the ATI MOSF facility previously operated fourteen (14) ASTs at the Site. Tank information is provided below. Additional information regarding the removal of these ASTs is not present in the available historical records for the Site.

Tank Number	Tank Volume (Gallons)	Tank Contents
1	169,579	Unleaded Gasoline
2	169,556	Unleaded Gasoline
3	169,541	Leaded Gasoline
4	169,565	Leaded Gasoline
5	449,521	Unleaded Gasoline
6	251,711	Unleaded Gasoline
7	109,832	Unleaded Gasoline
8	108,247	Unleaded Gasoline
9	158,224	Unleaded Gasoline
10	158,106	Unleaded Gasoline
11	176,311	Unleaded Gasoline
12	169,500	Unleaded Gasoline
13	176,002	Unleaded Gasoline
14	176,314	Unleaded Gasoline

PS&S recommended Phase II investigation of all RECs identified above. A copy of the Phase I ESA was previously included with the submission of the RIWP.

2.3.2 April 2022 Phase II ESA – PS&S

In April 2022, PS&S performed a Phase II ESA for the subject property. The Phase II ESA included the collection of soil samples from fourteen (14) soil boring locations and groundwater samples from two (2) temporary well point locations.

All soil samples were analyzed for volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). Sample SB-6 was additionally analyzed for per and poly-fluoroalkyl substances (PFAS) and 1,4-Dioxane. Samples SB-5 and SB-9 were additionally analyzed for polychlorinated biphenyls (PCBs), and target analyte list (TAL) metals. Groundwater samples were analyzed for VOCs and SVOCs.

Soil analytical results identified several VOCs, PCBs, and metals above NYSDEC Unrestricted Use Soil Cleanup Objectives (SCOs). Mercury was the only metal also identified above its NYSDEC Restricted Residential SCO. Several SVOCs were identified above the Unrestricted Use and Restricted Residential SCOs. PFAS were detected below all applicable SCOs.

Groundwater analytical results identified numerous VOCs and SVOCs above NYSDEC TOGS-GAs. A copy of the Phase II ESA was previously included with the submission of the RIWP.

2.3.3 October 2023-November 2024 Subsurface Investigation – J.S. Held.

Site investigation activities were performed from October 2023 through November 2024 associated with the following AOCs previously identified by PS&S in February 2022:

- AOC-1: Active 2,500-gallon AST and fueling station for buses/Former Boiler Room Location
- AOC-2: Former Foam Storage Building
- AOC-3: Former AST and UST area
- AOC-4: Former coal pocket/coal and fuel storage area
- AOC-5: Active garage/vehicle maintenance building
- AOC-6: Former ASTs associated with the ATI MOSF facility

Site investigation activities between October 2023 and November 2024 are detailed in the following sections. Soil boring and monitoring well locations described in Section 2.3.3.2 and Section 2.3.3.3 were selected based on soil contamination previously identified in the Phase II Environmental Site Assessment Report prepared for the Site by PS&S Engineering in February 2022.

2.3.3.1 Ground Penetrating Radar Survey

NOVA Geophysical Services (NOVA) conducted a Ground Penetrating Radar (GPR) Survey at the subject property on October 10, 2023. The purpose of the GPR Survey was to investigate the presence/absence of underground storage tanks (USTs), utilities, and

other substructures across the Site prior to conducting a subsurface soil investigation. The GPR Survey was conducted using a GSSI UtilityScan, utilizing a 250 MHz antenna. Additionally, a Sensors and Software, Inc. Noggin 250 MHz GPR with shielded antenna and a RadioDetection RD7100 Electromagnetic utility locator was used to assist with locating potential metallic anomalies in the selected areas of the site.

The accessible areas of the Site were screened using the GPR to search for anomalies consistent with the possible presence or former presence of USTs or other subsurface metallic anomalies. The subject property operates as an active bus depot, so some parked buses/cars, and other obstructions prevented the entire property from being scanned. Accessible areas were scanned for reflections indicative of substructures and utilities within the subsurface. GPR data profiles were collected for the accessible areas of the subject property.

The results of the GPR Survey did not identify any major subsurface anomalies consistent with USTs within the survey area. However, the survey did identify anomalies representing potential subsurface utilities, such as sewer, water, drainage, or electrical lines.

It should be noted that GPR technologies are remote sending methods and, in some instances, due to inference or other geophysical limitations, do not reveal data which may be indicative of subsurface anomalies. The GPR technology cannot survey areas covered by staircases, equipment, reinforced concrete, debris, or overgrown vegetation.

During the GPR Survey, NOVA personnel cleared and marked all proposed soil boring locations based on the survey plan provided by J.S. Held.

A copy of the full GPR report prepared by NOVA Geophysical Services was previously included with the submission of the RIWP.

2.3.3.2 Site Investigation

<u>October 2023 Soil Borings</u>

J.S. Held mobilized to the subject property on October 11-12, 2023 to conduct a preliminary soil investigation across the Site. A total of twenty-four (24) soil borings were advanced throughout the subject property. Soil boring locations were selected based on soil contamination previously identified in the Phase II Environmental Site Assessment Report prepared for the Site by PS&S Engineering in February 2022.

Soil borings were advanced to a depth of 15-feet below ground surface (bgs) or until refusal was met, whichever was achieved first. During the investigation, soils in each boring were logged and field screened for visual and olfactory indications of contamination and were field screened with a photoionization detector (PID) for volatile organic vapors. During investigative activities, odors and staining were observed as soil borings were field screened.

A copy of soil boring logs was previously included with the submission of the RIWP.

Soil samples were collected either at the highest PID detection or from the half-foot interval at the bottom of the soil boring. Please refer to the following table for soil sample identification and corresponding sample collection depths.

Soil Sample Identification	Sample Depth (Feet bgs)	Soil Sample Identification	Sample Depth (Feet bgs)
SB-1	9.5-10.0	SB-13	8.5-9.0
SB-2	8.5-9.5	SB-14	8.0-8.5
SB-3	2.5-3.0	SB-15	3.0-3.5
SB-4	9.0-9.5	SB-16	7.0-7.5
SB-5	7.0-7.5	SB-17	2.0-2.5
SB-6	8.5-9.0	SB-18	14.5-15.0
SB-7	3.5-4.0	SB-19	5.0-5.5
SB-8	3.5-4.0	SB-20	8.0-8.5
SB-9	9.5-10.0	SB-21	1.5-2.0
SB-10	10.0-10.5	SB-22	7.0-7.5
SB-11	8.5-9.0	SB-23	14-14.5
SB-12	2.0-2.5	SB-24	9.5-10.0

All soil samples were placed on ice and submitted to York Analytical Laboratories of Queens, New York, a NYSDOH Environmental Laboratory Approval Program (ELAP)-Certified Laboratory. Samples were analyzed for VOCs, SVOCs, PCBs, pesticides, herbicides, TAL metals, and PFAS.

Analytical results identified polycyclic aromatic hydrocarbons (PAHs) and metals (specifically arsenic, cadmium, lead, mercury, and zinc) in soils across the site above the SCO for Residential Use. VOCs, 1,2,4-Trimethylbenzene (1,2,4-TMB), 1,3,5-Trimethylbenzene (1,3,5-TMB), 1,4-Dioxane, benzene, vinyl chloride, and total xylenes were also identified above the SCO for Residential use on the central and northern portions of the site. 1,4-Dioxane, vinyl chloride, and total xylenes were only identified above the Residential SCO in the central portion of the site, while benzene was only identified above the Residential SCO in the northern portion of the site. 1,2,4-TMB and 1,3,5-TMB were identified above the Restricted Residential SCO in both the central and northern portion of the site.

The October 2023 Soil Sample Results table, Soil Sample Location and Results Map and laboratory analytical packages were previously included with the submission of the RIWP.

<u>November 2024 Soil Borings</u>

J.S. Held mobilized to the subject property on November 18, 2024 to continue the soil investigation across the southern portion of the Site. A total of six (6) soil borings were advanced at the Site.

Soil borings were advanced to a depth of 15-feet below ground surface (bgs). During the investigation, soils in each boring were logged and field screened for visual and olfactory indications of contamination and were field screened with a photoionization detector (PID) for volatile organic vapors. During investigative activities, odors and staining were observed as soil borings were field screened.

A copy of soil boring logs were previously included with the submission of the RIWP.

Soil samples were collected either at the highest PID detection or from the half-foot interval at the bottom of the soil boring. Please refer to the following table for soil sample identification and corresponding sample collection depths.

Soil Sample Identification	Sample Depth (feet bgs)
SB-25	5.5-6.0
SB-26	8.5-9.0
SB-27	9.5-10.0
SB-28	9.5-10.0
SB-29	9.5-10.0
SB-30	9.5-10.0

All soil samples were placed on ice and submitted to York Analytical Laboratories of Queens, New York, a NYSDOH ELAP -certified laboratory. Samples were analyzed for VOCs, SVOCs, PCBs, pesticides, herbicides, TAL metals, and PFAS.

Analytical results identified PAHs and metals (specifically arsenic, cadmium, lead, mercury, and zinc) in soils throughout the southern portion of the Site above the Restricted Residential SCO. VOCs, pesticides, herbicides, and PFAS were not identified above Restricted Residential SCOs throughout the southernmost portion of the Site.

The November 2024 Soil Sample Results table, Soil Sample Location and Results Map, and laboratory analytical packages were previously included with the submission of the RIWP.

2.3.4 Remedial Investigation

J.S. Held prepared and submitted a RIWP to the NYSDEC in April 2025 documenting the investigation proposed to define contamination at the site. Revised RIWPs were submitted to NYSDEC in January and February 2026. The RIWP was ultimately approved by NYSDEC on March 10, 2026

2.3.4.1 Soil Investigation

J.S. Held mobilized to the subject property from April 9 – June 4, 2026 to conduct remedial investigation activities across the Site. A total of twenty-four (24) soil borings were advanced throughout the subject property. Soil boring locations were selected to categorize areas not previously sampled and further investigate soils impacts identified during the site investigation.

Soil borings were advanced to a depth of at least 15-feet below ground surface (bgs), with most being advanced to at least 30-feet bgs. Four (4) soil borings were advanced to bedrock, which was encountered at approximately 85 feet bgs. During the investigation, soils in each boring were logged and field screened for visual and olfactory indications of contamination and were field screened with a photoionization detector (PID) for volatile organic vapors. During investigative activities, odors and staining were observed as soil borings were field screened.

Soil boring logs are included as **Appendix A**.

Soil samples were collected at the location of the greatest obeserved contamination. Where a confining layer was observed, a sample was collected directly above the confining layer. Several samples were also collected at the 0-2" interval to evaluate surficial soils and at the half-foot interval directly above bedrock, when encountered. Please refer to the following table for soil sample identification and corresponding sample collection depths.

Soil Boring Identification	Sample Depth (feet bgs)	Soil Boring Identification	Sample Depth (feet bgs)
RI-1	13.0-13.5	RI-13	9.5-10.0 18.5-19.0
RI-2	5.5-6.0	RI-14	9.5-10.0 21.5-22.0
RI-3	6.5-7.0	RI-15	9.5-10.0 18.5-19.0
RI-4	7.5-8.0	RI-16	10.0-10.5 14.5-15.0
RI-5	8.5-9.0	RI-17	10.0-10.5 24.5-25.0
RI-6	6.5-7.0	RI-18	4.5-5.0 26.5-27.0
RI-7	0-2" 10.5-11.0 59.5-60.0 88.5-89.0	RI-19	0-2" 10.0-10.5 20.5-21.0 89.0-89.5
RI-8	8.5-9.0	RI-20	7.5-8.0 28.5-29.0
RI-9	9.5-10.0	RI-21	12.0-12.5
RI-10	7.5-8.0 14.5-15	RI-22	0-2" 12.5-13.0 84.5-85.0
RI-11	7.5-8.0 16.5-17.0	RI-23	0-2" 11.5-12.0' 31.5-32.0' 79.5-80.0'
RI-12	No sample collected	RI-24	9.5-10.0 22.5-23.0

All soil samples were placed on ice and submitted to York Analytical Laboratories of Queens, New York, a NYSDOH Environmental Laboratory Approval Program (ELAP)-Certified Laboratory. Samples were analyzed for all compounds on the Part 375 list, including VOCs, SVOCs, PCBs, pesticides, herbicides, TAL metals, and PFAS.

Analytical results identified metals in soils across the site above the Restricted Residential SCO. Polycyclic aromatic hydrocarbons (PAHs) and VOCs were also identified above the Restricted Residential SCO in several borings. The table below summarizes the exceedances during the RI:

Soil Sample Identification	Sample Depth (feet bgs)	Contaminants Above Restricted Residential SCO
RI-1	13.0-13.5	Lead (1080 ppm)
RI-7	0-2"	Cadmium (9.01 ppm); Lead (551 ppm)
RI-10	14.5-15.0	Arsenic (42.6 ppm)
RI-11	7.5-8.0	Benzene (43 ppm); n-Propylbenzene (220 ppm); Phenanthrene (10.3 ppm)
RI-11	16.5-17.0	Phenanthrene (6.97 ppm)
RI-17	10.0-10.5	Barium (456 ppm); Lead (549 ppm)
RI-18	4.5-5.0	1,2,4-Trimethylbenzene (3300 ppm); 1,3,5-Trimethylbenzene (420 ppm); Benzene (7.7 ppm); Ethylbenzene (370 ppm); Naphthalene (640 ppm); n-Butylbenzene (120 ppm); n-Propylbenzene (360 ppm); Xylenes (750 ppm)
RI-20	7.5-8.0	Arsenic (20.3 ppm)
RI-21	12.0-12.5	Benzene (4 ppm); Naphthalene (7100 ppm); Acenaphthene (838 ppm); Anthracene (494 ppm); Benzo(a)anthracene (435 ppm); Benzo(a)pyrene (43 ppm); Benzo(b)fluoranthene (44.1 ppm); Benzo(g,h,i)perylene (14.5 ppm); Benzo(k)fluoranthene (39.2 ppm); Chrysene (425 ppm); Dibenzo(a,h)anthracene (5.41 ppm); Fluoranthene (1200 ppm); Fluorene (833 ppm); Indeno(1,2,3-cd)pyrene (12.8 ppm); Pyrene (583 ppm)

In addition to the above exceedances of the Restricted Residential SCOs, mercury was detected in concentrations up to 10.5 ppm across the site. Mercury concentrations exceeded the Restricted Residential SCO in samples RI-1 (13.0-13.5'), RI-3 (6.5-7.0'), RI-4 (7.5-8.0'), RI-5 (8.5-9.0'), RI-7 (0-2"), RI-10 (14.5-15.0'), RI-11 (7.5-8.0'), RI-11 (16.5-17.0'), RI-13 (9.5-10.0'), RI-13 (18.5-19.0'), RI-15 (9.5-10.0'), RI-16 (10.0-10.5'), RI-16 (14.5-15.0'), RI-17 (10.0-10.5'), RI-18 (4.5-5.0'), RI-19 (0-2"), RI-19 (10.0-10.5'), RI-19 (20.5-21.0'), RI-20 (7.5-8.0'), RI-21 (12.0-12.5'), RI-22 (12.5-13.0'), and RI-24 (9.5-10.0').

The 2026 RI Soil Sample Results table is included as **Table 1**, Soil Sample Location and Results Map is included as **Figure 4**, and laboratory analytical packages are included as **Appendix E**.

2.3.4.2 Groundwater Investigation

J.S. Held mobilized to the subject property from April 9 – June 4, 2026 to conduct remedial investigation activities across the Site. J.S. Held installed fifteen (15) additional permanent groundwater monitoring wells throughout the Site, in addition to the previously installed four (4) monitoring wells. Of the total nineteen (19) permanent monitoring wells at the site, fourteen (14) wells are shallow overburden groundwater monitoring wells (installed to 20' bgs), three (3) wells are intermediate overburden wells (installed between 30' and 80' bgs), and two (2) wells are bedrock groundwater monitoring wells.

On June 29-30, 2026, groundwater samples were collected in accordance with the NYSDEC *DER-10 Technical Guidance for Site Investigation and Remediation* (Version April 2019). All groundwater samples were immediately placed on ice and submitted to a New York-certified laboratory within 48 hours of sample collection. Groundwater samples were analyzed for VOCs, SVOCs, 1,4-Dioxane, PCBs, Pesticides, Metals and PFAS.

Site groundwater is adversely impacted by VOCs mainly benzene, toluene, ethylbenzene, and total xylenes (BTEX), Methyl Tert-Butyl Ether (MTBE), and other historic fuel additives in groundwater. These compounds are likely attributed to a release from former major oil storage facilities and refineries on the Site. No VOC impacts were identified in the bedrock monitoring wells.

No pesticides or PCBs were identified above TOGS-GAs. Although PFAS compounds were identified above NYSDEC water quality guidance values, analytical results were not indicative of an onsite source and can be attributed to regional background levels.

Metals and SVOCs identified above TOGS-GAs in MWs-1, 3, and 9 are likely due to turbidity and related to regional fill material.

The groundwater sample results table is included as **Table 2**. The Monitoring Well Location and Results Map is included as **Figure 5**, and groundwater flow map is included as **Figure 6**. laboratory analytical packages are included as **Appendix E**.

2.3.4.3 Soil Vapor Investigation

On September 17, 2026, J.S. Held collected soil vapor samples at the site. Temporary soil vapor points were installed to five (5) feet bgs on Block 615 and to four (4) feet bgs on Block 601, due the shallow water table and tidal influence. Sample locations were biased towards where future buildings will be located and where soil and groundwater impacts have been identified.

Analytical results identified elevated soil vapor concentrations across the site. Soil vapor will be addressed as part of the RAR and will be reassessed subsequent to the completion of soil and groundwater remedial activities.

The soil vapor sample results table is included as **Table 3**. The Soil Vapor Sample Location and Results Map is included as **Figure 7**. Laboratory analytical packages are included as **Appendix E**.

3.0 DESCRIPTION OF IRM

The Soil IRM will consist of hotspot remediation of impacted soils, waste characterization of soils and off-site disposal, demolition of the current site cover, grading of the existing soils, installation of a demarcation layer and importing surcharge soils.

3.1 HOT SPOT SOIL EXCAVATION

Based on the results of the RI of soils on site, several areas have been identified for hotspot soil excavation. The hotspot soil excavations will target soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs) for VOCs, as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards and grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u). The following soil samples have been chosen for excavation due to their elevated concentration of VOCs and accessibility given the shallow depth to groundwater at the site:

Soil Sample Identification	Sample Depth (feet bgs)	VOCs Above Protection of Groundwater SCOs
SB-5 (PS&S)	4.0-10.0	Benzene (9.6 ppm)
SB-11	8.5-9.0	Benzene (16 ppm)
SB-19	5.0-5.5	1,2,4-Trimethylbenzene (260 ppm); 1,3,5-Trimethylbenzene (85 ppm); Xylenes (330 ppm)
RI-11	7.5-8.0	Benzene (43 ppm); n-Propylbenzene (220 ppm)
RI-18	4.5-5.0	1,2,4-Trimethylbenzene (3300 ppm); 1,3,5-Trimethylbenzene (420 ppm); Benzene (7.7 ppm); Ethylbenzene (370 ppm); Naphthalene (640 ppm); n-Butylbenzene (120 ppm); n-Propylbenzene (360 ppm); Toluene (15 ppm) Xylenes (750 ppm)
RI-21	12.0-12.5	1,2,4-Trimethylbenzene (47 ppm); 1,3,5-Trimethylbenzene (19 ppm); Benzene (4 ppm); Ethylbenzene (7.9 ppm); Naphthalene (7100 ppm); Toluene (8.4 ppm); Xylenes (750 ppm)

Although below the water table (approx. 7 feet bgs), Sample location RI-21 was selected for hotspot excavation due to the presence of heavily stained soils at and above the sample depth.

If dewatering is required within excavation areas, water will be pumped into frac tanks or other temporary holding tanks prior to characterization and subsequent transportation to an authorized off-site treatment or disposal facility. Groundwater removed from excavation areas as part of the dewatering process will not be discharged to the ground surface or adjacent surface water bodies.

Efforts will be made in each location to excavate as deep as feasible to remove as much impacted soil as possible. Any residual VOCs impacted soil will be addressed as part of the forthcoming RA.

The following provides a detailed summary of the soil excavation workflow:

- Prior to conducting any intrusive field work, an updated geophysical survey will be conducted to mark out sub-grade utilities. The appropriate Dig Safe One Call center will also be notified.

- Prior to mobilization, the selected excavation contractor will prepare a brief soil staging/load out plan for internal use. This will allow for the temporary staging of impacted soils and/or allow for the direct load out of impacted soils.

- If required for structural stability issues, the selected contractor is required to utilize shoring boxes, sheet-piling systems, etc. Such activities are the responsibility of the contractor and are not incorporated into this IRM Work Plan.

- The soils will be excavated to a maximum anticipated depth of approximately nine (9) feet bgs, or as deep as the shallow water table adjacent to the Hudson River will safely allow.

- If applicable, sub-surface utilities and piping encountered during excavation activities (e.g., those associated with former site structure floor drains/sumps, ASTs, etc.) will be removed as part of the excavation.

- A qualified, on-site J.S. Held environmental scientist will inspect excavated soils for visual and olfactory evidence of impacts. The soils will be field screened for the presence of total VOCs utilizing a calibrated photo-ionization detector (PID).

- The excavated soils will be placed atop and covered by plastic sheeting at a location within the site boundaries pending their eventual load out for transport and disposal, as discussed below.

- Approximately 700 cubic yards of contaminated soil will be removed from the hotspot excavations. Collection and analysis of confirmation samples at the remedial excavation depth will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, J.S. Held will notify DEC, submit the sample results, and in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

- Confirmatory soil samples will be collected for every 15-feet of sidewall within each excavation area. As excavations will extend below the groundwater table, excavation base samples will not be collected. Confirmatory soil samples will be submitted to a NYSDOH ELAP-certified analytical laboratory. The samples will be analyzed in accordance with NYSDEC ASP Category B laboratory data deliverable format. In order to remediate to the RRSCO for any VOC-impacted soil that may be impacting groundwater, confirmatory samples will be analyzed for NYSDEC TCL VOCs by EPA Method 8260C. The protocols for the collection and analyses of the soil samples are included in the QAPP.

- All excavated materials will be transported to and disposed of at a pre-NYSDEC approved landfill.

- The NYSDEC will be provided with preliminary draft analytical data tables/figures indicating the locations and results of the post-excavation, confirmatory soil samples for review. Upon NYSDEC concurrence that the excavation activities are complete, the additional IRM as discussed below will be implemented.

- All remedial excavations will be backfilled to grade with virgin quarry sand or gravel, approved by the engineer.

- Excavations will be backfilled in lifts not exceeding 12".

- Imported backfill material will meet the requirements of DER-10 Section 5.4(e)5. A NYSDEC Request to Import/Reuse Fill or Soil will be prepared for NYSDEC approval of material prior to import.

A Proposed Hotspot Excavation Location Map is included as **Figure 8.**

All metals and SVOCs impacted soils will be addressed via capping, which will include the installation of a demarcation layer and placement of soil surcharge as described in **Section 3.3** below.

3.2 WASTE CHARACTERIZATION

In order to allow for the most flexibility in the excavation task discussed below, waste characterization soil samples will be collected from stock piled soils from the hot spot soil exacavtion areas as determined by the results of the soil delineation performed during the RI and as documented in the RIR.

For the purposes of this IRM Work Plan, it has been assumed that approximately 700 cubic yards of excavated materials will be transported to an approved, accepting facility.

The waste-characterization samples will be analyzed for the following analyte suites by a NYSDOH-National Environmental Laboratory Accreditation Program (NELAP)-certified laboratory in accordance with ASP B deliverable. The below list may be modified as required for disposal facility acceptance.

- Total petroleum hydrocarbons (TPH);
- Target Analyte List/Target Compound List (TAL/TCL) +30;
- Ful Toxicity Characteristic Leaching Procedure (TCLP) Analysis (VOCs, SVOCs, Pesticides, Herbicides, Metals)
- RCRA Characteristics

J.S. Held will proivde the NYSDEC with the waste-characterization analytical data and information of the selected landfill facility(s) for review during the excavation project.

3.3 REMOVAL OF CURRENT SITE COVER/DEMARCATION BARRIER INSTALLATION/ PLACEMENT OF SURCHARGE

Upon completion of any required hotspot excavation of non-hazardous and/or hazardous contaminated soils, the remaining Site cover will be removed. This includes the removal and disposal of any existing asphalt and pavement, concrete curb, chain link fence, guide rail, vegetation, walls, and existing building that do not require asbestos abatement. The remaining Site soils will be rough graded in accordance with the approved site redevelopment plans.

A visible demarcation layer of orange snow fence or approved equivalent will be applied to the entire project area. A minimum 6" overlap is required at all joints. Snow fence will be affixed using landscaping staples as necessary to allow surcharge soil to be installed without moving or dislocating demarcation layer. Demarcation layer can be installed in sections followed by surcharge installation. The demarcation layer installation will be inspected and passed by a J.S. Held environmental scientist daily during surcharge placement. The limits of the demarcation layer will be installed over the footprint shown on **Figure 9**. To protect existing monitoring wells during construction, J.S. Held has converted the flush-mounted wells to stick-up configuration prior to surcharge placement. The final Construction Completion Report will include an as-built figure showing the demarcation-layer limits, areas where installation was not practicable, monitoring-well locations, and the thickness and limits of material placed above the demarcation layer.

J.S. Held will implement and oversee the Community Air Monitoring Plan (CAMP), as documented in **Section 6.2** of this IRMWP, during hot spot excavation of contaminated soils and clean backfilling activities, site cover demolition activities, site grading and surcharge placement.

A depiction of proposed engineering controls is included as **Figure 9**.

4.0 STANDARDS, CRITERIA AND GUIDANCE (SCGS)

The Site is remediated through the Brownfield Cleanup Program, and is subject to requirements under NYCRR Part 375 and DER-10 guidelines. The following SCGs are considered for implementation of the selected remedy for the Site:

- Soil SCGs: The intent of this remedial effort is to clean up this property to Restricted Residential use. Any future hotspot excavation and off-site disposal of the contaminated soils will be compliant with the Resource Conservation and Recovery Act (RCRA), the Toxic Substances Control Act (TSCA) and all other applicable regulations. Any remaining impacts will be addressed as part of the RA.

- Soil Vapor SCGs: An initial evaluation of soil vapor has been conducted as part of the RI and has identified elevated concentrations across the site. The hotspot excavations and off-site disposal aim to remove source areas contributing to the contamination. Any remaining impacts will be addressed as part of the RA. If required subsequent to the completion of soil and groundwater remedial activities, mitigation of soil vapor could be mitigated via a sub slab depressurization system (SSDS) and/or a soil vapor extraction system (SVES).

- Groundwater SCGs: The site groundwater is not used as a primary source of drinking water. Site groundwater is adversely impacted by VOCs including BTEX, MTBE, and other historic fuel additives in groundwater at the Site above TOGS-GAs. These compounds are likely attributed to a release from former major oil storage facilities and refineries on the Site. The hotspot excavations and off-site disposal aim to remove source areas contributing to groundwater contamination. Any remaining impacts will be addressed as part of the RA.

- Action-Specific SCGs: Action-specific SCGs are technology or activity-based requirements during remedy implementation. Potential remedial activities for this site include the hot spot soil removal which will be staged on Site pending off-site disposal as solid or hazardous waste depending on the chemical constituents, and backfill/restoration. These activities have to comply with New York State Land Disposal regulations (6 NYCRR 376), RCRA Treatment, Storage and Disposal Requirements (40 CFR Parts 262 and 264), OSHA regulations (29 CFR Parts 1904, 1910 and 1916), New York State Air Pollution Control regulations (6 NYCRR Chapter 3, Part 212), and Department of Transportation rules for transport of hazardous materials (49 CFR Parts 107, 171 and 712).

5.0 QUALITY ASSURANCE/QUALITY CONTROL

During the implementation of the IRMWP all sampling and analysis will be conducted in accordance with the technical requirements outlined in the NYSDEC *DER-10 Technical Guidance for Site Investigation and Remediation* (Version April 2019). Laboratory analytical services for this project will be performed in accordance with the NYSDEC protocols by an NYSDOH ELAP-Certified Laboratory, SGS North America, Inc. (Certification #12129). Sample holding times and the method detection limits of the analyses will be met.

5.1 SAMPLE MANAGEMENT

All collected samples will be properly stored in a sample cooler for transport to the laboratory. Samples will be transported to the laboratory within 48 hours of the time of collection. Standard chain-of-custody procedures will be followed throughout the transfer of the collected samples.

5.2 LABORATORY ANALYTICAL METHODS

Soil samples will be analyzed by a NYSDOH ELAP-Certified Laboratory. Samples will be transported to the laboratory within 48 hours of the time of collection. Standard chain-of-custody will be followed throughout the transfer of the collected samples.

Soil samples will be analyzed for VOCs via EPA Method 8260, SVOCs via EPA Method 8270, TCL pesticides via EPA Method 8081, TAL metals via EPA Methods 6010/6020 (Mercury via EPA Method 7471), TCL PCBs via EPA Method 8082, PFAS via EPA Method 1633 and 1,4-Dioxane via EPA Method 8270.

5.3 FIELD QA/QC

QA/QC procedures will provide performance information with regard to accuracy, precision, sensitivity, representativeness, completeness, and comparability associated with the sampling and analysis activities conducted as part of this investigation. Field QA/QC procedures will be used to ensure that samples collected were representative of the actual conditions of the subject and did not contain contaminants introduced either from the field activities or from sample transit. Field QA/QC will include the following procedures:

1) calibration of field equipment;
2) the collection of trip and field blank samples, Matrix Spike/Matrix Spike Duplicate (MS/MSD);
3) the use of dedicated and disposable field sampling equipment;
4) proper sample handling and preservation;
5) proper sample custody; and
6) the completion of report logs

5.4 DATA USABILITY SUMMARY REPORT

All laboratory analytical data will be fully validated and submitted with Category B deliverables and a Data Usability Summary Report (DUSR) in accordance with the NYSDEC Analytical Services

Protocol (ASP) Category B requirements. Data validation will include review of calibration, blanks, surrogates, matrix spikes, and quality control samples to ensure data accuracy, precision, and completeness. Samples will be maintained under chain-of-custody immediately after collection, and during shipment to and arrival at the laboratory. A summary of the Quality Assurance/Quality Control (QA/QC) procedures is presented below. Refer to **Appendix B** for the Quality Assurance Project Plan.

Additionally, data previously collected by J.S. Held during subsurface investigations between October 2023 and November 2024 has undergone an independent data validation process and will be certified by the QEP as representative, valid, and usable within the RI report.

6.0 HEALTH AND SAFETY PROTOCOLS

6.1 HEALTH AND SAFETY PLAN

The Health and Safety Plan (HASP) has been developed by J.S. Held to comply with Occupational Safety and Health Administration (OSHA) Standard 29 Code of Federal Regulations (CFR) 1910.120(b)(4), *Hazardous Waste Operations and emergency Response.*

The management of the day-to-day site activities and implementation of this HASP in the field is the responsibility of the site Health and Safety Officer (HSO). Assistance in the implementation of this HASP can also be obtained from the J.S. Held Health and Safety Manager (HSM). The content of this HASP may change or undergo revision based upon additional information made available to health and safety personnel, monitoring results, or changes in the scope of work.

The HASP for the IRM activities is included as **Appendix C.**

6.2 COMMUNITY AIR MONITORING PLAN

The overall objective of the Community Air Monitoring Plan (CAMP) is to establish requirements for protection measures for downwind receptors from potential airborne releases of constituents of concern during intrusive and/or potential dust generating remedial construction activities. Although further investigation is required to fully characterize the Site, the CAMP will include the monitoring of VOCs using PID. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities will be temporarily halted and monitoring continued. SVOCs and metals will be analyzed as PM10 particulates using real-time aerosol monitors. If the downwind PM10 particulate level is 100 micrograms per cubic meter (mcg/m3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m3 above the upwind level and provided that no visible dust is migrating from the work area.

This CAMP identifies potential air emissions, and describes air monitoring procedures, the monitoring schedule, data collection, and reporting requirements for the remedial investigation to be completed by J.S. Held. The CAMP, including fugitive dust and particulate monitoring, for the IRM activities is included as **Appendix D.**

7.0 IRM CONSTRUCTION COMPLETION REPORT

Upon completion of all fieldwork as proposed in this IRMWP and receipt of analytical results, an IRM Construction Completion Report (CCR) will be prepared and signed by a NYS-licensed PE and will include the following components per DER-10:

- A description of the remedy, as constructed per the IRM Work Plan.
- A summary of the remedial action completed, including:
  - A descriptions of any problems encountered during construction and their associated resolution;
  - A description of changes to the IRM Work Plan with justification(s), if any;
  - Quantities and concentrations of contaminants removed;
  - A listing of the waste streams, quantities of materials disposed and disposal facilities; and,
  - Restoration actions.
- Summary tables and figures indicating pre-IRM soil data and post-excavation, confirmatory soil analytical data clearly showing the implementation of the IRM. The report will include excavation limits and known remaining exceedances, if applicable. The figure(s) will show the volume of excavated soils and remaining, post-IRM impacted soils, if any.
- A detailed description of the applicable areas of remedial action compliance (e.g., NYSDEC SCOs, CAMP summaries, etc.).
- PE-stamped As-Built drawing of the IRM work, including all soil removals with surveyed limits of the excavation and locations of final confirmatory samples.
- Identification of the interim engineering controls constructed under this IRM and any restrictions or inspection requirements applicable to those controls pending implementation of the final remedy.

FIGURES



SOURCE:
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS DATA

0' 100' 200'
SCALE: 1" = 100'

LEGEND:

- SITE BOUNDARY
- PARCEL BOUNDARIES

JS|HELD

5 MARINE VIEW PLAZA
HOBOKEN, NJ 07030

FERNBROOK PARK AND COMMUTER PARKING
70 FERNBROOK STREET
YONKERS, NEW YORK

FIGURE 1
SITE LOCATION MAP

JSH JOB #	DRAWN	CHECKED	APPROVED	DATE
23022270	MM/SV	DP	SK	12/23/2025



SOURCE:
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS DATA

0' 100' 200'
SCALE: 1" = 100'

LEGEND:

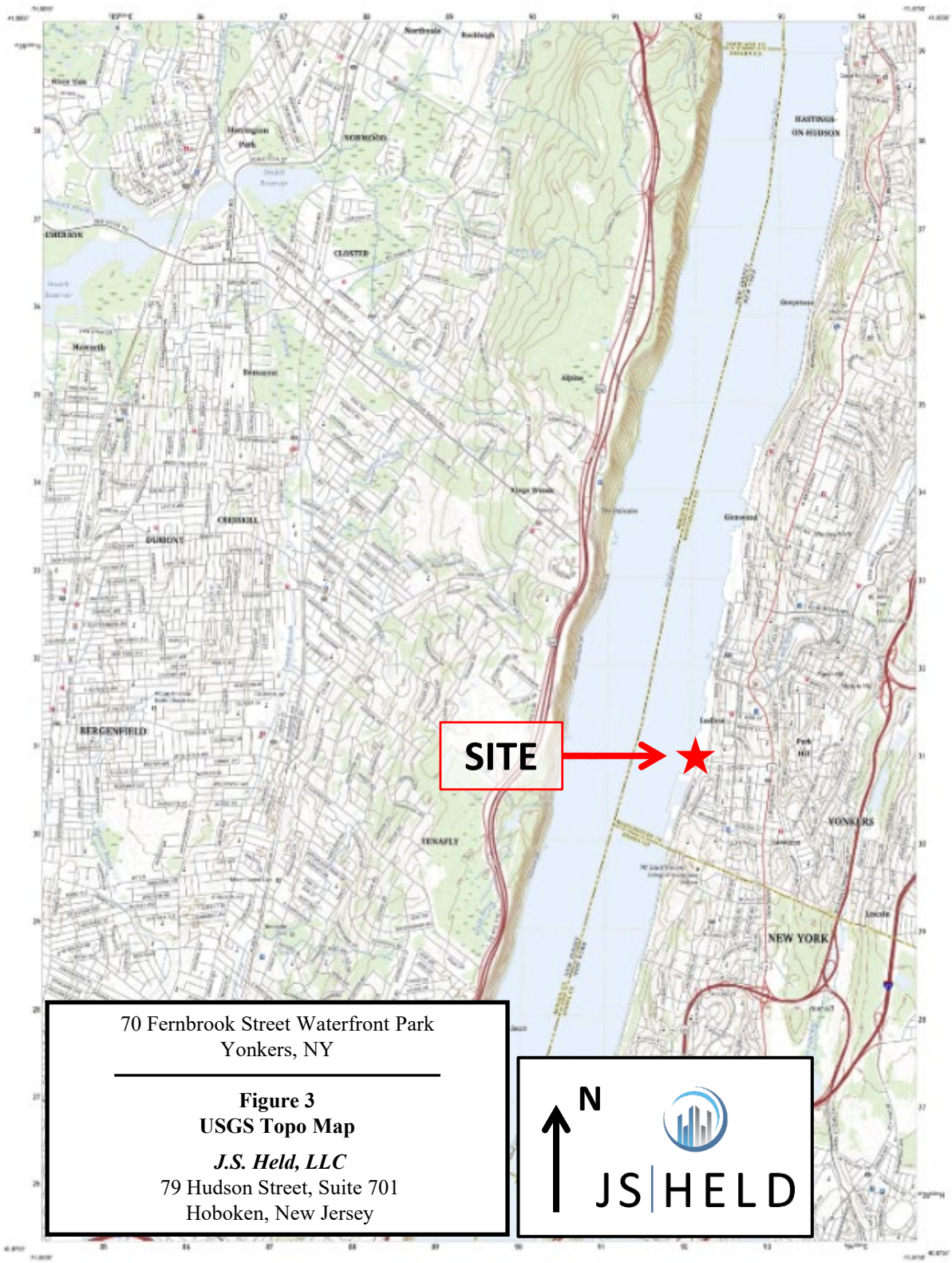
- SITE BOUNDARY
- PARCEL BOUNDARIES

JS|HELD
5 MARINE VIEW PLAZA
HOBOKEN, NJ 07030

FERNBROOK PARK AND COMMUTER PARKING
70 FERNBROOK STREET
YONKERS, NEW YORK

FIGURE 2
TAX MAP

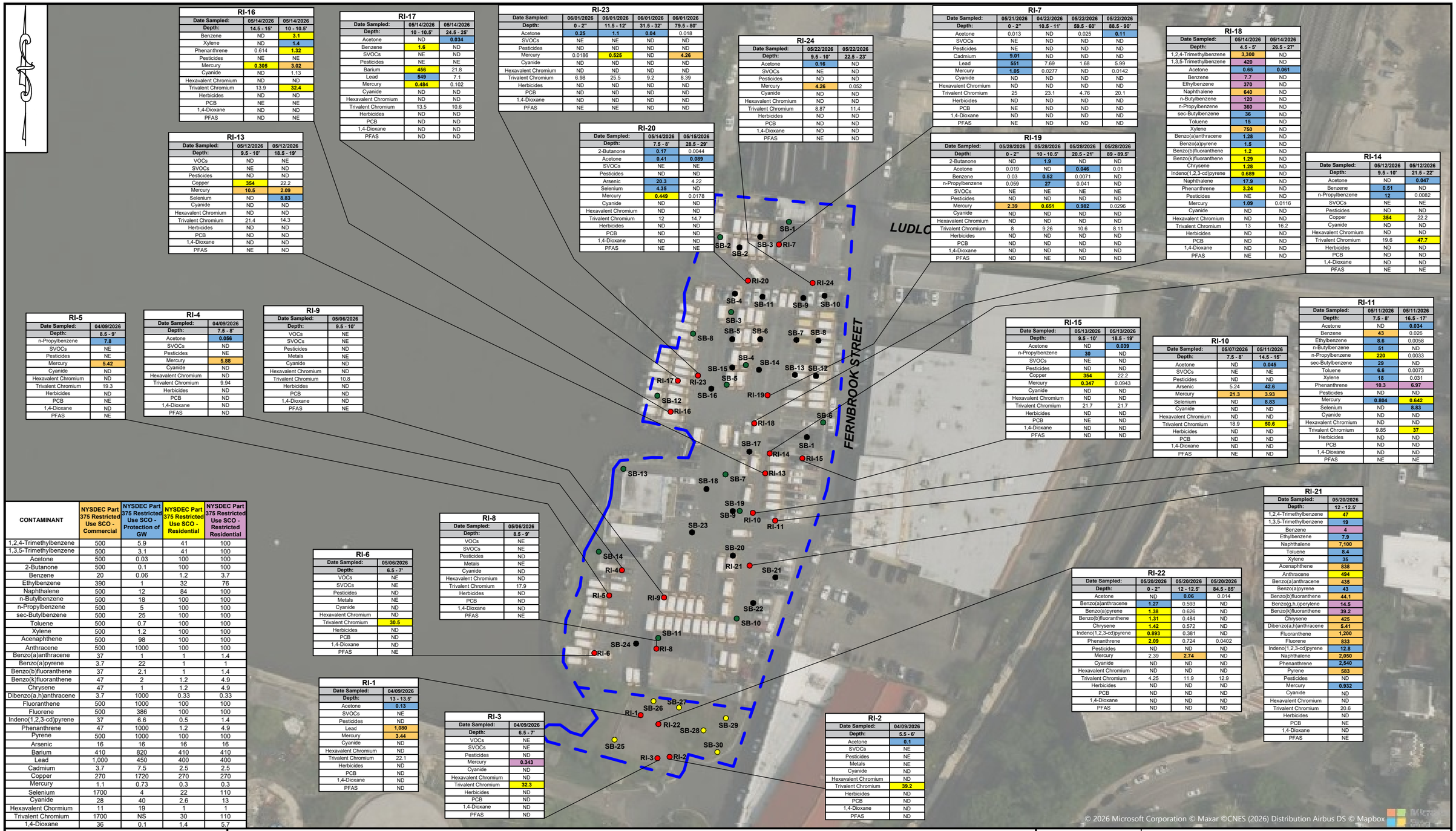
JSH JOB #	DRAWN	CHECKED	APPROVED	DATE
23022270	MM/SV	DP	SK	8/20/2025



70 Fernbrook Street Waterfront Park
Yonkers, NY

Figure 3
USGS Topo Map

J.S. Held, LLC
79 Hudson Street, Suite 701
Hoboken, New Jersey



RI-16

Date Sampled:	05/14/2026	05/14/2026
Depth:	14.5 - 15'	10 - 10.5'
Benzene	ND	3.1
Xylene	ND	1.4
Phenanthrene	0.614	1.32
Pesticides	NE	NE
Mercury	0.305	3.02
Cyanide	ND	1.13
Hexavalent Chromium	ND	ND
Trivalent Chromium	13.9	32.4
Herbicides	ND	ND
PCB	NE	NE
1,4-Dioxane	ND	ND
PFAS	ND	NE

RI-17

Date Sampled:	05/14/2026	05/14/2026
Depth:	10 - 10.5'	24.5 - 25'
Acetone	ND	0.034
Benzene	1.6	ND
SVOCs	NE	ND
Pesticides	NE	NE
Barium	456	21.8
Lead	549	7.1
Mercury	0.484	0.102
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	13.5	10.6
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	ND	ND

RI-23

Date Sampled:	06/01/2026	06/01/2026	06/01/2026	06/01/2026
Depth:	0 - 2"	11.5 - 12'	31.5 - 32'	79.5 - 80'
Acetone	0.25	1.1	0.04	0.018
SVOCs	NE	NE	ND	ND
Pesticides	ND	ND	ND	ND
Mercury	0.0186	0.525	ND	4.26
Cyanide	ND	ND	ND	ND
Hexavalent Chromium	ND	ND	ND	ND
Trivalent Chromium	6.98	25.5	9.2	8.39
Herbicides	ND	ND	ND	ND
PCB	ND	ND	ND	ND
1,4-Dioxane	ND	ND	ND	ND
PFAS	NE	NE	ND	ND

RI-24

Date Sampled:	05/22/2026	05/22/2026
Depth:	9.5 - 10'	22.5 - 23'
Acetone	0.16	ND
SVOCs	NE	ND
Pesticides	ND	ND
Mercury	4.26	0.052
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	6.87	11.4
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	ND

RI-7

Date Sampled:	05/21/2026	04/22/2026	05/22/2026	05/22/2026
Depth:	0 - 2"	10.5 - 11'	59.5 - 60'	88.5 - 90'
Acetone	0.013	ND	0.025	0.11
SVOCs	NE	ND	ND	ND
Pesticides	NE	ND	ND	ND
Cadmium	9.01	ND	ND	ND
Lead	551	7.69	1.68	5.99
Mercury	1.05	0.0277	ND	0.0142
Cyanide	ND	ND	ND	ND
Hexavalent Chromium	ND	ND	ND	ND
Trivalent Chromium	25	23.1	4.76	20.1
Herbicides	ND	ND	ND	ND
PCB	NE	ND	ND	ND
1,4-Dioxane	ND	ND	ND	ND
PFAS	NE	ND	ND	ND

RI-18

Date Sampled:	05/14/2026	05/14/2026
Depth:	4.5 - 5'	26.5 - 27'
1,2,4-Trimethylbenzene	3,300	ND
1,3,5-Trimethylbenzene	420	ND
Acetone	0.65	0.061
Benzene	7.7	ND
Ethylbenzene	370	ND
Naphthalene	640	ND
n-Butylbenzene	120	ND
n-Propylbenzene	360	ND
sec-Butylbenzene	36	ND
Toluene	15	ND
Xylene	750	ND
Benzo(a)anthracene	1.28	ND
Benzo(a)pyrene	1.5	ND
Benzo(b)fluoranthene	1.2	ND
Benzo(k)fluoranthene	1.29	ND
Chrysene	1.28	ND
Indeno(1,2,3-cd)pyrene	0.689	ND
Naphthalene	17.9	ND
Phenanthrene	3.24	ND
Pesticides	NE	ND
Mercury	1.09	0.0116
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	13	16.2
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	ND

RI-13

Date Sampled:	05/12/2026	05/12/2026
Depth:	9.5 - 10'	18.5 - 19'
VOCs	ND	NE
SVOCs	NE	ND
Pesticides	ND	ND
Copper	354	22.2
Mercury	10.5	2.09
Selenium	ND	8.83
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	21.4	14.3
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	ND

RI-20

Date Sampled:	05/14/2026	05/15/2026
Depth:	7.5 - 8'	28.5 - 29'
2-Butanone	0.17	0.0044
Acetone	0.41	0.089
SVOCs	NE	NE
Pesticides	ND	ND
Arsenic	20.3	4.22
Selenium	4.35	ND
Mercury	0.449	0.0178
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	12	14.7
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	NE

RI-19

Date Sampled:	05/28/2026	05/28/2026	05/28/2026	05/28/2026
Depth:	0 - 2"	10 - 10.5'	20.5 - 21'	89 - 89.5'
2-Butanone	ND	1.9	ND	ND
Acetone	0.019	ND	0.046	0.01
Benzene	0.03	0.52	0.0071	ND
n-Propylbenzene	0.059	27	0.041	ND
SVOCs	NE	NE	NE	NE
Pesticides	ND	ND	ND	ND
Mercury	2.39	0.651	0.982	0.0296
Cyanide	ND	ND	ND	ND
Hexavalent Chromium	ND	ND	ND	ND
Trivalent Chromium	8	9.26	10.6	8.11
Herbicides	ND	ND	ND	ND
PCB	ND	ND	ND	ND
1,4-Dioxane	ND	ND	ND	ND
PFAS	ND	NE	ND	ND

RI-14

Date Sampled:	05/12/2026	05/12/2026
Depth:	9.5 - 10'	21.5 - 22'
Acetone	ND	0.047
Benzene	0.51	ND
n-Propylbenzene	12	0.0082
SVOCs	NE	NE
Pesticides	ND	ND
Copper	354	22.2
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	19.6	47.7
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	NE

RI-5

Date Sampled:	04/09/2026
Depth:	8.5 - 9'
n-Propylbenzene	7.8
SVOCs	NE
Pesticides	NE
Mercury	5.42
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	19.3
Herbicides	ND
PCB	NE
1,4-Dioxane	ND
PFAS	NE

RI-4

Date Sampled:	04/09/2026
Depth:	7.5 - 8'
Acetone	0.056
SVOCs	ND
Pesticides	NE
Mercury	5.88
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	9.94
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	ND

RI-9

Date Sampled:	05/06/2026
Depth:	9.5 - 10'
VOCs	NE
SVOCs	NE
Pesticides	ND
Metals	NE
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	10.8
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	NE

RI-15

Date Sampled:	05/13/2026	05/13/2026
Depth:	9.5 - 10'	18.5 - 19'
Acetone	ND	0.039
n-Propylbenzene	30	ND
SVOCs	NE	ND
Pesticides	ND	ND
Copper	354	22.2
Mercury	0.347	0.0943
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	21.7	21.7
Herbicides	ND	ND
PCB	NE	ND
1,4-Dioxane	ND	ND
PFAS	ND	ND

RI-10

Date Sampled:	05/07/2026	05/11/2026
Depth:	7.5 - 8'	14.5 - 15'
Acetone	ND	0.045
SVOCs	NE	NE
Pesticides	ND	ND
Arsenic	5.24	42.6
Mercury	21.3	3.93
Selenium	ND	8.83
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	18.9	50.6
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	ND

RI-11

Date Sampled:	05/11/2026	05/11/2026
Depth:	7.5 - 8'	16.5 - 17'
Acetone	ND	0.034
Benzene	43	0.026
Ethylbenzene	8.6	0.0058
n-Butylbenzene	51	ND
n-Propylbenzene	220	0.0033
sec-Butylbenzene	29	ND
Toluene	6.6	0.0073
Xylene	18	0.031
Phenanthrene	10.3	6.97
Pesticides	ND	ND
Mercury	0.804	0.642
Selenium	ND	8.83
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	9.85	37
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	NE

RI-6

Date Sampled:	05/06/2026
Depth:	6.5 - 7'
VOCs	NE
SVOCs	NE
Pesticides	ND
Metals	NE
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	30.5
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	NE

RI-8

Date Sampled:	05/06/2026
Depth:	8.5 - 9'
VOCs	NE
SVOCs	NE
Pesticides	ND
Metals	NE
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	17.9
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	NE

RI-22

Date Sampled:	05/20/2026	05/20/2026	05/20/2026
Depth:	0 - 2"	12 - 12.5'	84.5 - 85'
Acetone	ND	0.06	0.014
Benzo(a)anthracene	1.27	0.593	ND
Benzo(a)pyrene	1.38	0.626	ND
Benzo(b)fluoranthene	1.31	0.484	ND
Chrysene	1.42	0.572	ND
Indeno(1,2,3-cd)pyrene	0.893	0.381	ND
Phenanthrene	2.09	0.724	0.0402
Pesticides	ND	ND	ND
Mercury	2.39	2.74	ND
Cyanide	ND	ND	ND
Hexavalent Chromium	ND	ND	ND
Trivalent Chromium	4.25	11.9	12.9
Herbicides	ND	ND	ND
PCB	ND	ND	ND
1,4-Dioxane	ND	ND	ND
PFAS	ND	ND	ND

RI-21

Date Sampled:	05/20/2026
Depth:	12 - 12.5'
1,2,4-Trimethylbenzene	47
1,3,5-Trimethylbenzene	19
Benzene	4
Ethylbenzene	7.9
Naphthalene	7,100
Toluene	8.4
Xylene	35
Acenaphthene	838
Anthracene	494
Benzo(a)anthracene	435
Benzo(a)pyrene	43
Benzo(b)fluoranthene	44.1
Benzo(g,h,i)perylene	14.5
Benzo(k)fluoranthene	39.2
Chrysene	425
Dibenzo(a,h)anthracene	5.41
Fluoranthene	1,200
Fluorene	833
Indeno(1,2,3-cd)pyrene	12.8
Naphthalene	2,050
Phenanthrene	2,540
Pyrene	583
Pesticides	ND
Mercury	0.932
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	20.6
Herbicides	ND
PCB	NE
1,4-Dioxane	ND
PFAS	NE

RI-1

Date Sampled:	04/09/2026
Depth:	13 - 13.5'
Acetone	0.13
SVOCs	NE
Pesticides	ND
Lead	1,080
Mercury	3.44
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	22.1
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	ND

RI-3

Date Sampled:	04/09/2026
Depth:	6.5 - 7'
VOCs	NE
SVOCs	NE
Pesticides	ND
Mercury	0.343
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	32.3
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	ND

RI-2

Date Sampled:	04/09/2026
Depth:	5.5 - 6'
Acetone	0.1
SVOCs	NE
Pesticides	NE
Metals	NE
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	39.2
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	ND

CONTAMINANT	NYSDEC Part 375 Restricted Use SCO - Commercial	NYSDEC Part 375 Restricted Use SCO - Protection of GW	NYSDEC Part 375 Restricted Use SCO - Residential	NYSDEC Part 375 Restricted Use SCO - Restricted Residential
1,2,4-Trimethylbenzene	500	5.9	41	100
1,3,5-Trimethylbenzene	500	3.1	41	100
Acetone	500	0.03	100	100
2-Butanone	500	0.1	100	100
Benzene	20	0.06	1.2	3.7
Ethylbenzene	390	1	32	76
Naphthalene	500	12	84	100
n-Butylbenzene	500	18	100	100
n-Propylbenzene	500	5	100	100
sec-Butylbenzene	500	25	100	100
Toluene	500	0.7	100	100
Xylene	500	1.2	100	100
Acenaphthene	500	98	100	100
Anthracene	500	1000	100	100
Benzo(a)anthracene	1	1	1	1.4
Benzo(a)pyrene	3.7	22	1	1
Benzo(b)fluoranthene	37	2.1	1	1.4
Benzo(k)fluoranthene	47	2	1.2	4.9
Chrysene	47	1	1.2	4.9
Dibenzo(a,h)anthracene	3.7	1000	0.33	0.33
Fluoranthene	500	1000	100	100
Fluorene	500	386	100	100
Indeno(1,2,3-cd)pyrene	37	6.6	0.5	1.4
Phenanthrene	47	1000	1.2	4.9
Pyrene	500	1000	100	100
Arsenic	16	16	16	16
Barium	410	820	410	410
Lead	1,000	450	400	400
Cadmium	3.7	7.5	2.5	2.5
Copper	270	1720	270	270
Mercury	1.1	0.73	0.3	0.3
Selenium	1700	4	22	110
Cyanide	28	40	2.6	13
Hexavalent Chormium	11	19	1	1
Trivalent Chromium	1700	NS	30	110
1,4-Dioxane	36	0.1	1.4	5.7

SOURCE:
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS DATA

0' 100' 200'
SCALE: 1" = 100'

LEGEND:

- PROJECT BOUNDARY
- PARCEL BOUNDARIES
- 2023 SOIL SAMPLE LOCATION
- 2024 SOIL SAMPLE LOCATION
- 2026 SOIL SAMPLE LOCATION
- 2022 PS&S SOIL SAMPLE LOCATION

**ALL SOIL SAMPLE RESULTS MEASURED IN PARTS PER MILLION (PPM)*
**SCO - SOIL CLEANUP OBJECTIVES*
**VOCs - VOLATILE ORGANIC COMPOUNDS*
**SVOCs - SEMI VOLATILE ORGANIC COMPOUNDS*
**PCB - POLYCHLORINATED BIPHENYL*
**PFAS - PER- AND POLYFLUOROALKYL SUBSTANCES*
**NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONEMNTAL CONSERVATION*
**NE - NO EXCEEDANCES*
**ND - NOT DETECTED*

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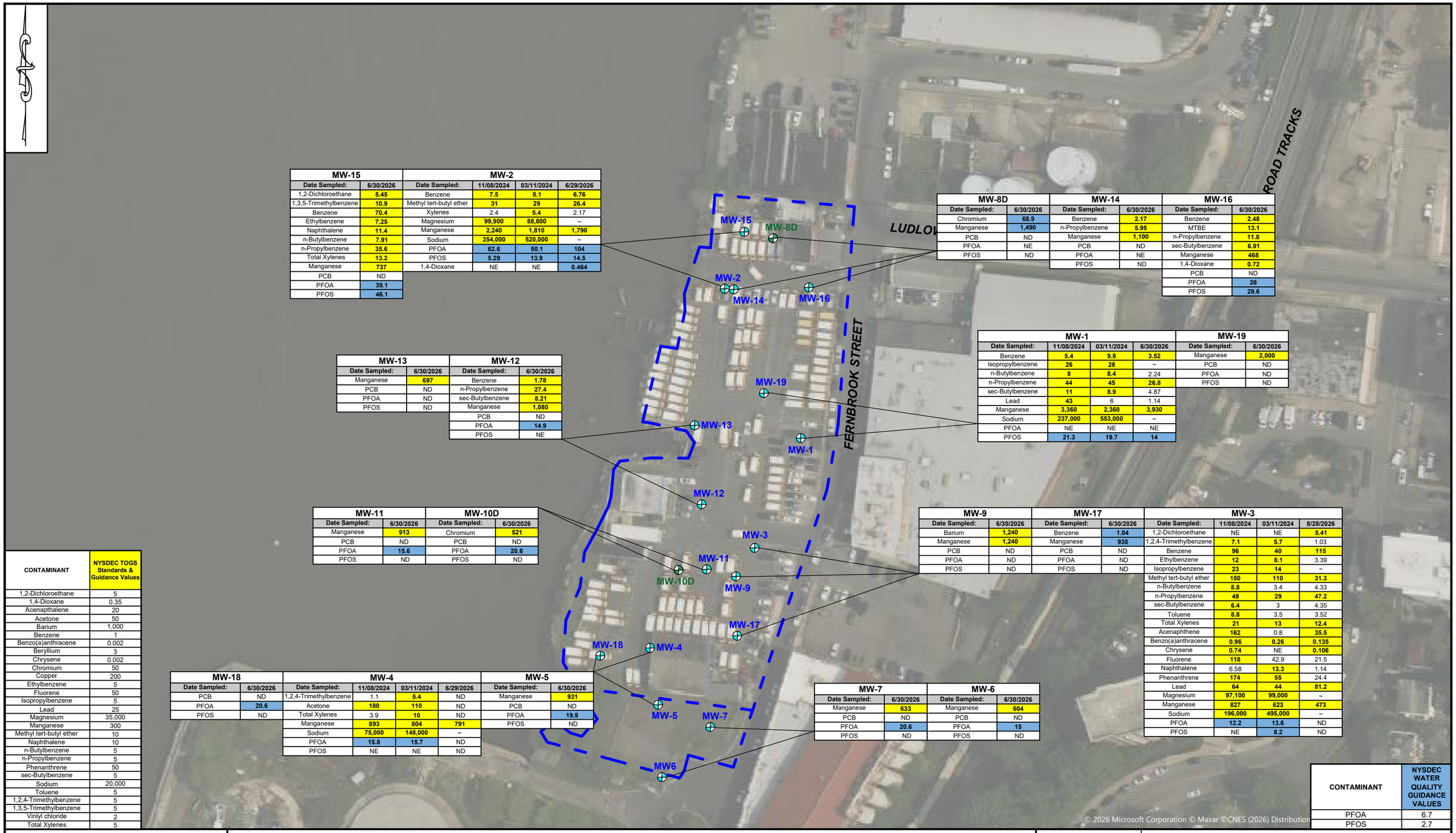
HOBOKEN, NJ 07030

FERNBROOK PARK AND COMMUTER PARKING
70 FERNBROOK STREET
YONKERS, NEW YORK

FIGURE 4 - REMEDIAL INVESTIGATION
SOIL SAMPLE LOCATIONS & RESULTS MAP

JSH JOB #	DRAWN	CHECKED	APPROVED	DATE
23022270	MM/SV	DP	SK	10/16/2026



MW-15	
Date Sampled:	6/30/2026
1,2-Dichloroethane	5.45
1,3,5-Trimethylbenzene	10.9
Benzene	70.4
Ethylbenzene	7.25
Naphthalene	11.4
n-Butylbenzene	7.91
n-Propylbenzene	35.6
Total Xylenes	13.2
Manganese	737
PCB	ND
PFOA	39.1
PFOS	46.1

MW-2			
Date Sampled:	11/08/2024	03/11/2024	6/29/2026
Benzene	7.5	8.1	6.76
Methyl tert-butyl ether	31	29	26.4
Xylenes	2.4	5.4	2.17
Magnesium	99,900	88,800	~
Manganese	2,240	1,810	1,790
Sodium	254,000	520,000	~
PFOA	62.6	80.1	104
PFOS	5.29	13.9	14.5
1,4-Dioxane	NE	NE	0.464

MW-8D	
Date Sampled:	6/30/2026
Chromium	68.9
Manganese	1,490
PCB	ND
PFOA	NE
PFOS	ND

MW-14	
Date Sampled:	6/30/2026
Benzene	2.17
n-Propylbenzene	5.95
Manganese	1,100
PCB	ND
PFOA	NE
PFOS	ND

MW-16	
Date Sampled:	6/30/2026
Benzene	2.48
MTBE	13.1
n-Propylbenzene	11.8
sec-Butylbenzene	6.91
Manganese	468
1,4-Dioxane	0.72
PCB	ND
PFOA	26
PFOS	29.6

MW-13	
Date Sampled:	6/30/2026
Manganese	697
PCB	ND
PFOA	ND
PFOS	ND

MW-12	
Date Sampled:	6/30/2026
Benzene	1.78
n-Propylbenzene	27.4
sec-Butylbenzene	8.21
Manganese	1,080
PCB	ND
PFOA	14.9
PFOS	NE

MW-1			
Date Sampled:	11/08/2024	03/11/2024	6/30/2026
Benzene	5.4	9.8	3.52
Isopropylbenzene	26	28	~
n-Butylbenzene	8	8.4	2.24
n-Propylbenzene	44	45	26.8
sec-Butylbenzene	11	8.9	4.87
Lead	43	6	1.14
Manganese	3,360	2,360	3,930
Sodium	237,000	553,000	~
PFOA	NE	NE	NE
PFOS	21.3	19.7	14

MW-19	
Date Sampled:	6/30/2026
Manganese	2,000
PCB	ND
PFOA	ND
PFOS	ND

MW-11	
Date Sampled:	6/30/2026
Manganese	913
PCB	ND
PFOA	15.6
PFOS	ND

MW-10D	
Date Sampled:	6/30/2026
Chromium	521
PCB	ND
PFOA	20.6
PFOS	ND

MW-9	
Date Sampled:	6/30/2026
Barium	1,240
Manganese	1,240
PCB	ND
PFOA	ND
PFOS	ND

MW-17	
Date Sampled:	6/30/2026
Benzene	1.04
Manganese	938
PCB	ND
PFOA	ND
PFOS	ND

MW-3			
Date Sampled:	11/08/2024	03/11/2024	8/28/2026
1,2-Dichloroethane	NE	NE	5.41
1,2,4-Trimethylbenzene	7.1	5.7	1.03
Benzene	96	40	115
Ethylbenzene	12	8.1	3.39
Isopropylbenzene	23	14	~
Methyl tert-butyl ether	150	110	31.3
n-Butylbenzene	8.8	3.4	4.33
n-Propylbenzene	49	29	47.2
sec-Butylbenzene	6.4	3	4.35
Toluene	8.8	3.5	3.52
Total Xylenes	21	13	12.4
Acenaphthene	162	0.8	35.5
Benzo(a)anthracene	0.96	0.26	0.135
Chrysene	0.74	NE	0.106
Fluorene	118	42.9	21.5
Naphthalene	6.58	13.3	1.14
Phenanthrene	174	55	24.4
Lead	64	44	81.2
Magnesium	97,100	99,000	~
Manganese	827	623	473
Sodium	196,000	495,000	~
PFOA	12.2	13.6	ND
PFOS	NE	8.2	ND

MW-18	
Date Sampled:	6/30/2026
PCB	ND
PFOA	20.6
PFOS	ND

MW-4			
Date Sampled:	11/08/2024	03/11/2024	6/29/2026
1,2,4-Trimethylbenzene	1.1	5.4	ND
Acetone	180	110	ND
Total Xylenes	3.9	10	ND
Manganese	893	804	791
Sodium	75,000	148,000	~
PFOA	15.8	15.7	ND
PFOS	NE	NE	ND

MW-5	
Date Sampled:	6/30/2026
Manganese	931
PCB	ND
PFOA	19.9
PFOS	ND

MW-7	
Date Sampled:	6/30/2026
Manganese	633
PCB	ND
PFOA	20.6
PFOS	ND

MW-6	
Date Sampled:	6/30/2026
Manganese	604
PCB	ND
PFOA	15
PFOS	ND

CONTAMINANT	NYSDEC TOGS Standards & Guidance Values
1,2-Dichloroethane	5
1,4-Dioxane	0.35
Acenapthalene	20
Acetone	50
Barium	1,000
Benzene	1
Benzo(a)anthracene	0.002
Beryllium	3
Chrysene	0.002
Chromium	50
Copper	200
Ethylbenzene	5
Fluorene	50
Isopropylbenzene	5
Lead	25
Magnesium	35,000
Manganese	300
Methyl tert-butyl ether	10
Naphthalene	10
n-Butylbenzene	5
n-Propylbenzene	5
Phenanthrene	50
sec-Butylbenzene	5
Sodium	20,000
Toluene	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene	5
Vinlyl chloride	2
Total Xylenes	5

CONTAMINANT	NYSDEC WATER QUALITY GUIDANCE VALUES
PFOA	6.7
PFOS	2.7

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SOURCE:
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS DATA

0' 100' 200'
SCALE: 1" = 100'

LEGEND:

- PROJECT BOUNDARY
- PARCEL BOUNDARIES
- MONITORING WELL LOCATION
- DEEP MONITORING WELL LOCATION

**ALL GROUNDWATER SAMPLE RESULTS MEASURED IN PARTS PER BILLION (PPB)*
**ND = NON-DETECT*
**NE = NO EXCEEDANCES*
**~ = NOT ANALYZED*

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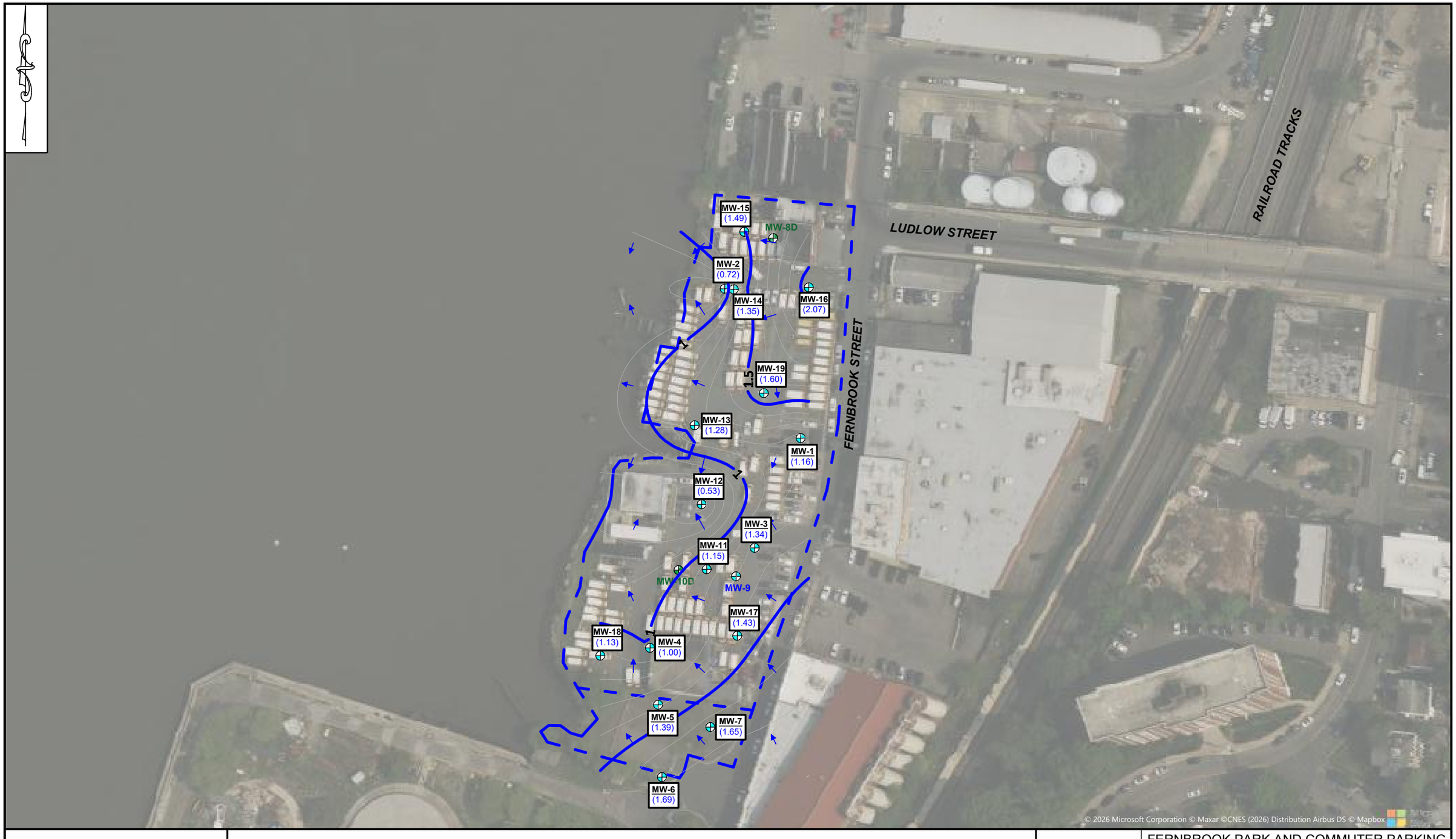
HOBOKEN, NJ 07030

FERNBROOK PARK AND COMMUTER PARKING
70 FERNBROOK STREET
YONKERS, NEW YORK

FIGURE 5
GROUNDWATER RESULTS MAP

JSH JOB #	DRAWN	CHECKED	APPROVED	DATE
23022270	MM/SV	DP	SK	8/27/2026



SOURCE:
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS DATA

0' 100' 200'
SCALE: 1" = 100'

LEGEND:

- PROJECT BOUNDARY
- PARCEL BOUNDARIES
- MONITORING WELL LOCATION
- DEEP MONITORING WELL LOCATION
- GROUNDWATER ELEVATION CONTOUR
- (1.13) GROUNDWATER ELEVATION *(MEASURED IN FEET)*

JS|HELD
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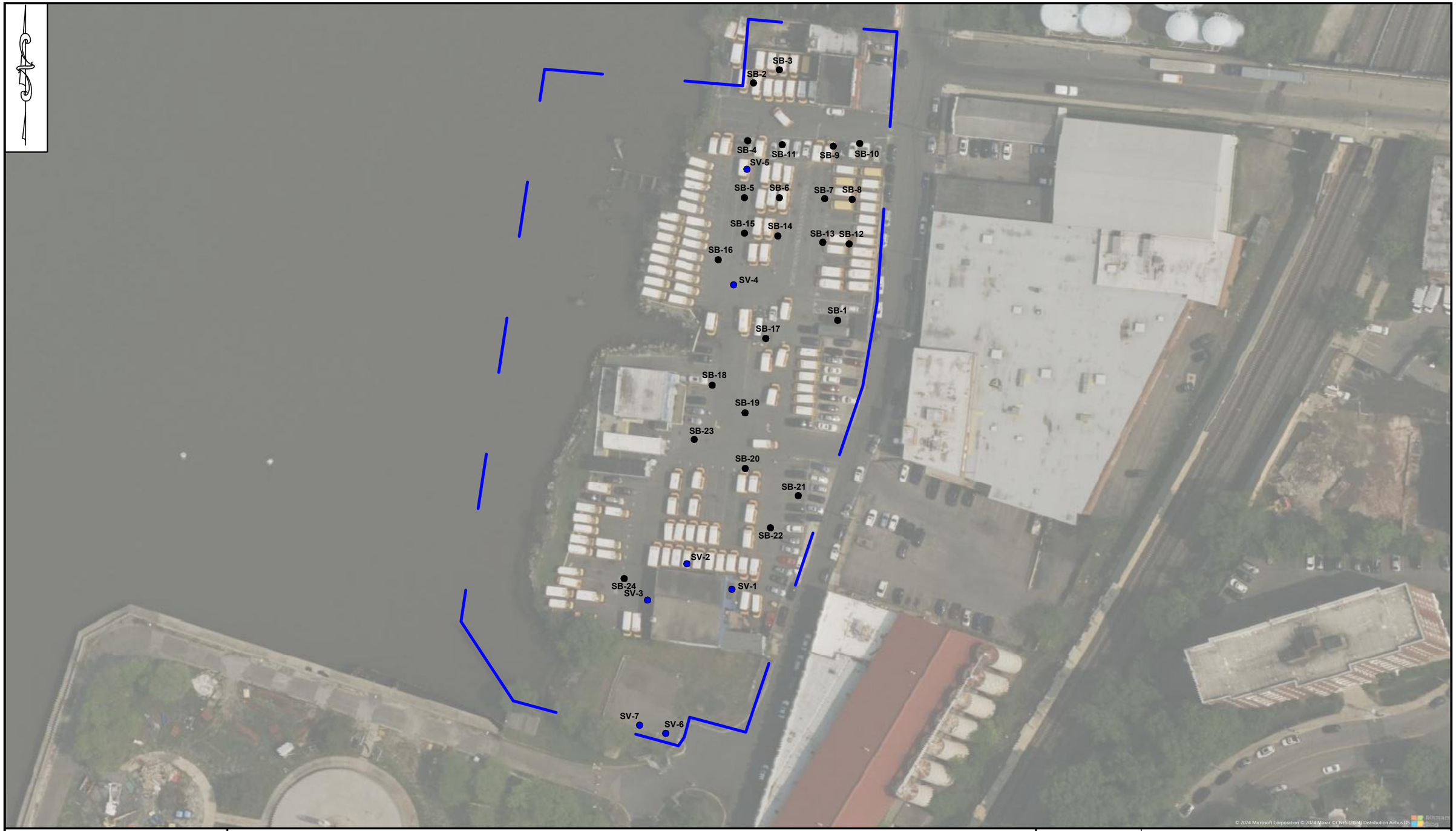
HOBOKEN, NJ 07030

FERNBROOK PARK AND COMMUTER PARKING
70 FERNBROOK STREET
YONKERS, NEW YORK

FIGURE 6 - JULY 6, 2026
GROUNDWATER FLOW DIRECTION MAP

JSH JOB #	DRAWN	CHECKED	APPROVED	DATE
23022270	MM/SV	DP	SK	8/27/2026



SOURCE:
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS DATA

0' 80' 160'
SCALE: 1" = 80'

LEGEND:

- SITE BOUNDARY
- PARCEL BOUNDARIES
- Soil Vapor Sample Location

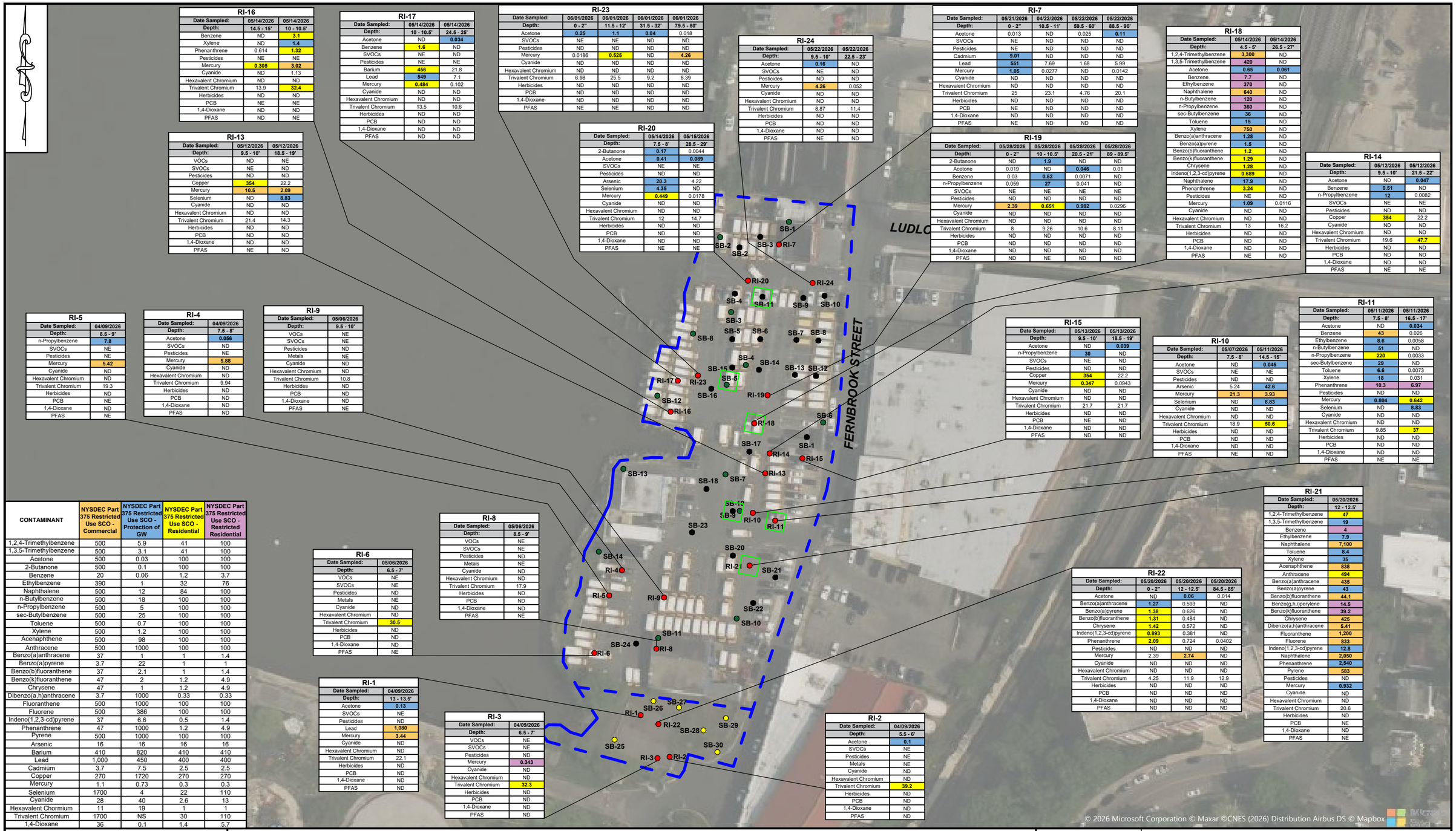
JS|HELD

5 MARINE VIEW PLAZA
HOBOKEN, NJ 07030

BLOCK: 615, LOT: 1, 6, 10 & 35.45 BLOCK: 622 LOT: 1 & 8
BLOCK: 623 LOT: 1 & 4
70 FERNBROOK STREET, YONKERS, NEW YORK

FIGURE 7
VI SAMPLE LOCATIONS MAP

JSH JOB #	DRAWN	CHECKED	APPROVED	DATE
23022270	MM/SV	DP	SK	3/10/2025



RI-16

Date Sampled:	05/14/2026	05/14/2026
Depth:	14.5 - 15'	10 - 10.5'
Benzene	ND	3.1
Xylene	ND	1.4
Phenanthrene	0.614	1.32
Pesticides	NE	NE
Mercury	0.305	3.02
Cyanide	ND	1.13
Hexavalent Chromium	ND	ND
Trivalent Chromium	13.9	32.4
Herbicides	ND	ND
PCB	NE	NE
1,4-Dioxane	ND	ND
PFAS	ND	NE

RI-17

Date Sampled:	05/14/2026	05/14/2026
Depth:	10 - 10.5'	24.5 - 25'
Acetone	ND	0.034
Benzene	1.6	ND
SVOCs	NE	ND
Pesticides	NE	NE
Barium	456	21.8
Lead	549	7.1
Mercury	0.484	0.102
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	13.5	10.6
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	ND	ND

RI-23

Date Sampled:	06/01/2026	06/01/2026	06/01/2026	06/01/2026
Depth:	0 - 2"	11.5 - 12'	31.5 - 32'	79.5 - 80'
Acetone	0.25	1.1	0.04	0.018
SVOCs	NE	NE	ND	ND
Pesticides	ND	ND	ND	ND
Mercury	0.0186	0.525	ND	4.26
Cyanide	ND	ND	ND	ND
Hexavalent Chromium	ND	ND	ND	ND
Trivalent Chromium	6.98	25.5	9.2	8.39
Herbicides	ND	ND	ND	ND
PCB	ND	ND	ND	ND
1,4-Dioxane	ND	ND	ND	ND
PFAS	NE	NE	ND	ND

RI-24

Date Sampled:	05/22/2026	05/22/2026
Depth:	9.5 - 10'	22.5 - 23'
Acetone	0.16	ND
SVOCs	NE	ND
Pesticides	ND	ND
Mercury	4.26	0.052
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	6.87	11.4
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	ND

RI-7

Date Sampled:	05/21/2026	04/22/2026	05/22/2026	05/22/2026
Depth:	0 - 2"	10.5 - 11'	59.5 - 60'	88.5 - 90'
Acetone	0.013	ND	0.025	0.11
SVOCs	NE	ND	ND	ND
Pesticides	NE	ND	ND	ND
Cadmium	9.01	ND	ND	ND
Lead	551	7.69	1.68	5.99
Mercury	1.05	0.0277	ND	0.0142
Cyanide	ND	ND	ND	ND
Hexavalent Chromium	ND	ND	ND	ND
Trivalent Chromium	25	23.1	4.76	20.1
Herbicides	ND	ND	ND	ND
PCB	NE	ND	ND	ND
1,4-Dioxane	ND	ND	ND	ND
PFAS	NE	ND	ND	ND

RI-18

Date Sampled:	05/14/2026	05/14/2026
Depth:	4.5 - 5'	26.5 - 27'
1,2,4-Trimethylbenzene	3,300	ND
1,3,5-Trimethylbenzene	420	ND
Acetone	0.65	0.061
Benzene	7.7	ND
Ethylbenzene	370	ND
Naphthalene	640	ND
n-Butylbenzene	120	ND
n-Propylbenzene	360	ND
sec-Butylbenzene	36	ND
Toluene	15	ND
Xylene	750	ND
Benzo(a)anthracene	1.28	ND
Benzo(a)pyrene	1.5	ND
Benzo(b)fluoranthene	1.2	ND
Benzo(k)fluoranthene	1.29	ND
Chrysene	1.28	ND
Indeno(1,2,3-cd)pyrene	0.689	ND
Naphthalene	17.9	ND
Phenanthrene	3.24	ND
Pesticides	NE	ND
Mercury	1.09	0.0116
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	13	16.2
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	ND

RI-13

Date Sampled:	05/12/2026	05/12/2026
Depth:	9.5 - 10'	18.5 - 19'
VOCs	ND	NE
SVOCs	NE	ND
Pesticides	ND	ND
Copper	354	22.2
Mercury	10.5	2.09
Selenium	ND	8.83
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	21.4	14.3
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	ND

RI-20

Date Sampled:	05/14/2026	05/15/2026
Depth:	7.5 - 8'	28.5 - 29'
2-Butanone	0.17	0.0044
Acetone	0.41	0.089
SVOCs	NE	NE
Pesticides	ND	ND
Arsenic	20.3	4.22
Selenium	4.35	ND
Mercury	0.449	0.0178
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	12	14.7
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	NE

RI-19

Date Sampled:	05/28/2026	05/28/2026	05/28/2026	05/28/2026
Depth:	0 - 2"	10 - 10.5'	20.5 - 21'	89 - 89.5'
2-Butanone	ND	1.9	ND	ND
Acetone	0.019	ND	0.046	0.01
Benzene	0.03	0.52	0.0071	ND
n-Propylbenzene	0.059	27	0.041	ND
SVOCs	NE	NE	NE	NE
Pesticides	ND	ND	ND	ND
Mercury	2.39	0.651	0.982	0.0296
Cyanide	ND	ND	ND	ND
Hexavalent Chromium	ND	ND	ND	ND
Trivalent Chromium	8	9.26	10.6	8.11
Herbicides	ND	ND	ND	ND
PCB	ND	ND	ND	ND
1,4-Dioxane	ND	ND	ND	ND
PFAS	ND	NE	ND	ND

RI-14

Date Sampled:	05/12/2026	05/12/2026
Depth:	9.5 - 10'	21.5 - 22'
Acetone	ND	0.047
Benzene	0.51	ND
n-Propylbenzene	12	0.0082
SVOCs	NE	NE
Pesticides	ND	ND
Copper	354	22.2
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	19.6	47.7
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	NE

RI-5

Date Sampled:	04/09/2026
Depth:	8.5 - 9'
n-Propylbenzene	7.8
SVOCs	NE
Pesticides	NE
Mercury	5.42
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	19.3
Herbicides	ND
PCB	NE
1,4-Dioxane	ND
PFAS	NE

RI-4

Date Sampled:	04/09/2026
Depth:	7.5 - 8'
Acetone	0.056
SVOCs	ND
Pesticides	NE
Mercury	5.88
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	9.94
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	ND

RI-9

Date Sampled:	05/06/2026
Depth:	9.5 - 10'
VOCs	NE
SVOCs	NE
Pesticides	ND
Metals	NE
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	10.8
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	NE

RI-15

Date Sampled:	05/13/2026	05/13/2026
Depth:	9.5 - 10'	18.5 - 19'
Acetone	ND	0.039
n-Propylbenzene	30	ND
SVOCs	NE	ND
Pesticides	ND	ND
Copper	354	22.2
Mercury	0.347	0.0943
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	21.7	21.7
Herbicides	ND	ND
PCB	NE	ND
1,4-Dioxane	ND	ND
PFAS	ND	ND

RI-10

Date Sampled:	05/07/2026	05/11/2026
Depth:	7.5 - 8'	14.5 - 15'
Acetone	ND	0.045
SVOCs	NE	NE
Pesticides	ND	ND
Arsenic	5.24	42.6
Mercury	21.3	3.93
Selenium	ND	8.83
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	18.9	50.6
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	ND

RI-11

Date Sampled:	05/11/2026	05/11/2026
Depth:	7.5 - 8'	16.5 - 17'
Acetone	ND	0.034
Benzene	43	0.026
Ethylbenzene	8.6	0.0058
n-Butylbenzene	51	ND
n-Propylbenzene	220	0.0033
sec-Butylbenzene	29	ND
Toluene	6.6	0.0073
Xylene	18	0.031
Phenanthrene	10.3	6.97
Pesticides	ND	ND
Mercury	0.804	0.642
Selenium	ND	8.83
Cyanide	ND	ND
Hexavalent Chromium	ND	ND
Trivalent Chromium	9.85	37
Herbicides	ND	ND
PCB	ND	ND
1,4-Dioxane	ND	ND
PFAS	NE	NE

RI-6

Date Sampled:	05/06/2026
Depth:	6.5 - 7'
VOCs	NE
SVOCs	NE
Pesticides	ND
Metals	NE
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	30.5
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	NE

RI-8

Date Sampled:	05/06/2026
Depth:	8.5 - 9'
VOCs	NE
SVOCs	NE
Pesticides	ND
Metals	NE
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	17.9
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	NE

RI-22

Date Sampled:	05/20/2026	05/20/2026	05/20/2026
Depth:	0 - 2"	12 - 12.5'	84.5 - 85'
Acetone	ND	0.06	0.014
Benzo(a)anthracene	1.27	0.593	ND
Benzo(a)pyrene	1.38	0.626	ND
Benzo(b)fluoranthene	1.31	0.484	ND
Chrysene	1.42	0.572	ND
Indeno(1,2,3-cd)pyrene	0.893	0.381	ND
Phenanthrene	2.09	0.724	0.0402
Pesticides	ND	ND	ND
Mercury	2.39	2.74	ND
Cyanide	ND	ND	ND
Hexavalent Chromium	ND	ND	ND
Trivalent Chromium	4.25	11.9	12.9
Herbicides	ND	ND	ND
PCB	ND	ND	ND
1,4-Dioxane	ND	ND	ND
PFAS	ND	ND	ND

RI-21

Date Sampled:	05/20/2026
Depth:	12 - 12.5'
1,2,4-Trimethylbenzene	47
1,3,5-Trimethylbenzene	19
Benzene	4
Ethylbenzene	7.9
Naphthalene	7,100
Toluene	8.4
Xylene	35
Acenaphthene	838
Anthracene	494
Benzo(a)anthracene	435
Benzo(a)pyrene	43
Benzo(b)fluoranthene	44.1
Benzo(g,h,i)perylene	14.5
Benzo(k)fluoranthene	39.2
Chrysene	425
Dibenzo(a,h)anthracene	5.41
Fluoranthene	1,200
Fluorene	833
Indeno(1,2,3-cd)pyrene	12.8
Naphthalene	2,050
Phenanthrene	2,540
Pyrene	583
Pesticides	ND
Mercury	0.932
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	20.6
Herbicides	ND
PCB	NE
1,4-Dioxane	ND
PFAS	NE

RI-1

Date Sampled:	04/09/2026
Depth:	13 - 13.5'
Acetone	0.13
SVOCs	NE
Pesticides	ND
Lead	1,080
Mercury	3.44
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	22.1
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	ND

RI-3

Date Sampled:	04/09/2026
Depth:	6.5 - 7'
VOCs	NE
SVOCs	NE
Pesticides	ND
Mercury	0.343
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	32.3
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	ND

RI-2

Date Sampled:	04/09/2026
Depth:	5.5 - 6'
Acetone	0.1
SVOCs	NE
Pesticides	NE
Metals	NE
Cyanide	ND
Hexavalent Chromium	ND
Trivalent Chromium	39.2
Herbicides	ND
PCB	ND
1,4-Dioxane	ND
PFAS	ND

CONTAMINANT	NYSDEC Part 375 Restricted Use SCO - Commercial	NYSDEC Part 375 Restricted Use SCO - Protection of GW	NYSDEC Part 375 Restricted Use SCO - Residential	NYSDEC Part 375 Restricted Residential
1,2,4-Trimethylbenzene	500	5.9	41	100
1,3,5-Trimethylbenzene	500	3.1	41	100
Acetone	500	0.03	100	100
2-Butanone	500	0.1	100	100
Benzene	20	0.06	1.2	3.7
Ethylbenzene	390	1	32	76
Naphthalene	500	12	84	100
n-Butylbenzene	500	18	100	100
n-Propylbenzene	500	5	100	100
sec-Butylbenzene	500	25	100	100
Toluene	500	0.7	100	100
Xylene	500	1.2	100	100
Acenaphthene	500	98	100	100
Anthracene	500	1000	100	100
Benzo(a)anthracene	1	1	1	1.4
Benzo(a)pyrene	3.7	22	1	1
Benzo(b)fluoranthene	37	2.1	1	1.4
Benzo(k)fluoranthene	47	2	1.2	4.9
Chrysene	47	1	1.2	4.9
Dibenzo(a,h)anthracene	3.7	1000	0.33	0.33
Fluoranthene	500	1000	100	100
Fluorene	500	386	100	100
Indeno(1,2,3-cd)pyrene	37	6.6	0.5	1.4
Phenanthrene	47	1000	1.2	4.9
Pyrene	500	1000	100	100
Arsenic	16	16	16	16
Barium	410	820	410	410
Lead	1,000	450	400	400
Cadmium	3.7	7.5	2.5	2.5
Copper	270	1720	270	270
Mercury	1.1	0.73	0.3	0.3
Selenium	1700	4	22	110
Cyanide	28	40	2.6	13
Hexavalent Chormium	11	19	1	1
Trivalent Chromium	1700	NS	30	110
1,4-Dioxane	36	0.1	1.4	5.7

SOURCE:
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS DATA

0' 100' 200'
SCALE: 1" = 100'

LEGEND:

- PROJECT BOUNDARY
- PARCEL BOUNDARIES
- 2023 SOIL SAMPLE LOCATION
- 2024 SOIL SAMPLE LOCATION
- 2026 SOIL SAMPLE LOCATION
- 2022 PS&S SOIL SAMPLE LOCATION

**ALL SOIL SAMPLE RESULTS MEASURED IN PARTS PER MILLION (PPM)*
**SCO - SOIL CLEANUP OBJECTIVES*
**VOCs - VOLATILE ORGANIC COMPOUNDS*
**SVOCs - SEMI VOLATILE ORGANIC COMPOUNDS*
**PCB - POLYCHLORINATED BIPHENYL*
**PFAS - PER- AND POLYFLUOROALKYL SUBSTANCES*
**NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONEMNTAL CONSERVATION*
**NE - NO EXCEEDANCES*
**ND - NOT DETECTED*

JS|HELD
79 HUDSON STREET
HOBOKEN, NJ 07030

FERNBROOK PARK AND COMMUTER PARKING
70 FERNBROOK STREET
YONKERS, NEW YORK

FIGURE 8 - REMEDIAL INVESTIGATION
PROPOSED IRM EXCAVATION MAP

JSH JOB #	DRAWN	CHECKED	APPROVED	DATE
23022270	MM/SV	DP	SK	10/16/2026

CAPPING REQUIREMENTS

* **BUILDING STRUCTURE (offices): Urban Fill -> Compacted Subgrade -> Geotextile fabric -> Structural fill (depth TBD) -> clean stone subbase + vapor barrier/piping -> Concrete Building Foundation**
* **BUILDING STRUCTURE (storage): Urban Fill -> Compacted Subgrade -> Geotextile fabric -> Structural fill (depth TBD) -> clean stone subbase -> Concrete Building Foundation**
* **GRASS & PLANTING AREA: Urban Fill -> Compacted Subgrade -> Geotextile fabric -> 2 feet of clean fill -> grass or planting area**
* **SAFETY SURFACE : Urban Fill -> Compacted Subgrade -> Geotextile fabric -> 2 feet of clean fill -> safety surface**
* **ASPHALT PAVEMENT: Urban Fill - Compacted Subgrade -> Geotextile fabric -> 4-6 inches clean stone subbase -> Asphalt pavement**
* **GRAVEL : Urban Fill - Compacted Subgrade -> Geotextile fabric -> 2 feet certified clean crushed stone ->Gravel**
* **CONCRETE PAVEMENT : Urban Fill - Compacted Subgrade -> Geotextile fabric -> clean stone subbase -> Concrete Building Foundation**
* **COMPOSITE DECKING - Compacted Subgrade Geotextile fabric -> Subbase -> Composite Decking**

FERNBROOK STREET

SOURCE:
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS DATA

0' 50' 100'
SCALE: 1" = 50'

LEGEND:

- SITE BOUNDARY
- BUILDING STRUCTURE
- GRASS & PLANTING AREA
- SAFETY SURFACE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- WATER
- GRAVEL
- COMPOSITE DECKING

***PLEASE NOTE**: A geotextile fabric will be installed across the entire site up to the location of the bulkhead along the Hudson River*

JS|HELD
5 MARINE VIEW PLAZA
HOBOKEN, NJ 07030

YONKERS WATERFRONT PARK
70 FERNBROOK STREET
YONKERS, NEW YORK

FIGURE 9
PROPOSED ENGINEERING CONTROL MAP

JSH JOB #	DRAWN	CHECKED	APPROVED	DATE
23022270	SV	DP	LD	02/29/2024

TABLES

Table 1
Soil Results Summary Table

1184336 - 70 Fernbook Street, Yonkers, NY Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Restricted Residential 12312025	26D0585-01 RI-1 (13-13.5') 4/9/2026 11:20:00 AM Soil			26D0585-02 RI-2 (5.5-6') 4/9/2026 11:40:00 AM Soil			26D0585-03 RI-3 (6.5-7') 4/9/2026 12:00:00 PM Soil		
Compound	**CAS Number**			**Result**	**RL**	**MDL**	**Result**	**RL**	**MDL**	**Result**	**RL**	**MDL**
VOA, 8260 MASTER (mg/Kg)												
2-Butanone	78-93-3	0.10	100	0.026	0.0095	0.0047	0.015	0.0048	0.0024	0.003 J	0.0038	0.0019
Acetone	67-64-1	***0.03***	100	0.13	0.019	0.0095	0.1	0.0096	0.0048	0.027	0.0075	0.0038
Naphthalene	91-20-3	12	100	0.016 J	0.019	0.0047	ND	0.0096	0.0024	ND	0.0075	0.0019
n-Butylbenzene	104-51-8	18	100	ND	0.0095	0.0047	ND	0.0048	0.0024	ND	0.0038	0.0019
n-Propylbenzene	103-65-1	***5***	100	ND	0.0095	0.0047	ND	0.0048	0.0024	ND	0.0038	0.0019
tert-Butylbenzene	98-06-6	11	100	0.0085 J	0.0095	0.0047	ND	0.0048	0.0024	ND	0.0038	0.0019
SVOA, 8270 MASTER (mg/Kg)												
Acenaphthene	83-32-9	98	100	ND	0.0831	0.0615	0.0533	0.046	0.034	0.0599	0.0451	0.0334
Acenaphthylene	208-96-8	365	100	0.204	0.0831	0.0531	0.177	0.046	0.0294	ND	0.0451	0.0288
Anthracene	120-12-7	1,000	100	0.321	0.0831	0.0555	0.209	0.046	0.0307	0.186	0.0451	0.0301
Benzo(a)anthracene	56-55-3	1	1.4	ND	0.0831	0.0543	0.309	0.046	0.03	0.241	0.0451	0.0295
Benzo(a)pyrene	50-32-8	22	1	ND	0.0831	0.0613	0.311	0.046	0.0339	0.218	0.0451	0.0333
Benzo(b)fluoranthene	205-99-2	2.1	1.4	ND	0.0831	0.0625	0.246	0.046	0.0346	0.162	0.0451	0.0339
Benzo(g,h,i)perylene	191-24-2	1,000	4.9	ND	0.0831	0.0594	0.15	0.046	0.0329	0.0826	0.0451	0.0323
Benzo(k)fluoranthene	207-08-9	2	4.9	ND	0.0831	0.0614	0.245	0.046	0.034	0.177	0.0451	0.0333
Chrysene	218-01-9	1	4.9	0.245	0.0831	0.0534	0.327	0.046	0.0295	0.229	0.0451	0.029
Dibenzo(a,h)anthracene	53-70-3	1,000	0.33	ND	0.0831	0.0498	0.0522	0.046	0.0276	ND	0.0451	0.027
Fluoranthene	206-44-0	1,000	100	0.863	0.0831	0.0535	0.519	0.046	0.0296	0.421	0.0451	0.029
Fluorene	86-73-7	386	100	ND	0.0831	0.0628	ND	0.046	0.0348	0.0826	0.0451	0.0341
Indeno(1,2,3-cd)pyrene	193-39-5	6.6	1.4	ND	0.0831	0.0644	0.14	0.046	0.0356	0.0794	0.0451	0.035
Naphthalene	91-20-3	12	100	0.185	0.0831	0.058	ND	0.046	0.0321	0.039 J	0.0451	0.0315
Phenanthrene	85-01-8	1,000	4.9	0.685	0.0831	0.0534	0.334	0.046	0.0295	0.543	0.0451	0.029
Pyrene	129-00-0	1,000	100	ND	0.0831	0.0524	0.543	0.046	0.029	0.384	0.0451	0.0284
PEST, 8081 MASTER (mg/Kg)												
4,4'-DDD	72-54-8	14	5	ND	0.00323	0.00323	ND	0.00182	0.00182	ND	0.00177	0.00177
alpha-Chlordane	5103-71-9	4.5	0.65	ND	0.00323	0.00323	ND	0.00182	0.00182	ND	0.00177	0.00177
Metals, NYSDEC Part 375 (mg/Kg)												
Arsenic	7440-38-2	16	16	11.3	2.5	2.5	6.86	1.38	1.38	3.46	1.36	1.36
Barium	7440-39-3	820	410	303	4.16	4.16	73.8	2.3	2.3	54.2	2.26	2.26
Beryllium	7440-41-7	47	43	0.285	0.084	0.084	0.387	0.046	0.046	0.375	0.046	0.046
Chromium	7440-47-3	~	~	22.1	0.834	0.834	39.2	0.462	0.462	32.3	0.453	0.453
Copper	7440-50-8	1,720	280	38.3	3.33	3.33	60.2	1.85	1.85	36	1.81	1.81
Lead	7439-92-1	***450***	***400***	1080	0.834	0.834	28	0.462	0.462	79.7	0.453	0.453
Manganese	7439-96-5	2,000	2,000	578	0.834	0.834	253	0.462	0.462	273	0.453	0.453
Nickel	7440-02-0	130	320	16.3	1.66	1.66	27.8	0.919	0.919	27	0.901	0.901
Zinc	7440-66-6	2,480	6,600	296	4.15	4.15	38.5	2.3	2.3	53.4	2.25	2.25
Mercury by 7473 (mg/Kg)												
Mercury	7439-97-6	***0.73***	***0.30***	3.44	0.06	0.019	0.169	0.0332	0.0105	0.343	0.0326	0.0103
Cyanide, Total (mg/Kg)												
Cyanide, total	57-12-5	40	13	ND	1	1	ND	0.553	0.553	ND	0.543	0.543
Hexavalent Chromium-7196 (mg/Kg)												
Chromium, Hexavalent	18540-29-9	19	1.0	ND	1	0.7	ND	0.553	0.387	ND	0.543	0.38
Trivalent Chromium (mg/Kg)												
Chromium, Trivalent	16065-83-1	~	110	22.1	0.5	0.25	39.2	0.5	0.25	32.3	0.5	0.25
HERB, 8151 MASTER (mg/Kg)												
2,4,5-TP (Silvex)	93-72-1	~	~	ND	0.0391	0.0391	ND	0.0221	0.0221	ND	0.0214	0.0214
PCB, 8082 MASTER (mg/Kg)												
Aroclor 1254	11097-69-1	~	~	ND	0.0326	0.0326	ND	0.0184	0.0184	ND	0.018	0.018
Total PCBs	1336-36-3	3.2	1	ND	0.0326	0.0326	ND	0.0184	0.0184	ND	0.018	0.018
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil (mg/Kg)												
1,4-Dioxane	123-91-1	0.1	5.7	ND	0.0196	0.00363	ND	0.0196	0.00363	ND	0.0196	0.00363
Q_P_PFAS, 1633a Target List (ug/kg)												
Perfluoropentanoic acid (PFPeA)	2706-90-3	~	~	ND	0.462	0.13	ND	0.429	0.12	ND	0.438	0.123

NOTES:

Any Regulatory Exceedences are color coded by Regulation

DEFINITIONS:

ND=not detected

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

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

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

Table 1
Soil Results Summary Table

1184336 - 70 Fernbook Street, Yonkers, NY Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Restricted Residential 12312025	26D0585-04 RI-4 (7.5-8') 4/9/2026 1:15:00 PM Soil			26D0585-05 RI-5 (8.5-9') 4/9/2026 1:45:00 PM Soil		
Compound	**CAS Number**			**Result**	**RL**	**MDL**	**Result**	**RL**	**MDL**
VOA, 8260 MASTER (mg/Kg)									
2-Butanone	78-93-3	0.10	100	0.009	0.0061	0.003	ND	0.71	0.35
Acetone	67-64-1	***0.03***	100	0.056	0.012	0.0061	ND	1.4	0.71
Naphthalene	91-20-3	12	100	ND	0.012	0.003	1.1 JD	1.4	0.35
n-Butylbenzene	104-51-8	18	100	ND	0.0061	0.003	4.3 D	0.71	0.35
n-Propylbenzene	103-65-1	***5***	100	ND	0.0061	0.003	7.8 D	0.71	0.35
tert-Butylbenzene	98-06-6	11	100	ND	0.0061	0.003	0.4 JD	0.71	0.35
SVOA, 8270 MASTER (mg/Kg)									
Acenaphthene	83-32-9	98	100	ND	0.055	0.0407	ND	0.0589	0.0436
Acenaphthylene	208-96-8	365	100	ND	0.055	0.0351	ND	0.0589	0.0376
Anthracene	120-12-7	1,000	100	ND	0.055	0.0367	0.0956	0.0589	0.0393
Benzo(a)anthracene	56-55-3	1	1.4	ND	0.055	0.0359	ND	0.0589	0.0384
Benzo(a)pyrene	50-32-8	22	1	ND	0.055	0.0406	ND	0.0589	0.0435
Benzo(b)fluoranthene	205-99-2	2.1	1.4	ND	0.055	0.0413	ND	0.0589	0.0443
Benzo(g,h,i)perylene	191-24-2	1,000	4.9	ND	0.055	0.0393	ND	0.0589	0.0421
Benzo(k)fluoranthene	207-08-9	2	4.9	ND	0.055	0.0406	ND	0.0589	0.0435
Chrysene	218-01-9	1	4.9	ND	0.055	0.0353	ND	0.0589	0.0378
Dibenzo(a,h)anthracene	53-70-3	1,000	0.33	ND	0.055	0.033	ND	0.0589	0.0353
Fluoranthene	206-44-0	1,000	100	ND	0.055	0.0354	0.057 J	0.0589	0.0379
Fluorene	86-73-7	386	100	ND	0.055	0.0416	ND	0.0589	0.0445
Indeno(1,2,3-cd)pyrene	193-39-5	6.6	1.4	ND	0.055	0.0426	ND	0.0589	0.0456
Naphthalene	91-20-3	12	100	ND	0.055	0.0384	ND	0.0589	0.0411
Phenanthrene	85-01-8	1,000	4.9	ND	0.055	0.0353	0.146	0.0589	0.0378
Pyrene	129-00-0	1,000	100	ND	0.055	0.0347	0.0947	0.0589	0.0371
PEST, 8081 MASTER (mg/Kg)									
4,4'-DDD	72-54-8	14	5	0.00635 D	0.00433	0.00433	0.00275 D	0.00233	0.00233
alpha-Chlordane	5103-71-9	4.5	0.65	ND	0.00433	0.00433	0.00385 D	0.00233	0.00233
Metals, NYSDEC Part 375 (mg/Kg)									
Arsenic	7440-38-2	16	16	4.92	1.72	1.72	11.7	1.8	1.8
Barium	7440-39-3	820	410	47.2	2.87	2.87	39.6	3	3
Beryllium	7440-41-7	47	43	0.187	0.058	0.058	0.323	0.061	0.061
Chromium	7440-47-3	~	~	9.94	0.574	0.574	19.3	0.601	0.601
Copper	7440-50-8	1,720	280	226	2.3	2.3	107	2.4	2.4
Lead	7439-92-1	***450***	***400***	67	0.574	0.574	329	0.601	0.601
Manganese	7439-96-5	2,000	2,000	233	0.574	0.574	107	0.601	0.601
Nickel	7440-02-0	130	320	17.4	1.14	1.14	21.6	1.2	1.2
Zinc	7440-66-6	2,480	6,600	106	2.86	2.86	100	2.99	2.99
Mercury by 7473 (mg/Kg)									
Mercury	7439-97-6	***0.73***	***0.30***	5.88	0.0406	0.0129	5.42	0.0425	0.0135
Cyanide, Total (mg/Kg)									
Cyanide, total	57-12-5	40	13	ND	0.677	0.677	ND	0.709	0.709
Hexavalent Chromium-7196 (mg/Kg)									
Chromium, Hexavalent	18540-29-9	19	1.0	ND	0.677	0.474	ND	0.709	0.496
Trivalent Chromium (mg/Kg)									
Chromium, Trivalent	16065-83-1	~	110	9.94	0.5	0.25	19.3	0.5	0.25
HERB, 8151 MASTER (mg/Kg)									
2,4,5-TP (Silvex)	93-72-1	~	~	ND	0.0263	0.0263	ND	0.0279	0.0279
PCB, 8082 MASTER (mg/Kg)									
Aroclor 1254	11097-69-1	~	~	ND	0.0437	0.0437	0.0238	0.0235	0.0235
Total PCBs	1336-36-3	3.2	1	ND	0.0437	0.0437	0.0238	0.0235	0.0235
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil (mg/Kg)									
1,4-Dioxane	123-91-1	0.1	5.7	ND	0.0196	0.00363	ND	0.0196	0.00363
Q_P_PFAS, 1633a Target List (ug/kg)									
Perfluoropentanoic acid (PFPeA)	2706-90-3	~	~	ND	0.466	0.131	0.316 J	0.576	0.162

NOTES:
Any Regulatory Exceedences are color coded by Regulation

DEFINITIONS:
ND=not detected
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 estimate
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 concen
~=this indicates that no regulatory limit has been established for this analyte

Table 1
Soil Results Summary Table

1184336 70 Fernbook St Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Restricted Residential 12312025	26E0367-01 RI-6 (6.5-7') 5/6/2026 11:45:00 AM Soil				26E1213-01 RI-7 (0-2") 5/21/2026 8:45:00 AM Soil				26D1238-01 RI-7 (10.5-11') 4/22/2026 10:15:00 AM Soil			
Compound	**CAS Number**			**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**
VOA, 8260 MASTER (mg/kg)															
1,2,4-Trimethylbenzene	95-63-6	***5.9***	100	0.48	JD	0.69	0.35	ND		0.0044	0.0022	ND		0.45	0.22
1,3,5-Trimethylbenzene	108-67-8	***3.1***	100	ND		0.69	0.35	ND		0.0044	0.0022	ND		0.45	0.22
2-Butanone	78-93-3	0.10	100	ND		0.69	0.35	ND		0.0044	0.0022	ND		0.45	0.22
Acetone	67-64-1	***0.03***	100	ND		1.4	0.69	0.013	B	0.0089	0.0044	ND		0.9	0.45
Benzene	71-43-2	***0.06***	3.7	ND		0.69	0.35	ND		0.0044	0.0022	ND		0.45	0.22
Chloroform	67-66-3	0.37	24	ND		0.69	0.35	ND		0.0044	0.0022	ND		0.45	0.22
Ethyl Benzene	100-41-4	***1***	76	0.52	JD	0.69	0.35	ND		0.0044	0.0022	ND		0.45	0.22
Naphthalene	91-20-3	***12***	***100***	1.4	D	1.4	0.35	ND		0.0089	0.0022	0.4	JD	0.9	0.22
n-Butylbenzene	104-51-8	18	100	6.8	D	0.69	0.35	ND		0.0044	0.0022	1.2	D	0.45	0.22
n-Propylbenzene	103-65-1	***5***	100	12	D	0.69	0.35	ND		0.0044	0.0022	4.3	D	0.45	0.22
o-Xylene	95-47-6	~	~	0.35	JD	0.69	0.35	ND		0.0044	0.0022	ND		0.45	0.22
p- & m- Xylenes	179601-23-1	~	~	1.8	D	1.4	0.69	ND		0.0089	0.0044	ND		0.9	0.45
sec-Butylbenzene	135-98-8	25	100	9.8	D	0.69	0.35	ND		0.0044	0.0022	2.6	D	0.45	0.22
tert-Butylbenzene	98-06-6	11	100	1.0	D	0.69	0.35	ND		0.0044	0.0022	1.3	D	0.45	0.22
Toluene	108-88-3	***0.7***	100	ND		0.69	0.35	ND		0.0044	0.0022	ND		0.45	0.22
Xylenes, Total	1330-20-7	***1.2***	100	2.2	D	2.1	1	ND		0.013	0.0067	ND		1.3	0.67
SVOA, 8270 MASTER (mg/kg)															
Acenaphthene	83-32-9	98	100	0.935		0.13	0.0964	ND		0.0456	0.0338	ND		0.0466	0.0345
Acenaphthylene	208-96-8	365	100	ND		0.13	0.0832	ND		0.0456	0.0292	ND		0.0466	0.0298
Anthracene	120-12-7	1,000	100	0.239		0.13	0.0869	0.0416	J	0.0456	0.0305	ND		0.0466	0.0311
Benzo(a)anthracene	56-55-3	***1***	***1.4***	0.135		0.13	0.085	0.0682		0.0456	0.0298	ND		0.0466	0.0304
Benzo(a)pyrene	50-32-8	22	***1***	ND		0.13	0.0961	0.1		0.0456	0.0337	ND		0.0466	0.0344
Benzo(b)fluoranthene	205-99-2	2.1	1.4	ND		0.13	0.0978	0.0835		0.0456	0.0343	ND		0.0466	0.035
Benzo(g,h,i)perylene	191-24-2	1,000	4.9	ND		0.13	0.0931	0.0985		0.0456	0.0326	ND		0.0466	0.0333
Benzo(k)fluoranthene	207-08-9	2	4.9	ND		0.13	0.0962	0.0616		0.0456	0.0337	ND		0.0466	0.0344
Chrysene	218-01-9	***1***	4.9	0.137		0.13	0.0836	0.0737		0.0456	0.0293	ND		0.0466	0.0299
Dibenzo(a,h)anthracene	53-70-3	1,000	0.33	ND		0.13	0.078	ND		0.0456	0.0273	ND		0.0466	0.0279
Fluoranthene	206-44-0	1,000	100	0.301		0.13	0.0837	0.175		0.0456	0.0293	ND		0.0466	0.0299
Fluorene	86-73-7	386	100	2.25		0.13	0.0984	0.0368	J	0.0456	0.0345	ND		0.0466	0.0352
Indeno(1,2,3-cd)pyrene	193-39-5	6.6	1.4	ND		0.13	0.101	0.0875		0.0456	0.0353	ND		0.0466	0.0361
Naphthalene	91-20-3	***12***	100	1.10		0.13	0.0909	ND		0.0456	0.0318	ND		0.0466	0.0325
Phenanthrene	85-01-8	1,000	***4.9***	3.34		0.13	0.0836	0.147		0.0456	0.0293	ND		0.0466	0.0299
Pyrene	129-00-0	1,000	100	0.627		0.13	0.082	0.119		0.0456	0.0287	ND		0.0466	0.0293
PEST, 8081 MASTER (mg/kg dry)															
4,4'-DDE	72-55-9	9.3	3.4	ND		0.00532	0.00429	0.004	DP	0.00183	0.00147	ND		0.00184	0.00184
4,4'-DDT	50-29-3	135	3.8	ND		0.0107	0.00848	0.00546	D	0.00366	0.00291	ND		0.00184	0.00184
alpha-Chlordane	5103-71-9	4.5	0.65	ND		0.0107	0.00641	0.00626	D	0.00366	0.0022	ND		0.00184	0.00184
Dieldrin	60-57-1	0.1	0.075	ND		0.0107	0.00781	0.00273	JD	0.00366	0.00268	ND		0.00184	0.00184
Metals, NYSDEC Part 375 (mg/kg)															
Arsenic	7440-38-2	***16***	***16***	24.6		2.11	2.11	7.08		1.38	1.38	3.57		1.36	1.36
Barium	7440-39-3	820	410	237		3.51	3.51	154		2.29	2.29	67.8		2.26	2.26
Beryllium	7440-41-7	47	43	1.43		0.071	0.071	0.26		0.046	0.046	0.848		0.046	0.046
Cadmium	7440-43-9	***7.5***	***2.5***	ND		0.422	0.422	9.01		0.275	0.275	ND		0.271	0.271
Chromium	7440-47-3	~	~	30.5		0.705	0.705	25		0.459	0.459	23.1		0.452	0.452
Copper	7440-50-8	1,720	280	166		2.82	2.82	188		1.84	1.84	20.6		1.81	1.81
Lead	7439-92-1	***450***	***400***	637		0.705	0.705	551		0.459	0.459	7.69		0.452	0.452
Manganese	7439-96-5	2,000	2,000	836		0.705	0.705	311		0.459	0.459	368		0.452	0.452
Nickel	7440-02-0	130	320	25.9		1.4	1.4	31.1		0.914	0.914	20.8		0.9	0.9
Selenium	7782-49-2	***4***	110	4.93		3.52	3.52	ND		2.29	2.29	ND		2.26	2.26
Silver	7440-22-4	8.3	110	ND		0.71	0.71	0.78		0.463	0.463	ND		0.456	0.456
Zinc	7440-66-6	2,480	6,600	369		3.51	3.51	304		2.29	2.29	41.7		2.25	2.25
Mercury by 7473 (mg/kg)															
Mercury	7439-97-6	***0.73***	***0.30***	5.43		0.0498	0.0158	1.05		0.033	0.0105	0.0277	J	0.0336	0.0106
Cyanide, Total (mg/kg dry)															
Cyanide, total	57-12-5	40	13	ND		0.831	0.489	ND		0.551	0.324	ND		0.56	0.56
Hexavalent Chromium-7196 (mg/kg dry)															
Chromium, Hexavalent	18540-29-9	19	1.0	ND		0.831	0.303	ND		0.551	0.201	ND		0.56	0.204
Trivalent Chromium (mg/kg)															
Chromium, Trivalent	16065-83-1	~	110	30.5		0.5	0.25	25		0.5	0.25	23.1		0.5	0.25
HERB, 8151 MASTER (mg/kg dry)															
2,4,5-TP (Silvex)	93-72-1	~	~	ND		0.0327	0.00731	ND		0.0219	0.0049	ND		0.022	0.022
PCB, 8082 MASTER (mg/kg dry)															
Aroclor 1254	11097-69-1	~	~	ND		0.0532	0.0532	0.0236		0.0183	0.0183	ND		0.0186	0.0186
Aroclor 1260	11096-82-5	~	~	ND		0.0532	0.0532	0.0205		0.0183	0.0183	ND		0.0186	0.0186
Total PCBs	1336-36-3	3.2	1	ND		0.0532	0.0532	0.0441		0.0183	0.0183	ND		0.0186	0.0186
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil (ug/kg)															
1,4-Dioxane	123-91-1	0.1	5.7	ND		19.8	3.66	ND		0.019	0.00352	ND		0.0198	0.00366
EPA 1633-S|µg/kg															
N-Methylperfluorooctane sulfonamido ethanol (MeFOS	24448-09-7	~	~	ND		0.5	0.0889	ND		0.499	0.0888	ND		0.497	0.0883
Perfluorobutanoic acid (PFBA)	375-22-4	~	~	0.0758	J	0.5	0.0625	ND		0.499	0.0624	ND		0.497	0.0621
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	~	0.115	J	0.5	0.0809	ND		0.499	0.0807	ND		0.497	0.0803
Perfluorooctane sulfonamide (PFOSAm)	754-91-6	~	~	ND		0.5	0.069	0.079	J	0.499	0.0688	ND		0.497	0.0685
Perfluorooctane sulfonic acid (PFOS)	1763-23-1	~	~	0.189	J	0.5	0.109	0.493	J	0.499	0.109	ND		0.497	0.108
Perfluorooctanoic acid (PFOA)	335-67-1	500	600	0.0801	J	0.5	0.0394	0.0465	J	0.499	0.0393	ND		0.497	0.0391

NOTES:
Any Regulatory Exceedences are color coded by Regulation

DEFINITIONS:
ND=not detected
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
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
~=this indicates that no regulatory limit has been established for this analyte

Table 1
Soil Results Summary Table

1184336 70 Fernbook St Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Restricted Residential 12312025	26E1213-02 RI-7 (59.5-60') 5/22/2026 9:30:00 AM Soil				26E1213-03 RI-7 (88.5-89') 5/22/2026 10:40:00 AM Soil				26E0367-02 RI-8 (8.5-9') 5/6/2026 12:45:00 PM Soil			
Compound	**CAS Number**			**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**
VOA, 8260 MASTER (mg/kg)															
1,2,4-Trimethylbenzene	95-63-6	***5.9***	100	ND		0.0059	0.003	ND		0.0061	0.0031	ND		0.45	0.22
1,3,5-Trimethylbenzene	108-67-8	***3.1***	100	ND		0.0059	0.003	ND		0.0061	0.0031	ND		0.45	0.22
2-Butanone	78-93-3	0.10	100	ND		0.0059	0.003	0.0081		0.0061	0.0031	ND		0.45	0.22
Acetone	67-64-1	***0.03***	100	0.025	B	0.012	0.0059	0.11	B	0.012	0.0061	ND		0.89	0.45
Benzene	71-43-2	***0.06***	3.7	ND		0.0059	0.003	ND		0.0061	0.0031	ND		0.45	0.22
Chloroform	67-66-3	0.37	24	0.0053	J	0.0059	0.003	ND		0.0061	0.0031	ND		0.45	0.22
Ethyl Benzene	100-41-4	***1***	76	ND		0.0059	0.003	ND		0.0061	0.0031	ND		0.45	0.22
Naphthalene	91-20-3	***12***	***100***	ND		0.012	0.003	ND		0.012	0.0031	0.24	JD	0.89	0.22
n-Butylbenzene	104-51-8	18	100	ND		0.0059	0.003	ND		0.0061	0.0031	ND		0.45	0.22
n-Propylbenzene	103-65-1	***5***	100	ND		0.0059	0.003	ND		0.0061	0.0031	ND		0.45	0.22
o-Xylene	95-47-6	~	~	ND		0.0059	0.003	ND		0.0061	0.0031	ND		0.45	0.22
p- & m- Xylenes	179601-23-1	~	~	ND		0.012	0.0059	ND		0.012	0.0061	ND		0.89	0.45
sec-Butylbenzene	135-98-8	25	100	ND		0.0059	0.003	ND		0.0061	0.0031	ND		0.45	0.22
tert-Butylbenzene	98-06-6	11	100	ND		0.0059	0.003	ND		0.0061	0.0031	ND		0.45	0.22
Toluene	108-88-3	***0.7***	100	ND		0.0059	0.003	ND		0.0061	0.0031	ND		0.45	0.22
Xylenes, Total	1330-20-7	***1.2***	100	ND		0.018	0.0089	ND		0.018	0.0092	ND		1.3	0.67
SVOA, 8270 MASTER (mg/kg)															
Acenaphthene	83-32-9	98	100	ND		0.0523	0.0387	ND		0.0514	0.038	0.0958		0.0474	0.0351
Acenaphthylene	208-96-8	365	100	ND		0.0523	0.0334	ND		0.0514	0.0328	0.0492		0.0474	0.0303
Anthracene	120-12-7	1,000	100	ND		0.0523	0.0349	ND		0.0514	0.0343	0.0401	J	0.0474	0.0316
Benzo(a)anthracene	56-55-3	***1***	***1.4***	ND		0.0523	0.0341	ND		0.0514	0.0335	ND		0.0474	0.0309
Benzo(a)pyrene	50-32-8	22	***1***	ND		0.0523	0.0386	ND		0.0514	0.0379	ND		0.0474	0.0349
Benzo(b)fluoranthene	205-99-2	2.1	1.4	ND		0.0523	0.0393	ND		0.0514	0.0386	ND		0.0474	0.0356
Benzo(g,h,i)perylene	191-24-2	1,000	4.9	ND		0.0523	0.0374	ND		0.0514	0.0367	ND		0.0474	0.0339
Benzo(k)fluoranthene	207-08-9	2	4.9	ND		0.0523	0.0386	ND		0.0514	0.0379	ND		0.0474	0.035
Chrysene	218-01-9	***1***	4.9	ND		0.0523	0.0336	ND		0.0514	0.033	ND		0.0474	0.0304
Dibenzo(a,h)anthracene	53-70-3	1,000	0.33	ND		0.0523	0.0313	ND		0.0514	0.0308	ND		0.0474	0.0284
Fluoranthene	206-44-0	1,000	100	ND		0.0523	0.0336	ND		0.0514	0.033	0.0659		0.0474	0.0305
Fluorene	86-73-7	386	100	ND		0.0523	0.0395	ND		0.0514	0.0388	ND		0.0474	0.0358
Indeno(1,2,3-cd)pyrene	193-39-5	6.6	1.4	ND		0.0523	0.0405	ND		0.0514	0.0398	ND		0.0474	0.0367
Naphthalene	91-20-3	***12***	100	ND		0.0523	0.0365	ND		0.0514	0.0359	0.0890		0.0474	0.0331
Phenanthrene	85-01-8	1,000	***4.9***	ND		0.0523	0.0336	ND		0.0514	0.033	0.305		0.0474	0.0304
Pyrene	129-00-0	1,000	100	ND		0.0523	0.0329	ND		0.0514	0.0324	0.0685		0.0474	0.0298
PEST, 8081 MASTER (mg/kg dry)															
4,4'-DDE	72-55-9	9.3	3.4	ND		0.00205	0.00165	ND		0.00203	0.00164	ND		0.00189	0.00152
4,4'-DDT	50-29-3	135	3.8	ND		0.0041	0.00326	ND		0.00407	0.00324	ND		0.00379	0.00302
alpha-Chlordane	5103-71-9	4.5	0.65	ND		0.0041	0.00247	ND		0.00407	0.00245	ND		0.00379	0.00228
Dieldrin	60-57-1	0.1	0.075	ND		0.0041	0.00301	ND		0.00407	0.00298	ND		0.00379	0.00278
Metals, NYSDEC Part 375 (mg/kg)															
Arsenic	7440-38-2	***16***	***16***	ND		1.55	1.55	4.66		1.55	1.55	17.5		1.4	1.4
Barium	7440-39-3	820	410	30.9		2.57	2.57	49.2		2.57	2.57	87.7		2.33	2.33
Beryllium	7440-41-7	47	43	0.13		0.052	0.052	0.445		0.052	0.052	0.343		0.047	0.047
Cadmium	7440-43-9	***7.5***	***2.5***	ND		0.309	0.309	ND		0.309	0.309	ND		0.28	0.28
Chromium	7440-47-3	~	~	5.99		0.516	0.516	24.8		0.516	0.516	17.9		0.468	0.468
Copper	7440-50-8	1,720	280	2.52		2.06	2.06	11.9		2.06	2.06	37.2		1.87	1.87
Lead	7439-92-1	***450***	***400***	1.68		0.516	0.516	5.99		0.516	0.516	42.5		0.468	0.468
Manganese	7439-96-5	2,000	2,000	117		0.516	0.516	206		0.516	0.516	120		0.468	0.468
Nickel	7440-02-0	130	320	4.07		1.03	1.03	17		1.03	1.03	44.8		0.931	0.931
Selenium	7782-49-2	***4***	110	ND		2.58	2.58	ND		2.58	2.58	ND		2.34	2.34
Silver	7440-22-4	8.3	110	ND		0.52	0.52	ND		0.519	0.519	ND		0.471	0.471
Zinc	7440-66-6	2,480	6,600	7.62		2.57	2.57	39.6		2.57	2.57	74.5		2.33	2.33
Mercury by 7473 (mg/kg)															
Mercury	7439-97-6	***0.73***	***0.30***	ND		0.0378	0.012	0.0142	J	0.0371	0.0117	0.140		0.0342	0.0108
Cyanide, Total (mg/kg dry)															
Cyanide, total	57-12-5	40	13	ND		0.629	0.37	ND		0.618	0.364	ND		0.57	0.335
Hexavalent Chromium-7196 (mg/kg dry)															
Chromium, Hexavalent	18540-29-9	19	1.0	ND		0.629	0.23	ND		0.618	0.225	ND		0.57	0.208
Trivalent Chromium (mg/kg)															
Chromium, Trivalent	16065-83-1	~	110	4.76		0.5	0.25	20.1		0.5	0.25	17.9		0.5	0.25
HERB, 8151 MASTER (mg/kg dry)															
2,4,5-TP (Silvex)	93-72-1	~	~	ND		0.025	0.0056	ND		0.0246	0.0055	ND		0.0224	0.00502
PCB, 8082 MASTER (mg/kg dry)															
Aroclor 1254	11097-69-1	~	~	ND		0.0205	0.0205	ND		0.0203	0.0203	ND		0.0189	0.0189
Aroclor 1260	11096-82-5	~	~	ND		0.0205	0.0205	ND		0.0203	0.0203	ND		0.0189	0.0189
Total PCBs	1336-36-3	3.2	1	ND		0.0205	0.0205	ND		0.0203	0.0203	ND		0.0189	0.0189
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil (ug/kg)															
1,4-Dioxane	123-91-1	0.1	5.7	ND		0.019	0.00352	ND		0.019	0.00352	ND		19.4	3.59
EPA 1633-S|µg/kg															
N-Methylperfluorooctane sulfonamido ethanol (MeFOS	24448-09-7	~	~	ND		0.497	0.0883	ND		0.501	0.0891				
Perfluorobutanoic acid (PFBA)	375-22-4	~	~	ND		0.497	0.0621	ND		0.501	0.0626	0.0983	J	0.498	0.0622
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	~	ND		0.497	0.0803	ND		0.501	0.081	ND		0.498	0.0805
Perfluorooctane sulfonamide (PFOSAm)	754-91-6	~	~	ND		0.497	0.0684	ND		0.501	0.0691				
Perfluorooctane sulfonic acid (PFOS)	1763-23-1	~	~	ND		0.497	0.108	ND		0.501	0.109				
Perfluorooctanoic acid (PFOA)	335-67-1	500	600	ND		0.497	0.0391	ND		0.501	0.0395	ND		0.498	0.0392

NOTES:
Any Regulatory Exceedences are color coded by Regulation

DEFINITIONS:
ND=not detected
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
B=analyte found in the analysis batch blank
E=result is estimated and cannot be accurately reported due to levels encountered or interferences
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~=this indicates that no regulatory limit has been established for this analyte

Table 1
Soil Results Summary Table

1184336 70 Fernbook St **Sample Name** **Sampling Date** **Client Matrix**	**Sample ID**	**NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW 12312025**	**NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Restricted Residential 12312025**	**26E0367-03 RI-9 (9.5-10') 5/6/2026 2:30:00 PM Soil**			**26E0367-04 RI-10 (7.5-8') 5/7/2026 2:15:00 PM Soil**			**26E0499-01 RI-10-(14.5-15') 5/11/2026 2:45:00 PM Soil**		
Compound	**CAS Number**			**Result**	**RL**	**MDL**	**Result**	**RL**	**MDL**	**Result**	**RL**	**MDL**
VOA, 8260 MASTER (mg/kg)												
1,2,4-Trimethylbenzene	95-63-6	***5.9***	100	1.2 D	0.51	0.26	**35 D**	2.2	1.1	0.015	0.0086	0.0043
1,3,5-Trimethylbenzene	108-67-8	***3.1***	100	0.33 JD	0.51	0.26	**11 D**	0.44	0.22	0.0052 J	0.0086	0.0043
2-Butanone	78-93-3	0.10	100	ND	0.51	0.26	ND	0.44	0.22	ND	0.0086	0.0043
Acetone	67-64-1	***0.03***	100	ND	1	0.51	ND	0.88	0.44	**0.045 B**	0.017	0.0086
Benzene	71-43-2	***0.06***	3.7	ND	0.51	0.26	**2.6 D**	0.44	0.22	ND	0.0086	0.0043
Chloroform	67-66-3	0.37	24	ND	0.51	0.26	ND	0.44	0.22	ND	0.0086	0.0043
Ethyl Benzene	100-41-4	***1***	76	0.47 JD	0.51	0.26	**10 D**	0.44	0.22	0.0074 J	0.0086	0.0043
Naphthalene	91-20-3	***12***	***100***	**2.0 D**	1	0.26	**220 D**	8.8	2.2	0.074	0.017	0.0043
n-Butylbenzene	104-51-8	18	100	6.6 D	0.51	0.26	5.1 D	0.44	0.22	ND	0.0086	0.0043
n-Propylbenzene	103-65-1	***5***	100	19 D	0.51	0.26	**13 D**	0.44	0.22	0.013	0.0086	0.0043
o-Xylene	95-47-6	~	~	0.45 JD	0.51	0.26	6.5 D	0.44	0.22	0.0075 J	0.0086	0.0043
p- & m- Xylenes	179601-23-1	~	~	1.5 D	1	0.51	24 D	0.88	0.44	0.013 J	0.017	0.0086
sec-Butylbenzene	135-98-8	25	100	6.4 D	0.51	0.26	2.3 D	0.44	0.22	ND	0.0086	0.0043
tert-Butylbenzene	98-06-6	11	100	0.39 JD	0.51	0.26	ND	0.44	0.22	ND	0.0086	0.0043
Toluene	108-88-3	***0.7***	100	ND	0.51	0.26	**1.7 D**	0.44	0.22	ND	0.0086	0.0043
Xylenes, Total	1330-20-7	***1.2***	100	**2.0 D**	1.5	0.77	**30 D**	1.3	0.66	0.021 J	0.026	0.013
SVOA, 8270 MASTER (mg/kg)												
Acenaphthene	83-32-9	98	100	0.996	0.0512	0.0379	10.8 D	1.18	0.87	ND	0.0637	0.0472
Acenaphthylene	208-96-8	365	100	0.665	0.0512	0.0327	0.274	0.047	0.03	ND	0.0637	0.0407
Anthracene	120-12-7	1,000	100	ND	0.0512	0.0342	6.14 D	1.18	0.785	ND	0.0637	0.0426
Benzo(a)anthracene	56-55-3	***1***	***1.4***	0.152	0.0512	0.0334	**2.42 D**	1.18	0.767	0.0464 J	0.0637	0.0416
Benzo(a)pyrene	50-32-8	22	***1***	0.0979	0.0512	0.0378	**1.39 D**	1.18	0.867	ND	0.0637	0.047
Benzo(b)fluoranthene	205-99-2	2.1	1.4	0.106	0.0512	0.0385	ND	1.18	0.883	ND	0.0637	0.0479
Benzo(g,h,i)perylene	191-24-2	1,000	4.9	0.0688	0.0512	0.0366	0.812	0.047	0.0336	ND	0.0637	0.0456
Benzo(k)fluoranthene	207-08-9	2	4.9	0.0823	0.0512	0.0378	1.28 D	1.18	0.868	ND	0.0637	0.0471
Chrysene	218-01-9	***1***	4.9	0.198	0.0512	0.0329	**2.36 D**	1.18	0.754	0.0504 J	0.0637	0.0409
Dibenzo(a,h)anthracene	53-70-3	1,000	0.33	ND	0.0512	0.0307	0.239	0.047	0.0282	ND	0.0637	0.0382
Fluoranthene	206-44-0	1,000	100	0.196	0.0512	0.0329	13.9 D	1.18	0.756	0.0953	0.0637	0.041
Fluorene	86-73-7	386	100	1.37	0.0512	0.0387	10.5 D	1.18	0.888	ND	0.0637	0.0482
Indeno(1,2,3-cd)pyrene	193-39-5	6.6	1.4	0.0504 J	0.0512	0.0397	0.643	0.047	0.0364	ND	0.0637	0.0494
Naphthalene	91-20-3	***12***	100	1.46	0.0512	0.0358	**28.2 D**	1.18	0.82	ND	0.0637	0.0445
Phenanthrene	85-01-8	1,000	***4.9***	4.13 D	1.02	0.658	**28.5 D**	1.18	0.755	0.0535 J	0.0637	0.0409
Pyrene	129-00-0	1,000	100	1.10	0.0512	0.0323	8.94 D	1.18	0.74	0.0902	0.0637	0.0402
PEST, 8081 MASTER (mg/kg dry)												
4,4'-DDE	72-55-9	9.3	3.4	ND	0.00205	0.00165	ND	0.00188	0.00151	ND	0.00257	0.00207
4,4'-DDT	50-29-3	135	3.8	ND	0.0041	0.00326	ND	0.00376	0.00299	ND	0.00515	0.0041
alpha-Chlordane	5103-71-9	4.5	0.65	ND	0.0041	0.00246	ND	0.00376	0.00226	ND	0.00515	0.0031
Dieldrin	60-57-1	0.1	0.075	ND	0.0041	0.00301	ND	0.00376	0.00276	ND	0.00515	0.00378
Metals, NYSDEC Part 375 (mg/kg)												
Arsenic	7440-38-2	***16***	***16***	2.95	1.54	1.54	5.44	1.44	1.44	**42.6**	1.98	1.98
Barium	7440-39-3	820	410	64.0	2.56	2.56	65.9	2.39	2.39	80.6	3.3	3.3
Beryllium	7440-41-7	47	43	0.270	0.052	0.052	0.395	0.048	0.048	0.383	0.067	0.067
Cadmium	7440-43-9	***7.5***	***2.5***	ND	0.308	0.308	ND	0.288	0.288	ND	0.396	0.396
Chromium	7440-47-3	~	~	10.8	0.514	0.514	18.9	0.48	0.48	50.6	0.661	0.661
Copper	7440-50-8	1,720	280	39.2	2.06	2.06	118	1.92	1.92	46.7	2.64	2.64
Lead	7439-92-1	***450***	***400***	68.8	0.514	0.514	301	0.48	0.48	281	0.661	0.661
Manganese	7439-96-5	2,000	2,000	133	0.514	0.514	201	0.48	0.48	138	0.661	0.661
Nickel	7440-02-0	130	320	13.3	1.02	1.02	15.0	0.955	0.955	22.5	1.32	1.32
Selenium	7782-49-2	***4***	110	ND	2.57	2.57	ND	2.4	2.4	**8.83**	3.3	3.3
Silver	7440-22-4	8.3	110	ND	0.518	0.518	ND	0.483	0.483	ND	0.666	0.666
Zinc	7440-66-6	2,480	6,600	36.8	2.56	2.56	131	2.39	2.39	168	3.29	3.29
Mercury by 7473 (mg/kg)												
Mercury	7439-97-6	***0.73***	***0.30***	**1.74**	0.037	0.0117	**21.3**	0.0339	0.0107	**3.93**	0.0468	0.0148
Cyanide, Total (mg/kg dry)												
Cyanide, total	57-12-5	40	13	ND	0.616	0.363	ND	0.565	0.333	ND	0.78	0.459
Hexavalent Chromium-7196 (mg/kg dry)												
Chromium, Hexavalent	18540-29-9	19	1.0	ND	0.616	0.225	ND	0.565	0.206	ND	0.78	0.284
Trivalent Chromium (mg/kg)												
Chromium, Trivalent	16065-83-1	~	110	10.8	0.5	0.25	18.9	0.5	0.25	50.6	0.5	0.25
HERB, 8151 MASTER (mg/kg dry)												
2,4,5-TP (Silvex)	93-72-1	~	~	ND	0.0243	0.00543	ND	0.0224	0.00501	ND	0.031	0.00693
PCB, 8082 MASTER (mg/kg dry)												
Aroclor 1254	11097-69-1	~	~	ND	0.0205	0.0205	ND	0.0188	0.0188	ND	0.0257	0.0257
Aroclor 1260	11096-82-5	~	~	ND	0.0205	0.0205	ND	0.0188	0.0188	ND	0.0257	0.0257
Total PCBs	1336-36-3	3.2	1	ND	0.0205	0.0205	ND	0.0188	0.0188	ND	0.0257	0.0257
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil (ug/kg)												
1,4-Dioxane	123-91-1	0.1	5.7	ND	19.8	3.66	ND	19.8	3.66	ND	0.0198	0.00366
EPA 1633-S µg/kg												
N-Methylperfluorooctane sulfonamido ethanol (MeFOS	24448-09-7	~	~	ND	0.499	0.0886	0.126 J	0.503	0.0894	ND	0.496	0.0881
Perfluorobutanoic acid (PFBA)	375-22-4	~	~	0.114 J	0.499	0.0623	0.198 J	0.503	0.0629	ND	0.496	0.0619
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	~	ND	0.499	0.0806	ND	0.503	0.0813	ND	0.496	0.0801
Perfluorooctane sulfonamide (PFOSAm)	754-91-6	~	~	ND	0.499	0.0687	ND	0.503	0.0693	ND	0.496	0.0683
Perfluorooctane sulfonic acid (PFOS)	1763-23-1	~	~	0.292 J	0.499	0.109	ND	0.503	0.11	ND	0.496	0.108
Perfluorooctanoic acid (PFOA)	335-67-1	500	600	ND	0.499	0.0393	ND	0.503	0.0396	ND	0.496	0.039

NOTES:

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DEFINITIONS:

ND=not detected

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

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Table 1
Soil Results Summary Table

1184336 70 Fernbook St Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Restricted Residential 12312025	26E0499-02 RI-11 (7.5-8') 5/11/2026 1:55:00 PM Soil				26E0499-03 RI-11 (16.5-17') 5/11/2026 2:05:00 PM Soil				26E0597-01 RI-13 (9.5-10') 5/12/2026 11:45:00 AM Soil				26E0597-02 RI-13 (18.5-19') 5/12/2026 12:00:00 PM Soil			
Compound	**CAS Number**			**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**
VOA, 8260 MASTER																			
1,2,4-Trimethylbenzene	95-63-6	5.9	100	2.2	D	0.75	0.37	0.0095		0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
1,3,5-Trimethylbenzene	108-67-8	3.1	100	1.5	D	0.75	0.37	0.0029	J	0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
2-Butanone	78-93-3	0.10	100	ND		0.75	0.37	ND		0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
Acetone	67-64-1	***0.03***	100	ND		1.5	0.75	0.034		0.0091	0.0046	ND		0.011	0.0054	0.0091	J	0.01	0.0051
Benzene	71-43-2	***0.06***	***3.7***	43	D	0.75	0.37	0.026		0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
Ethyl Benzene	100-41-4	**1**	76	8.6	D	0.75	0.37	0.0058		0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
Methyl tert-butyl ether (MTBE)	1634-04-4	0.1	100	ND		0.75	0.37	0.043		0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
Naphthalene	91-20-3	12	100	6.3	D	1.5	0.37	0.26		0.0091	0.0023	ND		0.011	0.0027	ND		0.01	0.0025
n-Butylbenzene	104-51-8	***18***	100	51	D	0.75	0.37	ND		0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
n-Propylbenzene	103-65-1	***5***	***100***	220	D	7.5	3.7	0.0033	J	0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
o-Xylene	95-47-6	~	~	2.7	D	0.75	0.37	0.0092		0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
p- & m- Xylenes	179601-23-1	~	~	15	D	1.5	0.75	0.022		0.0091	0.0046	ND		0.011	0.0054	ND		0.01	0.0051
sec-Butylbenzene	135-98-8	25	100	29	D	0.75	0.37	ND		0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
tert-Butylbenzene	98-06-6	11	100	1.2	D	0.75	0.37	ND		0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
Toluene	108-88-3	***0.7***	100	6.6	D	0.75	0.37	0.0073		0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
Trichloroethylene	79-01-6	0.47	6.4	ND		0.75	0.37	ND		0.0046	0.0023	ND		0.0054	0.0027	ND		0.0051	0.0025
Xylenes, Total	1330-20-7	***1.2***	100	18	D	2.2	1.1	0.031		0.014	0.0069	ND		0.016	0.0081	ND		0.015	0.0076
SVOA, 8270 MASTER																			
Acenaphthene	83-32-9	98	100	4.01	D	0.523	0.387	2.27	D	0.242	0.179	ND		0.0461	0.0341	ND		0.0501	0.0371
Acenaphthylene	208-96-8	365	100	ND		0.0523	0.0334	ND		0.0483	0.0309	ND		0.0461	0.0294	ND		0.0501	0.032
Anthracene	120-12-7	1,000	100	1.37		0.0523	0.0349	1.67	D	0.242	0.161	ND		0.0461	0.0307	ND		0.0501	0.0334
Benzo(a)anthracene	56-55-3	1	1.4	0.728		0.0523	0.0341	0.792		0.0483	0.0315	ND		0.0461	0.0301	ND		0.0501	0.0327
Benzo(a)pyrene	50-32-8	22	1	0.302		0.0523	0.0386	0.596		0.0483	0.0356	0.0364	J	0.0461	0.034	ND		0.0501	0.037
Benzo(b)fluoranthene	205-99-2	2.1	1.4	0.305		0.0523	0.0393	0.544		0.0483	0.0363	ND		0.0461	0.0346	ND		0.0501	0.0376
Benzo(g,h,i)perylene	191-24-2	1,000	4.9	0.107		0.0523	0.0374	0.168		0.0483	0.0345	ND		0.0461	0.0329	ND		0.0501	0.0358
Benzo(k)fluoranthene	207-08-9	2	4.9	0.282		0.0523	0.0386	0.425		0.0483	0.0357	ND		0.0461	0.034	ND		0.0501	0.037
Chrysene	218-01-9	1	4.9	0.679		0.0523	0.0336	0.784		0.0483	0.031	ND		0.0461	0.0296	ND		0.0501	0.0322
Dibenzo(a,h)anthracene	53-70-3	1,000	0.33	0.0565		0.0523	0.0314	0.0529		0.0483	0.029	ND		0.0461	0.0276	ND		0.0501	0.03
Dibenzofuran	132-64-9	110	18	ND		0.0523	0.0346	1.52		0.0483	0.0319	ND		0.0461	0.0304	ND		0.0501	0.0331
Fluoranthene	206-44-0	1,000	100	3.7	D	0.523	0.336	2.55	D	0.242	0.155	0.0703		0.0461	0.0296	ND		0.0501	0.0322
Fluorene	86-73-7	386	100	4.57	D	0.523	0.395	1.79	D	0.242	0.183	ND		0.0461	0.0348	ND		0.0501	0.0379
Indeno(1,2,3-cd)pyrene	193-39-5	6.6	1.4	0.105		0.0523	0.0405	0.15		0.0483	0.0374	ND		0.0461	0.0357	ND		0.0501	0.0388
Naphthalene	91-20-3	12	100	ND		0.0523	0.0365	4.52	D	0.242	0.169	ND		0.0461	0.0321	ND		0.0501	0.035
Phenanthrene	85-01-8	1,000	***4.9***	10.3	D	0.523	0.336	6.97	D	0.242	0.155	ND		0.0461	0.0296	ND		0.0501	0.0322
Pyrene	129-00-0	1,000	100	2.74	D	0.523	0.33	3.45	D	0.242	0.152	0.0769		0.0461	0.029	ND		0.0501	0.0316
PEST, 8081 MASTER																			
4,4'-DDE	72-55-9	9.3	3.4	ND		0.00211	0.00169	ND		0.00195	0.00157	ND		0.00182	0.00146	ND		0.002	0.00161
4,4'-DDT	50-29-3	135	3.8	ND		0.00421	0.00335	ND		0.0039	0.00311	ND		0.00363	0.00289	ND		0.00399	0.00318
alpha-Chlordane	5103-71-9	4.5	0.65	ND		0.00421	0.00253	ND		0.0039	0.00235	ND		0.00363	0.00219	ND		0.00399	0.0024
Dieldrin	60-57-1	0.1	0.075	ND		0.00421	0.00309	ND		0.0039	0.00286	ND		0.00363	0.00267	ND		0.00399	0.00293
Endosulfan I	959-98-8	65	35	ND		0.00211	0.00158	ND		0.00195	0.00146	ND		0.00182	0.00136	ND		0.002	0.0015
Endosulfan sulfate [2C]	1031-07-8	47	35																
Metals, NYSDEC Part 375																			
Arsenic	7440-38-2	16	16	4.09		1.63	1.63	12.2		1.48	1.48	8.21		1.37	1.37	2.2		1.52	1.52
Barium	7440-39-3	820	410	41.6		2.71	2.71	65.9		2.46	2.46	28.7		2.28	2.28	19.4		2.52	2.52
Beryllium	7440-41-7	47	43	0.289		0.055	0.055	0.309		0.05	0.05	0.423		0.046	0.046	0.198		0.051	0.051
Chromium	7440-47-3	~	~	9.85		0.543	0.543	37		0.493	0.493	21.4		0.458	0.458	14.3		0.506	0.506
Copper	7440-50-8	1,720	***280***	30.9		2.17	2.17	114		1.97	1.97	354		1.83	1.83	22.2		2.02	2.02
Lead	7439-92-1	450	400	65.9		0.543	0.543	58.1		0.493	0.493	87.4		0.458	0.458	10.2		0.506	0.506
Manganese	7439-96-5	2,000	2,000	97.6		0.543	0.543	345		0.493	0.493	152		0.458	0.458	131		0.506	0.506
Nickel	7440-02-0	130	320	16.2		1.08	1.08	28.7		0.981	0.981	11.7		0.911	0.911	14.7		1.01	1.01
Zinc	7440-66-6	2,480	6,600	67		2.7	2.7	101		2.45	2.45	38		2.28	2.28	30.3		2.52	2.52
Mercury by 7473																			
Mercury	7439-97-6	***0.73***	***0.30***	0.804		0.0384	0.0122	0.642		0.0355	0.0112	10.5		0.0335	0.0106	2.09		0.0364	0.0115
Cyanide, Total																			
Cyanide, total	57-12-5	40	13	ND		0.64	0.376	ND		0.591	0.348	ND		0.558	0.328	ND		0.607	0.357
Hexavalent Chromium-7196																			
Chromium, Hexavalent	18540-29-9	19	1.0	ND		0.64	0.233	ND		0.591	0.216	ND		0.558	0.203	ND		0.607	0.221
Trivalent Chromium																			
Chromium, Trivalent	16065-83-1	~	110	9.85		0.5	0.25	37		0.5	0.25	21.4		0.5	0.25	14.3		0.5	0.25
HERB, 8151 MASTER																			
2,4,5-TP (Silvex)	93-72-1	~	~	ND		0.0254	0.00569	ND		0.0236	0.00527	ND		0.0222	0.00498	ND		0.0242	0.00541
PCB, 8082 MASTER																			
Aroclor 1254	11097-69-1	~	~	ND		0.021	0.021	ND		0.0195	0.0195	ND		0.0182	0.0182	ND		0.0199	0.0199
Aroclor 1260	11096-82-5	~	~	ND		0.021	0.021	ND		0.0195	0.0195	ND		0.0182	0.0182	ND		0.0199	0.0199
Total PCBs	1336-36-3	3.2	1	ND		0.021	0.021	ND		0.0195	0.0195	ND		0.0182	0.0182	ND		0.0199	0.0199
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil		**mg/Kg**	**mg/Kg**	**mg/Kg**				**mg/Kg**				**mg/Kg**				**mg/Kg**			
1,4-Dioxane	123-91-1	0.1	5.7	ND		0.019	0.00352	ND		0.019	0.00352	ND		0.0194	0.00359	ND		0.0194	0.00359
EPA 1633-S|µg/kg																			
N-Methylperfluorooctane sulfonamido ethanol (MeFOS	24448-09-7	~	~	0.199	J	0.499	0.0887	ND		0.501	0.0891	ND		5.37	0.955	ND		0.5	0.0889
Perfluorobutanoic acid (PFBA)	375-22-4	~	~	0.655		0.499	0.0623	0.221	J	0.501	0.0626	1.63	J	5.37	0.671	ND		0.5	0.0625
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	~	ND		0.499	0.0806	ND		0.501	0.081	ND		5.37	0.869	ND		0.5	0.0808
Perfluorooctanoic acid (PFOA)	335-67-1	~	~	0.0688	J	0.499	0.0393	ND		0.501	0.0395	0.724	J	5.37	0.423	ND		0.5	0.0394

NOTES:
Any Regulatory Exceedences are color coded by Regulation

ND=not detected
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
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
~=this indicates that no regulatory limit has been established for this analyte

Table 1
Soil Results Summary Table

1184336 70 Fernbook St Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Restricted Residential 12312025	26E0597-03 RI-14 (9.5-10') 5/12/2026 2:00:00 PM Soil				26E0597-04 RI-14 (21.5-22') 5/12/2026 2:15:00 PM Soil				26E0743-01 RI-15 (9.5-10) 5/13/2026 2:10:00 PM Soil			
Compound	**CAS Number**			**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**
VOA, 8260 MASTER															
1,2,4-Trimethylbenzene	95-63-6	5.9	100	ND		0.49	0.24	ND		0.0046	0.0023	ND		0.51	0.25
1,3,5-Trimethylbenzene	108-67-8	3.1	100	ND		0.49	0.24	ND		0.0046	0.0023	ND		0.51	0.25
2-Butanone	78-93-3	0.10	100	ND		0.49	0.24	0.0065		0.0046	0.0023	ND		1	0.25
Acetone	67-64-1	***0.03***	100	ND		0.97	0.49	**0.047**	**B**	0.0093	0.0046	ND		1	0.51
Benzene	71-43-2	***0.06***	***3.7***	**0.51**	**D**	0.49	0.24	ND		0.0046	0.0023	ND		0.51	0.25
Ethyl Benzene	100-41-4	**1**	76	ND		0.49	0.24	ND		0.0046	0.0023	ND		0.51	0.25
Methyl tert-butyl ether (MTBE)	1634-04-4	0.1	100	ND		0.49	0.24	ND		0.0046	0.0023	ND		0.51	0.25
Naphthalene	91-20-3	12	100	0.98	D	0.97	0.24	ND		0.0093	0.0023	ND		1	0.25
n-Butylbenzene	104-51-8	***18***	100	6.6	D	0.49	0.24	0.0026	J	0.0046	0.0023	17	D	0.51	0.25
n-Propylbenzene	103-65-1	***5***	***100***	**12**	**D**	0.49	0.24	0.0082		0.0046	0.0023	**30**	**D**	0.51	0.25
o-Xylene	95-47-6	~	~	ND		0.49	0.24	ND		0.0046	0.0023	ND		0.51	0.25
p- & m- Xylenes	179601-23-1	~	~	ND		0.97	0.49	ND		0.0093	0.0046	ND		1	0.51
sec-Butylbenzene	135-98-8	25	100	6.7	D	0.49	0.24	0.0049		0.0046	0.0023	17	D	0.51	0.25
tert-Butylbenzene	98-06-6	11	100	0.54	D	0.49	0.24	ND		0.0046	0.0023	1.5	D	0.51	0.25
Toluene	108-88-3	***0.7***	100	ND		0.49	0.24	ND		0.0046	0.0023	ND		0.51	0.25
Trichloroethylene	79-01-6	0.47	6.4	ND		0.49	0.24	ND		0.0046	0.0023	ND		0.51	0.25
Xylenes, Total	1330-20-7	***1.2***	100	ND		1.5	0.73	ND		0.014	0.0069	ND		1.5	0.76
SVOA, 8270 MASTER															
Acenaphthene	83-32-9	98	100	0.313		0.0474	0.0351	ND		0.0476	0.0352	0.208		0.0457	0.0339
Acenaphthylene	208-96-8	365	100	0.121		0.0474	0.0303	ND		0.0476	0.0304	ND		0.0457	0.0292
Anthracene	120-12-7	1,000	100	0.227		0.0474	0.0317	ND		0.0476	0.0318	0.124		0.0457	0.0305
Benzo(a)anthracene	56-55-3	1	1.4	0.111		0.0474	0.0309	ND		0.0476	0.031	0.0541		0.0457	0.0298
Benzo(a)pyrene	50-32-8	22	1	0.0724		0.0474	0.035	ND		0.0476	0.0351	ND		0.0457	0.0337
Benzo(b)fluoranthene	205-99-2	2.1	1.4	0.0603		0.0474	0.0356	ND		0.0476	0.0358	ND		0.0457	0.0344
Benzo(g,h,i)perylene	191-24-2	1,000	4.9	ND		0.0474	0.0339	ND		0.0476	0.034	ND		0.0457	0.0327
Benzo(k)fluoranthene	207-08-9	2	4.9	0.0735		0.0474	0.035	ND		0.0476	0.0351	ND		0.0457	0.0338
Chrysene	218-01-9	1	4.9	0.107		0.0474	0.0304	ND		0.0476	0.0305	0.0578		0.0457	0.0294
Dibenzo(a,h)anthracene	53-70-3	1,000	0.33	ND		0.0474	0.0284	ND		0.0476	0.0285	ND		0.0457	0.0274
Dibenzofuran	132-64-9	110	18	ND		0.0474	0.0313	ND		0.0476	0.0315	ND		0.0457	0.0302
Fluoranthene	206-44-0	1,000	100	0.267		0.0474	0.0305	ND		0.0476	0.0306	0.139		0.0457	0.0294
Fluorene	86-73-7	386	100	0.594		0.0474	0.0358	ND		0.0476	0.036	0.37		0.0457	0.0346
Indeno(1,2,3-cd)pyrene	193-39-5	6.6	1.4	0.0409	J	0.0474	0.0367	ND		0.0476	0.0369	ND		0.0457	0.0354
Naphthalene	91-20-3	12	100	0.0841		0.0474	0.0331	ND		0.0476	0.0332	0.0812		0.0457	0.0319
Phenanthrene	85-01-8	1,000	***4.9***	0.988		0.0474	0.0304	0.0418	J	0.0476	0.0306	0.727		0.0457	0.0294
Pyrene	129-00-0	1,000	100	0.362		0.0474	0.0299	ND		0.0476	0.03	0.163		0.0457	0.0288
PEST, 8081 MASTER															
4,4'-DDE	72-55-9	9.3	3.4	ND		0.00186	0.0015	ND		0.0019	0.00153	ND		0.00185	0.00149
4,4'-DDT	50-29-3	135	3.8	ND		0.00373	0.00297	ND		0.0038	0.00303	ND		0.00369	0.00294
alpha-Chlordane	5103-71-9	4.5	0.65	ND		0.00373	0.00224	ND		0.0038	0.00229	ND		0.00369	0.00222
Dieldrin	60-57-1	0.1	0.075	ND		0.00373	0.00274	ND		0.0038	0.00279	ND		0.00369	0.00271
Endosulfan I	959-98-8	65	35	ND		0.00186	0.0014	ND		0.0019	0.00143	ND		0.00185	0.00138
Endosulfan sulfate [2C]	1031-07-8	47	35												
Metals, NYSDEC Part 375															
Arsenic	7440-38-2	16	16	2.33		1.46	1.46	3.52		1.41	1.41	1.98		1.41	1.41
Barium	7440-39-3	820	410	31		2.43	2.43	42.2		2.34	2.34	33.6		2.34	2.34
Beryllium	7440-41-7	47	43	0.447		0.049	0.049	0.513		0.047	0.047	0.326		0.047	0.047
Chromium	7440-47-3	~	~	19.6		0.487	0.487	47.7		0.47	0.47	21.7		0.47	0.47
Copper	7440-50-8	1,720	***280***	19.2		1.95	1.95	11.8		1.88	1.88	20.7		1.88	1.88
Lead	7439-92-1	450	400	11.5		0.487	0.487	8.25		0.47	0.47	9.3		0.47	0.47
Manganese	7439-96-5	2,000	2,000	97.9		0.487	0.487	183		0.47	0.47	411		0.47	0.47
Nickel	7440-02-0	130	320	16.6		0.969	0.969	14		0.935	0.935	20.6		0.935	0.935
Zinc	7440-66-6	2,480	6,600	41.3		2.42	2.42	28.5		2.34	2.34	21.6		2.34	2.34
Mercury by 7473															
Mercury	7439-97-6	***0.73***	***0.30***	0.0623		0.0345	0.0109	0.0502		0.0349	0.0111	**0.347**		0.0338	0.0107
Cyanide, Total															
Cyanide, total	57-12-5	40	13	ND		0.574	0.338	ND		0.582	0.342	ND		0.563	0.331
Hexavalent Chromium-7196															
Chromium, Hexavalent	18540-29-9	19	1.0	ND		0.574	0.209	ND		0.582	0.212	ND		0.556	0.203
Trivalent Chromium															
Chromium, Trivalent	16065-83-1	~	110	19.6		0.5	0.25	47.7		0.5	0.25	21.7		0.5	0.25
HERB, 8151 MASTER															
2,4,5-TP (Silvex)	93-72-1	~	~	ND		0.0228	0.00511	ND		0.0226	0.00506	ND		0.0224	0.00502
PCB, 8082 MASTER															
Aroclor 1254	11097-69-1	~	~	ND		0.0186	0.0186	ND		0.019	0.019	0.0349		0.0185	0.0185
Aroclor 1260	11096-82-5	~	~	ND		0.0186	0.0186	ND		0.019	0.019	ND		0.0185	0.0185
Total PCBs	1336-36-3	3.2	1	ND		0.0186	0.0186	ND		0.019	0.019	0.0349		0.0185	0.0185
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil		**mg/Kg**	**mg/Kg**			**mg/Kg**				**mg/Kg**					
1,4-Dioxane	123-91-1	0.1	5.7	ND		0.0194	0.00359	ND		0.0194	0.00359	ND		0.0194	0.00359
EPA 1633-S|µg/kg														**ug/kg**	
N-Methylperfluorooctane sulfonamido ethanol (MeFOS	24448-09-7	~	~	ND		0.504	0.0896	ND		0.497	0.0884	ND		0.505	0.0897
Perfluorobutanoic acid (PFBA)	375-22-4	~	~	0.375	J	0.504	0.063	0.106	J	0.497	0.0621	ND		0.505	0.0631
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	~	ND		0.504	0.0815	ND		0.497	0.0804	ND		0.505	0.0816
Perfluorooctanoic acid (PFOA)	335-67-1	~	~	ND		0.504	0.0397	ND		0.497	0.0392	ND		0.505	0.0398

NOTES:
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Table 1
Soil Results Summary Table

1184336 70 Fernbook St Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Restricted Residential 12312025	26E0743-02 RI-15 (18.5-19) 5/13/2026 2:10:00 PM Soil				26E0743-03 RI-16 (14.5-15) 5/14/2026 9:30:00 AM Soil				26E0743-04 RI-16 (10-10.5) 5/14/2026 9:30:00 AM Soil			
Compound	**CAS Number**			**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**
VOA, 8260 MASTER															
1,2,4-Trimethylbenzene	95-63-6	5.9	100	ND		0.0046	0.0023	ND		0.0051	0.0025	0.68	D	0.65	0.33
1,3,5-Trimethylbenzene	108-67-8	3.1	100	ND		0.0046	0.0023	ND		0.0051	0.0025	ND		0.65	0.33
2-Butanone	78-93-3	0.10	100	0.0042	J	0.0046	0.0023	ND		0.0051	0.0025	ND		0.65	0.33
Acetone	67-64-1	***0.03***	100	0.039	B	0.0092	0.0046	0.015		0.01	0.0051	ND		1.3	0.65
Benzene	71-43-2	***0.06***	***3.7***	ND		0.0046	0.0023	ND		0.0051	0.0025	3.1	D	0.65	0.33
Ethyl Benzene	100-41-4	**1**	76	ND		0.0046	0.0023	ND		0.0051	0.0025	0.4	JD	0.65	0.33
Methyl tert-butyl ether (MTBE)	1634-04-4	0.1	100	ND		0.0046	0.0023	ND		0.0051	0.0025	ND		0.65	0.33
Naphthalene	91-20-3	12	100	ND		0.0092	0.0023	ND		0.01	0.0025	2.4	D	1.3	0.33
n-Butylbenzene	104-51-8	***18***	100	ND		0.0046	0.0023	ND		0.0051	0.0025	3.6	D	0.65	0.33
n-Propylbenzene	103-65-1	***5***	***100***	ND		0.0046	0.0023	ND		0.0051	0.0025	1.1	D	0.65	0.33
o-Xylene	95-47-6	~	~	ND		0.0046	0.0023	ND		0.0051	0.0025	0.33	JD	0.65	0.33
p- & m- Xylenes	179601-23-1	~	~	ND		0.0092	0.0046	ND		0.01	0.0051	1.1	JD	1.3	0.65
sec-Butylbenzene	135-98-8	25	100	ND		0.0046	0.0023	ND		0.0051	0.0025	8.7	D	0.65	0.33
tert-Butylbenzene	98-06-6	11	100	ND		0.0046	0.0023	ND		0.0051	0.0025	0.82	D	0.65	0.33
Toluene	108-88-3	***0.7***	100	ND		0.0046	0.0023	ND		0.0051	0.0025	0.42	JD	0.65	0.33
Trichloroethylene	79-01-6	0.47	6.4	ND		0.0046	0.0023	ND		0.0051	0.0025	0.38	JD	0.65	0.33
Xylenes, Total	1330-20-7	***1.2***	100	ND		0.014	0.0069	ND		0.015	0.0076	1.4	JD	2	0.98
SVOA, 8270 MASTER															
Acenaphthene	83-32-9	98	100	ND		0.0482	0.0356	0.0836		0.0479	0.0355	0.441		0.053	0.0392
Acenaphthylene	208-96-8	365	100	ND		0.0482	0.0308	0.0732		0.0479	0.0306	0.191		0.053	0.0339
Anthracene	120-12-7	1,000	100	ND		0.0482	0.0322	0.22		0.0479	0.032	0.372		0.053	0.0354
Benzo(a)anthracene	56-55-3	1	1.4	ND		0.0482	0.0314	0.514		0.0479	0.0313	0.236		0.053	0.0346
Benzo(a)pyrene	50-32-8	22	1	ND		0.0482	0.0355	0.48		0.0479	0.0354	0.196		0.053	0.0391
Benzo(b)fluoranthene	205-99-2	2.1	1.4	ND		0.0482	0.0362	0.392		0.0479	0.036	0.16		0.053	0.0398
Benzo(g,h,i)perylene	191-24-2	1,000	4.9	ND		0.0482	0.0344	0.341		0.0479	0.0343	0.114		0.053	0.0379
Benzo(k)fluoranthene	207-08-9	2	4.9	ND		0.0482	0.0356	0.365		0.0479	0.0354	0.161		0.053	0.0391
Chrysene	218-01-9	1	4.9	ND		0.0482	0.0309	0.497		0.0479	0.0308	0.231		0.053	0.034
Dibenzo(a,h)anthracene	53-70-3	1,000	0.33	ND		0.0482	0.0289	0.0859		0.0479	0.0287	ND		0.053	0.0318
Dibenzofuran	132-64-9	110	18	ND		0.0482	0.0318	0.0694		0.0479	0.0317	ND		0.053	0.035
Fluoranthene	206-44-0	1,000	100	ND		0.0482	0.031	1.1		0.0479	0.0308	0.655		0.053	0.0341
Fluorene	86-73-7	386	100	ND		0.0482	0.0364	0.119		0.0479	0.0362	0.443		0.053	0.04
Indeno(1,2,3-cd)pyrene	193-39-5	6.6	1.4	ND		0.0482	0.0373	0.38		0.0479	0.0371	0.126		0.053	0.041
Naphthalene	91-20-3	12	100	ND		0.0482	0.0336	0.126		0.0479	0.0335	0.24		0.053	0.037
Phenanthrene	85-01-8	1,000	***4.9***	ND		0.0482	0.0309	0.614		0.0479	0.0308	1.32		0.053	0.034
Pyrene	129-00-0	1,000	100	ND		0.0482	0.0303	0.926		0.0479	0.0302	0.628		0.053	0.0334
PEST, 8081 MASTER															
4,4'-DDE	72-55-9	9.3	3.4	ND		0.00191	0.00153	0.0152	D	0.00193	0.00155	0.00314	DP	0.00215	0.00173
4,4'-DDT	50-29-3	135	3.8	ND		0.00381	0.00304	0.0147	D	0.00386	0.00307	0.00393	JD	0.00431	0.00343
alpha-Chlordane	5103-71-9	4.5	0.65	ND		0.00381	0.00229	0.0144	D	0.00386	0.00232	0.00442	D	0.00431	0.00259
Dieldrin	60-57-1	0.1	0.075	ND		0.00381	0.0028	0.00352	JD	0.00386	0.00283	ND		0.00431	0.00316
Endosulfan I	959-98-8	65	35	ND		0.00191	0.00143	ND		0.00193	0.00145	0.00178	JD	0.00215	0.00161
Endosulfan sulfate [2C]	1031-07-8	47	35									0.00264	JD	0.00431	0.00216
Metals, NYSDEC Part 375															
Arsenic	7440-38-2	16	16	1.73		1.45	1.45	15.2		1.5	1.5	8.86		1.63	1.63
Barium	7440-39-3	820	410	37.8		2.42	2.42	70		2.49	2.49	128		2.71	2.71
Beryllium	7440-41-7	47	43	0.428		0.049	0.049	0.957		0.05	0.05	0.366		0.055	0.055
Chromium	7440-47-3	~	~	13.9		0.485	0.485	32.4		0.499	0.499	13.5		0.544	0.544
Copper	7440-50-8	1,720	***280***	11.3		1.94	1.94	44.9		1.99	1.99	26.6		2.17	2.17
Lead	7439-92-1	450	400	4.88		0.485	0.485	104		0.499	0.499	137		0.544	0.544
Manganese	7439-96-5	2,000	2,000	223		0.485	0.485	240		0.499	0.499	166		0.544	0.544
Nickel	7440-02-0	130	320	12.7		0.965	0.965	19.6		0.993	0.993	10.6		1.08	1.08
Zinc	7440-66-6	2,480	6,600	22.4		2.41	2.41	114		2.48	2.48	212		2.71	2.71
Mercury by 7473															
Mercury	7439-97-6	***0.73***	***0.30***	0.0943		0.0349	0.011	0.305		0.0353	0.0112	3.02		0.0391	0.0124
Cyanide, Total															
Cyanide, total	57-12-5	40	13	ND		0.581	0.342	ND		0.588	0.346	1.13		0.652	0.384
Hexavalent Chromium-7196															
Chromium, Hexavalent	18540-29-9	19	1.0	ND		0.581	0.212	ND		0.588	0.215	ND		0.652	0.238
Trivalent Chromium															
Chromium, Trivalent	16065-83-1	~	110	21.7		0.5	0.25	13.9		0.5	0.25	32.4		0.5	0.25
HERB, 8151 MASTER															
2,4,5-TP (Silvex)	93-72-1	~	~	ND		0.0232	0.00519	ND		0.0235	0.00525	ND		0.026	0.00582
PCB, 8082 MASTER															
Aroclor 1254	11097-69-1	~	~	ND		0.0191	0.0191	ND		0.0193	0.0193	0.0275		0.0215	0.0215
Aroclor 1260	11096-82-5	~	~	ND		0.0191	0.0191	ND		0.0193	0.0193	0.0291		0.0215	0.0215
Total PCBs	1336-36-3	3.2	1	ND		0.0191	0.0191	ND		0.0193	0.0193	0.0566		0.0215	0.0215
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil		**mg/Kg**	**mg/Kg**												
1,4-Dioxane	123-91-1	0.1	5.7	ND		0.0198	0.00366	ND		0.0198	0.00366	ND		0.0198	0.00366
EPA 1633-S|µg/kg						**ug/kg**				**ug/kg**				**ug/kg**	
N-Methylperfluorooctane sulfonamido ethanol (MeFOS	24448-09-7	~	~	ND		0.496	0.0882	ND		0.498	0.0886	ND		0.497	0.0883
Perfluorobutanoic acid (PFBA)	375-22-4	~	~	ND		0.496	0.062	ND		0.498	0.0623	0.23	J	0.497	0.0621
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	~	ND		0.496	0.0802	ND		0.498	0.0806	0.102	J	0.497	0.0803
Perfluorooctanoic acid (PFOA)	335-67-1	~	~	ND		0.496	0.0391	ND		0.498	0.0393	ND		0.497	0.0391

NOTES:
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ND=not detected
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
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
~=this indicates that no regulatory limit has been established for this analyte

Table 1
Soil Results Summary Table

1184336 70 Fernbook Street, Yonkers, NY Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Restricted Residential 12312025	26E0743-05 RI-17 (10-10.5') 5/14/2026 10:15:00 AM Soil			26E0743-06 RI-17 (24.5-25') 5/14/2026 10:30:00 AM Soil			26E0743-07 RI-18 (4.5 - 5') 5/14/2026 12:30:00 PM Soil			26E0743-08 RI-18 (26.5-27') 5/14/2026 12:30:00 PM Soil		
Compound	**CAS Number**			**Result**	**RL**	**MDL**	**Result**	**RL**	**MDL**	**Result**	**RL**	**MDL**	**Result**	**RL**	**MDL**
VOA, 8260 MASTER (mg/Kg)															
1,2,4-Trimethylbenzene	95-63-6	***5.9***	***100***	ND	0.63	0.32	ND	0.0047	0.0023	3300 D	54	27	ND	0.0046	0.0023
1,3,5-Trimethylbenzene	108-67-8	***3.1***	***100***	ND	0.63	0.32	ND	0.0047	0.0023	420 D	11	5.4	ND	0.0046	0.0023
2-Butanone	78-93-3	***0.10***	100	ND	0.63	0.32	0.0049	0.0047	0.0023	ND	0.54	0.27	0.0055	0.0046	0.0023
Acetone	67-64-1	***0.03***	100	ND	1.3	0.63	0.034 B	0.0094	0.0047	0.65 JD	1.1	0.54	0.061	0.0092	0.0046
Benzene	71-43-2	***0.06***	***3.7***	1.6 D	0.63	0.32	ND	0.0047	0.0023	7.7 D	0.54	0.27	ND	0.0046	0.0023
Ethyl Benzene	100-41-4	***1***	***76***	ND	0.63	0.32	ND	0.0047	0.0023	370 D	5.4	2.7	ND	0.0046	0.0023
Methyl tert-butyl ether (MTBE)	1634-04-4	0.1	100	ND	0.63	0.32	ND	0.0047	0.0023	ND	0.54	0.27	0.0025 J	0.0046	0.0023
Naphthalene	91-20-3	***12***	***100***	ND	1.3	0.32	ND	0.0094	0.0023	640 D	21	5.4	ND	0.0092	0.0023
n-Butylbenzene	104-51-8	***18***	***100***	ND	0.63	0.32	ND	0.0047	0.0023	120 D	5.4	2.7	ND	0.0046	0.0023
n-Propylbenzene	103-65-1	***5***	***100***	ND	0.63	0.32	ND	0.0047	0.0023	360 D	5.4	2.7	ND	0.0046	0.0023
o-Xylene	95-47-6	~	~	ND	0.63	0.32	ND	0.0047	0.0023	220 D	5.4	2.7	ND	0.0046	0.0023
p- & m- Xylenes	179601-23-1	~	~	ND	1.3	0.63	ND	0.0094	0.0047	530 D	11	5.4	ND	0.0092	0.0046
sec-Butylbenzene	135-98-8	***25***	100	0.36 JD	0.63	0.32	ND	0.0047	0.0023	36 D	0.54	0.27	ND	0.0046	0.0023
tert-Butylbenzene	98-06-6	11	100	ND	0.63	0.32	ND	0.0047	0.0023	ND	0.54	0.27	ND	0.0046	0.0023
Toluene	108-88-3	***0.7***	100	ND	0.63	0.32	ND	0.0047	0.0023	15 D	0.54	0.27	ND	0.0046	0.0023
Xylenes, Total	1330-20-7	***1.2***	***100***	ND	1.9	0.95	ND	0.014	0.007	750 D	16	8.1	ND	0.014	0.0069
SVOA, 8270 MASTER (mg/Kg)															
Acenaphthene	83-32-9	98	100	0.0935	0.0491	0.0364	ND	0.0504	0.0373	0.33 D	0.232	0.172	ND	0.0468	0.0347
Acenaphthylene	208-96-8	365	100	0.157	0.0491	0.0314	ND	0.0504	0.0322	0.39 D	0.232	0.148	ND	0.0468	0.0299
Anthracene	120-12-7	1,000	100	0.29	0.0491	0.0328	ND	0.0504	0.0337	0.899 D	0.232	0.155	ND	0.0468	0.0313
Benzo(a)anthracene	56-55-3	***1***	1.4	0.3	0.0491	0.0321	ND	0.0504	0.0329	1.28 D	0.232	0.152	ND	0.0468	0.0306
Benzo(a)pyrene	50-32-8	22	***1***	0.381	0.0491	0.0362	ND	0.0504	0.0372	1.5 D	0.232	0.171	ND	0.0468	0.0346
Benzo(b)fluoranthene	205-99-2	2.1	1.4	0.311	0.0491	0.0369	ND	0.0504	0.0379	1.2 D	0.232	0.174	ND	0.0468	0.0352
Benzo(g,h,i)perylene	191-24-2	1,000	4.9	0.228	0.0491	0.0351	ND	0.0504	0.036	0.551 D	0.232	0.166	ND	0.0468	0.0335
Benzo(k)fluoranthene	207-08-9	2	4.9	0.284	0.0491	0.0363	ND	0.0504	0.0372	1.29 D	0.232	0.171	ND	0.0468	0.0346
Chrysene	218-01-9	***1***	4.9	0.308	0.0491	0.0315	ND	0.0504	0.0324	1.28 D	0.232	0.149	ND	0.0468	0.0301
Dibenzo(a,h)anthracene	53-70-3	1,000	0.33	0.0581	0.0491	0.0294	ND	0.0504	0.0302	ND	0.232	0.139	ND	0.0468	0.0281
Fluoranthene	206-44-0	1,000	100	0.594	0.0491	0.0316	ND	0.0504	0.0324	2.14 D	0.232	0.149	ND	0.0468	0.0301
Fluorene	86-73-7	386	100	0.0785	0.0491	0.0371	ND	0.0504	0.0381	0.908 D	0.232	0.176	ND	0.0468	0.0354
Indeno(1,2,3-cd)pyrene	193-39-5	6.6	1.4	0.249	0.0491	0.0381	ND	0.0504	0.0391	0.689 D	0.232	0.18	ND	0.0468	0.0363
Naphthalene	91-20-3	***12***	100	0.19	0.0491	0.0343	ND	0.0504	0.0352	17.9 D	1.16	0.81	ND	0.0468	0.0327
Phenanthrene	85-01-8	1,000	4.9	0.316	0.0491	0.0316	ND	0.0504	0.0324	3.24 D	0.232	0.149	ND	0.0468	0.0301
Pyrene	129-00-0	1,000	100	0.643	0.0491	0.031	ND	0.0504	0.0318	1.82 D	0.232	0.146	ND	0.0468	0.0295
PEST, 8081 MASTER (mg/Kg)															
4,4'-DDE	72-55-9	9.3	3.4	0.004 D	0.00194	0.00156	0.0017 JD	0.002	0.00161	0.004 DP	0.00185	0.00149	ND	0.00185	0.00149
4,4'-DDT	50-29-3	135	3.8	0.0062 D	0.00388	0.00309	ND	0.004	0.00319	0.004 JD	0.0037	0.00295	ND	0.00371	0.00295
alpha-Chlordane	5103-71-9	4.5	0.65	0.0037 JD	0.00388	0.00233	ND	0.004	0.00241	ND	0.0037	0.00223	ND	0.00371	0.00223
Dieldrin	60-57-1	0.1	0.075	0.0032 JD	0.00388	0.00284	ND	0.004	0.00294	0.00328 JD	0.0037	0.00272	ND	0.00371	0.00272
Metals, NYSDEC Part 375 (mg/Kg)															
Arsenic	7440-38-2	16	16	9.42	1.45	1.45	4.14	1.54	1.54	6.34	1.42	1.42	ND	1.4	1.4
Barium	7440-39-3	820	***410***	456	2.42	2.42	21.8	2.56	2.56	92.5	2.36	2.36	17.1	2.33	2.33
Beryllium	7440-41-7	47	43	0.555	0.049	0.049	0.393	0.052	0.052	0.644	0.048	0.048	0.231	0.047	0.047
Cadmium	7440-43-9	7.5	2.5	0.552	0.291	0.291	ND	0.307	0.307	0.33	0.283	0.283	ND	0.28	0.28
Chromium	7440-47-3	~	~	106	0.485	0.485	13	0.513	0.513	16.2	0.472	0.472	9.02	0.467	0.467
Copper	7440-50-8	1,720	280	68.6	1.94	1.94	8.66	2.05	2.05	46.5	1.89	1.89	8.69	1.87	1.87
Lead	7439-92-1	***450***	***400***	549	0.485	0.485	7.1	0.513	0.513	78	0.472	0.472	2.49	0.467	0.467
Manganese	7439-96-5	2,000	2,000	452	0.485	0.485	390	0.513	0.513	268	0.472	0.472	119	0.467	0.467
Nickel	7440-02-0	130	320	50.3	0.965	0.965	11.4	1.02	1.02	12.1	0.94	0.94	7.08	0.929	0.929
Selenium	7782-49-2	4	110	2.72	2.42	2.42	ND	2.56	2.56	ND	2.36	2.36	ND	2.33	2.33
Zinc	7440-66-6	2,480	6,600	283	2.41	2.41	36.3	2.55	2.55	140	2.35	2.35	11.2	2.32	2.32
Mercury by 7473 (mg/Kg)															
Mercury	7439-97-6	***0.73***	***0.30***	0.484	0.0355	0.0112	0.102	0.0369	0.0117	1.09	0.034	0.0108	0.0116 J	0.0341	0.0108
Cyanide, Total (mg/Kg)															
Cyanide, total	57-12-5	40	13	ND	0.591	0.348	ND	0.615	0.362	ND	0.566	0.333	ND	0.569	0.335
Hexavalent Chromium-7196 (mg/Kg)															
Chromium, Hexavalent	18540-29-9	19	1.0	ND	0.591	0.216	ND	0.615	0.224	ND	0.566	0.207	ND	0.569	0.208
Trivalent Chromium (mg/Kg)															
Chromium, Trivalent	16065-83-1	~	110	13.5	0.5	0.25	10.6	0.5	0.25	13	0.5	0.25	16.2	0.5	0.25
HERB, 8151 MASTER (mg/Kg)															
2,4,5-TP (Silvex)	93-72-1	~	~	ND	0.0236	0.00527	ND	0.0245	0.00548	ND	0.0226	0.00505	ND	0.0221	0.00495
PCB, 8082 MASTER (mg/Kg)															
Total PCBs	1336-36-3	3.2	1	ND	0.0194	0.0194	ND	0.02	0.02	ND	0.0185	0.0185	ND	0.0185	0.0185
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil (mg/Kg)															
1,4-Dioxane	123-91-1	0.1	5.7	ND	0.0198	0.00366	ND	0.0198	0.00366	ND	0.0198	0.00366	ND	0.0198	0.00366
EPA 1633-S µg/kg															
Perfluorobutane sulfonic acid (PFBS)	375-73-5	~	~	ND	0.506	0.0658	ND	0.495	0.0644	0.252 J	0.5	0.065	ND	0.505	0.0657
Perfluorobutanoic acid (PFBA)	375-22-4	~	~	ND	0.506	0.0632	ND	0.495	0.0618	0.117 J	0.5	0.0624	ND	0.505	0.0631

NOTES:
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DEFINITIONS:
ND=not detected
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
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
~=this indicates that no regulatory limit has been established for this analyte

Table 1
Soil Results Summary Table

1184336 70 Fernbook Street, Yonkers, NY Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-Restricted Residential 12312025	26E1399-01 RI-19 (0-2") 5/28/2026 8:15:00 AM Soil				26E1399-02 RI-19 (10-10.5") 5/28/2026 9:15:00 AM Soil				26E1399-03 RI-19 (20.5-21") 5/28/2026 9:00:00 AM Soil				26E1399-04 RI-19 (89-89.5) 5/28/2026 10:30:00 AM Soil			
Compound	**CAS Number**			**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**
VOA, 8260 MASTER (mg/Kg)																			
1,2,4-Trimethylbenzene	95-63-6	***5.9***	***100***	0.0062		0.0051	0.0025	ND		0.44	0.22	ND		0.0052	0.0026	ND		0.0044	0.0022
1,3,5-Trimethylbenzene	108-67-8	***3.1***	***100***	ND		0.0051	0.0025	ND		0.44	0.22	ND		0.0052	0.0026	ND		0.0044	0.0022
2-Butanone	78-93-3	***0.10***	100	ND		0.0051	0.0025	1.9	D	0.44	0.22	ND		0.0052	0.0026	ND		0.0044	0.0022
Acetone	67-64-1	***0.03***	100	0.019		0.01	0.0051	ND		0.89	0.44	0.046	B	0.01	0.0052	0.01	B	0.0087	0.0044
Benzene	71-43-2	***0.06***	***3.7***	0.03		0.0051	0.0025	0.52	D	0.44	0.22	0.0071		0.0052	0.0026	ND		0.0044	0.0022
Ethyl Benzene	100-41-4	***1***	***76***	0.015		0.0051	0.0025	0.34	JD	0.44	0.22	0.0034	J	0.0052	0.0026	ND		0.0044	0.0022
Methyl tert-butyl ether (MTBE)	1634-04-4	0.1	100	ND		0.0051	0.0025	ND		0.44	0.22	ND		0.0052	0.0026	ND		0.0044	0.0022
Naphthalene	91-20-3	***12***	***100***	0.03		0.01	0.0025	1.7	D	0.89	0.22	0.0049	J	0.01	0.0026	ND		0.0087	0.0022
n-Butylbenzene	104-51-8	***18***	***100***	0.039		0.0051	0.0025	12	D	0.44	0.22	0.013		0.0052	0.0026	ND		0.0044	0.0022
n-Propylbenzene	103-65-1	***5***	***100***	0.059		0.0051	0.0025	27	D	0.44	0.22	0.041		0.0052	0.0026	ND		0.0044	0.0022
o-Xylene	95-47-6	~	~	0.0065		0.0051	0.0025	0.34	JD	0.44	0.22	ND		0.0052	0.0026	ND		0.0044	0.0022
p- & m- Xylenes	179601-23-1	~	~	0.013		0.01	0.0051	0.68	JD	0.89	0.44	ND		0.01	0.0052	ND		0.0087	0.0044
sec-Butylbenzene	135-98-8	***25***	100	0.042		0.0051	0.0025	11	D	0.44	0.22	0.018		0.0052	0.0026	ND		0.0044	0.0022
tert-Butylbenzene	98-06-6	11	100	0.0038	J	0.0051	0.0025	0.92	D	0.44	0.22	ND		0.0052	0.0026	ND		0.0044	0.0022
Toluene	108-88-3	***0.7***	100	0.0059		0.0051	0.0025	0.58	D	0.44	0.22	ND		0.0052	0.0026	ND		0.0044	0.0022
Xylenes, Total	1330-20-7	***1.2***	***100***	0.019		0.015	0.0076	1	JD	1.3	0.67	ND		0.016	0.0078	ND		0.013	0.0066
SVOA, 8270 MASTER (mg/Kg)																			
Acenaphthene	83-32-9	98	100	0.214		0.0526	0.0389	0.279		0.0504	0.0373	0.0437	J	0.0531	0.0393	0.0665		0.0462	0.0342
Acenaphthylene	208-96-8	365	100	ND		0.0526	0.0336	ND		0.0504	0.0322	ND		0.0531	0.0339	ND		0.0462	0.0295
Anthracene	120-12-7	1,000	100	0.322		0.0526	0.0351	0.433		0.0504	0.0337	0.0531		0.0531	0.0355	ND		0.0462	0.0308
Benzo(a)anthracene	56-55-3	***1***	1.4	0.516		0.0526	0.0343	0.551		0.0504	0.0329	0.076		0.0531	0.0347	0.0414	J	0.0462	0.0301
Benzo(a)pyrene	50-32-8	22	***1***	0.456		0.0526	0.0388	0.467		0.0504	0.0372	0.062		0.0531	0.0392	ND		0.0462	0.0341
Benzo(b)fluoranthene	205-99-2	2.1	1.4	0.419		0.0526	0.0395	0.402		0.0504	0.0379	0.0531		0.0531	0.0399	ND		0.0462	0.0347
Benzo(g,h,i)perylene	191-24-2	1,000	4.9	0.294		0.0526	0.0376	0.283		0.0504	0.036	0.0395	J	0.0531	0.038	ND		0.0462	0.033
Benzo(k)fluoranthene	207-08-9	2	4.9	0.364		0.0526	0.0388	0.383		0.0504	0.0372	0.0535		0.0531	0.0392	ND		0.0462	0.0341
Chrysene	218-01-9	***1***	4.9	0.478		0.0526	0.0338	0.493		0.0504	0.0324	0.0756		0.0531	0.0341	0.0558		0.0462	0.0297
Dibenzo(a,h)anthracene	53-70-3	1,000	0.33	0.0723		0.0526	0.0315	ND		0.0504	0.0302	ND		0.0531	0.0318	ND		0.0462	0.0277
Fluoranthene	206-44-0	1,000	100	1.18		0.0526	0.0338	1.26		0.0504	0.0324	0.169		0.0531	0.0341	0.0609		0.0462	0.0297
Fluorene	86-73-7	386	100	0.332		0.0526	0.0397	0.444		0.0504	0.0381	0.0654		0.0531	0.0401	ND		0.0462	0.0349
Indeno(1,2,3-cd)pyrene	193-39-5	6.6	1.4	0.335		0.0526	0.0407	0.329		0.0504	0.039	0.045	J	0.0531	0.0411	ND		0.0462	0.0358
Naphthalene	91-20-3	***12***	100	0.245		0.0526	0.0367	ND		0.0504	0.0352	ND		0.0531	0.0371	ND		0.0462	0.0322
Phenanthrene	85-01-8	1,000	4.9	1.17		0.0526	0.0338	1.53		0.0504	0.0324	0.213		0.0531	0.0341	0.0949		0.0462	0.0297
Pyrene	129-00-0	1,000	100	1.08		0.0526	0.0331	1.15		0.0504	0.0318	0.158		0.0531	0.0335	0.11		0.0462	0.0291
PEST, 8081 MASTER (mg/Kg)																			
4,4'-DDE	72-55-9	9.3	3.4	ND		0.00212	0.00171	ND		0.00203	0.00164	ND		0.00209	0.00168	ND		0.0018	0.00145
4,4'-DDT	50-29-3	135	3.8	ND		0.00425	0.00338	ND		0.00407	0.00324	ND		0.00418	0.00333	ND		0.00361	0.00287
alpha-Chlordane	5103-71-9	4.5	0.65	ND		0.00425	0.00255	ND		0.00407	0.00245	ND		0.00418	0.00251	ND		0.00361	0.00217
Dieldrin	60-57-1	0.1	0.075	ND		0.00425	0.00312	ND		0.00407	0.00299	ND		0.00418	0.00306	ND		0.00361	0.00265
Metals, NYSDEC Part 375 (mg/Kg)																			
Arsenic	7440-38-2	16	16	1.94		1.58	1.58	ND		1.49	1.49	1.69		1.61	1.61	ND		1.37	1.37
Barium	7440-39-3	820	***410***	65.2		2.62	2.62	32.7		2.47	2.47	33.9		2.68	2.68	74.7		2.27	2.27
Beryllium	7440-41-7	47	43	0.063		0.053	0.053	ND		0.05	0.05	0.184		0.054	0.054	ND		0.046	0.046
Cadmium	7440-43-9	7.5	2.5	ND		0.315	0.315	ND		0.297	0.297	ND		0.322	0.322	ND		0.273	0.273
Chromium	7440-47-3	~	~	8		0.526	0.526	9.26		0.496	0.496	10.6		0.536	0.536	8.11		0.456	0.456
Copper	7440-50-8	1,720	280	31.2		2.1	2.1	38.8		1.98	1.98	11.2		2.14	2.14	12.9		1.82	1.82
Lead	7439-92-1	***450***	***400***	44.5		0.526	0.526	15.5		0.496	0.496	12.1		0.536	0.536	3.33		0.456	0.456
Manganese	7439-96-5	2,000	2,000	179		0.526	0.526	92.1		0.496	0.496	211		0.536	0.536	196		0.456	0.456
Nickel	7440-02-0	130	320	7.36		1.05	1.05	8.88		0.987	0.987	10.2		1.07	1.07	7.44		0.908	0.908
Selenium	7782-49-2	4	110	ND		2.63	2.63	ND		2.48	2.48	ND		2.68	2.68	ND		2.28	2.28
Zinc	7440-66-6	2,480	6,600	27.8		2.62	2.62	19.7		2.47	2.47	26.3		2.67	2.67	20.5		2.27	2.27
Mercury by 7473 (mg/Kg)																			
Mercury	7439-97-6	***0.73***	***0.30***	2.39		0.0385	0.0122	0.651		0.0369	0.0117	0.982		0.0386	0.0122	0.0296	J	0.0333	0.0106
Cyanide, Total (mg/Kg)																			
Cyanide, total	57-12-5	40	13	ND		0.641	0.377	ND		0.615	0.361	ND		0.643	0.378	ND		0.556	0.327
Hexavalent Chromium-7196 (mg/Kg)																			
Chromium, Hexavalent	18540-29-9	19	1.0	ND		0.641	0.234	ND		0.615	0.224	ND		0.643	0.235	ND		0.556	0.203
Trivalent Chromium (mg/Kg)																			
Chromium, Trivalent	16065-83-1	~	110	8		0.5	0.25	9.26		0.5	0.25	10.6		0.5	0.25	8.11		0.5	0.25
HERB, 8151 MASTER (mg/Kg)																			
2,4,5-TP (Silvex)	93-72-1	~	~	ND		0.0256	0.00572	ND		0.0245	0.00548	ND		0.0256	0.00574	ND		0.0222	0.00496
PCB, 8082 MASTER (mg/Kg)																			
Total PCBs	1336-36-3	3.2	1	ND		0.0212	0.0212	ND		0.0203	0.0203	ND		0.0209	0.0209	ND		0.018	0.018
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil (mg/Kg)																			
1,4-Dioxane	123-91-1	0.1	5.7	ND		0.0196	0.00363	ND		0.0194	0.00359	ND		0.0194	0.00359	ND		0.0185	0.00343
EPA 1633-S | µg/kg																			
Perfluorobutane sulfonic acid (PFBS)	375-73-5	~	~	ND		0.499	0.0649	ND		0.506	0.0659	ND		0.497	0.0647	ND		0.491	0.0639
Perfluorobutanoic acid (PFBA)	375-22-4	~	~	ND		0.499	0.0623	0.0856	J	0.506	0.0633	ND		0.497	0.0622	ND		0.491	0.0613

NOTES:
Any Regulatory Exceedences are color coded by Regulation
DEFINITIONS:
ND=not detected
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 es
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
~=this indicates that no regulatory limit has been established for this analyte

Table 1
Soil Results Summary Table

1184336 70 Fernbook Street, Yonkers, NY Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Restricted Residential 12312025	26E0845-01 RI-20 (7.5-8') 5/14/2026 2:45:00 PM Soil			26E0845-02 RI-20 (28.5-29') 5/15/2026 9:30:00 AM Soil			26E1057-05 RI-21 (12-12.5') 5/20/2026 1:30:00 PM Soil			26E1057-01 RI-22 (0-2") 5/20/2026 7:30:00 AM Soil		
Compound	**CAS Number**			**Result**	**RL**	**MDL**	**Result**	**RL**	**MDL**	**Result**	**RL**	**MDL**	**Result**	**RL**	**MDL**
VOA, 8260 MASTER (mg/Kg)															
1,2,4-Trimethylbenzene	95-63-6	***5.9***	100	0.029	0.0058	0.0029	ND	0.0061	0.003	**47 D**	0.63	0.32	ND	0.0046	0.0023
1,3,5-Trimethylbenzene	108-67-8	***3.1***	100	0.0046 J	0.0058	0.0029	ND	0.0061	0.003	**19 D**	0.63	0.32	ND	0.0046	0.0023
2-Butanone	78-93-3	***0.10***	100	**0.17**	0.0058	0.0029	0.0044 J	0.0061	0.003	ND	0.63	0.32	ND	0.0046	0.0023
Acetone	67-64-1	***0.03***	100	**0.41 D**	0.28	0.28	**0.089 B**	0.012	0.0061	ND	1.3	0.63	ND	0.0093	0.0046
Benzene	71-43-2	***0.06***	***3.7***	0.058	0.0058	0.0029	ND	0.0061	0.003	**4 D**	0.63	0.32	ND	0.0046	0.0023
Ethyl Benzene	100-41-4	***1***	76	0.015	0.0058	0.0029	ND	0.0061	0.003	**7.9 D**	0.63	0.32	ND	0.0046	0.0023
Naphthalene	91-20-3	***12***	***100***	0.04	0.012	0.0029	ND	0.012	0.003	**7100 DE**	25	6.3	ND	0.0093	0.0023
n-Butylbenzene	104-51-8	18	100	0.03	0.0058	0.0029	ND	0.0061	0.003	ND	0.63	0.32	ND	0.0046	0.0023
n-Propylbenzene	103-65-1	5	100	0.045	0.0058	0.0029	ND	0.0061	0.003	1.5 D	0.63	0.32	ND	0.0046	0.0023
o-Xylene	95-47-6	~	~	0.026	0.0058	0.0029	ND	0.0061	0.003	11 D	0.63	0.32	ND	0.0046	0.0023
p- & m- Xylenes	179601-23-1	~	~	0.046	0.012	0.0058	ND	0.012	0.0061	24 D	1.3	0.63	ND	0.0093	0.0046
sec-Butylbenzene	135-98-8	25	100	0.047	0.0058	0.0029	ND	0.0061	0.003	0.61 JD	0.63	0.32	ND	0.0046	0.0023
tert-Butylbenzene	98-06-6	11	100	ND	0.0058	0.0029	ND	0.0061	0.003	ND	0.63	0.32	ND	0.0046	0.0023
Toluene	108-88-3	***0.7***	100	0.015	0.0058	0.0029	ND	0.0061	0.003	**8.4 D**	0.63	0.32	ND	0.0046	0.0023
Xylenes, Total	1330-20-7	***1.2***	100	0.072	0.017	0.0087	ND	0.018	0.0091	**35 D**	1.9	0.95	ND	0.014	0.007
SVOA, 8270 MASTER (mg/Kg)															
3- & 4-Methylphenols	65794-96-9	0.33	100	ND	0.0452	0.0283	ND	0.0523	0.0327	ND	0.256	0.16	ND	0.0454	0.0284
Acenaphthene	83-32-9	***98***	***100***	0.271	0.0452	0.0335	0.0514 J	0.0523	0.0387	**838 D**	51.2	37.9	0.489	0.0454	0.0336
Acenaphthylene	208-96-8	365	100	ND	0.0452	0.0289	ND	0.0523	0.0334	23.5 D	2.56	1.64	0.549	0.0454	0.029
Anthracene	120-12-7	1,000	***100***	0.282	0.0452	0.0302	0.177	0.0523	0.0349	**494 D**	51.2	34.2	0.876	0.0454	0.0303
Benzo(a)anthracene	56-55-3	***1***	***1.4***	0.267	0.0452	0.0295	0.168	0.0523	0.0341	**435 D**	25.6	16.7	**1.27 D**	0.227	0.148
Benzo(a)pyrene	50-32-8	***22***	***1***	0.224	0.0452	0.0334	0.145	0.0523	0.0386	**43 D**	2.56	1.89	**1.38 D**	0.227	0.167
Benzo(b)fluoranthene	205-99-2	***2.1***	***1.4***	0.173	0.0452	0.034	0.107	0.0523	0.0393	**44.1 D**	2.56	1.92	1.31	0.0454	0.0341
Benzo(g,h,i)perylene	191-24-2	1,000	***4.9***	0.14	0.0452	0.0323	0.0966	0.0523	0.0374	**14.5 D**	2.56	1.83	0.816	0.0454	0.0325
Benzo(k)fluoranthene	207-08-9	***2***	***4.9***	0.162	0.0452	0.0334	0.103	0.0523	0.0386	**39.2 D**	2.56	1.89	1.09	0.0454	0.0335
Chrysene	218-01-9	***1***	***4.9***	0.249	0.0452	0.029	0.16	0.0523	0.0336	**425 D**	25.6	16.4	**1.42**	0.0454	0.0292
Dibenzo(a,h)anthracene	53-70-3	1,000	***0.33***	0.0394 J	0.0452	0.0271	ND	0.0523	0.0314	**5.41 D**	0.256	0.153	0.28	0.0454	0.0272
Dibenzofuran	132-64-9	110	18	ND	0.0452	0.0299	ND	0.0523	0.0346	ND	0.256	0.169	0.141	0.0454	0.03
Fluoranthene	206-44-0	***1,000***	***100***	0.513	0.0452	0.0291	0.417	0.0523	0.0336	**1200 D**	51.2	32.9	2.3 D	0.227	0.146
Fluorene	86-73-7	***386***	***100***	0.271	0.0452	0.0342	0.0406 J	0.0523	0.0395	**833 D**	51.2	38.7	0.261	0.0454	0.0343
Indeno(1,2,3-cd)pyrene	193-39-5	***6.6***	***1.4***	0.157	0.0452	0.035	0.11	0.0523	0.0405	**12.8 D**	2.56	1.98	0.893	0.0454	0.0352
Naphthalene	91-20-3	***12***	***100***	ND	0.0452	0.0316	ND	0.0523	0.0365	**2050 D**	102	71.5	0.285	0.0454	0.0317
Pentachlorophenol	87-86-5	0.8	1.3	ND	0.0452	0.0402	ND	0.0523	0.0466	0.426 D	0.256	0.228	ND	0.0454	0.0404
Phenanthrene	85-01-8	***1,000***	***4.9***	0.901	0.0452	0.029	0.187	0.0523	0.0336	**2540 D**	102	65.8	2.09 D	0.227	0.146
Pyrene	129-00-0	1,000	***100***	0.516	0.0452	0.0285	0.4	0.0523	0.033	**583 D**	51.2	32.3	2.01 D	0.227	0.143
PEST, 8081 MASTER (mg/Kg)															
4,4'-DDD	72-54-8	14	5	ND	0.00364	0.00344	ND	0.00421	0.00399	ND	0.00408	0.00386	ND	0.00363	0.00344
4,4'-DDE	72-55-9	9.3	3.4	ND	0.00182	0.00146	ND	0.00211	0.00169	ND	0.00204	0.00164	ND	0.00181	0.00146
4,4'-DDT	50-29-3	135	3.8	ND	0.00364	0.0029	ND	0.00421	0.00335	ND	0.00408	0.00325	ND	0.00363	0.00289
Aldrin	309-00-2	0.19	0.044	ND	0.00182	0.00115	ND	0.00211	0.00133	ND	0.00204	0.00129	ND	0.00181	0.00115
alpha-BHC	319-84-6	0.02	0.18	ND	0.00546	0.005	ND	0.00632	0.00579	ND	0.00612	0.00561	ND	0.00544	0.00499
alpha-Chlordane	5103-71-9	4.5	0.65	ND	0.00364	0.00219	ND	0.00421	0.00253	ND	0.00408	0.00245	ND	0.00363	0.00218
beta-BHC	319-85-7	0.09	0.18	ND	0.00819	0.00574	ND	0.00947	0.00664	ND	0.00918	0.00643	ND	0.00817	0.00572
delta-BHC	319-86-8	0.1	100	ND	0.00546	0.00507	ND	0.00632	0.00587	ND	0.00612	0.00569	ND	0.00544	0.00506
Dieldrin	60-57-1	0.1	0.075	ND	0.00364	0.00267	ND	0.00421	0.00309	ND	0.00408	0.00299	ND	0.00363	0.00266
Endosulfan I	959-98-8	65	35	ND	0.00182	0.00136	ND	0.00211	0.00158	ND	0.00204	0.00153	ND	0.00181	0.00136
Endosulfan II	33213-65-9	44	35	ND	0.00364	0.00221	ND	0.00421	0.00256	ND	0.00408	0.00248	ND	0.00363	0.0022
Endosulfan sulfate	1031-07-8	47	35	ND	0.00364	0.00182	ND	0.00421	0.00211	ND	0.00408	0.00204	ND	0.00363	0.00182
Endrin	72-20-8	0.06	5.3	ND	0.00364	0.00275	ND	0.00421	0.00318	ND	0.00408	0.00308	ND	0.00363	0.00274
gamma-BHC (Lindane)	58-89-9	0.05	0.21	ND	0.00364	0.00233	ND	0.00421	0.0027	ND	0.00408	0.00262	ND	0.00363	0.00233
Heptachlor	76-44-8	0.38	0.53	ND	0.00364	0.00185	ND	0.00421	0.00215	ND	0.00408	0.00208	ND	0.00363	0.00185
Metals, NYSDEC Part 375 (mg/Kg)															
Arsenic	7440-38-2	***16***	***16***	**20.3**	1.36	1.36	4.22	1.59	1.59	3.57	1.56	1.56	2.67	1.37	1.37
Barium	7440-39-3	820	410	99.7	2.26	2.26	25.1	2.65	2.65	108	2.59	2.59	22.8	2.27	2.27
Beryllium	7440-41-7	47	43	0.532	0.046	0.046	0.409	0.054	0.054	0.394	0.052	0.052	0.087	0.046	0.046
Cadmium	7440-43-9	7.5	2.5	ND	0.271	0.271	ND	0.319	0.319	ND	0.311	0.311	ND	0.273	0.273
Chromium	7440-47-3	~	~	12	0.452	0.452	14.7	0.532	0.532	20.6	0.519	0.519	4.25	0.456	0.456
Copper	7440-50-8	1720	280	31.7	1.81	1.81	7.82	2.13	2.13	31.2	2.07	2.07	33.3	1.82	1.82
Lead	7439-92-1	450	400	316	0.452	0.452	6.63	0.532	0.532	112	0.519	0.519	6.15	0.456	0.456
Manganese	7439-96-5	2,000	2,000	142	0.452	0.452	329	0.532	0.532	404	0.519	0.519	313	0.456	0.456
Nickel	7440-02-0	130	320	10.6	0.9	0.9	12.4	1.06	1.06	20.4	1.03	1.03	13.3	0.907	0.907
Selenium	7782-49-2	***4***	110	**4.35**	2.26	2.26	ND	2.66	2.66	ND	2.59	2.59	ND	2.28	2.28
Zinc	7440-66-6	2,480	6,600	111	2.25	2.25	34.7	2.65	2.65	65.7	2.58	2.58	41.2	2.27	2.27
Mercury by 7473 or 7470/7471 (mg/Kg)															
Mercury	7439-97-6	***0.73***	***0.30***	**0.449**	0.0331	0.0105	0.0178 J	0.0383	0.0121	**0.932**	0.0373	0.0118	0.0601	0.0328	0.0104
Cyanide, Total (mg/Kg)															
Cyanide, total	57-12-5	40	13	ND	0.551	0.324	ND	0.638	0.375	ND	0.622	0.366	ND	0.546	0.321
Hexavalent Chromium-7196 (mg/Kg)															
Chromium, Hexavalent	18540-29-9	19	1.0	ND	0.551	0.201	ND	0.638	0.233	ND	0.622	0.227	ND	0.546	0.199
Trivalent Chromium (mg/Kg)															
Chromium, Trivalent	16065-83-1	~	110	12	0.5	0.25	14.7	0.5	0.25	20.6	0.5	0.25	4.25	0.5	0.25
HERB, 8151 MASTER (mg/Kg)															
2,4,5-TP (Silvex)	93-72-1	~	~	ND	0.022	0.00492	ND	0.0254	0.00569	ND	0.0243	0.00544	ND	0.0214	0.00478
PCB, 8082 MASTER (mg/Kg)															
Aroclor 1260	11096-82-5	~	~	ND	0.0182	0.0182	ND	0.021	0.021	0.0682	0.0204	0.0204	ND	0.0181	0.0181
Total PCBs	1336-36-3	3.2	1	ND	0.0182	0.0182	ND	0.021	0.021	0.0682	0.0204	0.0204	ND	0.0181	0.0181
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil (mg/Kg)															
1,4-Dioxane	123-91-1	0.1	5.7	ND	0.0198	0.00366	ND	0.019	0.00352	ND	0.0194	0.00359	ND	0.0194	0.00359
EPA 1633-S|µg/kg (ug/kg)															
Perfluorobutane sulfonic acid (PFBS)	375-73-5	~	~	0.0962 J	0.508	0.0661	ND	0.498	0.0647	ND	0.494	0.0643	ND	0.5	0.0651
Perfluorobutanoic acid (PFBA)	375-22-4	~	~	0.244 J	0.508	0.0635	0.135 J	0.498	0.0622	ND	0.494	0.0617	ND	0.5	0.0625
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	~	ND	0.508	0.0822	ND	0.498	0.0805	0.26 J	0.494	0.0799	ND	0.5	0.0809
Perfluorononanoic acid (PFNA)	375-95-1	~	~	ND	0.508	0.0452	ND	0.498	0.0442	0.0491 J	0.494	0.0439	ND	0.5	0.0445
Perfluorooctane sulfonic acid (PFOS)	1763-23-1	~	~	0.135 J	0.508	0.111	ND	0.498	0.108	ND	0.494	0.108	ND	0.5	0.109
Perfluorooctanoic acid (PFOA)	335-67-1	~	~	0.0669 J	0.508	0.04	ND	0.498	0.0392	0.0806 J	0.494	0.0389	ND	0.5	0.0394
Perfluoropentanoic acid (PFPeA)	2706-90-3	~	~	ND	0.508	0.0935	ND	0.498	0.0916	0.271 J	0.494	0.0909	ND	0.5	0.0921

NOTES:

Any Regulatory Exceedences are color coded by Regulation

DEFINITIONS:

ND=not detected

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

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

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

Table 1
Soil Results Summary Table

1184336 70 Fernbook Street, Yonkers, NY Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Restricted Residential 12312025	26E1057-02 RI-22 (12.5-13') 5/20/2026 7:50:00 AM Soil				26E1057-03 RI-22 (84.5-85') 5/20/2026 10:30:00 AM Soil				26F0092-01 RI-23 (0-2') 6/1/2026 8:15:00 AM Soil				26F0092-02 RI-23 (11.5-12') 6/1/2026 8:45:00 AM Soil			
Compound	**CAS Number**			**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**
VOA, 8260 MASTER (mg/Kg)																			
1,2,4-Trimethylbenzene	95-63-6	***5.9***	100	ND		0.0072	0.0036	ND		0.004	0.002	ND		0.0044	0.0022	ND		0.49	0.25
1,3,5-Trimethylbenzene	108-67-8	***3.1***	100	ND		0.0072	0.0036	ND		0.004	0.002	ND		0.0044	0.0022	ND		0.49	0.25
2-Butanone	78-93-3	***0.10***	100	ND		0.0072	0.0036	ND		0.004	0.002	0.017		0.0044	0.0022	ND		0.49	0.25
Acetone	67-64-1	***0.03***	100	0.06	B	0.014	0.0072	0.014	B	0.0081	0.004	0.25	B	0.0088	0.0044	1.1	D	0.99	0.49
Benzene	71-43-2	***0.06***	***3.7***	ND		0.0072	0.0036	ND		0.004	0.002	ND		0.0044	0.0022	ND		0.49	0.25
Ethyl Benzene	100-41-4	***1***	76	ND		0.0072	0.0036	ND		0.004	0.002	0.0038	J	0.0044	0.0022	ND		0.49	0.25
Naphthalene	91-20-3	***12***	***100***	ND		0.014	0.0036	ND		0.0081	0.002	ND		0.0088	0.0022	0.79	JD	0.99	0.25
n-Butylbenzene	104-51-8	18	100	ND		0.0072	0.0036	ND		0.004	0.002	ND		0.0044	0.0022	1.4	D	0.49	0.25
n-Propylbenzene	103-65-1	5	100	ND		0.0072	0.0036	ND		0.004	0.002	ND		0.0044	0.0022	0.95	D	0.49	0.25
o-Xylene	95-47-6	~	~	ND		0.0072	0.0036	ND		0.004	0.002	0.0065		0.0044	0.0022	ND		0.49	0.25
p- & m- Xylenes	179601-23-1	~	~	ND		0.014	0.0072	ND		0.0081	0.004	0.015		0.0088	0.0044	ND		0.99	0.49
sec-Butylbenzene	135-98-8	25	100	ND		0.0072	0.0036	ND		0.004	0.002	ND		0.0044	0.0022	3.6	D	0.49	0.25
tert-Butylbenzene	98-06-6	11	100	ND		0.0072	0.0036	ND		0.004	0.002	ND		0.0044	0.0022	0.66	D	0.49	0.25
Toluene	108-88-3	***0.7***	100	ND		0.0072	0.0036	ND		0.004	0.002	ND		0.0044	0.0022	ND		0.49	0.25
Xylenes, Total	1330-20-7	***1.2***	100	ND		0.022	0.011	ND		0.012	0.0061	0.022		0.013	0.0066	ND		1.5	0.74
SVOA, 8270 MASTER (mg/Kg)																			
3- & 4-Methylphenols	65794-96-9	0.33	100	0.0338	J	0.0497	0.0311	ND		0.0461	0.0288	ND		0.0485	0.0303	ND		0.0631	0.0394
Acenaphthene	83-32-9	***98***	***100***	0.236		0.0497	0.0368	0.112		0.0461	0.0341	ND		0.0485	0.0359	ND		0.0631	0.0467
Acenaphthylene	208-96-8	365	100	0.362		0.0497	0.0318	ND		0.0461	0.0294	ND		0.0485	0.031	ND		0.0631	0.0403
Anthracene	120-12-7	1,000	***100***	0.33		0.0497	0.0332	ND		0.0461	0.0308	0.0349	J	0.0485	0.0323	ND		0.0631	0.0421
Benzo(a)anthracene	56-55-3	***1***	***1.4***	0.593		0.0497	0.0325	ND		0.0461	0.0301	0.0616		0.0485	0.0316	0.312		0.0631	0.0412
Benzo(a)pyrene	50-32-8	***22***	***1***	0.626		0.0497	0.0367	ND		0.0461	0.034	0.0488		0.0485	0.0357	0.166		0.0631	0.0465
Benzo(b)fluoranthene	205-99-2	***2.1***	***1.4***	0.484		0.0497	0.0374	ND		0.0461	0.0346	0.0887		0.0485	0.0364	0.168		0.0631	0.0474
Benzo(g,h,i)perylene	191-24-2	1,000	***4.9***	0.342		0.0497	0.0356	ND		0.0461	0.0329	0.0585		0.0485	0.0346	0.0776		0.0631	0.0451
Benzo(k)fluoranthene	207-08-9	***2***	***4.9***	0.413		0.0497	0.0367	ND		0.0461	0.034	0.0534		0.0485	0.0358	0.143		0.0631	0.0466
Chrysene	218-01-9	***1***	***4.9***	0.572		0.0497	0.0319	ND		0.0461	0.0296	0.126		0.0485	0.0311	0.254		0.0631	0.0405
Dibenzo(a,h)anthracene	53-70-3	1,000	***0.33***	0.129		0.0497	0.0298	ND		0.0461	0.0276	ND		0.0485	0.029	ND		0.0631	0.0378
Dibenzofuran	132-64-9	110	18	ND		0.0497	0.0329	0.0648		0.0461	0.0305	ND		0.0485	0.032	ND		0.0631	0.0417
Fluoranthene	206-44-0	***1,000***	***100***	0.918		0.0497	0.032	ND		0.0461	0.0296	0.193		0.0485	0.0312	0.747		0.0631	0.0406
Fluorene	86-73-7	***386***	***100***	0.107		0.0497	0.0376	0.0494		0.0461	0.0348	ND		0.0485	0.0366	ND		0.0631	0.0477
Indeno(1,2,3-cd)pyrene	193-39-5	***6.6***	***1.4***	0.381		0.0497	0.0385	ND		0.0461	0.0357	0.0465	J	0.0485	0.0375	0.0918		0.0631	0.0489
Naphthalene	91-20-3	***12***	***100***	0.537		0.0497	0.0347	0.93		0.0461	0.0322	ND		0.0485	0.0338	ND		0.0631	0.044
Pentachlorophenol	87-86-5	0.8	1.3	ND		0.0497	0.0443	ND		0.0461	0.041	ND		0.0485	0.0431	ND		0.0631	0.0561
Phenanthrene	85-01-8	***1,000***	***4.9***	0.724		0.0497	0.0319	0.0402	J	0.0461	0.0296	0.14		0.0485	0.0311	ND		0.0631	0.0405
Pyrene	129-00-0	1,000	***100***	0.933		0.0497	0.0313	ND		0.0461	0.029	0.241		0.0485	0.0305	1.6		0.0631	0.0397
PEST, 8081 MASTER (mg/Kg)																			
4,4'-DDD	72-54-8	14	5	ND		0.00399	0.00378	ND		0.00364	0.00344	ND		0.00379	0.00358	ND		0.00498	0.00471
4,4'-DDE	72-55-9	9.3	3.4	ND		0.00199	0.00161	ND		0.00182	0.00146	ND		0.00189	0.00152	ND		0.00249	0.002
4,4'-DDT	50-29-3	135	3.8	ND		0.00399	0.00318	ND		0.00364	0.0029	ND		0.00379	0.00301	ND		0.00498	0.00396
Aldrin	309-00-2	0.19	0.044	ND		0.00199	0.00126	ND		0.00182	0.00115	ND		0.00189	0.0012	ND		0.00249	0.00157
alpha-BHC	319-84-6	0.02	0.18	ND		0.00598	0.00548	ND		0.00545	0.005	ND		0.00568	0.0052	ND		0.00746	0.00684
alpha-Chlordane	5103-71-9	4.5	0.65	ND		0.00399	0.0024	ND		0.00364	0.00219	ND		0.00379	0.00228	ND		0.00498	0.00299
beta-BHC	319-85-7	0.09	0.18	ND		0.00898	0.00629	ND		0.00818	0.00573	ND		0.00852	0.00597	ND		0.0112	0.00784
delta-BHC	319-86-8	0.1	100	ND		0.00598	0.00556	ND		0.00545	0.00507	ND		0.00568	0.00528	ND		0.00746	0.00694
Dieldrin	60-57-1	0.1	0.075	ND		0.00399	0.00293	ND		0.00364	0.00267	ND		0.00379	0.00278	ND		0.00498	0.00365
Endosulfan I	959-98-8	65	35	ND		0.00199	0.00149	ND		0.00182	0.00136	ND		0.00189	0.00142	ND		0.00249	0.00186
Endosulfan II	33213-65-9	44	35	ND		0.00399	0.00242	ND		0.00364	0.00221	ND		0.00379	0.0023	ND		0.00498	0.00302
Endosulfan sulfate	1031-07-8	47	35	ND		0.00399	0.002	ND		0.00364	0.00182	ND		0.00379	0.00189	ND		0.00498	0.00249
Endrin	72-20-8	0.06	5.3	ND		0.00399	0.00301	ND		0.00364	0.00274	ND		0.00379	0.00286	ND		0.00498	0.00376
gamma-BHC (Lindane)	58-89-9	0.05	0.21	ND		0.00399	0.00256	ND		0.00364	0.00233	ND		0.00379	0.00243	ND		0.00498	0.00319
Heptachlor	76-44-8	0.38	0.53	ND		0.00399	0.00203	ND		0.00364	0.00185	ND		0.00379	0.00193	ND		0.00498	0.00254
Metals, NYSDEC Part 375 (mg/Kg)																			
Arsenic	7440-38-2	***16***	***16***	6.27		1.53	1.53	1.4		1.39	1.39	4.38		1.46	1.46	8.02		1.89	1.89
Barium	7440-39-3	820	410	88.8		2.54	2.54	268		2.31	2.31	33.9		2.42	2.42	93.1		3.15	3.15
Beryllium	7440-41-7	47	43	0.277		0.051	0.051	0.182		0.047	0.047	0.209		0.049	0.049	0.121		0.064	0.064
Cadmium	7440-43-9	7.5	2.5	ND		0.305	0.305	ND		0.277	0.277	ND		0.291	0.291	1.69		0.378	0.378
Chromium	7440-47-3	~	~	11.9		0.509	0.509	12.9		0.462	0.462	6.98		0.486	0.486	25.5		0.631	0.631
Copper	7440-50-8	1720	280	117		2.04	2.04	17.6		1.85	1.85	12		1.94	1.94	57.2		2.52	2.52
Lead	7439-92-1	450	400	204		0.509	0.509	3.27		0.462	0.462	9.21		0.486	0.486	139		0.631	0.631
Manganese	7439-96-5	2,000	2,000	114		0.509	0.509	223		0.462	0.462	247		0.486	0.486	1120		0.631	0.631
Nickel	7440-02-0	130	320	12.3		1.01	1.01	14.6		0.92	0.92	10.4		0.968	0.968	23.1		1.26	1.26
Selenium	7782-49-2	***4***	110	ND		2.54	2.54	ND		2.31	2.31	ND		2.43	2.43	ND		3.15	3.15
Zinc	7440-66-6	2,480	6,600	159		2.53	2.53	18.7		2.3	2.3	21.8		2.42	2.42	479		3.14	3.14
Mercury by 7473 or 7470/7471 (mg/Kg)																			
Mercury	7439-97-6	***0.73***	***0.30***	2.74		0.036	0.0114	ND		0.0333	0.0105	0.0186	J	0.035	0.0111	0.525		0.0499	0.033
Cyanide, Total (mg/Kg)																			
Cyanide, total	57-12-5	40	13	ND		0.6	0.353	ND		0.554	0.326	ND		0.583	0.343	ND		0.756	0.445
Hexavalent Chromium-7196 (mg/Kg)																			
Chromium, Hexavalent	18540-29-9	19	1.0	ND		0.6	0.219	ND		0.554	0.202	ND		0.583	0.213	ND		0.756	0.276
Trivalent Chromium (mg/Kg)																			
Chromium, Trivalent	16065-83-1	~	110	11.9		0.5	0.25	12.9		0.5	0.25	6.98		0.5	0.25	25.5		0.5	0.25
HERB, 8151 MASTER (mg/Kg)																			
2,4,5-TP (Silvex)	93-72-1	~	~	ND		0.0235	0.00525	ND		0.0217	0.00485	ND		0.0232	0.0052	ND		0.0302	0.00675
PCB, 8082 MASTER (mg/Kg)																			
Aroclor 1260	11096-82-5	~	~	ND		0.0199	0.0199	ND		0.0184	0.0184	ND		0.0189	0.0189	ND		0.0249	0.0249
Total PCBs	1336-36-3	3.2	1	ND		0.0199	0.0199	ND		0.0184	0.0184	ND		0.0189	0.0189	ND		0.0249	0.0249
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil (mg/Kg)																			
1,4-Dioxane	123-91-1	0.1	5.7	ND		0.0194	0.00359	ND		0.0194	0.00359	ND		0.0198	0.00366	ND		0.0198	0.00366
EPA 1633-S|µg/kg (ug/kg)																			
Perfluorobutane sulfonic acid (PFBS)	375-73-5	~	~	ND		0.496	0.0645	ND		0.491	0.0639	ND		0.505	0.0657	5.2		0.496	0.0646
Perfluorobutanoic acid (PFBA)	375-22-4	~	~	ND		0.496	0.0619	ND		0.491	0.0614	0.135	J	0.505	0.0631	0.165	J	0.496	0.062
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	~	ND		0.496	0.0802	ND		0.491	0.0794	ND		0.505	0.0816	ND		0.496	0.0803
Perfluorononanoic acid (PFNA)	375-95-1	~	~	ND		0.496	0.0441	ND		0.491	0.0437	ND		0.505	0.0449	ND		0.496	0.0441
Perfluorooctane sulfonic acid (PFOS)	1763-23-1	~	~	ND		0.496	0.108	ND		0.491	0.107	ND		0.505	0.11	ND		0.496	0.108
Perfluorooctanoic acid (PFOA)	335-67-1	~	~	ND		0.496	0.0391	ND		0.491	0.0387	ND		0.505	0.0398	ND		0.496	0.0391
Perfluoropentanoic acid (PFPeA)	2706-90-3	~	~	ND		0.496	0.0912	ND		0.491	0.0904	ND		0.505	0.0929	ND		0.496	0.0913

NOTES:

Any Regulatory Exceedences are color coded by Regulation

DEFINITIONS:

ND=not detected

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 es

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

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

Table 1
Soil Results Summary Table

1184336 70 Fernbook Street, Yonkers, NY Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-Protection of GW 12312025	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-Restricted Residential 12312025	26F0092-03 RI-23 (31.5-32.0') 6/1/2026 9:45:00 AM Soil				26F0092-04 RI-23 (79.5-80') 6/1/2026 11:20:00 AM Soil				26E1213-04 RI-22 RI-24 (9.5-10') 5/22/2026 12:15:00 PM Soil				26E1213-05 RI-22 RI-24 (22.5-23') 5/22/2026 12:30:00 PM Soil			
Compound	**CAS Number**			**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**
VOA, 8260 MASTER (mg/Kg)																			
1,2,4-Trimethylbenzene	95-63-6	***5.9***	100	ND		0.005	0.0025	ND		0.005	0.0025	ND		0.0056	0.0028	ND		0.0048	0.0024
1,3,5-Trimethylbenzene	108-67-8	***3.1***	100	ND		0.005	0.0025	ND		0.005	0.0025	ND		0.0056	0.0028	ND		0.0048	0.0024
2-Butanone	78-93-3	***0.10***	100	0.0031	J	0.005	0.0025	ND		0.005	0.0025	0.037		0.0056	0.0028	ND		0.0048	0.0024
Acetone	67-64-1	***0.03***	100	0.04	B	0.01	0.005	0.018	B	0.01	0.005	0.16	B	0.011	0.0056	ND		0.0048	0.0024
Benzene	71-43-2	***0.06***	***3.7***	ND		0.005	0.0025	ND		0.005	0.0025	ND		0.0056	0.0028	ND		0.0048	0.0024
Ethyl Benzene	100-41-4	***1***	76	ND		0.005	0.0025	ND		0.005	0.0025	ND		0.0056	0.0028	ND		0.0048	0.0024
Naphthalene	91-20-3	***12***	***100***	ND		0.01	0.0025	ND		0.01	0.0025	0.014		0.011	0.0028	ND		0.0096	0.0024
n-Butylbenzene	104-51-8	18	100	ND		0.005	0.0025	ND		0.005	0.0025	ND		0.0056	0.0028	ND		0.0048	0.0024
n-Propylbenzene	103-65-1	5	100	ND		0.005	0.0025	ND		0.005	0.0025	ND		0.0056	0.0028	ND		0.0048	0.0024
o-Xylene	95-47-6	~	~	ND		0.005	0.0025	ND		0.005	0.0025	ND		0.0056	0.0028	ND		0.0048	0.0024
p- & m- Xylenes	179601-23-1	~	~	ND		0.01	0.005	ND		0.01	0.005	ND		0.011	0.0056	ND		0.0096	0.0048
sec-Butylbenzene	135-98-8	25	100	ND		0.005	0.0025	ND		0.005	0.0025	0.075		0.0056	0.0028	ND		0.0048	0.0024
tert-Butylbenzene	98-06-6	11	100	ND		0.005	0.0025	ND		0.005	0.0025	ND		0.0056	0.0028	ND		0.0048	0.0024
Toluene	108-88-3	***0.7***	100	ND		0.005	0.0025	ND		0.005	0.0025	ND		0.0056	0.0028	ND		0.0048	0.0024
Xylenes, Total	1330-20-7	***1.2***	100	ND		0.015	0.0075	ND		0.015	0.0075	ND		0.017	0.0084	ND		0.014	0.0072
SVOA, 8270 MASTER (mg/Kg)																			
3- & 4-Methylphenols	65794-96-9	0.33	100	ND		0.0509	0.0318	ND		0.0499	0.0312	ND		0.0497	0.0311	ND		0.0495	0.031
Acenaphthene	83-32-9	***98***	***100***	ND		0.0509	0.0377	ND		0.0499	0.0369	0.453		0.0497	0.0368	ND		0.0495	0.0366
Acenaphthylene	208-96-8	365	100	ND		0.0509	0.0325	ND		0.0499	0.0319	0.249		0.0497	0.0317	ND		0.0495	0.0316
Anthracene	120-12-7	1,000	***100***	ND		0.0509	0.034	ND		0.0499	0.0333	0.229		0.0497	0.0332	ND		0.0495	0.0331
Benzo(a)anthracene	56-55-3	***1***	***1.4***	ND		0.0509	0.0332	ND		0.0499	0.0325	0.508		0.0497	0.0324	ND		0.0495	0.0323
Benzo(a)pyrene	50-32-8	***22***	***1***	ND		0.0509	0.0375	ND		0.0499	0.0368	0.545		0.0497	0.0367	ND		0.0495	0.0365
Benzo(b)fluoranthene	205-99-2	***2.1***	***1.4***	ND		0.0509	0.0382	ND		0.0499	0.0375	0.508		0.0497	0.0373	ND		0.0495	0.0372
Benzo(g,h,i)perylene	191-24-2	1,000	***4.9***	ND		0.0509	0.0364	ND		0.0499	0.0357	0.253		0.0497	0.0355	ND		0.0495	0.0354
Benzo(k)fluoranthene	207-08-9	***2***	***4.9***	ND		0.0509	0.0376	ND		0.0499	0.0368	0.435		0.0497	0.0367	ND		0.0495	0.0366
Chrysene	218-01-9	***1***	***4.9***	ND		0.0509	0.0327	ND		0.0499	0.032	0.485		0.0497	0.0319	ND		0.0495	0.0318
Dibenzo(a,h)anthracene	53-70-3	1,000	***0.33***	ND		0.0509	0.0305	ND		0.0499	0.0299	0.0941		0.0497	0.0298	ND		0.0495	0.0297
Dibenzofuran	132-64-9	110	18	ND		0.0509	0.0336	ND		0.0499	0.033	ND		0.0497	0.0329	ND		0.0495	0.0327
Fluoranthene	206-44-0	***1,000***	***100***	ND		0.0509	0.0327	ND		0.0499	0.0321	0.804		0.0497	0.0319	ND		0.0495	0.0318
Fluorene	86-73-7	***386***	***100***	ND		0.0509	0.0385	ND		0.0499	0.0377	0.353		0.0497	0.0375	ND		0.0495	0.0374
Indeno(1,2,3-cd)pyrene	193-39-5	***6.6***	***1.4***	ND		0.0509	0.0394	ND		0.0499	0.0386	0.339		0.0497	0.0385	ND		0.0495	0.0384
Naphthalene	91-20-3	***12***	***100***	ND		0.0509	0.0355	ND		0.0499	0.0348	0.759		0.0497	0.0347	ND		0.0495	0.0346
Pentachlorophenol	87-86-5	0.8	1.3	ND		0.0509	0.0453	ND		0.0499	0.0444	ND		0.0497	0.0442	ND		0.0495	0.0441
Phenanthrene	85-01-8	***1,000***	***4.9***	ND		0.0509	0.0327	ND		0.0499	0.032	0.545		0.0497	0.0319	ND		0.0495	0.0318
Pyrene	129-00-0	1,000	***100***	ND		0.0509	0.0321	ND		0.0499	0.0314	0.714		0.0497	0.0313	ND		0.0495	0.0312
PEST, 8081 MASTER (mg/Kg)																			
4,4'-DDD	72-54-8	14	5	ND		0.00401	0.0038	ND		0.00394	0.00373	ND		0.00396	0.00375	ND		0.00396	0.00375
4,4'-DDE	72-55-9	9.3	3.4	ND		0.00201	0.00162	ND		0.00197	0.00158	ND		0.00198	0.00159	ND		0.00198	0.00159
4,4'-DDT	50-29-3	135	3.8	ND		0.00401	0.0032	ND		0.00394	0.00313	ND		0.00396	0.00315	ND		0.00396	0.00315
Aldrin	309-00-2	0.19	0.044	ND		0.00201	0.00127	ND		0.00197	0.00124	ND		0.00198	0.00125	ND		0.00198	0.00125
alpha-BHC	319-84-6	0.02	0.18	ND		0.00602	0.00552	ND		0.0059	0.00541	ND		0.00594	0.00544	ND		0.00594	0.00544
alpha-Chlordane	5103-71-9	4.5	0.65	ND		0.00401	0.00241	ND		0.00394	0.00237	ND		0.00396	0.00238	ND		0.00396	0.00238
beta-BHC	319-85-7	0.09	0.18	ND		0.00903	0.00633	ND		0.00885	0.0062	ND		0.00891	0.00624	ND		0.00891	0.00624
delta-BHC	319-86-8	0.1	100	ND		0.00602	0.0056	ND		0.0059	0.00549	ND		0.00594	0.00552	ND		0.00594	0.00552
Dieldrin	60-57-1	0.1	0.075	ND		0.00401	0.00295	ND		0.00394	0.00289	ND		0.00396	0.0029	ND		0.00396	0.0029
Endosulfan I	959-98-8	65	35	ND		0.00201	0.0015	ND		0.00197	0.00147	ND		0.00198	0.00148	ND		0.00198	0.00148
Endosulfan II	33213-65-9	44	35	ND		0.00401	0.00244	ND		0.00394	0.00239	ND		0.00396	0.0024	ND		0.00396	0.0024
Endosulfan sulfate	1031-07-8	47	35	ND		0.00401	0.00201	ND		0.00394	0.00197	ND		0.00396	0.00198	ND		0.00396	0.00198
Endrin	72-20-8	0.06	5.3	ND		0.00401	0.00303	ND		0.00394	0.00297	ND		0.00396	0.00299	ND		0.00396	0.00299
gamma-BHC (Lindane)	58-89-9	0.05	0.21	ND		0.00401	0.00257	ND		0.00394	0.00252	ND		0.00396	0.00254	ND		0.00396	0.00254
Heptachlor	76-44-8	0.38	0.53	ND		0.00401	0.00205	ND		0.00394	0.00201	ND		0.00396	0.00202	ND		0.00396	0.00202
Metals, NYSDEC Part 375 (mg/Kg)																			
Arsenic	7440-38-2	***16***	***16***	2.72		1.53	1.53	ND		1.51	1.51	11.8		1.49	1.49	2.04		1.51	1.51
Barium	7440-39-3	820	410	21.1		2.54	2.54	85.9		2.5	2.5	125		2.49	2.49	42.7		2.52	2.52
Beryllium	7440-41-7	47	43	0.181		0.051	0.051	0.28		0.051	0.051	0.534		0.05	0.05	0.416		0.051	0.051
Cadmium	7440-43-9	7.5	2.5	ND		0.305	0.305	ND		0.301	0.301	0.638		0.299	0.299	ND		0.303	0.303
Chromium	7440-47-3	~	~	9.2		0.509	0.509	8.39		0.502	0.502	10.6		0.499	0.499	13.5		0.505	0.505
Copper	7440-50-8	1720	280	6.13		2.03	2.03	5.13		2.01	2.01	33.7		1.99	1.99	8.74		2.02	2.02
Lead	7439-92-1	450	400	4.01		0.509	0.509	4.15		0.502	0.502	166		0.499	0.499	5.82		0.505	0.505
Manganese	7439-96-5	2,000	2,000	254		0.509	0.509	165		0.502	0.502	109		0.499	0.499	373		0.505	0.505
Nickel	7440-02-0	130	320	8.83		1.01	1.01	7.79		0.999	0.999	15.8		0.992	0.992	10.5		1.01	1.01
Selenium	7782-49-2	***4***	110	ND		2.54	2.54	ND		2.51	2.51	40.4		2.49	2.49	ND		2.52	2.52
Zinc	7440-66-6	2,480	6,600	23.3		2.53	2.53	12.9		2.5	2.5	122		2.48	2.48	22.6		2.51	2.51
Mercury by 7473 or 7470/7471 (mg/Kg)																			
Mercury	7439-97-6	***0.73***	***0.30***	ND		0.0366	0.0116	ND		0.0361	0.0114	4.26		0.0359	0.0114	0.052		0.0357	0.0113
Cyanide, Total (mg/Kg)																			
Cyanide, total	57-12-5	40	13	ND		0.61	0.359	ND		0.602	0.354	ND		0.598	0.352	ND		0.596	0.35
Hexavalent Chromium-7196 (mg/Kg)																			
Chromium, Hexavalent	18540-29-9	19	1.0	ND		0.61	0.223	ND		0.602	0.22	ND		0.598	0.218	ND		0.596	0.217
Trivalent Chromium (mg/Kg)																			
Chromium, Trivalent	16065-83-1	~	110	9.2		0.5	0.25	8.39		0.5	0.25	8.87		0.5	0.25	11.4		0.5	0.25
HERB, 8151 MASTER (mg/Kg)																			
2,4,5-TP (Silvex)	93-72-1	~	~	ND		0.0243	0.00544	ND		0.024	0.00537	ND		0.0238	0.00532	ND		0.0237	0.0053
PCB, 8082 MASTER (mg/Kg)																			
Aroclor 1260	11096-82-5	~	~	ND		0.0201	0.0201	ND		0.0197	0.0197	ND		0.0198	0.0198	ND		0.0198	0.0198
Total PCBs	1336-36-3	3.2	1	ND		0.0201	0.0201	ND		0.0197	0.0197	ND		0.0198	0.0198	ND		0.0198	0.0198
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil (mg/Kg)																			
1,4-Dioxane	123-91-1	0.1	5.7	ND		0.0198	0.00366	ND		0.0196	0.00363	ND		0.0187	0.00346	ND		0.0187	0.00346
EPA 1633-S|µg/kg (ug/kg)																			
Perfluorobutane sulfonic acid (PFBS)	375-73-5	~	~	ND		0.503	0.0655	ND		0.498	0.0647	ND		0.496	0.0645	ND		0.5	0.065
Perfluorobutanoic acid (PFBA)	375-22-4	~	~	ND		0.503	0.0629	ND		0.498	0.0622	ND		0.496	0.0619	ND		0.5	0.0624
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	~	ND		0.503	0.0814	ND		0.498	0.0804	ND		0.496	0.0801	ND		0.5	0.0808
Perfluorononanoic acid (PFNA)	375-95-1	~	~	ND		0.503	0.0447	ND		0.498	0.0442	ND		0.496	0.0441	ND		0.5	0.0444
Perfluorooctane sulfonic acid (PFOS)	1763-23-1	~	~	ND		0.503	0.11	ND		0.498	0.108	0.205	J	0.496	0.108	ND		0.5	0.109
Perfluorooctanoic acid (PFOA)	335-67-1	~	~	ND		0.503	0.0396	ND		0.498	0.0392	0.209	J	0.496	0.0391	ND		0.5	0.0394
Perfluoropentanoic acid (PFPeA)	2706-90-3	~	~	ND		0.503	0.0926	ND		0.498	0.0916	ND		0.496	0.0912	ND		0.5	0.0919

NOTES:

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

Table 2
Groundwater Results Summary Table

70 Fernbook Street, Yonkers, NY Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC TOGS Standards and Guidance Values - GA	26F1778-01 MW-15 6/29/2026 12:00:00 PM Ground Water			26F1778-02 MW-8D 6/29/2026 10:52:00 AM Ground Water			26F1778-03 MW-2 6/29/2026 1:32:00 PM Ground Water			26F1778-04 MW-14 6/29/2026 3:02:00 PM Ground Water			26F1778-05 MW-16 6/29/2026 4:32:00 PM Ground Water			26F1778-06 DUP-2 6/29/2026 1:32:00 PM Ground Water			26F1778-07 MW-18 6/29/2026 11:07:00 AM Ground Water		
Compound	CAS Number		Result	RL	MDL	Result	RL	MDL	Result	RL	MDL	Result	RL	MDL	Result	RL	MDL	Result	RL	MDL	Result	RL	MDL
VOA, 8260 LOW MASTER (ug/L)		ug/L																					
1,2,4-Trimethylbenzene	95-63-6	5	1.53	0.5	0.048	ND	0.5	0.048	0.22 J	0.5	0.048	0.19 J	0.5	0.048	0.24 J	0.5	0.048	0.22 J	0.5	0.048	0.13 J	0.5	0.048
1,2-Dichloroethane	107-06-2	0.6	5.45	0.5	0.0651	ND	0.5	0.0651	ND	0.5	0.0651	ND	0.5	0.0651	ND	0.5	0.0651	ND	0.5	0.0651	ND	0.5	0.0651
1,3,5-Trimethylbenzene	108-67-8	5	10.9	0.5	0.0394	ND	0.5	0.0394	ND	0.5	0.0394	ND	0.5	0.0394	0.12 J	0.5	0.0394	ND	0.5	0.0394	ND	0.5	0.0394
2-Butanone	78-93-3	50	1.36	0.5	0.421	0.52	0.5	0.421	ND	0.5	0.421	0.66	0.5	0.421	ND	0.5	0.421	ND	0.5	0.421	ND	0.5	0.421
Acetone	67-64-1	50	4.58	2	1.34	4.17	2	1.34	3.04	2	1.34	3.35	2	1.34	2.28	2	1.34	3.41	2	1.34	ND	2	1.34
Benzene	71-43-2	1	70.4 D	2.5	0.217	ND	0.5	0.0434	6.76	0.5	0.0434	2.17	0.5	0.0434	2.48	0.5	0.0434	6.72	0.5	0.0434	0.18 J	0.5	0.0434
Ethyl Benzene	100-41-4	5	7.25	0.5	0.0536	ND	0.5	0.0536	0.13 J	0.5	0.0536	0.14 J	0.5	0.0536	ND	0.5	0.0536	0.14 J	0.5	0.0536	ND	0.5	0.0536
Methyl tert-butyl ether (MTBE)	1634-04-4	10	2.87	0.5	0.048	7.51	0.5	0.048	26.4	0.5	0.048	3.09	0.5	0.048	13.1	0.5	0.048	26.2	0.5	0.048	0.2 J	0.5	0.048
Naphthalene	91-20-3	10	11.4	2	0.5	ND	2	0.5	ND	2	0.5	ND	2	0.5	1.4 J	2	0.5	ND	2	0.5	ND	2	0.5
n-Butylbenzene	104-51-8	5	7.91	0.5	0.24	ND	0.5	0.24	1.02	0.5	0.24	1.71	0.5	0.24	4.86	0.5	0.24	1.15	0.5	0.24	ND	0.5	0.24
n-Propylbenzene	103-65-1	5	35.6	0.5	0.0247	ND	0.5	0.0247	3.59	0.5	0.0247	5.95	0.5	0.0247	11.8	0.5	0.0247	3.68	0.5	0.0247	0.33 J	0.5	0.0247
o-Xylene	95-47-6	5	2.36	0.5	0.0247	ND	0.5	0.0247	0.86	0.5	0.0247	0.24 J	0.5	0.0247	0.43 J	0.5	0.0247	0.9	0.5	0.0247	ND	0.5	0.0247
p- & m- Xylenes	179601-23-1	~	10.8	1	0.0742	ND	1	0.0742	1.31	1	0.0742	0.48 J	1	0.0742	0.54 J	1	0.0742	1.34	1	0.0742	0.28 J	1	0.0742
sec-Butylbenzene	135-98-8	5	ND	0.5	0.046	ND	0.5	0.046	4.93	0.5	0.046	2.83	0.5	0.046	6.91	0.5	0.046	5.04	0.5	0.046	1.22	0.5	0.046
tert-Butylbenzene	98-06-6	5	3.72	0.5	0.0423	ND	0.5	0.0423	2.02	0.5	0.0423	0.56	0.5	0.0423	2.36	0.5	0.0423	2.06	0.5	0.0423	0.94	0.5	0.0423
Toluene	108-88-3	5	5.14	0.5	0.0314	ND	0.5	0.0314	1.3	0.5	0.0314	0.3 J	0.5	0.0314	0.34 J	0.5	0.0314	1.32	0.5	0.0314	ND	0.5	0.0314
Xylenes, Total	1330-20-7	5	13.2	1.5	0.0967	ND	1.5	0.0967	2.17	1.5	0.0967	0.72 J	1.5	0.0967	0.97 J	1.5	0.0967	2.24	1.5	0.0967	0.28 J	1.5	0.0967
Volatile Organics, Tentatively Identified Cmpds. (ug/L)		ug/L																					
Tentatively Identified Compounds	TOTTIC	~	**826.4** J			**11.98** J			**231.0** J			**79.56** J			**93.31** J			**224.4** J			**37.15** J		
Semi-Volatiles, Tentatively Identified Cmpds. (ug/L)		ug/L																					
Tentatively Identified Compounds	TOTTIC	~	**144.3** J			**11.13** J			**71.52** J			**0** U			**296.5** J			**65.48** J			**38.71** J		
SVOA, 8270 SIM MASTER (ug/L)		ug/L																					
Acenaphthene	83-32-9	20	0.2	0.05	0.0206	ND	0.05	0.0206	1.75	0.05	0.0206	ND	0.05	0.0206	1.8	0.05	0.0206	1.66	0.05	0.0206	0.114	0.05	0.0206
Acenaphthylene	208-96-8	~	0.218	0.05	0.0212	ND	0.05	0.0212	1.97	0.05	0.0212	ND	0.05	0.0212	2.56	0.05	0.0212	1.93	0.05	0.0212	0.14	0.05	0.0212
Anthracene	120-12-7	50	0.0787	0.05	0.00624	ND	0.05	0.00624	0.112	0.05	0.00624	ND	0.05	0.00624	0.277	0.05	0.00624	0.0962	0.05	0.00624	ND	0.05	0.00624
Chrysene	218-01-9	0.002	**ND**	**0.05**	**0.0185**	**ND**	**0.05**	**0.0185**	**ND**	**0.05**	**0.0185**	**ND**	**0.05**	**0.0185**	**0.0527**	**0.05**	**0.0185**	**ND**	**0.05**	**0.0185**	**ND**	**0.05**	**0.0185**
Fluoranthene	206-44-0	50	ND	0.05	0.0093	ND	0.05	0.0093	ND	0.05	0.0093	ND	0.05	0.0093	ND	0.05	0.0093	ND	0.05	0.0093	ND	0.05	0.0093
Fluorene	86-73-7	50	0.14	0.05	0.0405	ND	0.05	0.0405	1.57	0.05	0.0405	ND	0.05	0.0405	2.3	0.05	0.0405	1.56	0.05	0.0405	ND	0.05	0.0405
Naphthalene	91-20-3	10	0.344	0.05	0.05	ND	0.05	0.05	0.205	0.05	0.05	ND	0.05	0.05	1.86	0.05	0.05	0.227	0.05	0.05	ND	0.05	0.05
Phenanthrene	85-01-8	50	ND	0.05	0.0335	ND	0.05	0.0335	0.755	0.05	0.0335	ND	0.05	0.0335	1.27	0.05	0.0335	0.77	0.05	0.0335	ND	0.05	0.0335
Pyrene	129-00-0	50	0.0791	0.05	0.00824	ND	0.05	0.00824	ND	0.05	0.00824	ND	0.05	0.00824	0.251	0.05	0.00824	ND	0.05	0.00824	0.0758	0.05	0.00824
PEST, 8081 MASTER (ug/L)		ug/L																					
4,4'-DDD	72-54-8	0.3	ND	0.004	0.000223	ND	0.004	0.000223	ND	0.004	0.000223	ND	0.004	0.000223	ND	0.004	0.000223	ND	0.004	0.000223	ND	0.004	0.000223
4,4'-DDE	72-55-9	0.2	ND	0.004	0.000381	ND	0.004	0.000381	ND	0.004	0.000381	ND	0.004	0.000381	ND	0.004	0.000381	ND	0.004	0.000381	ND	0.004	0.000381
4,4'-DDT	50-29-3	0.2	ND	0.004	0.00093	ND	0.004	0.00093	ND	0.004	0.00093	ND	0.004	0.00093	ND	0.004	0.00093	ND	0.004	0.00093	ND	0.004	0.00093
Aldrin	309-00-2	~	ND	0.004	0.000353	ND	0.004	0.000353	ND	0.004	0.000353	ND	0.004	0.000353	ND	0.004	0.000353	ND	0.004	0.000353	ND	0.004	0.000353
alpha-BHC	319-84-6	0.01	ND	0.004	0.000215	ND	0.004	0.000215	ND	0.004	0.000215	ND	0.004	0.000215	ND	0.004	0.000215	ND	0.004	0.000215	ND	0.004	0.000215
alpha-Chlordane	5103-71-9	~	ND	0.004	0.000289	ND	0.004	0.000289	ND	0.004	0.000289	ND	0.004	0.000289	ND	0.004	0.000289	ND	0.004	0.000289	ND	0.004	0.000289
beta-BHC	319-85-7	0.04	ND	0.004	0.004	ND	0.004	0.004	ND	0.004	0.004	ND	0.004	0.004	ND	0.004	0.004	ND	0.004	0.004	ND	0.004	0.004
delta-BHC	319-86-8	0.04	ND	0.004	0.000362	ND	0.004	0.000362	ND	0.004	0.000362	ND	0.004	0.000362	ND	0.004	0.000362	ND	0.004	0.000362	ND	0.004	0.000362
Dieldrin	60-57-1	0.004	ND	0.002	0.000509	ND	0.002	0.000509	ND	0.002	0.000509	ND	0.002	0.000509	ND	0.002	0.000509	ND	0.002	0.000509	ND	0.002	0.000509
Endosulfan I	959-98-8	~	ND	0.004	0.000152	ND	0.004	0.000152	ND	0.004	0.000152	ND	0.004	0.000152	ND	0.004	0.000152	ND	0.004	0.000152	ND	0.004	0.000152
Endosulfan II	33213-65-9	~	ND	0.004	0.000279	ND	0.004	0.000279	ND	0.004	0.000279	ND	0.004	0.000279	ND	0.004	0.000279	ND	0.004	0.000279	ND	0.004	0.000279
Endosulfan sulfate	1031-07-8	~	ND	0.004	0.000425	ND	0.004	0.000425	ND	0.004	0.000425	ND	0.004	0.000425	ND	0.004	0.000425	ND	0.004	0.000425	ND	0.004	0.000425
Endrin	72-20-8	~	ND	0.004	0.000212	ND	0.004	0.000212	ND	0.004	0.000212	ND	0.004	0.000212	ND	0.004	0.000212	ND	0.004	0.000212	ND	0.004	0.000212
gamma-BHC (Lindane)	58-89-9	0.05	ND	0.004	0.000471	ND	0.004	0.000471	ND	0.004	0.000471	ND	0.004	0.000471	ND	0.004	0.000471	ND	0.004	0.000471	ND	0.004	0.000471
Heptachlor	76-44-8	0.04	ND	0.004	0.000302	ND	0.004	0.000302	ND	0.004	0.000302	ND	0.004	0.000302	ND	0.004	0.000302	ND	0.004	0.000302	ND	0.004	0.000302
Metals, NYSDEC Part 375 - ICP/MS (ug/L)		ug/L																					
Arsenic	7440-38-2	25	4.92	1.11	1.11	ND	1.11	1.11	16.4	1.11	1.11	3.24	1.11	1.11	13.7	1.11	1.11	13.4	1.11	1.11	ND	1.11	1.11
Barium	7440-39-3	1,000	560	1.11	1.11	737	1.11	1.11	917	1.11	1.11	295	1.11	1.11	612	1.11	1.11	758	1.11	1.11	195	1.11	1.11
Chromium	7440-47-3	50	1.6	1.11	1.11	68.9	1.11	1.11	1.89	1.11	1.11	ND	1.11	1.11	12.6	1.11	1.11	1.28	1.11	1.11	2.52	1.11	1.11
Copper	7440-50-8	200	2.13	1.11	1.11	10.5	1.11	1.11	2.44	1.11	1.11	2.79	1.11	1.11	23.1	1.11	1.11	1.17	1.11	1.11	ND	1.11	1.11
Lead	7439-92-1	25	5.88	1.11	1.11	2.04	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	13.7	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11
Manganese	7439-96-5	300	737	1.11	1.11	1490 D	2.22	2.22	1790 D	11.1	11.1	1100 D	2.22	2.22	468	1.11	1.11	1680 D	11.1	11.1	196	1.11	1.11
Nickel	7440-02-0	100	1.48	1.11	1.11	4.32	1.11	1.11	1.65	1.11	1.11	1.72	1.11	1.11	8.11	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11
Selenium	7782-49-2	10	ND	1.11	1.11	1.39	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	3.65	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11
Zinc	7440-66-6	2,000	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11
PCB, 8082 MASTER (ug/L)		ug/L																					
Total PCBs	1336-36-3	0.09	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Aqueous (ug/L)		ug/L																					
1,4-Dioxane	123-91-1	0.35	0.304	0.3	0.0912	ND	0.3	0.0912	0.464	0.3	0.0912	ND	0.3	0.0912	0.72	0.3	0.0912	0.48	0.3	0.0912	ND	0.3	0.0912
PFAS (ng/L)		ng/L																					
Perfluoro-3-methoxypropanoic acid (PFMPA)	377-73-1	~	0.884 J	1.97	0.399	ND	4	0.812	ND	20.1	4.07	ND	4	0.811	ND	20	4.05	ND	20	4.06	0.783 J	1.95	0.396
Perfluorobutane sulfonic acid (PFBS)	375-73-5	~	17.7	1.97	0.518	ND	4	1.05	6.85 J	20.1	5.29	1.18 J	4	1.05	6.81 J	20	5.26	7.51 J	20	5.27	2.37	1.95	0.514
Perfluorobutanoic acid (PFBA)	375-22-4	~	325	20.1	9.56	6.99	4	1.91	900	20.1	9.57	256	4	1.91	490	20	9.52	870	20	9.54	58.7	19.9	9.5
Perfluorobutylsulfonamide (PFBSA)	30334-69-1	~	0.354 J	1.97	0.35	ND	4	0.713	ND	20.1	3.58	ND	4	0.713	ND	20	3.56	ND	20	3.57	ND	19.9	3.55
Perfluorodecanoic acid (PFDA)	335-76-2	100	2.95	1.97	0.375	ND	4	0.764	ND	20.1	3.83	ND	4	0.764	ND	20	3.81	ND	20	3.82	ND	19.9	3.81
Perfluoroheptane sulfonic acid (PFHpS)	375-92-8	~	0.991 J	1.97	0.591	ND	4	1.2	ND	20.1	6.04	ND	4	1.2	ND	20	6.01	ND	20	6.02	ND	19.9	6
Perfluoroheptanoic acid (PFHpA)	375-85-9	~	18.0	1.97	0.415	ND	4	0.846	20.6	20.1	4.24	1.39 J	4	0.845	8.47 J	20	4.22	19.6 J	20	4.23	2.93	1.95	0.413
Perfluorohexadecanoic acid (PFHxDA)	67905-19-5	~	ND	1.97	0.5	ND	4	1.02	ND	20.1	5.11	ND	4	1.02	ND	20	5.08	ND	20	5.09	ND	19.9	5.07
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	35.1	1.97	0.495	2.42 J	4	1.01	16.3 J	20.1	5.06	1.96 J	4	1.01	8.89 J	20	5.03	17.8 J	20	5.04	ND	19.9	5.02
Perfluorohexanoic acid (PFHxA)	307-24-4	~	43.1	1.97	0.301	0.793 J	4	0.614	30.7	20.1	3.08	2.76 J	4	0.613	14.6 J	20	3.06	27.9	20	3.07	7.28	1.95	0.299
Perfluorononanoic acid (PFNA)	375-95-1	100	8.62	1.97	0.149	ND	4	0.304	6.99 J	20.1	1.53	0.5 J	4	0.304	10.2 J	20	1.52	5.66 J	20	1.52	1.4 J	1.95	0.148
Perfluorooctane sulfonic acid (PFOS)	1763-23-1	10	46.1	1.97	1.04	ND	4	2.12	14.5 J	**20.1**	**10.6**	ND	4	2.12	29.6	**20**	**10.6**	12.5 J	**20**	**10.6**	**ND**	**19.9**	**10.6**
Perfluorooctanoic acid (PFOA)	335-67-1	10	39.1	1.97	0.399	1.95 J	4	0.812	104	**20.1**	4.07	7.67	4	0.811	26	**20**	4.05	91.5	**20**	4.06	9.62	1.95	0.396
Perfluoropentane sulfonic acid (PFPeS)	2706-91-4	~	7.72	1.97	0.35	ND	4	0.713	6.89 J	20.1	3.58	ND	4	0.713	ND	20	3.56	6.91 J	20	3.57	ND	19.9	3.55
Perfluoropentanoic acid (PFPeA)	2706-90-3	100	56.5	1.97	0.407	ND	4	0.829	43.4	20.1	4.16	27.6	4	0.828	137	20	4.14	153	20	4.14	9.28	1.95	0.404
Perfluoroundecanoic acid (PFUnDA)	2058-94-8	~	0.326 J	1.97	0.213	ND	4	0.434	ND	20.1	2.18	ND	4	0.434	ND	20	2.17	ND	20	2.17	ND	19.9	2.16

NOTES:
Any Regulatory Exceedences are color coded by Regulation.
Total TICS values may vary slightly from the reported values due to rounding.

DEFINITIONS:
ND=not detected
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
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
~=this indicates that no regulatory limit has been established for this analyte

Table 2
Groundwater Results Summary Table

70 Fernbook Street, Yonkers, NY Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC TOGS Standards and Guidance Values - GA	26F1778-08 MW-4 6/29/2026 12:17:00 PM Ground Water				26F1778-09 MW-17 6/29/2026 1:52:00 PM Ground Water				26F1778-10 MW-3 6/29/2026 4:32:00 PM Ground Water				26F1778-11 FB 6/29/2026 4:38:00 PM Ground Water				26F1778-12 TB 6/29/2026 12:00:00 AM Ground Water				26F1778-13 DUP-1 6/29/2026 1:32:00 PM Ground Water			
Compound	**CAS Number**		**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**
VOA, 8260 LOW MASTER (ug/L)		**ug/L**																								
1,2,4-Trimethylbenzene	95-63-6	5	ND		0.5	0.048	0.13	J	0.5	0.048	1.03		0.5	0.048	ND		0.5	0.048	ND		0.5	0.048	ND		0.5	0.048
1,2-Dichloroethane	107-06-2	0.6	ND		0.5	0.0651	ND		0.5	0.0651	5.41		0.5	0.0651	ND		0.5	0.0651	ND		0.5	0.0651	ND		0.5	0.0651
1,3,5-Trimethylbenzene	108-67-8	5	ND		0.5	0.0394	ND		0.5	0.0394	0.86		0.5	0.0394	ND		0.5	0.0394	ND		0.5	0.0394	ND		0.5	0.0394
2-Butanone	78-93-3	50	ND		0.5	0.421	ND		0.5	0.421	ND		0.5	0.421	ND		0.5	0.421	ND		0.5	0.421	ND		0.5	0.421
Acetone	67-64-1	50	2.79		2	1.34	2.42		2	1.34	3.86		2	1.34	ND		2	1.34	ND		2	1.34	3.92		2	1.34
Benzene	71-43-2	1	ND		0.5	0.0434	1.04		0.5	0.0434	115	D	5	0.434	ND		0.5	0.0434	ND		0.5	0.0434	ND		0.5	0.0434
Ethyl Benzene	100-41-4	5	ND		0.5	0.0536	ND		0.5	0.0536	3.39		0.5	0.0536	ND		0.5	0.0536	ND		0.5	0.0536	ND		0.5	0.0536
Methyl tert-butyl ether (MTBE)	1634-04-4	10	0.66		0.5	0.048	3.71		0.5	0.048	31.3	D	5	0.48	ND		0.5	0.048	ND		0.5	0.048	0.33	J	0.5	0.048
Naphthalene	91-20-3	10	ND		2	0.5	ND		2	0.5	2.82		2	0.5	ND		2	0.5	ND		2	0.5	ND		2	0.5
n-Butylbenzene	104-51-8	5	ND		0.5	0.24	0.87		0.5	0.24	4.33		0.5	0.24	ND		0.5	0.24	ND		0.5	0.24	ND		0.5	0.24
n-Propylbenzene	103-65-1	5	ND		0.5	0.0247	0.6		0.5	0.0247	47.2		0.5	0.0247	0.28	J	0.5	0.0247	ND		0.5	0.0247	ND		0.5	0.0247
o-Xylene	95-47-6	5	ND		0.5	0.0247	0.63		0.5	0.0247	4.11		0.5	0.0247	ND		0.5	0.0247	ND		0.5	0.0247	ND		0.5	0.0247
p- & m- Xylenes	179601-23-1	~	ND		1	0.0742	0.68	J	1	0.0742	8.3		1	0.0742	ND		1	0.0742	ND		1	0.0742	ND		1	0.0742
sec-Butylbenzene	135-98-8	5	0.13	J	0.5	0.046	2.49		0.5	0.046	4.35		0.5	0.046	ND		0.5	0.046	ND		0.5	0.046	ND		0.5	0.046
tert-Butylbenzene	98-06-6	5	0.18	J	0.5	0.0423	0.61		0.5	0.0423	0.31	J	0.5	0.0423	ND		0.5	0.0423	ND		0.5	0.0423	0.15	J	0.5	0.0423
Toluene	108-88-3	5	ND		0.5	0.0314	0.35	J	0.5	0.0314	3.52		0.5	0.0314	ND		0.5	0.0314	ND		0.5	0.0314	ND		0.5	0.0314
Xylenes, Total	1330-20-7	5	ND		1.5	0.0967	1.31	J	1.5	0.0967	12.4		1.5	0.0967	ND		1.5	0.0967	ND		1.5	0.0967	ND		1.5	0.0967
Volatile Organics, Tentatively Identified Cmpds. (ug/L)		**ug/L**																								
Tentatively Identified Compounds	TOTTIC	~	**0**	U			**128.3**	J			**436.4**	J			**0**	U			**0**	U			**7.750**	J		
Semi-Volatiles, Tentatively Identified Cmpds. (ug/L)		**ug/L**																								
Tentatively Identified Compounds	TOTTIC	~	**15.79**	J			**44.12**	J			**366.3**	J			**0**	U							**28.78**	J		
SVOA, 8270 SIM MASTER (ug/L)		**ug/L**																								
Acenaphthene	83-32-9	20	0.557		0.05	0.0206	0.599		0.05	0.0206	35.5	D	1	0.412	ND		0.05	0.0206					0.799		0.05	0.0206
Acenaphthylene	208-96-8	~	0.539		0.05	0.0212	0.751		0.05	0.0212	36.1	D	1	0.424	ND		0.05	0.0212					0.814		0.05	0.0212
Anthracene	120-12-7	50	ND		0.05	0.00624	0.0869		0.05	0.00624	1.23		0.05	0.00624	ND		0.05	0.00624					ND		0.05	0.00624
Chrysene	218-01-9	0.002	**ND**		**0.05**	**0.0185**	**ND**		**0.05**	**0.0185**	**0.106**		**0.05**	**0.0185**	**ND**		**0.05**	**0.0185**					**ND**		**0.05**	**0.0185**
Fluoranthene	206-44-0	50	ND		0.05	0.0093	0.162		0.05	0.0093	4.35		0.05	0.0093	ND		0.05	0.0093					0.0544		0.05	0.0093
Fluorene	86-73-7	50	ND		0.05	0.0405	0.407		0.05	0.0405	21.5	D	1	0.81	ND		0.05	0.0405					ND		0.05	0.0405
Naphthalene	91-20-3	10	ND		0.05	0.05	0.235		0.05	0.05	1.14		0.05	0.05	ND		0.05	0.05					ND		0.05	0.05
Phenanthrene	85-01-8	50	0.556		0.05	0.0335	0.0707		0.05	0.0335	24.4	D	1	0.67	ND		0.05	0.0335					0.812		0.05	0.0335
Pyrene	129-00-0	50	ND		0.05	0.00824	0.204		0.05	0.00824	1.96		0.05	0.00824	ND		0.05	0.00824					0.0867		0.05	0.00824
PEST, 8081 MASTER (ug/L)		**ug/L**																								
4,4'-DDD	72-54-8	0.3	ND		0.004	0.000223	ND		0.004	0.000223	ND		0.004	0.000223	ND		0.004	0.000223					ND		0.004	0.000223
4,4'-DDE	72-55-9	0.2	ND		0.004	0.000381	ND		0.004	0.000381	ND		0.004	0.000381	ND		0.004	0.000381					ND		0.004	0.000381
4,4'-DDT	50-29-3	0.2	ND		0.004	0.00093	ND		0.004	0.00093	ND		0.004	0.00093	ND		0.004	0.00093					ND		0.004	0.00093
Aldrin	309-00-2	~	ND		0.004	0.000353	ND		0.004	0.000353	ND		0.004	0.000353	ND		0.004	0.000353					ND		0.004	0.000353
alpha-BHC	319-84-6	0.01	ND		0.004	0.000215	ND		0.004	0.000215	ND		0.004	0.000215	ND		0.004	0.000215					ND		0.004	0.000215
alpha-Chlordane	5103-71-9	~	ND		0.004	0.000289	ND		0.004	0.000289	ND		0.004	0.000289	ND		0.004	0.000289					ND		0.004	0.000289
beta-BHC	319-85-7	0.04	ND		0.004	0.004	ND		0.004	0.004	ND		0.004	0.004	ND		0.004	0.004					ND		0.004	0.004
delta-BHC	319-86-8	0.04	ND		0.004	0.000362	ND		0.004	0.000362	ND		0.004	0.000362	ND		0.004	0.000362					ND		0.004	0.000362
Dieldrin	60-57-1	0.004	ND		0.002	0.000509	ND		0.002	0.000509	ND		0.002	0.000509	ND		0.002	0.000509					ND		0.002	0.000509
Endosulfan I	959-98-8	~	ND		0.004	0.000152	ND		0.004	0.000152	ND		0.004	0.000152	ND		0.004	0.000152					ND		0.004	0.000152
Endosulfan II	33213-65-9	~	ND		0.004	0.000279	ND		0.004	0.000279	ND		0.004	0.000279	ND		0.004	0.000279					ND		0.004	0.000279
Endosulfan sulfate	1031-07-8	~	ND		0.004	0.000425	ND		0.004	0.000425	ND		0.004	0.000425	ND		0.004	0.000425					ND		0.004	0.000425
Endrin	72-20-8	~	ND		0.004	0.000212	ND		0.004	0.000212	ND		0.004	0.000212	ND		0.004	0.000212					ND		0.004	0.000212
gamma-BHC (Lindane)	58-89-9	0.05	ND		0.004	0.000471	ND		0.004	0.000471	ND		0.004	0.000471	ND		0.004	0.000471					ND		0.004	0.000471
Heptachlor	76-44-8	0.04	ND		0.004	0.000302	ND		0.004	0.000302	ND		0.004	0.000302	ND		0.004	0.000302					ND		0.004	0.000302
Metals, NYSDEC Part 375 - ICP/MS (ug/L)		**ug/L**																								
Arsenic	7440-38-2	25	ND		1.11	1.11	4.17		1.11	1.11	6.41		1.11	1.11	ND		1.11	1.11					ND		1.11	1.11
Barium	7440-39-3	1,000	221		1.11	1.11	478		1.11	1.11	640		1.11	1.11	9.21		1.11	1.11					296		1.11	1.11
Chromium	7440-47-3	50	ND		1.11	1.11	ND		1.11	1.11	9.45		1.11	1.11	ND		1.11	1.11					ND		1.11	1.11
Copper	7440-50-8	200	1.6		1.11	1.11	1.24		1.11	1.11	11.9		1.11	1.11	1.37		1.11	1.11					ND		1.11	1.11
Lead	7439-92-1	25	ND		1.11	1.11	4.91		1.11	1.11	81.2		1.11	1.11	ND		1.11	1.11					ND		1.11	1.11
Manganese	7439-96-5	300	791		1.11	1.11	938		1.11	1.11	473		1.11	1.11	4.9		1.11	1.11					898		1.11	1.11
Nickel	7440-02-0	100	ND		1.11	1.11	ND		1.11	1.11	4.81		1.11	1.11	ND		1.11	1.11					ND		1.11	1.11
Selenium	7782-49-2	10	ND		1.11	1.11	ND		1.11	1.11	2.63		1.11	1.11	ND		1.11	1.11					ND		1.11	1.11
Zinc	7440-66-6	2,000	ND		1.11	1.11	ND		1.11	1.11	ND		1.11	1.11	2.17		1.11	1.11					8.29		1.11	1.11
PCB, 8082 MASTER (ug/L)		**ug/L**																								
Total PCBs	1336-36-3	0.09	ND		0.05	0.05	ND		0.05	0.05	ND		0.05	0.05	ND		0.05	0.05					ND		0.05	0.05
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Aqueous (ug/L)		**ug/L**																								
1,4-Dioxane	123-91-1	0.35	ND		0.3	0.0912	ND		0.3	0.0912	1.09		0.3	0.0912									ND		0.3	0.0912
PFAS (ng/L)		**ng/L**																								
Perfluoro-3-methoxypropanoic acid (PFMPA)	377-73-1	~	ND		9.98	2.02	ND		20.1	4.07	ND		20	4.06	ND		2.04	0.414	ND		4	0.812				
Perfluorobutane sulfonic acid (PFBS)	375-73-5	~	3.83	J	9.98	2.63	ND		20.1	5.28	9.06	J	20	5.27	ND		2.04	0.537	3.31	J	4	1.05				
Perfluorobutanoic acid (PFBA)	375-22-4	~	41.9		9.98	4.76	495		20.1	9.56	775		20	9.53	ND		2.04	0.972	43.3		4	1.91				
Perfluorobutylsulfonamide (PFBSA)	30334-69-1	~	ND		9.98	1.78	ND		20.1	3.57	ND		20	3.56	ND		2.04	0.363	ND		4	0.713				
Perfluorodecanoic acid (PFDA)	335-76-2	100	ND		9.98	1.91	ND		20.1	3.83	ND		20	3.82	ND		2.04	0.389	ND		4	0.764				
Perfluoroheptane sulfonic acid (PFHpS)	375-92-8	~	ND		9.98	3	ND		20.1	6.04	ND		20	6.02	ND		2.04	0.614	ND		4	1.2				
Perfluoroheptanoic acid (PFHpA)	375-85-9	~	5.32	J	9.98	2.11	ND		20.1	4.24	ND		20	4.23	ND		2.04	0.431	ND		40	8.46				
Perfluorohexadecanoic acid (PFHxDA)	67905-19-5	~	ND		9.98	2.54	ND		20.1	5.1	ND		20	5.09	ND		2.04	0.519	ND		4	1.02				
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	2.67	J	9.98	2.51	ND		20.1	5.06	6.30	J	20	5.04	ND		2.04	0.514	2.18	J	4	1.01				
Perfluorohexanoic acid (PFHxA)	307-24-4	~	15.4		9.98	1.53	12.4	J	20.1	3.08	7.84	J	20	3.07	ND		2.04	0.313	27.2		4	0.614				
Perfluorononanoic acid (PFNA)	375-95-1	100	0.958	J	9.98	0.759	ND		20.1	1.52	1.84	J	20	1.52	ND		2.04	0.155	1	J	4	0.304				
Perfluorooctane sulfonic acid (PFOS)	1763-23-1	10	ND		9.98	5.29	**ND**		**20.1**	**10.6**	**ND**		**20**	**10.6**	ND		2.04	1.08	2.67	J	4	2.12				
Perfluorooctanoic acid (PFOA)	335-67-1	10	17.4		9.98	2.02	13.9	J	**20.1**	4.07	22.5		**20**	4.06	ND		2.04	0.414	14		4	0.812				
Perfluoropentane sulfonic acid (PFPeS)	2706-91-4	~	ND		9.98	1.78	ND		20.1	3.57	ND		20	3.56	ND		2.04	0.363	ND		4	0.713				
Perfluoropentanoic acid (PFPeA)	2706-90-3	100	23.3		9.98	2.07	20.4		20.1	4.15	104		20	4.14	ND		2.04	0.422	24.2		4	0.829				
Perfluoroundecanoic acid (PFUnDA)	2058-94-8	~	ND		9.98	1.08	ND		20.1	2.18	ND		20	2.17	ND		2.04	0.221	ND		4	0.434				

NOTES:
Any Regulatory Exceedences are color coded by Regulation.
Total TICS values may vary slightly from the reported values due to rounding.

DEFINITIONS:
ND=not detected
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
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 dete
~=this indicates that no regulatory limit has been established for this analyte

Table 2
Groundwater Results Summary Table

70 Fernbook Street, Yonkers, NY Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC TOGS Standards and Guidance Values - GA	26G0068-01 MW-1 6/30/2026 3:02:00 PM Ground Water			26G0068-02 MW-5 6/30/2026 11:32:00 AM Ground Water			26G0068-03 MW-6 6/30/2026 12:37:00 PM Ground Water			26G0068-04 MW-7 6/30/2026 10:12:00 AM Ground Water			26G0068-05 MW-10D 6/30/2026 9:57:00 AM Ground Water			26G0068-06 MW-9 6/30/2026 5:07:00 PM Ground Water			26G0068-07 MW-11 6/30/2026 11:27:00 AM Ground Water		
Compound	CAS Number		Result	RL	MDL	Result	RL	MDL	Result	RL	MDL	Result	RL	MDL	Result	RL	MDL	Result	RL	MDL	Result	RL	MDL
VOA, 8260 LOW MASTER (ug/L)		ug/L																					
1,2,4-Trimethylbenzene	95-63-6	5	0.16 J	0.5	0.048	ND	0.5	0.048	ND	0.5	0.048	ND	0.5	0.048	ND	0.5	0.048	ND	0.5	0.048	ND	0.5	0.048
Acetone	67-64-1	50	25.7	2	1.34	ND	2	1.34	ND	2	1.34	ND	2	1.34	4.91	2	1.34	1.95 J	2	1.34	ND	2	1.34
Benzene	71-43-2	1	**3.32**	0.5	0.0434	ND	0.5	0.0434	ND	0.5	0.0434	ND	0.5	0.0434	ND	0.5	0.0434	0.53	0.5	0.0434	ND	0.5	0.0434
Chloroform	67-66-3	7	ND	0.5	0.054	ND	0.5	0.054	ND	0.5	0.054	ND	0.5	0.054	0.12 J	0.5	0.054	ND	0.5	0.054	ND	0.5	0.054
Ethyl Benzene	100-41-4	5	0.26 J	0.5	0.0536	ND	0.5	0.0536	ND	0.5	0.0536	ND	0.5	0.0536	ND	0.5	0.0536	ND	0.5	0.0536	ND	0.5	0.0536
Methyl tert-butyl ether (MTBE)	1634-04-4	10	0.34 J	0.5	0.048	ND	0.5	0.048	ND	0.5	0.048	ND	0.5	0.048	ND	0.5	0.048	ND	0.5	0.048	0.99	0.5	0.048
Naphthalene	91-20-3	10	0.94 J	2	0.5	ND	2	0.5	ND	2	0.5	ND	2	0.5	ND	2	0.5	ND	2	0.5	0.92 J	2	0.5
n-Butylbenzene	104-51-8	5	2.24	0.5	0.24	ND	0.5	0.24	ND	0.5	0.24	ND	0.5	0.24	ND	0.5	0.24	ND	0.5	0.24	ND	0.5	0.24
n-Propylbenzene	103-65-1	5	**26.8**	0.5	0.0247	0.13 J	0.5	0.0247	ND	0.5	0.0247	ND	0.5	0.0247	ND	0.5	0.0247	0.35 J	0.5	0.0247	ND	0.5	0.0247
o-Xylene	95-47-6	5	0.61	0.5	0.0247	ND	0.5	0.0247	ND	0.5	0.0247	ND	0.5	0.0247	ND	0.5	0.0247	ND	0.5	0.0247	0.38 J	0.5	0.0247
p- & m- Xylenes	179601-23-1	~	0.8 J	1	0.0742	ND	1	0.0742	ND	1	0.0742	ND	1	0.0742	ND	1	0.0742	0.15 J	1	0.0742	0.23 J	1	0.0742
sec-Butylbenzene	135-98-8	5	4.87	0.5	0.046	0.33 J	0.5	0.046	ND	0.5	0.046	ND	0.5	0.046	ND	0.5	0.046	0.18 J	0.5	0.046	0.91	0.5	0.046
tert-Butylbenzene	98-06-6	5	0.61	0.5	0.0423	ND	0.5	0.0423	ND	0.5	0.0423	ND	0.5	0.0423	ND	0.5	0.0423	ND	0.5	0.0423	0.74	0.5	0.0423
Toluene	108-88-3	5	0.65	0.5	0.0314	ND	0.5	0.0314	ND	0.5	0.0314	ND	0.5	0.0314	ND	0.5	0.0314	0.17 J	0.5	0.0314	ND	0.5	0.0314
Xylenes, Total	1330-20-7	5	1.41 J	1.5	0.0967	ND	1.5	0.0967	ND	1.5	0.0967	ND	1.5	0.0967	ND	1.5	0.0967	0.15 J	1.5	0.0967	0.61 J	1.5	0.0967
Volatile Organics, Tentatively Identified Cmpds. (ug/L)		ug/L																					
Tentatively Identified Compounds	TOTTIC	~	**196.2** J			**15.43** J			**0** U			**0** U			**0** U			**4.560** J			**166.6** J		
Semi-Volatiles, Tentatively Identified Cmpds. (ug/L)		ug/L																					
Tentatively Identified Compounds	TOTTIC	~	**64.20** J			**0** U			**0** U			**0** U			**0** U			**0** U			**0** U		
SVOA, 8270 SIM MASTER (ug/L)		ug/L																					
Acenaphthene	83-32-9	20	1.54	0.05	0.0206	ND	0.05	0.0206	ND	0.05	0.0206	ND	0.05	0.0206	ND	0.05	0.0206	ND	0.05	0.0206	ND	0.05	0.0206
Acenaphthylene	208-96-8	~	1.88	0.05	0.0212	ND	0.05	0.0212	ND	0.05	0.0212	ND	0.05	0.0212	ND	0.05	0.0212	ND	0.05	0.0212	ND	0.05	0.0212
Anthracene	120-12-7	50	0.122	0.05	0.00624	ND	0.05	0.00624	ND	0.05	0.00624	ND	0.05	0.00624	ND	0.05	0.00624	ND	0.05	0.00624	ND	0.05	0.00624
Fluorene	86-73-7	50	2.32	0.05	0.0405	ND	0.05	0.0405	ND	0.05	0.0405	ND	0.05	0.0405	ND	0.05	0.0405	ND	0.05	0.0405	ND	0.05	0.0405
Naphthalene	91-20-3	10	0.376	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05
Phenanthrene	85-01-8	50	1.09	0.05	0.0335	ND	0.05	0.0335	ND	0.05	0.0335	ND	0.05	0.0335	ND	0.05	0.0335	ND	0.05	0.0335	ND	0.05	0.0335
Pyrene	129-00-0	50	ND	0.05	0.00824	ND	0.05	0.00824	ND	0.05	0.00824	ND	0.05	0.00824	ND	0.05	0.00824	ND	0.05	0.00824	ND	0.05	0.00824
PEST, 8081 MASTER (ug/L)		ug/L																					
4,4'-DDD	72-54-8	0.3	ND	0.004	0.000223	ND	0.004	0.000223	ND	0.004	0.000223	ND	0.004	0.000223	ND	0.004	0.000223	ND	0.004	0.000223	ND	0.004	0.000223
4,4'-DDE	72-55-9	0.2	ND	0.004	0.000381	ND	0.004	0.000381	ND	0.004	0.000381	ND	0.004	0.000381	ND	0.004	0.000381	ND	0.004	0.000381	ND	0.004	0.000381
4,4'-DDT	50-29-3	0.2	ND	0.004	0.00093	ND	0.004	0.00093	ND	0.004	0.00093	ND	0.004	0.00093	ND	0.004	0.00093	ND	0.004	0.00093	ND	0.004	0.00093
Aldrin	309-00-2	~	ND	0.004	0.000353	ND	0.004	0.000353	ND	0.004	0.000353	ND	0.004	0.000353	ND	0.004	0.000353	ND	0.004	0.000353	ND	0.004	0.000353
alpha-BHC	319-84-6	0.01	ND	0.004	0.000215	ND	0.004	0.000215	ND	0.004	0.000215	ND	0.004	0.000215	ND	0.004	0.000215	ND	0.004	0.000215	ND	0.004	0.000215
alpha-Chlordane	5103-71-9	~	ND	0.004	0.000289	ND	0.004	0.000289	ND	0.004	0.000289	ND	0.004	0.000289	ND	0.004	0.000289	ND	0.004	0.000289	ND	0.004	0.000289
beta-BHC	319-85-7	0.04	ND	0.004	0.004	ND	0.004	0.004	ND	0.004	0.004	ND	0.004	0.004	ND	0.004	0.004	ND	0.004	0.004	ND	0.004	0.004
delta-BHC	319-86-8	0.04	ND	0.004	0.000362	ND	0.004	0.000362	ND	0.004	0.000362	ND	0.004	0.000362	ND	0.004	0.000362	ND	0.004	0.000362	ND	0.004	0.000362
Dieldrin	60-57-1	0.004	ND	0.002	0.000509	ND	0.002	0.000509	ND	0.002	0.000509	ND	0.002	0.000509	ND	0.002	0.000509	ND	0.002	0.000509	ND	0.002	0.000509
Endosulfan I	959-98-8	~	ND	0.004	0.000152	ND	0.004	0.000152	ND	0.004	0.000152	ND	0.004	0.000152	ND	0.004	0.000152	ND	0.004	0.000152	ND	0.004	0.000152
Endosulfan II	33213-65-9	~	ND	0.004	0.000279	ND	0.004	0.000279	ND	0.004	0.000279	ND	0.004	0.000279	ND	0.004	0.000279	ND	0.004	0.000279	ND	0.004	0.000279
Endosulfan sulfate	1031-07-8	~	ND	0.004	0.000425	ND	0.004	0.000425	ND	0.004	0.000425	ND	0.004	0.000425	ND	0.004	0.000425	ND	0.004	0.000425	ND	0.004	0.000425
Endrin	72-20-8	~	ND	0.004	0.000212	ND	0.004	0.000212	ND	0.004	0.000212	ND	0.004	0.000212	ND	0.004	0.000212	ND	0.004	0.000212	ND	0.004	0.000212
gamma-BHC (Lindane)	58-89-9	0.05	ND	0.004	0.000471	ND	0.004	0.000471	ND	0.004	0.000471	ND	0.004	0.000471	ND	0.004	0.000471	ND	0.004	0.000471	ND	0.004	0.000471
Heptachlor	76-44-8	0.04	ND	0.004	0.000302	ND	0.004	0.000302	ND	0.004	0.000302	ND	0.004	0.000302	ND	0.004	0.000302	ND	0.004	0.000302	ND	0.004	0.000302
Metals, NYSDEC Part 375 - ICP/MS (ug/L)		ug/L																					
Arsenic	7440-38-2	25	11.8	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	1.86	1.11	1.11	ND	1.11	1.11	2.04	1.11	1.11	1.28	1.11	1.11
Barium	7440-39-3	1,000	660	1.11	1.11	407	1.11	1.11	527	1.11	1.11	324	1.11	1.11	632	1.11	1.11	**1240 D**	2.22	2.22	500	1.11	1.11
Chromium	7440-47-3	50	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	1.87	1.11	1.11	**521**	1.11	1.11	3.76	1.11	1.11	ND	1.11	1.11
Copper	7440-50-8	200	ND	1.11	1.11	1.34	1.11	1.11	ND	1.11	1.11	2.32	1.11	1.11	4.56	1.11	1.11	1.77	1.11	1.11	ND	1.11	1.11
Lead	7439-92-1	25	1.14	1.11	1.11	4.47	1.11	1.11	2.58	1.11	1.11	2.26	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	3.76	1.11	1.11
Manganese	7439-96-5	300	**3930 D**	11.1	11.1	**931**	1.11	1.11	**604**	1.11	1.11	**633**	1.11	1.11	79.2	1.11	1.11	**1240 D**	2.22	2.22	**913**	1.11	1.11
Nickel	7440-02-0	100	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	15.1	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11
Selenium	7782-49-2	10	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11	ND	1.11	1.11
Zinc	7440-66-6	2,000	12.3	1.11	1.11	8.46	1.11	1.11	7.54	1.11	1.11	1080 D	5.56	5.56	9.02	1.11	1.11	8.77	1.11	1.11	4.88	1.11	1.11
PCB, 8082 MASTER (ug/L)		ug/L																					
Total PCBs	1336-36-3	0.09	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05	ND	0.05	0.05
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Aqueous (ug/L)		ug/L																					
1,4-Dioxane	123-91-1	0.35	ND	0.3	0.0912	ND	0.3	0.0912	ND	0.3	0.0912	ND	0.3	0.0912	ND	0.3	0.0912	ND	0.3	0.0912	ND	0.3	0.0912
PFAS (ng/L)		ng/L																					
Perfluoro-3-methoxypropanoic acid (PFMPA)	377-73-1	~	ND	9.98	2.02	ND	9.98	2.03	ND	4	0.811	ND	9.98	2.03	ND	1.97	0.401	ND	1.93	0.391	ND	10	2.03
Perfluorobutane sulfonic acid (PFBS)	375-73-5	~	6.00 J	9.98	2.63	4.08 J	9.98	2.63	3.47 J	4	1.05	5.25 J	9.98	2.63	ND	1.97	0.52	ND	1.93	0.508	4.25 J	10	2.64
Perfluorobutanoic acid (PFBA)	375-22-4	~	391	9.98	4.76	91.9	9.98	4.76	26.6	4	1.91	37.2	9.98	4.76	8.00	1.97	0.941	3.01	1.93	0.919	200	10	4.77
Perfluoroheptanoic acid (PFHpA)	375-85-9	~	2.96 J	9.98	2.11	5.08 J	9.98	2.11	6.21	4	0.845	4.49 J	9.98	2.11	ND	1.97	0.417	ND	1.93	0.407	5.19 J	10	2.12
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	4.77 J	9.98	2.51	3.57 J	9.98	2.52	2.23 J	4	1.01	2.95 J	9.98	2.52	0.509 J	1.97	0.498	ND	1.93	0.486	2.71 J	10	2.52
Perfluorohexanoic acid (PFHxA)	307-24-4	~	10.8	9.98	1.53	13.9	9.98	1.53	20.2	4	0.613	10.4	9.98	1.53	0.709 J	1.97	0.303	5.44	1.93	0.296	16.8	10	1.54
Perfluorononanoic acid (PFNA)	375-95-1	100	2.21 J	9.98	0.759	1.24 J	9.98	0.759	0.692 J	4	0.304	1.52 J	9.98	0.759	0.267 J	1.97	0.15	ND	1.93	0.147	0.961 J	10	0.761
Perfluorooctane sulfonic acid (PFOS)	1763-23-1	10	**14**	9.98	5.29	ND	9.98	5.29	ND	4	2.12	ND	9.98	5.29	ND	1.97	1.05	ND	1.93	1.02	ND	10	5.31
Perfluorooctanoic acid (PFOA)	335-67-1	10	5.55 J	9.98	2.02	**19.9**	9.98	2.03	**15**	4	0.811	**20.6**	9.98	2.03	0.853 J	1.97	0.401	ND	1.93	0.391	**15.6**	10	2.03
Perfluoropentanoic acid (PFPeA)	2706-90-3	100	40.7	9.98	2.07	19	9.98	2.07	29.3	4	0.828	13.4	9.98	2.07	0.506 J	1.97	0.409	0.476 J	1.93	0.399	25.3	10	2.07

NOTES:

Any Regulatory Exceedences are color coded by Regulation.

Total TICS values may vary slightly from the reported values due to rounding.

DEFINITIONS:

ND=not detected

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

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

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

Table 2
Groundwater Results Summary Table

70 Fernbook Street, Yonkers, NY Sample Name Sampling Date Client Matrix	Sample ID	NYSDEC TOGS Standards and Guidance Values - GA	26G0068-08 MW-12 6/30/2026 1:22:00 PM Ground Water				26G0068-09 MW-13 6/30/2026 1:42:00 PM Ground Water				26G0068-10 MW-19 6/30/2026 3:32:00 PM Ground Water				26G0068-11 DUP 6/30/2026 12:00:00 AM Ground Water				26G0068-12 FB 6/30/2026 3:32:00 PM Ground Water				26G0068-13 TB 6/30/2026 12:00:00 AM Water			
Compound	**CAS Number**		**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**
VOA, 8260 LOW MASTER (ug/L)		**ug/L**																								
1,2,4-Trimethylbenzene	95-63-6	5	ND		0.5	0.048	ND		0.5	0.048	ND		0.5	0.048	ND		5	0.48	ND		0.5	0.048	ND		0.5	0.048
Acetone	67-64-1	50	ND		2	1.34	2.9		2	1.34	2.89		2	1.34	ND		20	13.4	ND		2	1.34	ND		2	1.34
Benzene	71-43-2	1	1.78		0.5	0.0434	ND		0.5	0.0434	0.23	J	0.5	0.0434	31.4	D	5	0.434	ND		0.5	0.0434	ND		0.5	0.0434
Chloroform	67-66-3	7	ND		0.5	0.054	ND		0.5	0.054	4.94		0.5	0.054	ND		5	0.54	ND		0.5	0.054	ND		0.5	0.054
Ethyl Benzene	100-41-4	5	0.37	J	0.5	0.0536	ND		0.5	0.0536	ND		0.5	0.0536	2.5	JD	5	0.536	ND		0.5	0.0536	ND		0.5	0.0536
Methyl tert-butyl ether (MTBE)	1634-04-4	10	4.14		0.5	0.048	ND		0.5	0.048	ND		0.5	0.048	2.4	JD	5	0.48	ND		0.5	0.048	ND		0.5	0.048
Naphthalene	91-20-3	10	1.1	J	2	0.5	ND		2	0.5	ND		2	0.5	8.9	JD	20	5	ND		2	0.5	ND		2	0.5
n-Butylbenzene	104-51-8	5	4.82		0.5	0.24	ND		0.5	0.24	ND		0.5	0.24	25.8	D	5	2.4	ND		0.5	0.24	ND		0.5	0.24
n-Propylbenzene	103-65-1	5	27.4		0.5	0.0247	0.64		0.5	0.0247	0.21	J	0.5	0.0247	288	D	5	0.247	ND		0.5	0.0247	ND		0.5	0.0247
o-Xylene	95-47-6	5	0.96		0.5	0.0247	ND		0.5	0.0247	ND		0.5	0.0247	6.1	D	5	0.247	ND		0.5	0.0247	ND		0.5	0.0247
p- & m- Xylenes	179601-23-1	~	2.25		1	0.0742	ND		1	0.0742	0.13	J	1	0.0742	8.4	JD	10	0.742	ND		1	0.0742	ND		1	0.0742
sec-Butylbenzene	135-98-8	5	8.21		0.5	0.046	0.66		0.5	0.046	0.17	J	0.5	0.046	53.4	D	5	0.46	ND		0.5	0.046	ND		0.5	0.046
tert-Butylbenzene	98-06-6	5	1.2		0.5	0.0423	0.2	J	0.5	0.0423	ND		0.5	0.0423	6.4	D	5	0.423	ND		0.5	0.0423	ND		0.5	0.0423
Toluene	108-88-3	5	1.06		0.5	0.0314	ND		0.5	0.0314	ND		0.5	0.0314	6.9	D	5	0.314	ND		0.5	0.0314	ND		0.5	0.0314
Xylenes, Total	1330-20-7	5	3.21		1.5	0.0967	ND		1.5	0.0967	0.13	J	1.5	0.0967	14.5	JD	15	0.967	ND		1.5	0.0967	ND		1.5	0.0967
Volatile Organics, Tentatively Identified Cmpds. (ug/L)		**ug/L**																								
Tentatively Identified Compounds	TOTTIC	~	**490.3**	J			**12.01**	J			**6.530**	J			**2190**	J			**0**	U			**0**	U		
Semi-Volatiles, Tentatively Identified Cmpds. (ug/L)		**ug/L**																								
Tentatively Identified Compounds	TOTTIC	~	**97.01**	J			**10.58**	J			**0**	U			**199.5**	J			**0**	U						
SVOA, 8270 SIM MASTER (ug/L)		**ug/L**																								
Acenaphthene	83-32-9	20	ND		0.05	0.0206	ND		0.05	0.0206	ND		0.05	0.0206	0.59		0.05	0.0206	ND		0.05	0.0206				
Acenaphthylene	208-96-8	~	ND		0.05	0.0212	ND		0.05	0.0212	ND		0.05	0.0212	ND		0.05	0.0212	ND		0.05	0.0212				
Anthracene	120-12-7	50	ND		0.05	0.00624	ND		0.05	0.00624	ND		0.05	0.00624	ND		0.05	0.00624	ND		0.05	0.00624				
Fluorene	86-73-7	50	ND		0.05	0.0405	ND		0.05	0.0405	ND		0.05	0.0405	0.628		0.05	0.0405	ND		0.05	0.0405				
Naphthalene	91-20-3	10	ND		0.05	0.05	ND		0.05	0.05	ND		0.05	0.05	0.217		0.05	0.05	ND		0.05	0.05				
Phenanthrene	85-01-8	50	ND		0.05	0.0335	ND		0.05	0.0335	ND		0.05	0.0335	ND		0.05	0.0335	ND		0.05	0.0335				
Pyrene	129-00-0	50	ND		0.05	0.00824	ND		0.05	0.00824	0.0677		0.05	0.00824	ND		0.05	0.00824	ND		0.05	0.00824				
PEST, 8081 MASTER (ug/L)		**ug/L**																								
4,4'-DDD	72-54-8	0.3	ND		0.004	0.000223	ND		0.004	0.000223	ND		0.004	0.000223	ND		0.004	0.000223	ND		0.004	0.000223				
4,4'-DDE	72-55-9	0.2	ND		0.004	0.000381	ND		0.004	0.000381	ND		0.004	0.000381	ND		0.004	0.000381	ND		0.004	0.000381				
4,4'-DDT	50-29-3	0.2	ND		0.004	0.00093	ND		0.004	0.00093	ND		0.004	0.00093	ND		0.004	0.00093	ND		0.004	0.00093				
Aldrin	309-00-2	~	ND		0.004	0.000353	ND		0.004	0.000353	ND		0.004	0.000353	ND		0.004	0.000353	ND		0.004	0.000353				
alpha-BHC	319-84-6	0.01	ND		0.004	0.000215	ND		0.004	0.000215	ND		0.004	0.000215	ND		0.004	0.000215	ND		0.004	0.000215				
alpha-Chlordane	5103-71-9	~	ND		0.004	0.000289	ND		0.004	0.000289	ND		0.004	0.000289	ND		0.004	0.000289	ND		0.004	0.000289				
beta-BHC	319-85-7	0.04	ND		0.004	0.004	ND		0.004	0.004	ND		0.004	0.004	ND		0.004	0.004	ND		0.004	0.004				
delta-BHC	319-86-8	0.04	ND		0.004	0.000362	ND		0.004	0.000362	ND		0.004	0.000362	ND		0.004	0.000362	ND		0.004	0.000362				
Dieldrin	60-57-1	0.004	ND		0.002	0.000509	ND		0.002	0.000509	ND		0.002	0.000509	ND		0.002	0.000509	ND		0.002	0.000509				
Endosulfan I	959-98-8	~	ND		0.004	0.000152	ND		0.004	0.000152	ND		0.004	0.000152	ND		0.004	0.000152	ND		0.004	0.000152				
Endosulfan II	33213-65-9	~	ND		0.004	0.000279	ND		0.004	0.000279	ND		0.004	0.000279	ND		0.004	0.000279	ND		0.004	0.000279				
Endosulfan sulfate	1031-07-8	~	ND		0.004	0.000425	ND		0.004	0.000425	ND		0.004	0.000425	ND		0.004	0.000425	ND		0.004	0.000425				
Endrin	72-20-8	~	ND		0.004	0.000212	ND		0.004	0.000212	ND		0.004	0.000212	ND		0.004	0.000212	ND		0.004	0.000212				
gamma-BHC (Lindane)	58-89-9	0.05	ND		0.004	0.000471	ND		0.004	0.000471	ND		0.004	0.000471	ND		0.004	0.000471	ND		0.004	0.000471				
Heptachlor	76-44-8	0.04	ND		0.004	0.000302	ND		0.004	0.000302	ND		0.004	0.000302	ND		0.004	0.000302	ND		0.004	0.000302				
Metals, NYSDEC Part 375 - ICP/MS (ug/L)		**ug/L**																								
Arsenic	7440-38-2	25	ND		1.11	1.11	2.73		1.11	1.11	8.33		1.11	1.11	12.6		1.11	1.11	ND		1.11	1.11				
Barium	7440-39-3	1,000	526		1.11	1.11	126		1.11	1.11	81.4		1.11	1.11	689		1.11	1.11	ND		1.11	1.11				
Chromium	7440-47-3	50	ND		1.11	1.11	1.85		1.11	1.11	12		1.11	1.11	ND		1.11	1.11	ND		1.11	1.11				
Copper	7440-50-8	200	ND		1.11	1.11	3.22		1.11	1.11	15.9		1.11	1.11	ND		1.11	1.11	ND		1.11	1.11				
Lead	7439-92-1	25	ND		1.11	1.11	4.51		1.11	1.11	19		1.11	1.11	ND		1.11	1.11	ND		1.11	1.11				
Manganese	7439-96-5	300	1080	D	5.56	5.56	697		1.11	1.11	2000	D	5.56	5.56	4240	D	5.56	5.56	ND		1.11	1.11				
Nickel	7440-02-0	100	ND		1.11	1.11	ND		1.11	1.11	8.29		1.11	1.11	ND		1.11	1.11	ND		1.11	1.11				
Selenium	7782-49-2	10	ND		1.11	1.11	ND		1.11	1.11	4.59		1.11	1.11	ND		1.11	1.11	ND		1.11	1.11				
Zinc	7440-66-6	2,000	2.56		1.11	1.11	13.4		1.11	1.11	51.4		1.11	1.11	3.36		1.11	1.11	1.19		1.11	1.11				
PCB, 8082 MASTER (ug/L)		**ug/L**																								
Total PCBs	1336-36-3	0.09	ND		0.05	0.05	ND		0.05	0.05	ND		0.05	0.05	ND		0.05	0.05	ND		0.05	0.05				
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Aqueous (ug/L)		**ug/L**																								
1,4-Dioxane	123-91-1	0.35	ND		0.3	0.0912	ND		0.3	0.0912	ND		0.3	0.0912	ND		0.3	0.0912	ND		0.3	0.0912				
PFAS (ng/L)		**ng/L**																								
Perfluoro-3-methoxypropanoic acid (PFMPA)	377-73-1	~	ND		10	2.03	1.11	J	2.02	0.409	ND		9.99	2.03	ND		9.98	2.02	ND		1.91	0.388				
Perfluorobutane sulfonic acid (PFBS)	375-73-5	~	4.49	J	10	2.64	2.46		2.02	0.532	ND		9.99	2.63	6.78	J	9.98	2.63	ND		1.91	0.504				
Perfluorobutanoic acid (PFBA)	375-22-4	~	242		10	4.77	317		20	9.54	164		9.99	4.76	418		9.98	4.75	1.06	J	1.91	0.911				
Perfluoroheptanoic acid (PFHpA)	375-85-9	~	4.11	J	10	2.12	1.12	J	2.02	0.427	ND		9.99	2.11	3.59	J	9.98	2.11	ND		1.91	0.404				
Perfluorohexane sulfonic acid (PFHxS)	355-46-4	~	3.19	J	10	2.52	ND		20	5.04	ND		9.99	2.52	ND		9.98	2.51	ND		1.91	0.482				
Perfluorohexanoic acid (PFHxA)	307-24-4	~	9.85	J	10	1.54	3.32		2.02	0.31	ND		9.99	1.53	10.9		9.98	1.53	ND		1.91	0.293				
Perfluorononanoic acid (PFNA)	375-95-1	100	0.982	J	10	0.761	ND		20	1.52	ND		9.99	0.759	1.94	J	9.98	0.758	ND		1.91	0.145				
Perfluorooctane sulfonic acid (PFOS)	1763-23-1	10	5.95	J	10	5.31	**ND**		**20**	**10.6**	ND		9.99	5.29	14.1		9.98	5.29	ND		1.91	1.01				
Perfluorooctanoic acid (PFOA)	335-67-1	10	14.9		10	2.03	**ND**		**20**	4.06	ND		9.99	2.03	5.39	J	9.98	2.02	ND		1.91	0.388				
Perfluoropentanoic acid (PFPeA)	2706-90-3	100	23.5		10	2.07	ND		2.02	0.418	12		9.99	2.07	34.6		9.98	2.07	ND		1.91	0.396				

NOTES:
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DEFINITIONS:
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J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data
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 dete
~=this indicates that no regulatory limit has been established for this analyte

Table 3
Soil Vapor Sample Results

70 Fernbook Street, Yonkers, NY	Sample ID	26I1057-01				26I1057-02				26I1057-03				26I1057-04				26I1057-05				26I1057-06				26I1057-07			
Sample Name		**SV-1**				**SV-2**				**SV-3**				**SV-4**				**SV-5**				**SV-6**				**SV-7**			
Sampling Date		**9/17/2026 3:50:00 PM**				**9/17/2026 3:55:00 PM**				**9/17/2026 4:10:00 PM**				**9/17/2026 4:15:00 PM**				**9/17/2026 4:18:00 PM**				**9/17/2026 4:24:00 PM**				**9/17/2026 4:26:00 PM**			
Client Matrix		**Soil Vapor**				**Soil Vapor**				**Soil Vapor**				**Soil Vapor**				**Soil Vapor**				**Soil Vapor**				**Soil Vapor**			
Compound	**CAS Number**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**	**Result**		**RL**	**MDL**
Q_A_Volatile Organics, EPA TO15 Full List (ug/m³)																													
1,2,4-Trimethylbenzene	95-63-6	ND		96	32	ND		7.9	2.6	ND		7.4	2.5	**1.6**	D	1.5	0.5	ND		14	4.9	**1.4**	D	0.71	0.24	**1.9**	D	1.4	0.49
1,3,5-Trimethylbenzene	108-67-8	ND		96	15	ND		7.9	1.2	ND		7.4	1.1	ND		1.5	0.23	ND		14	2.2	**0.43**	JD	0.71	0.11	ND		1.4	0.22
1,3-Butadiene	106-99-0	ND		130	13	180	D	11	1.1	ND		9.9	1	ND		2	0.21	ND		20	2	ND		0.96	0.099	**4.1**	D	2	0.2
2,2,4-Trimethylpentane	540-84-1	**770000**	D	3100	3100	**55000**	D	96	96	**85**	D	3.5	3.5	**2300**	D	51	51	**3500000**	D	6800	6800	**220**	D	6.8	6.8	**250**	D	0.69	0.69
2-Butanone	78-93-3	ND		2900	97	ND		240	8	**40**	JD	220	7.5	**25**	JD	45	1.5	ND		430	15	**46**	D	21	0.72	**40**	JD	43	1.5
2-Hexanone	591-78-6	ND		160	43	ND		13	3.5	ND		12	3.3	ND		2.5	0.67	ND		24	6.5	**2.8**	D	1.2	0.32	ND		2.4	0.65
Acetone	67-64-1	**4100**	D	2300	240	ND		190	20	**160**	JD	180	18	**120**	D	36	3.7	ND		350	36	**180**	D	34	3.6	**170**	D	35	3.6
Acrylonitrile	107-13-1	ND		2100	400	ND		170	33	ND		160	31	ND		33	6.3	ND		320	61	**6.7**	JD	16	3	**13**	JD	32	6.1
Benzene	71-43-2	ND		62	22	ND		5.1	1.8	**13**	D	4.8	1.7	**4.0**	D	0.96	0.35	ND		9.4	3.4	**24**	D	0.46	0.17	**9.3**	D	0.94	0.34
Carbon disulfide	75-15-0	ND		61	16	ND		5	1.3	ND		4.7	1.2	ND		0.94	0.24	ND		9.2	2.4	**14**	D	0.45	0.12	**70**	D	0.92	0.24
Chlorobenzene	108-90-7	ND		89	34	ND		7.4	2.8	ND		6.9	2.6	ND		1.4	0.53	ND		14	5.2	ND		0.67	0.25	**2.4**	D	1.4	0.52
Chloroform	67-66-3	ND		95	27	ND		7.8	2.2	ND		7.3	2	**2.4**	D	1.5	0.41	ND		14	4	ND		0.71	0.2	ND		1.4	0.4
Chloromethane	74-87-3	ND		40	28	ND		3.3	2.3	ND		3.1	2.2	ND		0.62	0.44	ND		6.1	4.3	**0.78**	D	0.3	0.21	**0.73**	D	0.61	0.43
cis-1,2-Dichloroethylene	156-59-2	ND		39	20	ND		3.2	1.6	**23**	D	3	1.5	ND		0.6	0.31	ND		5.8	3	ND		0.29	0.15	ND		0.58	0.3
Cyclohexane	110-82-7	**370000**	D	4600	3200	**7300**	D	140	99	**37**	D	5.2	3.6	**5.0**	D	1	0.73	**73000**	D	260	180	**15**	D	0.5	0.35	**43**	D	1	0.71
Dichlorodifluoromethane	75-71-8	ND		96	54	ND		7.9	4.4	ND		7.4	4.1	ND		1.5	0.84	**32**	D	15	8.2	**1.1**	D	0.72	0.4	**1.5**	D	1.5	0.82
Ethyl acetate	141-78-6	ND		3500	42	ND		290	3.5	ND		270	3.2	**7.5**	JD	54	0.65	ND		530	6.4	**16**	JD	26	0.31	ND		53	0.64
Ethyl Benzene	100-41-4	ND		84	28	**31**	D	6.9	2.3	**11**	D	6.5	2.2	**5.0**	D	1.3	0.44	**77**	D	13	4.3	**2.4**	D	0.63	0.21	**5.9**	D	1.3	0.43
Isopropanol	67-63-0	**180**	JD	290	11	**67**	D	24	0.94	**74**	D	22	0.88	**38**	D	4.5	0.18	ND		43	1.7	**78**	D	2.1	0.085	**49**	D	4.3	0.17
Isopropylbenzene	98-82-8	**360**	D	96	17	ND		7.9	1.4	ND		7.4	1.3	**2.1**	D	1.5	0.27	**52**	D	14	2.6	ND		0.71	0.13	ND		1.4	0.26
Naphthalene	91-20-3	ND		1000	70	ND		84	5.8	ND		79	5.4	ND		16	1.1	ND		150	11	**1.2**	JD	7.6	0.52	ND		15	1.1
n-Heptane	142-82-5	ND		80	30	ND		6.6	2.5	**52**	D	6.1	2.3	**11**	D	1.2	0.47	ND		12	4.6	ND		0.59	0.23	ND		1.2	0.46
n-Hexane	110-54-3	**280000**	D	4700	1500	**7600**	D	140	45	**93**	D	5.3	1.7	**6.9**	D	1.1	0.33	**70000**	D	270	84	**52**	D	0.51	0.16	**37**	D	1	0.33
n-Propylbenzene	103-65-1	**110**	D	96	25	ND		7.9	2	ND		7.4	1.9	ND		1.5	0.39	**16**	D	14	3.8	ND		0.71	0.18	ND		1.4	0.38
o-Xylene	95-47-6	**110**	D	84	30	**36**	D	6.9	2.4	**18**	D	6.5	2.3	**9.3**	D	1.3	0.46	ND		13	4.5	**3.3**	D	0.63	0.22	ND		1.3	0.45
p- & m- Xylenes	179601-23-1	**350**	D	170	43	ND		14	3.6	**32**	D	13	3.3	**16**	D	2.6	0.67	**230**	D	26	6.6	**6.7**	D	1.3	0.32	**16**	D	2.6	0.66
p-Ethyltoluene	622-96-8	ND		96	33	ND		7.9	2.8	ND		7.4	2.6	ND		1.5	0.52	ND		14	5.1	**1.0**	D	0.71	0.25	ND		1.4	0.51
p-Isopropyltoluene	99-87-6	ND		110	19	ND		8.8	1.6	ND		8.2	1.5	**1.7**	D	1.7	0.3	ND		16	2.9	**0.95**	D	0.79	0.14	ND		1.6	0.29
Tetrachloroethylene	127-18-4	ND		130	31	ND		11	2.6	**64**	D	10	2.4	ND		2	0.49	ND		20	4.8	**1.6**	D	0.98	0.23	ND		2	0.48
Toluene	108-88-3	ND		73	29	ND		6	2.4	**9300**	D	81	32	**14000**	D	82	33	**22000**	D	290	110	**3200**	D	11	4.4	**6000**	D	30	12
trans-1,2-Dichloroethylene	156-60-5	ND		77	18	ND		6.3	1.5	ND		5.9	1.4	ND		1.2	0.29	ND		12	2.8	ND		0.57	0.14	**3.6**	D	1.2	0.28
Trichloroethylene	79-01-6	ND		31	31	ND		2.6	2.6	**60**	D	2.4	2.4	ND		0.49	0.49	ND		4.7	4.7	ND		0.23	0.23	ND		0.47	0.47
Vinyl Chloride	75-01-4	**140**	D	25	20	ND		2	1.6	**37**	D	1.9	1.5	ND		0.39	0.31	ND		3.8	3	ND		0.18	0.15	ND		0.38	0.3
Xylenes, Total	1330-20-7	**460**	D	250	70	**36**	D	21	5.7	**50**	D	20	5.4	**25**	D	3.9	1.1	**230**	D	38	11	**9.9**	D	1.9	0.52	**16**	D	3.8	1.1

NOTES:
Any Regulatory Exceedences are color coded by Regulation.
Total TICS values may vary slightly from the reported values due to rounding.

DEFINITIONS:
ND=not detected
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
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
~=this indicates that no regulatory limit has been established for this analyte

DISCLAIMER:
ALS, Inc. is providing this information as a convenience to you. ALS makes no representations or warranties that these data are accurate, complete or represent the latest regulatory authority limits or analytes. ALS is not responsible for any errors or omissions in these specific regulations. Your use of these data constitute your understanding of these limitations and you agree to hold ALS harmless from any and all action that may arise

APPENDIX A:
Soil Boring Logs

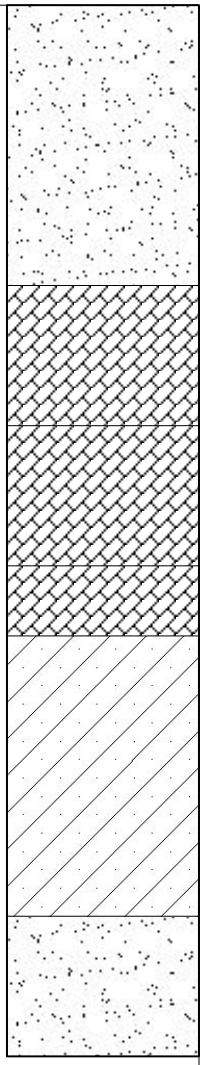
Soil Boring Log for: RI-1

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/9/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		0.0					0	
1		0.0					1	
2		0.0	3.8	0.0	4.0	Brown medium-to-fine SAND, gravel	2	
3		0.0					3	
4		0.0					4	
5		0.0		4.0	6.0	Brown medium-to-fine SAND, rock, gravel	5	
6		0.0					6	
7		0.0	5.0	6.0	8.0	Brown medium-to-fine SAND	7	
8		0.0		8.0	9.0	Grey medium-to-fine SAND, fill, brick	8	
9		17.6					9	
10		77.2					10	
11		26.6		9.0	13.0	Brown medium to fine SAND, SILTY SAND, gravel	11	
12		146.1	5.0				12	
13	RI-1 (13-13.5)	75.1					13	
14		8.9		13.0	15.0	Brown/grey fine SAND	14	
15							15	



Boring Completed to: Drilled to 15' bgs
Wet Soil Encountered: Moisture observed 4.0-9.0' bgs, saturation observed 9.0-15.0' bgs
Depth to Water:
Notes: Strong fuel odor, staining, weathered product observed 9.0-13.0' bgs

Samples collected:
RI-1 (13.0-13.5')

Boring Location Depicted on Site Figures

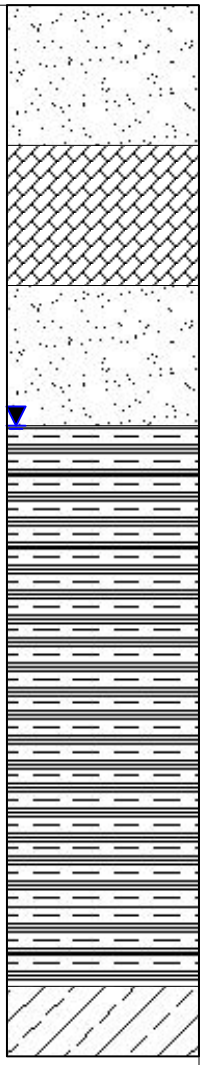
Soil Boring Log for: RI-2

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/10/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		0.0					0	
1		0.0		0.0	2.0	Brown medium to fine SAND, gravel	1	
2		0.0	3.8				2	
3		0.0		2.0	4.0	FILL, brown medium to fine grained sand, rock, brick, wood, concrete	3	
4		0.0					4	
5				4.0	6.0	Black SAND, gravel	5	
	RI-2 (5-6)	0.0						
6		0.0					6	
7		0.0	3.8				7	
8		0.0					8	
9		0.0					9	
10		0.0		6.0	14.0	Black clay, sand, wood, brick, shells	10	
11		0.0					11	
12		0.0	5.0				12	
13		0.0					13	
14		0.0		14.0	15.0	Grey silty CLAY	14	
15							15	



Boring Completed to: Drilled to 15' bgs
Wet Soil Encountered: Moisture observed 6-15' bgs
Depth to Water:
Notes:

Samples collected:
RI-2 (5-6')

Boring Location Depicted on Site Figures

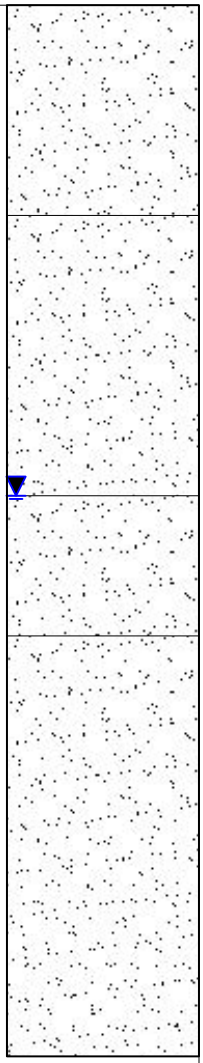
Soil Boring Log for: RI-3

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/11/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description
0		0.0				
1		0.0		0.0	3.0	Brown medium to fine grained SAND, gravel
2		0.0	5.0			
3		0.0				
4		0.9		3.0	7.0	Brown fine grained SAND, gravel
5		0.0				
6		0.0				
7	RI-3 (6.5-7)	0.0	3.8	7.0	9.0	Brown/grey SAND, rock
8		0.0				
9		0.0				
10		0.0				
11		0.0				
12		0.0	3.8	9.0	15.0	Black sand, gravel, wood
13		0.0				
14		0.0				
15						



Boring Completed to: Drilled to 15' bgs
Wet Soil Encountered: Moisture observed 7-15' bgs
Depth to Water:
Notes:

Samples collected:
RI-3 (6.5-7')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-4

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/12/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		0.0					0	
1		0.0		0.0	2.0	Brown medium to fine grained SAND, gravel	1	
2		0.0	2.5				2	
3		0.0					3	
4		14.2		2.0	6.0	FILL, dark brown/black SAND, gravel, rock	4	
5		12.1					5	
6		60.5					6	
7		22.4	2.5				7	
8	RI-4 (7-8)			6.0	10.0	FILL, dark brown/black silty sand, gravel	8	
9		41.9					9	
10		65.2					10	
11		2.1					11	
12		3.8					12	
13		2.2	0.5	10.0	15.0	Brown/black SAND, rock, gravel	13	
14		8.9					14	
15		2.8					15	

Boring Completed to: Drilled to 15' bgs
Wet Soil Encountered: Moisture observed 6-15' bgs, saturation observed 10-15' bgs
Depth to Water:
Notes: Strong odor, staining from 7-10'

Samples collected:
RI-4 (7.5-8')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-5

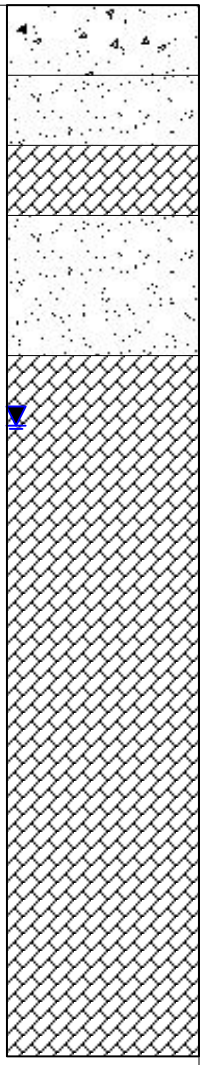
Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/13/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description
0		3.6		0.0	1.0	CONCRETE, sand
1		21.5		1.0	2.0	Brown/grey medium to fine grained SAND
2		16.4	3.8	2.0	3.0	FILL, concrete, sand, rock
3		3.4		3.0	5.0	Black SAND
4		15.2				
5		72.6				
6		437.0				
7		387.0	3.8			
8		350.0				
9	RI-5 (8-9)	210.0				
10		127.0		5.0	15.0	FILL, Black silty sand, gravel, wood, concrete
11		140.0				
12		14.3	3.8			
13		12.3				
14		9.5				
15						

Details



Boring Completed to: Drilled to 15' bgs
Wet Soil Encountered: Saturation observed 6-15'
Depth to Water:
Notes: Odor observed 6-15' bgs
minor staining observed 11-15' bgs

Samples collected:
RI-5 (8.5-9')

Boring Location Depicted on Site Figures

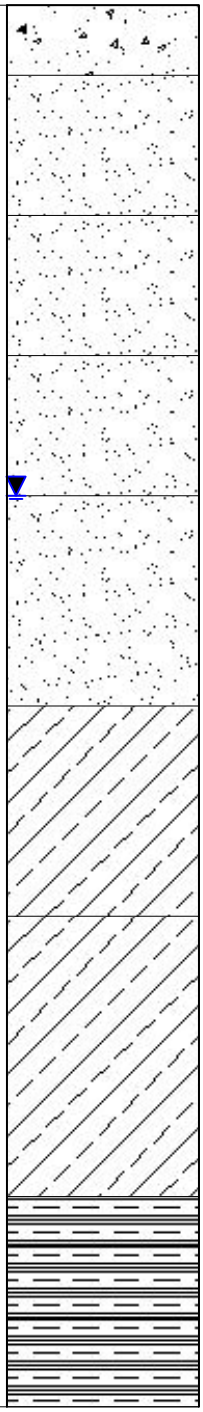
Soil Boring Log for: RI-6

Project Name:
Site Name: 71 Fernbrook Street
Site Location: 71 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022271
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/6/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description
0				0.0	1.0	CONCRETE
1		1.8		1.0	3.0	Grey/black medium to fine grained SAND, gravel, clay
2		2.0	0.5			
3		25.9		3.0	5.0	Black coarse SAND
4		110.3				
5		341.6		5.0	7.0	Black coarse SAND
6		317.0				
7	RI-6 (6.5-7)	230.0	2.5	7.0	10.0	Black coarse SAND, shells, fine sands
8		175.7				
9		151.7				
10		15.0		10.0	13.0	Black silty CLAY
11		9.7				
12		10.5	1.3			
13		19.0		13.0	17.0	Black silty CLAY
14		0.0				
15		0.0				
16		0.0				
17		0.0	2.5	17.0	20.0	Light Grey silty CLAY, shells
18		0.0				
19		0.0				
20						



Boring Completed to: Drilled to 30' bgs
Wet Soil Encountered: Saturation observed 7-30' bgs
Depth to Water:
Notes: Odor and staining observed 5-12' bgs

Samples collected:
RI-6 (6.5-7')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-6

Project Name:
Site Name: 71 Fernbrook Street
Site Location: 71 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022271
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/6/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		0.0					20	
21		0.0					21	
22		0.0	3.8				22	
23		0.0					23	
24		0.0					24	
25		0.0		20.0	30.0	Brown/grey CLAY	25	
26		0.0					26	
27		0.0	1.3				27	
28		0.0					28	
29		0.0					29	
30							30	

Boring Completed to: Drilled to 30' bgs
Wet Soil Encountered: Saturation observed 7-30' bgs
Depth to Water:
Notes: Odor and staining observed 5-12' bgs

Samples collected:
RI-6 (6.5-7')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-7

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/24/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0	RI-7 (0-2")	0.0		0.0	1.0	ASPHALT	0	
1		0.0		1.0	2.0	Grey SAND	1	
2		4.9	1.5				2	
3		13.7		2.0	5.0	Black sandy CLAY	3	
4		11.6					4	
5		8.9		5.0	6.0	ROCK layer	5	
6		17.1					6	
7		74.8	1.5				7	
8		13.7		6.0	10.0	Brown sandy CLAY	8	
9		5.4					9	
10	RI-7 (10-10.5)	0.5					10	
11		0.5					11	
12		0.5	1.5				12	
13		0.5					13	
14		0.5					14	
15	RI-7 (14.5-15)	0.5		10.0	20.0	Brown silty CLAY	15	
16		0.5					16	
17		0.5	1.5				17	
18		0.5					18	
19		0.5					19	
20							20	

Boring Completed to: Drilled to 20' bgs
Wet Soil Encountered: Saturation obsered 10-20' bgs
Depth to Water:
Notes:

Samples collected:
RI-7 (0-2')
RI-7 (10.5-11')
RI-7 (59.5-60')
RI-23 (88.5-90')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-7

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/24/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		0.0		20.0	21.0	Brown medium to fine SAND	20	
21		0.0		21.0	22.0	Grey silty CLAY and weathered stone	21	
22		0.0	2.5				22	
23		0.0		22.0	25.0	Black silty CLAY with shells	23	
24		0.0					24	
25		0.0					25	
26		0.0					26	
27		0.0	4.5	25.0	30.0	Grey CLAY mixed with medium to fine sand and shells	27	
28		0.0					28	
29		0.0					29	
30		0.0					30	
31		0.0					31	
32		0.0		30.0	34.0	Grey sandy SILT, slightly clayey, some shells	32	
33		0.0	2.5				33	
34		0.0					34	
35		0.0					35	
36		0.0					36	
37		0.0		34.0	40.0	Grey medium to fine grained SAND with shells	37	
38		0.0	4.5				38	
39		0.0					39	
40		0.0					40	

Boring Completed to: Drilled to 20' bgs
Wet Soil Encountered: Saturation obsered 10-20' bgs
Depth to Water:
Notes:

Samples collected:
RI-7 (0-2')
RI-7 (10.5-11')
RI-7 (59.5-60')
RI-23 (88.5-90')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-7

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/24/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
40		0.0					40	
41		0.0					41	
42		0.0					42	
43		0.0					43	
44		0.0					44	
45		0.0	0.0	40.0	50.0	NO RECOVERY	45	
46		0.0					46	
47		0.0					47	
48		0.0					48	
49		0.0					49	
50		0.0					50	
51		0.0					51	
52		0.0					52	
53		0.0					53	
54		0.0					54	
55		0.0		50.0	60.0	Grey clayey SAND and trace silt	55	
56		0.0					56	
57		0.0					57	
58		0.0					58	
59		0.0					59	
60	RI-7	0.0					60	

Boring Completed to: Drilled to 20' bgs
Wet Soil Encountered: Saturation obsered 10-20' bgs
Depth to Water:
Notes:

Samples collected:
RI-7 (0-2')
RI-7 (10.5-11')
RI-7 (59.5-60')
RI-23 (88.5-90')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-7

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/24/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
60	(59.5-60)	0.0					60	
61		0.0					61	
62		0.0					62	
63		0.0					63	
64		0.0					64	
65		0.0		60.0	71.0	Grey medium to fine grained SAND	65	
66		0.0					66	
67		0.0					67	
68		0.0					68	
69		0.0					69	
70		0.0					70	
71		0.0		71.0	75.0	Grey medium to fine grained SAND and trace silt	71	
72		0.0					72	
73		0.0					73	
74		0.0					74	
75		0.0					75	
76		0.0					76	
77		0.0					77	
78		0.0					78	
79		0.0					79	
80		0.0					80	

Boring Completed to: Drilled to 20' bgs
Wet Soil Encountered: Saturation obsered 10-20' bgs
Depth to Water:
Notes:

Samples collected:
RI-7 (0-2')
RI-7 (10.5-11')
RI-7 (59.5-60')
RI-23 (88.5-90')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-7

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/24/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
80		0.0		75.0	85.0	Grey fine silty SAND	80	
81		0.0					81	
82		0.0					82	
83		0.0					83	
84		0.0					84	
85		0.0		85.0	90.0	Dense grey CLAY	85	
86		0.0					86	
87		0.0					87	
88		0.0					88	
89	RI-7 (88.5-89)	0.0					89	
90		0.0					90	

Boring Completed to: Drilled to 20' bgs
Wet Soil Encountered: Saturation obsered 10-20' bgs
Depth to Water:
Notes:

Samples collected:
RI-7 (0-2')
RI-7 (10.5-11')
RI-7 (59.5-60')
RI-23 (88.5-90')

Boring Location Depicted on Site Figures

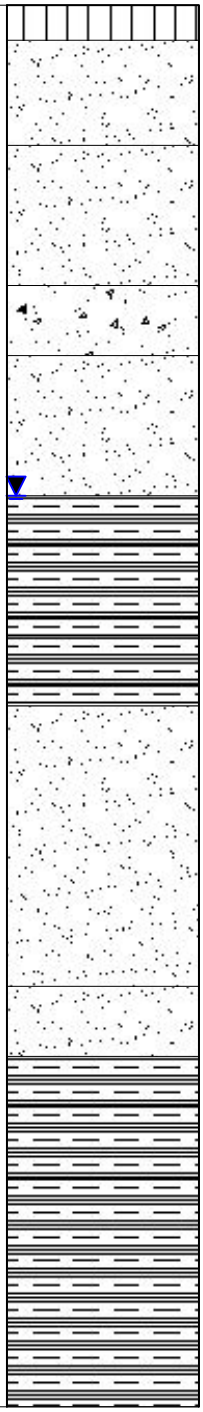
Soil Boring Log for: RI-8

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/6/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description
0		0.0		0.0	0.5	ASPHALT
1		4.6		0.5	2.0	Black coarse SAND
2		0.0	2.5			
3		10.5		2.0	4.0	Black coarse SAND mixed with grey medium to fine grained sand
4		2.9		4.0	5.0	CONCRETE
5		6.2				
6		53.0		5.0	7.0	Grey/brown SAND
7		415.1	2.5			
8		193.7		7.0	9.0	Black CLAY, gravel and shell
9	RI-8 (8.5-9)	96.3		9.0	10.0	Grey silty CLAY and shell
10		1.8				
11		1.6				
12		3.8	2.5	10.0	14.0	Brown fine SAND and rock
13		2.2				
14		2.1		14.0	15.0	Black fine SAND and rock
15		1.8				
16		0.0				
17		0.0	5.0	15.0	20.0	Grey sandy CLAY
18		0.0				
19		0.0				
20						



Boring Completed to: Drilled to 40' bgs
Wet Soil Encountered: Saturation observed 7-40' bgs
Depth to Water:
Notes: Strong odor and minor staining 5-10' bgs

Samples collected:
RI-8 (8.5-9')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-8

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/6/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		0.0					20	
21		0.0					21	
22		0.0	5.0	20.0	25.0	Dense grey CLAY	22	
23		0.0					23	
24		0.0					24	
25		0.0					25	
26		0.0					26	
27		0.0	5.0				27	
28		0.0					28	
29		0.0					29	
30		0.0					30	
31		0.0					31	
32		0.0	5.0	25.0	40.0	Grey CLAY and shells	32	
33		0.0					33	
34		0.0					34	
35		0.0					35	
36		0.0					36	
37		0.0	5.0				37	
38		0.0					38	
39		0.0					39	
40							40	

Boring Completed to: Drilled to 40' bgs
Wet Soil Encountered: Saturation observed 7-40' bgs
Depth to Water:
Notes: Strong odor and minor staining 5-10' bgs

Samples collected:
RI-8 (8.5-9')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-9

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/6/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		0.0		0.0	1.0	Black coarse SAND, gravel	0	
1		85.0		1.0	2.0	CONCRETE	1	
2		40.1	3.8	2.0	4.0	Grey medium to fine grained SAND, silt	2	
3		4.8					3	
4		2.7		4.0	6.0	ROCK layer	4	
5							5	
6		172.7		6.0	8.0	Brown medium to fine grained SAND, gravel	6	
7		203.2	1.3				7	
8		40.4		8.0	11.0	Black gravel, rock, silt	8	
9		167.5					9	
10	RI-9 (9.5-10)	2.2					10	
11		7.0		11.0	13.0	Brown/grey medium to fine grained SAND, gravel, shells	11	
12		1.8	1.5				12	
13		21.1		13.0	14.0	Grey silty CLAY, shells	13	
14		14.1		14.0	15.0	Black CLAY	14	
15		1.0		15.0	17.0	Grey dense CLAY	15	
16		0.0					16	
17		0.0	3.8	17.0	19.0	Orange silty SAND, shells	17	
18		0.0					18	
19		0.0		19.0	20.0	Grey silty CLAY, shells	19	
20							20	

Boring Completed to: Drilled to 30' bgs
Wet Soil Encountered:
Depth to Water:
Notes: Staining at 8-10' bgs

Samples collected:
RI-9 (9.5-10')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-9

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 4/6/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		0.0					20	
21		0.0		20.0	23.0	Grey silty CLAY	21	
22		0.0	3.8				22	
23		0.0					23	
24		0.0					24	
25		0.0					25	
26		0.0		23.0	30.0	Grey/brown medium grained SAND, shells	26	
27		0.0	5.0				27	
28		0.0					28	
29		0.0					29	
30							30	

Boring Completed to: Drilled to 30' bgs
Wet Soil Encountered:
Depth to Water:
Notes: Staining at 8-10' bgs

Samples collected:
RI-9 (9.5-10')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-10

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/17/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		0.1		0.0	0.5	ASPHALT	0	
1		0.0		0.5	3.0	CONCRETE	1	
2		0.2	0.3				2	
3		1.2		3.0	4.5	Brown silty SAND	3	
4		1.4					4	
5				4.5	5.0	CONCRETE	5	
6		37.4		5.0	6.0	Black silty SAND	6	
7		123.0		6.0	9.0	Brown SILT, black gravel	7	
8	RI-10 (7.5-8)	511.0	2.5				8	
9		71.0					9	
10		71.2		9.0	10.0	Brown silty CLAY, gravel	10	
11		1.8		10.0	11.0	Grey silty SAND	11	
12		0.7		11.0	12.0	Black fine grained SAND, gravel	12	
13		0.0	3.0	12.0	13.0	Grey medium to fine grained SAND	13	
14		0.1		13.0	14.0	Black fine grained SAND, gravel	14	
15	RI-10 (14.5-15)	0.3		14.0	15.0	Grey medium to fine grained SAND	15	
16		0.0					16	
17		0.0		15.0	19.0	Black/grey CLAY	17	
18		0.0	2.5				18	
19		0.0					19	
20		0.0		19.0	20.0	Black/grey CLAY, shell	20	

Boring Completed to: Drilled to 45' bgs
Wet Soil Encountered: Moisture observed 9-14' bgs
Depth to Water:
Notes: Strong odor 5-12' bgs
Staining at 7.5' bgs

Samples collected:
RI-10 (7.5-8')
RI-10 (14.5-15')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-10

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/17/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		0.0	3.0	20.0	25.0	Black/grey CLAY	20	
21		0.0					21	
22		0.0					22	
23		0.0					23	
24		0.0					24	
25		0.0	3.8	25.0	27.0	Grey CLAY	25	
26		0.0					26	
27		0.0		27.0	27.5	SAND, Grey Clay	27	
28		0.0		27.5	30.0	Grey CLAY	28	
29		0.0					29	
30		0.0	3.8	30.0	33.5	Grey CLAY	30	
31		0.0					31	
32		0.0					32	
33		0.0					33	
34		0.0		33.5	35.0	Brown/Grey CLAY	34	
35		0.0	3.8	35.0	41.0	Grey CLAY	35	
36		0.0					36	
37		0.0					37	
38		0.0					38	
39		0.0					39	
40							40	

Boring Completed to: Drilled to 45' bgs
Wet Soil Encountered: Moisture observed 9-14' bgs
Depth to Water:
Notes: Strong odor 5-12' bgs
Staining at 7.5' bgs

Samples collected:
RI-10 (7.5-8')
RI-10 (14.5-15')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-10

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/17/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
40		0.0					40	
41		0.0		41.0	43.5	Grey silty CLAY	41	
42		0.0	1.3				42	
43		0.0					43	
44		0.0		43.5	45.0	Grey fine grained SAND, shells	44	
45							45	
46							46	
47							47	
48							48	

Boring Completed to: Drilled to 45' bgs
Wet Soil Encountered: Moisture observed 9-14' bgs
Depth to Water:
Notes: Strong odor 5-12' bgs
Staining at 7.5' bgs

Samples collected:
RI-10 (7.5-8')
RI-10 (14.5-15')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-11

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/11/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		10.3		0.0	0.5	ASPHALT	0	
1		12.1		0.5	2.0	Black medium to fine grained SAND, rock	1	
2		36.1	1.5	2.0	3.0	Brown medium to fine grained SAND, silt	2	
3		495.0		3.0	4.0	Black/grey medium to fine grained SAND	3	
4		346.0		4.0	5.0	Brown dense silty SAND	4	
5		307.0					5	
6		397.0		5.0	7.5	Black medium to fine grained SAND, intermixed silt	6	
7		481.0	2.5				7	
8	RI-11 (7.5-8)	375.0		7.5	10.0	Brown fine grained silty SAND, shells/rock	8	
9		94.2					9	
10		59.5					10	
11		29.4		10.0	12.0	Dark brown medium to fine grained SAND, silt, rock	11	
12		14.6	1.3				12	
13		17.7		12.0	14.0	FILL, wood, brick, concrete, medium to fine grained brown sand	13	
14		5.9		14.0	15.0	Brown fine SAND	14	
15		0.5		15.0	16.0	Brown/Grey CLAY, rock	15	
16		0.4					16	
17	RI-11 (16.5-17)	0.8	1.3	16.0	20.0	Black/Grey CLAY	17	
18		2.0					18	
19		2.1					19	
20							20	

Boring Completed to: Drilled to 30' bgs
Wet Soil Encountered:
Depth to Water:
Notes: Odor observed 2-13'

Samples collected:
RI-11 (7.5-8')
RI-11 (16.5-17')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-11

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/11/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		2.4		20.0	21.0	Grey CLAY	20	
21		1.8		21.0	24.0	Black CLAY	21	
22		1.1	2.5				22	
23		1.5					23	
24		2.0		24.0	30.0	Grey CLAY	24	
25		2.2					25	
26		0.3					26	
27		0.3	3.8				27	
28		0.0					28	
29		0.0					29	
30							30	

Boring Completed to: Drilled to 30' bgs
Wet Soil Encountered:
Depth to Water:
Notes: Odor observed 2-13'

Samples collected:
RI-11 (7.5-8')
RI-11 (16.5-17')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-13

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/12/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
				0.0	0.5	ASPHALT		
			0.3	0.5	4.0	CONCRETE		
		12.0		4.0	5.0	Black coarse grained SAND		
		2.2	1.0	5.0	6.0	Black/brown silty SAND		
		0.6		6.0	7.0	Black/brown medium to fine grained SAND		
		3.0		7.0	9.0	Black SAND, rock, brick		
		6.7						
		71.5		9.0	10.0	Black medium to fine grained SAND		
	RI-13 (9.5-10)	0.2	1.0	10.0	12.0	Black coarse grained SAND, rock		
		2.1		12.0	15.0	Grey coarse SAND, rock		
		1.0						
		0.0	1.3	15.0	19.0	Grey medium to fine grained SAND		
		0.0						
		0.0						
	RI-13 (18.5-19)	0.0						
		0.0		20.0	15.0	NO RECOVERY		

Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered: Saturated observed 9-10' bgs
Depth to Water:
Notes: Odor observed 5-10' bgs

Samples collected:
RI-13 (9.5-10')
RI-13 (18.5-19')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-13

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/12/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		0.0	0.0	19.0	20.0	Dense black CLAY	20	
21		0.0					21	
22		0.0					22	
23		0.0					23	
24		0.0					24	
25							25	
26							26	

Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered: Saturated observed 9-10' bgs
Depth to Water:
Notes: Odor observed 5-10' bgs

Samples collected:
RI-13 (9.5-10')
RI-13 (18.5-19')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-14

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/12/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		0.0		0.0	0.5	ASPHALT	0	
1		0.0		0.5	1.5	CONCRETE	1	
2		0.0	2.5	1.5	2.5	Brown fine grained SAND	2	
3		0.0		2.5	5.0	Black coarse grained SAND	3	
4		0.0					4	
5		40.2		5.0	5.5	ROCK layer	5	
6		57.1		5.5	6.5	Black/brown silty SAND	6	
7		43.9	2.5	6.5	7.0	Brown fine grained SAND	7	
8		41.1		7.0	10.0	Black medium to fine grained SAND, rock	8	
9		81.5					9	
10	RI-14 (9.5-10)	25.1		10.0	10.5	ROCK layer	10	
11		12.4		10.5	11.5	Black/brown fine grained SAND, silt	11	
12		6.5	1.5	11.5	13.5	Grey silty SAND, gravel	12	
13		3.1					13	
14		3.4		13.5	15.0	Brown sandy CLAY, silt	14	
15		3.3		15.0	16.5	Brown silty CLAY, gravel	15	
16		2.7					16	
17		0.0	1.5	16.5	20.0	Brown silty CLAY, gravel	17	
18		0.0					18	
19		0.0					19	
20							20	

Boring Completed to: Drilled to 35' bgs
Wet Soil Encountered:
Depth to Water:
Notes:

Samples collected:
RI-14 (9.5-10')
RI-14 (21.5-22')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-14

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/12/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		0.3		20.0	21.5	Brown sandy CLAY	20	
21		0.0					21	
22	RI-14 (21.5-22)	0.0	3.8				22	
23		0.0					23	
24		0.0		21.5	27.5	Dense grey/blue CLAY	24	
25		0.0					25	
26		0.0					26	
27		0.0	3.8				27	
28		0.0		27.5	28.0	Grey/brown medium to fine grained SAND	28	
29		0.0					29	
30		0.0		28.0	35.0	Grey silty CLAY	30	
31		0.0					31	
32		0.0	5.0				32	
33		0.0					33	
34		0.0					34	
35							35	
36							36	

Boring Completed to: Drilled to 35' bgs
Wet Soil Encountered:
Depth to Water:
Notes:

Samples collected:
RI-14 (9.5-10')
RI-14 (21.5-22')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-15

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/13/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		0.0		0.0	0.5	ASPHALT	0	
1		5.4		0.5	5.0	Brown/grey medium to fine grained SAND, rock	1	
2		0.0	2.5				2	
3		2.6					3	
4		0.0					4	
5		0.0		5.0	8.5	Brown medium to fine SAND	5	
6		0.8					6	
7		0.0	2.5				7	
8		282.0					8	
9		0.0		8.5	10.0	Black SAND	9	
10	RI-15 (9.5-10)	12.9		10.0	11.0	Brown/grey SAND	10	
11		10.5		11.0	12.0	Brown silty CLAY	11	
12		17.0	2.5	12.0	13.0	Brown fine grained silty SAND	12	
13		6.2					13	
14		0.0		13.0	15.0	Brown medium to fine grained SAND	14	
15		2.5					15	
16		1.8					16	
17		1.5	2.5	15.0	19.0	Brown fine grained silty SAND	17	
18		0.0					18	
19	RI-15 (18.5-19)	0.0					19	
20							20	

Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered: Saturation observed 9' bgs
Depth to Water:
Notes: Odor observed 8-12' bgs

Samples collected:
RI-15 (9.5-10')
RI-15 (18.5-19')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-15

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/13/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		0.0					20	
21		0.0					21	
22		0.0	3.8	19.0	25.0	Black/grey dense CLAY, shells	22	
23		0.0					23	
24		0.0					24	
25							25	
26							26	

Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered: Saturation observed 9' bgs
Depth to Water:
Notes: Odor observed 8-12' bgs

Samples collected:
RI-15 (9.5-10')
RI-15 (18.5-19')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-16

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/14/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		0.0		0.0	0.5	ASPHALT	0	
1				0.5	1.0	Grey SAND, gravel	1	
2		0.0		1.0	3.0	Brown fine SAND	2	
3		0.0	1.5				3	
4		0.0		3.0	4.0	Dark Brown medium to fine SAND	4	
5		0.0		4.0	5.0	Brown medium to fine SAND, rock layer	5	
6		0.0		5.0	7.0	Brown/black medium to fine grained SAND, rock, brick	6	
7		0.0					7	
8		27.6	1.0	7.0	8.0	Brown SAND, gravel	8	
9		30.0		8.0	10.0	Black SAND, coarse gravel	9	
10		61.0					10	
11	RI-16 (10-10.5)	16.6		10.0	12.0	Black coarse grained SAND, gravel	11	
12		5.6					12	
13		6.0	1.5	12.0	14.0	Black medium to fine grained SAND	13	
14		0.0					14	
15	RI-16 (14.5-150	0.0		14.0	15.0	Black/grey medium to fine grained SAND	15	
16		0.0		15.0	16.0	Black silty CLAY	16	
17		0.0					17	
18		0.0	3.8	16.0	20.0	Black dense CLAY	18	
19		0.0					19	
20		0.0					20	

Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered: Saturation observed 10-20' bgs
Depth to Water:
Notes: Odor observed 8-15' bgs

Samples collected:
RI-16 (10.5-10.5')
RI-16 (14.5-15')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-16

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/14/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20							20	
21							21	
22			0.0	20.0	25.0	NO RECOVERY	22	
23							23	
24							24	
25							25	
26							26	

Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered: Saturation observed 10-20' bgs
Depth to Water:
Notes: Odor observed 8-15' bgs

Samples collected:
RI-16 (10.5-10.5')
RI-16 (14.5-15')

Boring Location Depicted on Site Figures

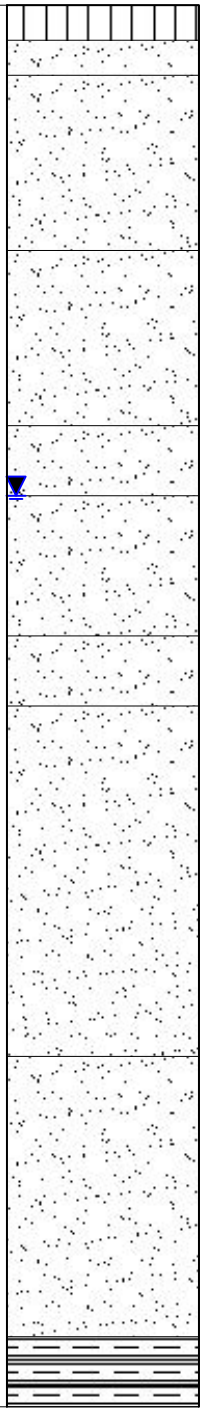
Soil Boring Log for: RI-17

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/14/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		0.0		0.0	0.5	Asphalt	0	
1				0.5	1.0	Grey SAND, gravel	1	
2		0.0		1.0	3.5	Brown fine grained SAND	2	
3		0.0	1.3				3	
4		0.0					4	
5		0.0		3.5	6.0	Dark brown medium to fine grained SAND, rock	5	
6		0.0					6	
7		0.0		6.0	7.0	Black coarse grained SAND	7	
8		0.0	1.3	7.0	9.0	Brown fine grained SAND, gravel	8	
9		0.0					9	
10		0.0		9.0	10.0	Brown/black medium to fine grained SAND	10	
11	RI-17 (10-10.5)	30.5		10.0	15.0	Black medium to fine grained SAND, coarse grained sand, large gravel	11	
12		39.5					12	
13		20.8	0.8				13	
14		20.8					14	
15		0.0					15	
16		0.0					16	
17		0.0		15.0	19.0	Grey sandy CLAY	17	
18		0.0	1.3				18	
19		0.0					19	
20		0.0		19.0	20.0	Black/grey sandy CLAY	20	



Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered:
Depth to Water:
Notes:

Samples collected:
RI-17(10-10.5')
RI-17 (24.5-25')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-17

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/14/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		0.0					20	
21		0.0					21	
22		0.0	3.8	20.0	25.0	Grey silty CLAY, shells	22	
23		0.0					23	
24		0.0					24	
25	RI-17 (24.5-25)						25	
26							26	

Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered:
Depth to Water:
Notes:

Samples collected:
RI-17(10-10.5')
RI-17 (24.5-25')

Boring Location Depicted on Site Figures

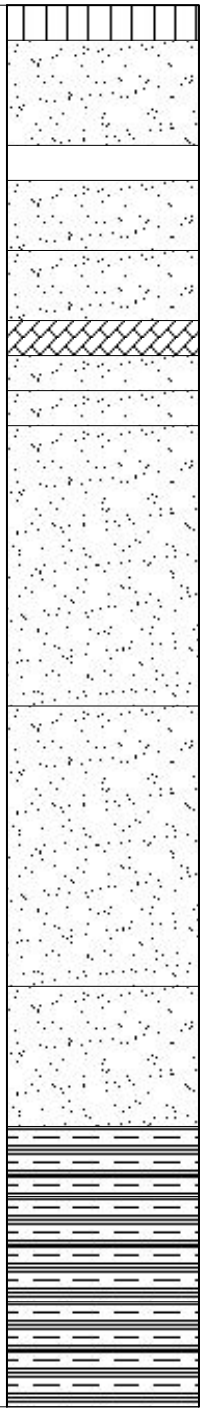
Soil Boring Log for: RI-18

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/14/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		5.9		0.0	0.5	Asphalt	0	
1		18.7		0.5	2.0	Brown coarse grained SAND, gravel	1	
2		135.0	2.5	2.0	2.5	ROCK layer	2	
3		392.4		2.5	3.5	Brown/black medium to fine grained SAND	3	
4		483.0		3.5	4.5	Black medium to fine grained SAND	4	
5	RI-18 (4.5-5)			4.5	5.0	FILL, layer of brick	5	
		120.6		5.0	5.5	FILL, black SAND, brick		
6				5.5	6.0	Black coarse SAND, gravel	6	
		230.8		6.0	10.0	Brown/grey fine grained SAND		
7		133.4	2.5				7	
8		55.7					8	
9		13.8					9	
10		13.1					10	
11		5.4		10.0	14.0	Brown SAND, rock	11	
12		2.6	5.0				12	
13		10.7					13	
14		3.3					14	
15		1.1		14.0	16.0	Brown silty SAND, clay	15	
16		1.2		16.0	17.0	Brown sandy CLAY	16	
17		0.6	5.0	17.0	18.5	Brown CLAY	17	
18		0.6					18	
19		1.9		18.5	20.0	Brown sandy CLAY	19	
20							20	



Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered: Saturation observed 7' bgs
Depth to Water:
Notes: Odor observed 1' bgs
Sheen at 10' bgs
Sheen at 12-15' bgs

Samples collected:
RI-18 (4.5-5')
RI-18 (26.5-27')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-18

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/14/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		0.0					20	
21		0.0					21	
22	RI-18 (21.5-22)	0.0	3.8	20.0	25.0	Brown coarse grained SAND riverbed material	22	
23		0.0					23	
24		0.0					24	
25							25	
26							26	

Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered: Saturation observed 7' bgs
Depth to Water:
Notes: Odor observed 1' bgs
Sheen at 10' bgs
Sheen at 12-15' bgs

Samples collected:
RI-18 (4.5-5')
RI-18 (26.5-27')

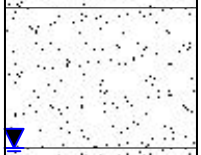
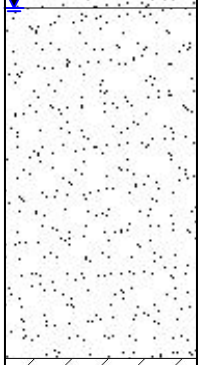
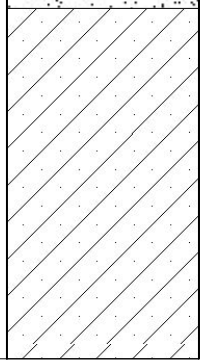
Boring Location Depicted on Site Figures

Soil Boring Log for: RI-19

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/28/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0	RI-19 (0-2")	0.0		0.0	6.0	CONCRETE	0	
1		0.0					1	
2		0.0					2	
3		0.0					3	
4		0.0					4	
5		0.0					5	
6		10.9					6	
7		20.2		7.0	8.0	Black/grey coarse SAND, gravel	7	
8		0.0		8.0	10.0	Brown fine SAND	8	
9		0.0					9	
10	RI-19 (10-10.5)	59.6		10.0	15.0	Brown /grey fine SAND, mixed with coarse sand and rock	10	
11		0.0					11	
12		27.7					12	
13		0.0					13	
14		11.0					14	
15		8.3		15.0	20.0	Brown fine silty SAND, some medium to fine sand	15	
16		0.0					16	
17		8.7					17	
18		0.0					18	
19		12.1					19	
20							20	

Boring Completed to: Drilled to 90' bgs
Wet Soil Encountered: Moisture observed 10' bgs
Depth to Water:
Notes: Oil sheen observed 10-13' bgs

Samples collected:
RI-19 (0-2')
RI-19 (10-10.5')
RI-19 (20.5-21')
RI-19 (89-89.5)

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-19

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/28/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		2.5		20.0	21.0	Dense fine brown SAND	20	
21	RI-19 (20.5-21)	0.0		21.0	30.0	Dense grey CLAY	21	
22		0.0					22	
23		0.0					23	
24		0.0					24	
25		0.0					25	
26		0.0					26	
27		0.0					27	
28		0.0					28	
29		0.0					29	
30		0.0					30	
31		0.0					31	
32		0.0					32	
33		0.0					33	
34		0.0					34	
35		0.0	10.0	30.0	40.0	Dense grey CLAY , mixed with silty sands	35	
36		0.0					36	
37		0.0					37	
38		0.0					38	
39		0.0					39	
40		0.0					40	

Boring Completed to: Drilled to 90' bgs
Wet Soil Encountered: Moisture observed 10' bgs
Depth to Water:
Notes: Oil sheen observed 10-13' bgs

Samples collected:
RI-19 (0-2')
RI-19 (10-10.5')
RI-19 (20.5-21')
RI-19 (89-89.5)

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-19

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/28/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
40		0.0	7.5	40.0	50.0	Grey sandy CLAY	40	
41		0.0					41	
42		0.0					42	
43		0.0					43	
44		0.0					44	
45		0.0					45	
46		0.0					46	
47		0.0					47	
48		0.0					48	
49		0.0					49	
50		0.0	10.0	50.0	51.0	Grey sandy CLAY	50	
51		0.0		51.0	52.0	Grey/brown fine SAND	51	
52		0.0		52.0	55.0	Grey/brown medium to fine SAND	52	
53		0.0					53	
54		0.0					54	
55		0.0		55.0	58.0	Brown medium to fine SAND	55	
56		0.0					56	
57		0.0					57	
58		0.0		58.0	60.0	Dense brown SILT	58	
59		0.0					59	
60							60	

Boring Completed to: Drilled to 90' bgs
Wet Soil Encountered: Moisture observed 10' bgs
Depth to Water:
Notes: Oil sheen observed 10-13' bgs

Samples collected:
RI-19 (0-2')
RI-19 (10-10.5')
RI-19 (20.5-21')
RI-19 (89-89.5)

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-19

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/28/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
60		0.0		60.0	61.0	Brown medium to fine SAND	60	
61		0.0		61.0	64.0	Brown coarse SAND	61	
62		0.0					62	
63		0.0					63	
64		0.0		64.0	71.5	Brown fine SAND, trace silt, slightly clayey	64	
65		0.0	10.0				65	
66		0.0					66	
67		0.0					67	
68		0.0					68	
69		0.0					69	
70		0.0					70	
71		0.0					71	
72		0.0		71.5	73.0	Dense brown CLAY	72	
73		0.0		73.0	75.0	Brown coarse SAND	73	
74		0.0					74	
75		0.0	10.0	75.0	76.0	Dense brown CLAY	75	
76		0.0		76.0	80.0	Dense brown silty CLAY	76	
77		0.0					77	
78		0.0					78	
79		0.0					79	
80							80	

Boring Completed to: Drilled to 90' bgs
Wet Soil Encountered: Moisture observed 10' bgs
Depth to Water:
Notes: Oil sheen observed 10-13' bgs

Samples collected:
RI-19 (0-2')
RI-19 (10-10.5')
RI-19 (20.5-21')
RI-19 (89-89.5)

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-19

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/28/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
80		0.0	10.0	80.0	89.0	Brown silty CLAY	80	
81		0.0					81	
82		0.0					82	
83		0.0					83	
84		0.0					84	
85		0.0					85	
86		0.0					86	
87		0.0					87	
88		0.0					88	
89	RI-19 (89-89.5)	0.0		89.0	90.0	Brown/grey silty SAND	89	
90							90	

Boring Completed to: Drilled to 90' bgs
Wet Soil Encountered: Moisture observed 10' bgs
Depth to Water:
Notes: Oil sheen observed 10-13' bgs

Samples collected:
RI-19 (0-2')
RI-19 (10-10.5')
RI-19 (20.5-21')
RI-19 (89-89.5)

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-20

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/14/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		0.0		0.0	0.5	ASPHALT	0	
1		0.0		0.5	2.0	FILL, black/grey SAND, gravel	1	
2		0.0	2.5	2.0	3.5	Black medium to fine grained SAND	2	
3		15.6		3.5	4.0	ROCK layer	3	
4		12.0		4.0	9.0	FILL, black medium to fine grained SAND, gravel	4	
5		18.5					5	
6		0.0					6	
7		22.6	1.3				7	
8	RI-20 (7.5-8)	0.0					8	
9		10.3		9.0	10.0	Concrete	9	
10		3.8		10.0	12.0	Black fine grained silty SAND, rock	10	
11		0.5					11	
12		0.0	3.8	12.0	13.0	Brown silty SAND, clay	12	
13		0.0					13	
14		0.0					14	
15		0.0					15	
16		0.0					16	
17		0.0	4.8				17	
18		0.0					18	
19		0.0		13.0	25.0	Brown silty SAND	19	
20							20	

Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered: Saturation observed 10' bgs
Depth to Water:
Notes: Odor observed 1-9' bgs

Samples collected:
RI-20 (7.5-8')
RI-20 (28.5-29)

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-20

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/14/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20		0.0					20	
21		0.0					21	
22		0.0	3.8				22	
23		0.0					23	
24		0.0					24	
25		0.0					25	
26		0.0					26	
27		0.0		25.0	29.0	Grey silty Clay	27	
28		0.0					28	
29	RI-20 (28.5-29)	0.0		29.0	30.0	Gray clay	29	
30							30	

Boring Completed to: Drilled to 25' bgs
Wet Soil Encountered: Saturation observed 10' bgs
Depth to Water:
Notes: Odor observed 1-9' bgs

Samples collected:
RI-20 (7.5-8')
RI-20 (28.5-29)

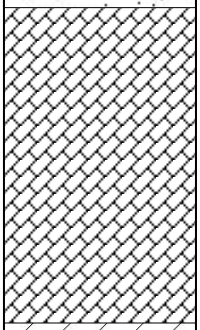
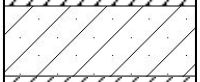
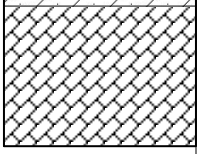
Boring Location Depicted on Site Figures

Soil Boring Log for: RI-21

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/20/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 5' macro core

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0		0.0		0.0	5.5	CONCRETE	0	
1		0.0					1	
2		0.0					2	
3		0.0					3	
4		0.0					4	
5		24.4					5	
6		50.0		5.0	10.0	FILL, wood, gravel, some silt and fine sands	6	
7		100.7					7	
8		68.4					8	
9		71.5					9	
10		58.5		10.0	11.0	Dark black silty SAND	10	
11		194.7		11.0	13.0	FILL, black/brown fine sands, silt, cobble and wood	11	
12	RI-21(12-12.5)	50.2					12	
13							13	

Boring Completed to: Drilled to 13' bgs
Wet Soil Encountered:
Depth to Water:
Notes: Odor and staining observed 5-13' bgs, product sheen present

Samples collected:
RI-21 (12-12.5')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-22

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/20/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description
0-5	RI-22 (0-2)	0.0	10.0	0.0	5.0	Dense brown medium to fine grained SAND, heavy gravel
5-6		0.0		5.0	6.0	Dark brown/ black medium to fine grained SAND
6-8		0.0		6.0	8.0	Brown medium to fine grained SAND, slightly silty, gravel
8-9		1.5		8.0	9.0	Grey fine ROCK
9-10		25.3		9.0	10.0	Black dense fine SAND
10-11		2.4	10.0	10.0	11.0	silty SAND, wood
11-12		0.0		11.0	12.0	WOOD
12-13	RI-22 (12.5-13)	0.0		12.0	13.0	Black SAND
13-20		0.0		13.0	25.0	Dense grey CLAY

Boring Completed to: Drilled to 85' bgs
Wet Soil Encountered:
Depth to Water:
Notes: Odor observed 0-5' bgs

Samples collected:
RI-22 (0-2')
RI-22 (12.5-13')
RI-22 (84.5-85)

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-22

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/20/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20–25		0.0	8.0				20–25	
25		0.0		25.0	25.5	Grey medium to fine grained SAND	25	
26–30		0.0		25.5	30.0	Grey dense CLAY	26–30	
30–40		0.0	0.0	30.0	40.0	NO RECOVERY	30–40	

Boring Completed to: Drilled to 85' bgs
Wet Soil Encountered:
Depth to Water:
Notes: Odor observed 0-5' bgs

Samples collected:
RI-22 (0-2')
RI-22 (12.5-13')
RI-22 (84.5-85)

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-22

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/20/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
40							40	
41		0.0		40.0	42.0	Grey sandy CLAY, silt	41	
42							42	
43		0.0		42.0	45.0	Brown/grey fine SAND	43	
44							44	
45			8.0				45	
46							46	
47		0.0		45.0	50.0	Brown medium to fine grained SAND	47	
48							48	
49							49	
50							50	
51							51	
52							52	
53							53	
54							54	
55		0.0	2.5	50.0	60.0	Brown SAND, shell, fine grained black sand	55	
56							56	
57							57	
58							58	
59							59	
60							60	

Boring Completed to: Drilled to 85' bgs
Wet Soil Encountered:
Depth to Water:
Notes: Odor observed 0-5' bgs

Samples collected:
RI-22 (0-2')
RI-22 (12.5-13')
RI-22 (84.5-85)

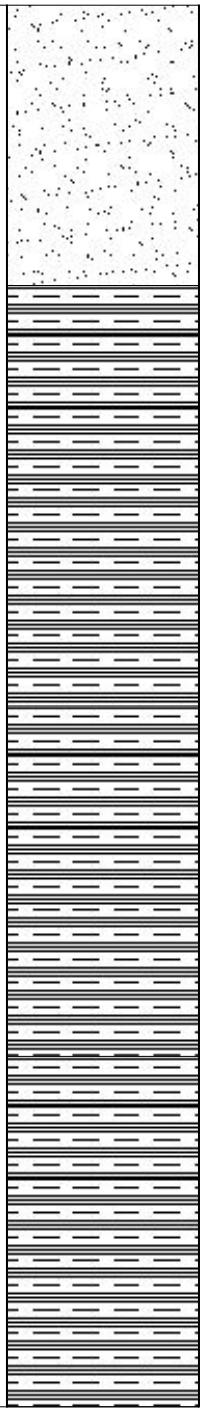
Boring Location Depicted on Site Figures

Soil Boring Log for: RI-22

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/20/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
60		0.0	10.0	60.0	64.0	Brown medium to fine grained SAND, brown silty clay	60	
64		0.0		64.0	70.0	Dense light brown CLAY	64	
70		0.0	10.0	70.0	75.0	Brown CLAY, fine grained sand	70	
75		0.0		75.0	80.0	Brown dense CLAY, rock pieces,large cobble at 76'	75	
80							80	

Boring Completed to: Drilled to 85' bgs
Wet Soil Encountered:
Depth to Water:
Notes: Odor observed 0-5' bgs

Samples collected:
RI-22 (0-2')
RI-22 (12.5-13')
RI-22 (84.5-85)

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-22

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 70 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 5/20/2026

Drilling Company: Lutz
Driller/Helper: Dakota/Manny
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
80							80	
81		0.0		80.0	82.0	Brown fine to medium to fine grained SAND	81	
82			5.0				82	
83		0.0		82.0	85.0	Brown coarse grained SAND, gravel, rock	83	
84							84	
85	RI-22 (84.5-85)			85.0	85.0	Grey BEDROCK	85	
86							86	
87							87	
88							88	

Boring Completed to: Drilled to 85' bgs
Wet Soil Encountered:
Depth to Water:
Notes: Odor observed 0-5' bgs

Samples collected:
RI-22 (0-2')
RI-22 (12.5-13')
RI-22 (84.5-85)

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-23

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 71 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 6/1/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
0	RI-23 (0-2")	4.6					0	
1				1.0	1.5	ASPHALT	1	
2		0.2		1.5	3.0	Grey silty SAND, gravel	2	
3							3	
4		0.0					4	
5			5.0	3.0	8.5	Brown fine SAND, gravel	5	
6		0.0					6	
7							7	
8		1.2					8	
9				8.5	10.0	Black fine SAND, rock and gravel	9	
10		12.7					10	
11				10.0	13.0	Grey SILT, heavy rock	11	
12	RI-23 (11.5-12)	71.2					12	
13							13	
14		23.5					14	
15				13.0	17.0	Black coarse SAND, rock, wood and metal	15	
16							16	
17		12.9					17	
18				17.0	19.0	Grey medium to fine SAND and rock	18	
19		7.9		19.0	20.0	ROCK layer	19	
20							20	

Boring Completed to: Drilled to 100' bgs
Wet Soil Encountered: Saturation observed 7-100' bgs
Depth to Water:
Notes: Odor and staining observed 0-13' bgs

Samples collected:
RI-23 (0-2')
RI-23 (11.5-12')
RI-23 (31.5-32')
RI-23 (79.5-80')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-23

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 71 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 6/1/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
20							20	
21		0.0					21	
22		0.0					22	
23		0.0					23	
24		0.0					24	
25		0.0	10.0	20.0	30.0	Grey silty CLAY, coarse gravel, shells, and trace fine sands	25	
26		0.0					26	
27		0.0					27	
28		0.0					28	
29		0.0					29	
30		0.0					30	
31		0.0		30.0	31.5	Grey sandy CLAY	31	
32	RI-23 (31.5-32)	0.0		31.5	32.5	Grey medium to fine SAND	32	
33		0.0					33	
34		0.0					34	
35		0.0	10.0				35	
36		0.0		32.5	40.0	Dense grey CLAY	36	
37		0.0					37	
38		0.0					38	
39		0.0					39	
40							40	

Boring Completed to: Drilled to 100' bgs
Wet Soil Encountered: Saturation observed 7-100' bgs
Depth to Water:
Notes: Odor and staining observed 0-13' bgs

Samples collected:
RI-23 (0-2')
RI-23 (11.5-12')
RI-23 (31.5-32')
RI-23 (79.5-80')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-23

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 71 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 6/1/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
40		0.0		40.0	45.0	Dense grey fine SAND	40	
41		0.0					41	
42		0.0					42	
43		0.0					43	
44		0.0					44	
45		0.0		45.0	46.0	Grey sandy CLAY	45	
46		0.0		46.0	50.0	Dense fine grey SAND	46	
47		0.0					47	
48		0.0					48	
49		0.0					49	
50		0.0		50.0	57.0	Reddish/grey fine SAND, mixed with medium sands	50	
51		0.0					51	
52		0.0					52	
53		0.0					53	
54		0.0					54	
55		0.0	10.0				55	
56		0.0					56	
57		0.0					57	
58		0.0		57.0	60.0	Brown/grey fine SAND	58	
59		0.0					59	
60		0.0					60	

Boring Completed to: Drilled to 100' bgs
Wet Soil Encountered: Saturation observed 7-100' bgs
Depth to Water:
Notes: Odor and staining observed 0-13' bgs

Samples collected:
RI-23 (0-2')
RI-23 (11.5-12')
RI-23 (31.5-32')
RI-23 (79.5-80')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-23

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 71 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 6/1/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
60		0.0					60	
61		0.0					61	
62		0.0		60.0	65.0	Reddish/grey medium to fine SAND	62	
63		0.0					63	
64		0.0					64	
65		0.0	7.5				65	
66		0.0					66	
67		0.0		65.0	69.0	Brown/grey/red coarse SAND	67	
68		0.0					68	
69		0.0					69	
70		0.0		69.0	70.0	Rock/cobble	70	
71		0.0					71	
72		0.0					72	
73		0.0					73	
74		0.0					74	
75		0.0	10.0	70.0	80.0	Reddish/brown fine SAND	75	
76		0.0					76	
77		0.0					77	
78		0.0					78	
79		0.0					79	
80	RI-23	0.0					80	

Boring Completed to: Drilled to 100' bgs
Wet Soil Encountered: Saturation observed 7-100' bgs
Depth to Water:
Notes: Odor and staining observed 0-13' bgs

Samples collected:
RI-23 (0-2')
RI-23 (11.5-12')
RI-23 (31.5-32')
RI-23 (79.5-80')

Boring Location Depicted on Site Figures

Soil Boring Log for: RI-23

Project Name:
Site Name: 70 Fernbrook Street
Site Location: 71 Fernbrook Street, Yonkers, NY

J.S. Held Project #: 23022270
Geologist: JT
Project Manager: Seamus Kelly
Date Drilled 6/1/2026

Drilling Company: Eastern Environmental
Driller/Helper: Tyler
Drill Rig Type: 7822 Geoprobe
Drilling Method: Direct Push
Sample: 10' macro cores

Depth (ft)	Sample	PID (mu)	Recvy. (ft)	From	To	Soil/Geologic Description	Depth (ft)	Details
80	(79.5-80)	0.0					80	
81		0.0					81	
82		0.0					82	
83		0.0					83	
84		0.0					84	
85		0.0	0.0				85	
86		0.0					86	
87		0.0					87	
88		0.0					88	
89		0.0					89	
90		0.0		80.0	100.0	NO RECOVERY	90	
91		0.0					91	
92		0.0					92	
93		0.0					93	
94		0.0					94	
95		0.0	0.0				95	
96		0.0					96	
97		0.0					97	
98		0.0					98	
99		0.0					99	
100		0.0					100	

Boring Completed to: Drilled to 100' bgs
Wet Soil Encountered: Saturation observed 7-100' bgs
Depth to Water:
Notes: Odor and staining observed 0-13' bgs

Samples collected:
RI-23 (0-2')
RI-23 (11.5-12')
RI-23 (31.5-32')
RI-23 (79.5-80')

Boring Location Depicted on Site Figures

APPENDIX B:
Quality Assurance Project Plan

QUALITY ASSURANCE PROJECT PLAN (QAPP)

Fernbrook Park & Commuter Parking
70 Fernbrook Street
Section: 1, Block: 615, Lot: 1 & Section: 1, Block: 600, p/o Lot: 1
Yonkers, Westchester County, NY 10705
DEC Site No. C360264
Brownfield Cleanup Agreement (BCA) C360264-11-25

Prepared for:

City of Yonkers
40 S Broadway
Yonkers, New York 10701

June 2026

PREPARED BY:

79 HUDSON STREET, SUITE 701
HOBOKEN, NJ 0730
(201) 876-9400

J.S. Held PROJECT NO. 23022270

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1.0 PROJECT DESCRIPTION

1.1 INTRODUCTION

This Quality Assurance Project Plan (QAPP) was prepared by J.S. Held, LLC (J.S. Held) in connection with the property identified under DEC Site No. C360264 as Fernbrook Park & Commuter Parking, located at 70 Fernbrook Street in Yonkers, New York (the "subject property" or "Site"). The Site is 2.87 acres in size and is identified on local tax maps as Section 1 Block 615 Lot 1 and Section 1 Block 600 p/o Lot 1.

This QAPP specifies analytical methods to be used to ensure that data collected during IRM activities are precise, accurate, representative, comparable, complete, and meet the sensitivity requirements of the project.

1.2 PROJECT OBJECTIVES

The objective of the IRMWP is to further characterize subsurface soil quality throughout the extent of the Site, investigate potential contaminant migration pathways, and to further investigate contamination hotspots identified in soils during the SI phase; further delineate and define the impacted groundwater plume via the installation of additional permanent monitoring wells; and assess whether a vapor concern exists at the site.

1.3 SCOPE OF WORK

Soil Excavation

Four (4) excavation areas are planned at the site as part of Interim Remedial Measures (IRM) activities. Impacted soil will be excavated and staged onsite for offsite disposal. Stockpiles will be staged on plastic sheeting and will be covered. Soils will be field screened with a photoionization detector (PID) and for visual and olfactory signs of gross contamination.

Soil Sampling

Post-excavation samples will be collected and analyzed for Volatile Organic Compounds (VOCs). Excavations will be backfilled with clean fill material. At least one (1) waste characterization sample will be collected from the stockpiled soil. Soil samples will be analyzed for Target Analyte List/Target Compound List (TAL/TCL) +30, Total Petroleum Hydrocarbons (TPH), Full Toxicity Characteristic Leaching Procedure (TCLP), and RCRA Characteristics.

Soil samples will be collected in accordance with the NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation (Version April 2019). All soil samples will be immediately placed on ice and submitted to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory.

Soil Surcharge

A visible demarcation layer of orange snow fence or approved equivalent will be applied to the entire project area. A minimum 6" overall is required at all joints. Snow fence will be affixed using

landscaping staples as necessary to allow surcharge soil to be installed without moving or dislocating demarcation layer. Demarcation layer can be installed in sections followed by surcharge installation. The demarcation layer installation will be inspected and passed by a J.S. Held environmental scientist daily during surcharge placement.

Conversion of Monitoring Wells

To protect existing monitoring wells during construction, J.S. Held will facilitate the conversion of the flush-mounted wells to stick-up configuration prior to surcharge placement.

2.0 NAME AND CONTACT INFORMATION FOR PRINCIPAL PERSONNEL

The IRM objectives will be documented by J.S. Held on behalf of the City of Yonkers. For the scope of work described in the IRM, sampling will be conducted by J.S. Held and the analytical services will be performed by an New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory.

Key Contacts for this project are as follows:

Site Owner:	City of Yonkers (914) 377-6000
Project Manager:	Seamus Kelly (551) 355-6318
Quality Assurance Manager:	Leah DeEgidio (551) 355-6282
J.S. Held Health & Safety Officer:	Thomas Sumner (504) 420-1898
Site Safety Coordinator:	Danielle Pomponio (551) 355-6273
Certified Professional Engineer (PE):	Eric Keller, PE #065234-1 (551) 355-6318
Field Team Leader:	Jake Twill (646) 628-8496
Laboratory Representatives:	SGS North America Inc. Viktoriya Pushkova (732) 755-0219 ALS Global Alissa Ruccatano (551) 655-0469
Qualified Environmental Professional (QEP):	Seamus Kelly, NJ License #569653 (551) 355-6318

3.0 DATA QUALITY OBJECTIVES AND PROCESS

Data Quality Objectives (DQOs) are qualitative and quantitative statements to help ensure that data of known and appropriate quality are obtained during the project. DQOs for sampling activities are determined by evaluating five factors:

- Data needs and uses: The types of data required and how the data will be used after it is obtained.
- Parameters of Interest: The types of chemical or physical parameters required for the intended use.
- Level of Concern: Levels of constituents, which may require remedial actions or further investigations.
- Required Analytical Level: The level of data quality, data precision, and QA/QC documentation required for chemical analysis.
- Required Detection Limits: The detection limits necessary based on the above information.

The quality assurance and quality control objectives for all measurement data include:

- **Precision** – an expression of the reproducibility of measurements of the same parameter under a given set of conditions. Field sampling precision will be determined by analyzing coded duplicate samples and analytical precision will be determined by analyzing internal QC duplicates and/or matrix spike duplicates.
- **Accuracy** – a measure of the degree of agreement of a measured value with the true or expected value of the quantity of concern. For soil and groundwater samples, accuracy will be determined through the assessment of the analytical results of field blanks and trip blanks for each sample set. Analytical accuracy will be assessed by examining the percent recoveries of surrogate compounds that are added to each sample (organic analyses only), internal standards, laboratory method blanks, instrument calibration, and the percent recoveries of matrix spike compounds added to selected samples and laboratory blanks.
- **Representativeness** – expresses the degree to which sample data accurately and precisely represent a characteristic of a population, parameter variations at a sampling point, or an environmental condition. Representativeness is dependent upon the adequate design of the sampling program and will be satisfied by ensuring that the scope of work is followed and that specified sampling and analysis techniques are used. Representativeness in the laboratory is ensured by compliance to nationally-recognized analytical methods, meeting sample holding times, and maintaining sample integrity while the samples are in the laboratory's possession. This is accomplished by following all applicable methods, laboratory-issued standard operating procedures (SOPs), the laboratory's Quality Assurance Manual, and this QAPP. The laboratory is required to be properly certified and accredited.
- **Completeness** – the percentage of measurements made which are judged to be valid. Completeness will be assessed through data validation. The QC objective for completeness is generation of valid data for at least 90 percent of the analyses requested.

- **Comparability** – expresses the degree of confidence with which one data set can be compared to another. The comparability of all data collected for this project will be ensured using several procedures, including standard methods for sampling and analysis as documented in the QAPP, using standard reporting units and reporting formats, and data validation.

- **Sensitivity** – the ability of the instrument or method to detect target analytes at the levels of interest. The project manager will select, with input from the laboratory and QA personnel, sampling and analytical procedures that achieve the required levels of detection.

Data quality objectives, sampling procedures, analytical methods, quality assurance/quality control requirements, and reporting for emerging contaminants, 1,4-Dioxane, will be implemented in accordance with applicable New York State Department of Environmental Conservation (NYSDEC) Emerging Contaminants guidance and DER-10 Technical Guidance for Site Investigation and Remediation.

4.0 QUALITY ASSURANCE OBJECTIVES COLLECTION OF DATA

The quality assurance and quality control objectives for all measurement data include precision, accuracy, representativeness, completeness, comparability, and sensitivity. These objectives are defined in following subsections. Variances from the quality assurance objectives at any stage of the investigation will result in the implementation of appropriate corrective measures and an assessment of the impact of corrective measures on the usability of the data.

4.1 PRECISION

Precision is a measure of the degree to which two or more measurements are in agreement. Field precision is assessed through the collection and measurement of field duplicates. Laboratory precision and sample heterogeneity also contribute to the uncertainty of field duplicate measurements. This uncertainty is taken into account during the data assessment process. For field duplicates, results less than 5x the reporting limit (RL) meet the precision criteria if the absolute difference is less than ±2x the RL for soil or ±1x for groundwater. For results greater than 5x the RL, the acceptance criteria is a relative percent difference (RPD) of ≤50% (soil) or ≤30% (groundwater).

4.2 ACCURACY

Accuracy is the measurement of the reproducibility of the sampling and analytical methodology. It should be noted that precise data may not be accurate data. For the purpose of this QAPP, bias is defined as the constant or systematic distortion of a measurement process, which manifests itself as a persistent positive or negative deviation from the known or true value. This may be due to (but not limited to) improper sample collection, sample matrix, poorly calibrated analytical or sampling equipment, or limitations or errors in analytical methods and techniques.

Accuracy in the field is assessed through the use of field blanks and through compliance to all sample handling, preservation, and holding time requirements. All field blanks should be non-detect when analyzed by the laboratory. Any contaminant detected in an associated field blank will be evaluated against laboratory blanks (preparation or method) and evaluated against field samples collected on the same day to determine potential for bias. Trip blanks are not required for non-aqueous matrices but are planned for non-aqueous matrices where high concentrations of VOCs are anticipated.

Laboratory accuracy is assessed by evaluating the percent recoveries of matrix spike/matrix spike duplicate (MS/MSD) samples, laboratory control samples (LCS), surrogate compound recoveries, and the results of method preparation blanks. MS/MSD, LCS, and surrogate percent recoveries will be compared to either method-specific control limits or laboratory-derived control limits. Sample volume permitting, samples displaying outliers should be reanalyzed. All associated method blanks should be non-detect when analyzed by the laboratory.

4.3 COMPLETENESS

Laboratory completeness is the ratio of total number of samples analyzed and verified as acceptable compared to the number of samples submitted to the fixed-base laboratory for analysis, expressed as a percent. Three measures of completeness are defined:

- Sampling completeness, defined as the number of valid samples collected relative to the number of samples planned for collection;

- Analytical completeness, defined as the number of valid sample measurements relative to the number of valid samples collected; and

- Overall completeness, defined as the number of valid sample measurements relative to the number of samples planned for collection.

Soil and groundwater data will meet a 90% completeness criterion. If the criterion is not met, sample results will be evaluated for trends in rejected and unusable data. The effect of unusable data required for determination of compliance will also be evaluated.

4.4 REPRESENTATIVENESS

Representativeness expresses the degree to which data accurately and precisely represents a characteristic of a population, parameter variations at a sampling point, a process condition, or an environmental condition within a defined spatial and/or temporal boundary. Representativeness is dependent upon the adequate design of the sampling program and will be satisfied by ensuring that the scope of work is followed and that specified sampling and analysis techniques are used. This is performed by following applicable SOPs and this QAPP. All field technicians will be given copies of appropriate documents prior to sampling events and are required to read, understand, and follow each document as it pertains to the tasks at hand.

Representativeness in the laboratory is ensured by compliance to nationally-recognized analytical methods, meeting sample holding times, and maintaining sample integrity while the samples are in the laboratory's possession. This is performed by following all applicable EPA methods, laboratory-issued SOPs, the laboratory's Quality Assurance Manual, and this QAPP. The laboratory is required to be properly certified and accredited.

4.5 COMPARABILITY

Comparability is an expression of the confidence with which one data set can be compared to another. Comparability is dependent upon the proper design of the sampling program and will be satisfied by ensuring that the sampling plan is followed and that sampling is performed according to the SOPs or other project-specific procedures. Comparability is also dependent on similar quality assurance objectives. Previously collected data will be evaluated to determine whether they may be combined with contemporary data sets. The comparability of all data collected for this project will be ensured by:

- Using identified standard methods for both sampling and analysis phases of this project;

- Requiring traceability of all analytical standards and/or source materials to the USEPA or National Institute of Standards and Technology (NIST);

- Requiring that all calibrations be verified with an independently prepared standard from a source other than that used for calibration (if applicable);

- Using standard reporting units and reporting formats including the reporting of QC data;

- Requiring that all validation qualifiers be used any time an analytical results is used for any purpose.

These steps will ensure all future users of either the data or the conclusions drawn from them will be able to judge the comparability of these data and conclusions.

4.6 SENSITIVITY

Sensitivity is the ability of the instrument or method to detect target analytes at the levels of interest. The project director will select, with input from the laboratory and QA personnel, sampling and analytical procedures that achieve the required levels of detection and QC acceptance limits that meet established performance criteria. Concurrently, the project director will select the level of data assessment to ensure that only data meeting the project DQOs are used in decision-making.

Field equipment will be used that can achieve the required levels of detection for analytical measurements in the field. In addition, the field sampling staff will collect and submit full volumes of samples as required by the laboratory for analysis, whenever possible. Full volume aliquots will help ensure achievement of the required limits of detection and allow for reanalysis if necessary. The concentration of the lowest level check standard in a multi-point calibration curve will represent the reporting limit.

The frequency of associated field blanks and duplicate samples will be based on the recommendations listed in DER-10, and as described in Section 5.3.

Site-specific MS and MSD samples will be prepared and analyzed by the analytical laboratory by spiking an aliquot of submitted sample volume with analytes of interest. Additional sample volume is not required by the laboratory for this purpose. An MS/MSD analysis will be analyzed at a rate of 1 out of every 20 samples, or one per analytical batch. MS/MSD samples are only required for soil and groundwater samples.

5.0 SAMPLE COLLECTION AND FIELD DATA ACQUISITION PROCEDURES

Soil sampling will be conducted in accordance with the established NYSDEC protocols contained in DER-10 *Technical Guidance for Site Investigation and Remediation* (Version April 2019). The following sections describe procedures to be followed for specific tasks.

5.1 FIELD DOCUMENTATION PROCEDURES

Field documentation procedures will include summarizing field data in field books, logging soil borings and monitoring well construction, completing forms for groundwater and sub-slab/soil vapor sampling, and proper sample labeling. These procedures are described in the following sections.

5.1.1 Field Data and Notes

Field notebooks contain the documentary evidence regarding procedures conducted by field personnel. Hard cover, bound field notebooks will be used because of their compact size, durability, and secure page binding. The pages of the notebook will not be removed.

Entries will be made in waterproof, permanent blue or black ink. No erasures will be allowed. If an incorrect entry is made, the information will be crossed out with a single strike mark and the change initialed and dated by the team member making the change. Each entry will be dated. Entries will be legible and contain accurate and complete documentation of the individual or sampling team's activities or observations made. The level of detail will be sufficient to explain and reconstruct the activity conducted. Each entry will be signed by the person(s) making the entry.

The following types of information will be provided for each sampling task, as appropriate:

- Project name and number
- Reasons for being on-site or taking the sample
- Date and time of activity
- Sample identification numbers
- Geographical location of sampling points with references to the site, other facilities or a map coordinate system. Sketches will be made in the field logbook when appropriate
- Physical location of sampling locations such as depth below ground surface
- Description of the method of sampling including procedures followed, equipment used and any departure from the specified procedures
- Description of the sample including physical characteristics, odor, etc.

- Readings obtained from health and safety equipment
- Weather conditions at the time of sampling and previous meteorological events that may affect the representative nature of a sample
- Photographic information including a brief description of what was photographed, the date and time, the compass direction of the picture and the number of the picture on the camera
- Other pertinent observations such as the presence of other persons on the site, actions by others that may affect performance of site tasks, etc.
- Names of sampling personnel and signature of persons making entries

Field records will also be collected on field data sheets including boring logs, which will be used for geologic and drilling data during soil boring activities. Field data sheets will include the project-specific number and stored in the field project files when not in use. At the completion of the field activities, the field data sheets will be maintained in the central project file.

5.1.2 Sample Labeling

Each sample collected will be assigned a unique identification number and and placed in an appropriate sample container. Each sample container will have a sample label affixed to the outside with the date and time of sample collection and project name. In addition, the label will contain the sample identification number, analysis required and chemical preservatives added, if any. All documentation will be completed in waterproof ink.

5.2 EQUIPMENT CALIBRATION AND PREVENTATIVE MAINTENANCE

A PID will be used during the sampling activities to evaluate work zone action levels and screen soil and sub-slab/soil vapor samples. Field calibration and/or field checking of the PID will be the responsibility of the field team leader and the site HSO, and will be accomplished by following the procedures outlined in the operating manual for the instrument. At a minimum, field calibration and/or field equipment checking will be performed once daily, prior to use. Field calibration will be documented in the field notebook. Entries made into the logbook regarding the status of field equipment will include the following information:

- Date and time of calibration
- Type of equipment serviced and identification number (such as serial number)
- Reference standard used for calibration
- Calibration and/or maintenance procedure used

- Other pertinent information

A water quality meter (Horiba U-52 or similar) will be used during purging of groundwater to measure pH, specific conductance, temperature, dissolved oxygen, turbidity and oxidation reduction-potential (ORP), every five minutes. Water-quality meters should be calibrated and the results documented before use each day using standardized field calibration procedures and calibration checks.

Equipment that fails calibration or becomes inoperable during use will be removed from service and segregated to prevent inadvertent utilization. The equipment will be properly tagged to indicate that it is out of calibration. Such equipment will be repaired and recalibrated to the manufacturer's specifications by qualified personnel. Equipment that cannot be repaired will be replaced.

Off-site calibration and maintenance of field instruments will be conducted as appropriate throughout the duration of project activities. All field instrumentation, sampling equipment and accessories will be maintained in accordance with the manufacturer's recommendations and specifications and established field equipment practice. Off-site calibration and maintenance will be performed by qualified personnel. A logbook will be kept to document that established calibration and maintenance procedures have been followed. Documentation will include both scheduled and unscheduled maintenance.

5.3 SAMPLE COLLECTION

Soil Samples

Soil samples will be visually classified, and field screened using a PID to assess potential impacts from VOCs and for health and safety monitoring. Soil samples collected for analysis of VOCs will be collected using either EnCore® or Terra Core® sampling equipment. For analysis of non-volatile parameters, samples will be homogenized and placed into glass jars. After collection, all sample jars will be capped and securely tightened and placed in iced coolers and maintained at 4°C ±2°C until they are transferred to the laboratory for analysis, in accordance with the procedures outlined in Section 5.4. In addition, analysis of collected soil samples will meet all quality assurance criteria set forth by this QAPP and DER-10.

Sample Field and Trip Blanks and Duplicates

Field blanks will be collected for quality assurance purposes at a rate of one per 20 soil investigations samples per analysis. Field blanks will be obtained by pouring laboratory-demonstrated analyte-free water on or through a decontaminated sampling device following use and implementation of decontamination protocols. The water will be collected off of the sampling device into a laboratory-provided sample container for analysis. Field blank samples will be analyzed for the complete list of analytes on the day of sampling. Trip blanks will be collected for quality assurance purposes for samples analyzed for VOCs. Trip blanks will be collected at a minimum frequency of one per shipment/cooler containing VOC samples. Results of trip blank analyses will be evaluated to assess potential cross-contamination during sample handling, transport, and storage.

Duplicate soil samples will be collected and analyzed for quality assurance purposes. Duplicate samples will be collected at a frequency of 1 per 20 investigative soil samples per analysis and will be submitted to the laboratory as "blind" samples. If less than 20 samples are collected during a particular sampling event, one duplicate sample will be collected.

5.4 SAMPLE CONTAINERS AND HANDLING

Certified, commercially clean sample containers will be obtained from the analytical laboratory. If soil or groundwater samples are being collected, the laboratory will also prepare and supply the required trip blanks and field blank sample containers and reagent preservatives. Sample bottle containers, including the field blank containers, will be placed into plastic coolers by the laboratory. These coolers will be received by the field sampling team within 24 hours of their preparation in the laboratory. Prior to the commencement of field work, J.S. Held field personnel will fill the plastic coolers with ice in Ziploc® bags (or equivalent) to maintain a temperature of 4° ±2° C.

Soil and groundwater samples collected in the field for laboratory analysis will be placed directly into the laboratory-supplied sample containers. Samples will then be placed and stored on-ice in laboratory provided coolers until shipment to the laboratory. The temperature in the coolers containing samples and associated field blanks will be maintained at a temperature of 4°±2°C while on-site and during sample shipment to the analytical laboratory.

Possession of samples collected in the field will be traceable from the time of collection until they are analyzed by the analytical laboratory or are properly disposed. Chain-of-custody procedures, described in Section 5.10, will be followed to maintain and document sample possession. Samples will be packaged and shipped as described in Section 5.7.

5.5 SAMPLE PRESERVATION

Sample preservation measures will be used in an attempt to prevent sample decomposition by contamination, degradation, biological transformation, chemical interactions and other factors during the time between sample collection and analysis. Preservation will commence at the time of sample collection and will continue until analyses are performed. Should chemical preservation be required, the analytical laboratory will add the preservatives to the appropriate sample containers before shipment to the office or field.

5.6 SAMPLE SHIPMENT

5.6.1 Packaging

Sub-slab and soil vapor samples canisters can be stored and transported without additional packaging. Soil and groundwater sample containers will be placed in plastic coolers. Ice in Ziploc® bags (or equivalent) will be placed around sample containers. Cushioning material will be added around the sample containers if necessary. Chains-of-custody and other paperwork will be placed in a Ziploc® bag (or equivalent) and placed inside the cooler. The cooler will be taped closed and custody seals will be affixed to one side of the cooler at a minimum. If the samples are being shipped by an express delivery company (e.g. FedEx) then laboratory address labels will be placed on top of the cooler.

5.6.2 Shipping

Standard procedures to be followed for shipping environmental samples to the analytical laboratory are outlined below.

- All environmental samples will be transported to the laboratory by a laboratory-provided courier under the chain-of-custody protocols described in Section 5.10.

- Prior notice will be provided to the laboratory regarding when to expect shipped samples. If the number, type or date of shipment changes due to site constraints or program changes, the laboratory will be informed.

5.7 DECONTAMINATION PROCEDURES

Decontamination procedures will be used for non-dedicated sampling equipment. Decontamination of field personnel is discussed in the site-specific HASP included in the RIWP. Field sampling equipment that is to be reused will be decontaminated in the field in accordance with the following procedures:

- Laboratory-grade glassware detergent and tap water scrub to remove visual contamination
- Generous tap water rinse
- Distilled/de-ionized water rinse

5.8 RESIDUALS MANAGEMENT

Debris (e.g., paper, plastic and disposable PPE) will be collected in plastic garbage bags and disposed of as non-hazardous industrial waste. Debris is expected to be transported to a local municipal landfill for disposal. If applicable, residual solids (e.g., leftover soil cuttings) will be placed back in the borehole from which it was sampled. If gross contamination is observed, soil will be collected and stored in Department of Transportation (DOT)-approved 55-gallon drums in a designated storage area at the Site. The residual materials stored in a designated storage area at the site for further characterization, treatment or disposal.

Residual fluids (e.g., purge water, development water, and decontamination water) will not be discharged to the ground surface. All residual fluids will be collected, containerized in DOT-approved (or equivalent) containers, and managed as investigation-derived waste (IDW). Residual fluids will be stored in a designated on-site staging area and either characterized and disposed of off-site at an appropriately permitted facility or treated and managed in accordance with applicable federal, state, and local regulations.

5.9 CHAIN OF CUSTODY PROCEDURES

A chain-of-custody protocol has been established for collected samples that will be followed during sample handling activities in both field and laboratory operations. The primary purpose of the chain-of-custody procedures is to document the possession of the samples from collection

through shipping, storage and analysis to data reporting and disposal. Chain-of-custody refers to actual possession of the samples. Samples are considered to be in custody if they are within sight of the individual responsible for their security or locked in a secure location. Each person who takes possession of the samples, except the shipping courier, is responsible for sample integrity and safekeeping. Chain-of-custody procedures are provided below:

- Chain-of-custody will be initiated by the laboratory supplying the pre-cleaned and prepared sample containers. Chain-of-custody forms will accompany the sample containers.

- Following sample collection, the chain-of-custody form will be completed for the sample collected. The sample identification number, date and time of sample collection, analysis requested and other pertinent information (e.g., preservatives) will be recorded on the form. All entries will be made in waterproof, permanent blue or black ink.

- J.S. Held field personnel will be responsible for the care and custody of the samples collected until the samples are transferred to another party, dispatched to the laboratory, or disposed. The sampling team leader will be responsible for enforcing chain-of-custody procedures during field work.

- When the form is full or when all samples have been collected that will fit in a single cooler, the sampling team leader will check the form for possible errors and sign the chain-of-custody form. Any necessary corrections will be made to the record with a single strike mark, dated, and initialed.

Sample coolers will be accompanied by the chain-of-custody form, sealed in a Ziploc® bag (or equivalent) and placed on top of the samples or taped to the inside of the cooler lid. If applicable, a shipping bill will be completed for each cooler and the shipping bill number recorded on the chain-of-custody form.

Samples will be packaged for shipment to the laboratory with the appropriate chain-of-custody form. A copy of the form will be retained by the sampling team for the project file and the original will be sent to the laboratory with the samples. Bills of landing will also be retained as part of the documentation for the chain-of-custody records, if applicable. When transferring custody of the samples, the individuals relinquishing and receiving custody of the samples will verify sample numbers and condition and will document the sample acquisition and transfer by signing and dating the chain-of-custody form. This process documents sample custody transfer from the sampler to the analytical laboratory.

Laboratory chain-of-custody will be maintained throughout the analytical processes as described in the laboratory's Quality Assurance Manual. The analytical laboratory will provide a copy of the chain-of-custody in the analytical data deliverable package. The chain-of-custody becomes the permanent record of sample handling and shipment.

5.10 LABORATORY SAMPLE STORAGE PROCEDURES

The subcontracted laboratory will use a laboratory information management system (LIMS) to track and schedule samples upon receipt by the analytical laboratories. Any sample anomalies

identified during sample log-in must be evaluated on individual merit for the impact upon the results and the data quality objectives of the project. When irregularities do exist, the environmental consultant must be notified to discuss recommended courses of action and documentation of the issue must be included in the project file.

For samples requiring thermal preservation, the temperature of each cooler will be immediately recorded. Each sample and container will be will be assigned a unique laboratory identification number and secured within the custody room walk-in coolers designated for new samples. Samples will be, as soon as practical, disbursed in a manner that is functional for the operational team. The temperature of all coolers and freezers will be monitored and recorded using a certified temperature sensor. Any temperature excursions outside of acceptance criteria (i.e., below 2°C or above 6°C) will initiate an investigation to determine whether any samples may have been affected. Samples for VOCs will be maintained in satellite storage areas within the VOC laboratory. Following analysis, the laboratory's specific procedures for retention and disposal will be followed as specified in the laboratory's SOPs and/or QA manual.

6.0 DATA REDUCTION, VALIDATION, AND REPORTING

6.1 INTRODUCTION

Data collected during the field investigation will be reduced and reviewed by the laboratory QA personnel, and a report on the findings will be tabulated in a standard format. The criteria used to identify and quantify the analytes will be those specified for the applicable methods in the USEPA SW-846 and subsequent updates. The data package provided by the laboratory will contain all items specified in the USEPA SW-846 appropriate for the analyses to be performed, and be reported in standard format.

The completed copies of the chain-of-custody records (both external and internal) accompanying each sample from time of initial bottle preparation to completion of analysis shall be attached to the analytical reports.

6.2 DATA REDUCTION

The Analytical Services Protocol (ASP) Category B data packages and an electronic data deliverable (EDD) will be provided by the laboratory after receipt of a complete sample delivery group. The Project Manager will immediately arrange for archiving the results and preparation of result tables. These tables will form the database for assessment of the site contamination condition.

Each EDD deliverable must be formatted using a Microsoft Windows operating system and the NYSDEC data deliverable format for EQuIS. To avoid transcription errors, data will be loaded directly into the ASCII format from the laboratory information management system (LIMS). If this cannot be accomplished, the consultant should be notified via letter of transmittal indicating that manual entry of data is required for a particular method of analysis. All EDDs must also undergo a QC check by the laboratory before delivery. The original data, tabulations, and electronic media are stored in a secure and retrievable fashion.

The Project Manager or Task Manager will maintain close contact with the QA reviewer to ensure all non-conformance issues are acted upon prior to data manipulation and assessment routines. Once the QA review has been completed, the Project Manager may direct the Team Leaders or others to initiate and finalize the analytical data assessment.

6.3 DATA VALIDATION

Data validation will be performed in accordance with the USEPA validation guidelines for organic and inorganic data review and validated by an independent third-party validator. Validation will include the following:

- Holding times;
- Instrument tuning;
- Instrument calibrations;
- Blank results;
- Interference check sample;
- Laboratory check samples;
- Duplicates;

- Matrix Spike;
- Furnace atomic absorption analysis QC;
- ICP serial dilutions;
- System monitoring compounds or surrogate recovery compounds (as applicable);
- Internal standard recovery results;
- MS and MSD results;
- Target compound identification;
- Chromatogram quality;
- Pesticide cleanup (if applicable);
- Compound quantitation and reported detection limits;
- System performance; and
- Verification of the QC sample results,
- Verification of the identification of sample results (both positive hits and non-detects),
- Recalculation of 10% of all investigative sample results,

A DUSR will be prepared and reviewed by the Quality Assurance Manager before issuance. The DUSR will present the results of data validation, including a summary assessment of laboratory data packages, sample preservation and chain-of-custody procedures, and a summary assessment of precision, accuracy, representativeness, comparability, and completeness for each analytical method.

Based on the results of data validation, the validated analytical results reported by the laboratory will be assigned one of the following usability flags:

- "U" - Not detected. The associated number indicates the approximate sample concentration necessary to be detected significantly greater than the level of the highest associated blank;

- "UJ" - Not detected. Quantitation limit may be inaccurate or imprecise;

- "J" - Analyte is present. Reported value may be associated with a higher level of uncertainty than is normally expected with the analytical method

- "N" – Tentative identification. Analyte is considered present in the sample;

- "R" – Unreliable result; data is rejected or unusable. Analyte may or may not be present in the sample; and

- No Flag - Result accepted without qualification.

6.4 REPORTING

Upon receipt of validated analytical results, NYSDEC format EDDs, compatible with EQuIS, will be prepared and submitted to the NYSDEC.

7.0 QUALITY ASSURANCE PERFORMANCE AUDITS AND SYSTEM AUDITS

7.1 INTRODUCTION

Quality assurance audits may be performed by the project quality assurance group under the direction and approval of the QAO. These audits will be implemented to evaluate the capability and performance of project and subcontractor personnel, items, activities, and documentation of the measurement system(s). Functioning as an independent body and reporting directly to corporate quality assurance management, the QAO may plan, schedule, and approve system and performance audits based upon procedures customized to the project requirements. At times, the QAO may request additional personnel with specific expertise from company and/or project groups to assist in conducting performance audits. However, these personnel will not have responsibility for the project work associated with the performance audit.

7.2 SYSTEM AUDITS

System audits may be performed by the QAO or designated auditors, and encompass a qualitative evaluation of measurement system components to ascertain their appropriate selection and application. In addition, field and laboratory quality control procedures and associated documentation may be system audited. These audits may be performed once during the performance of the project. However, if conditions adverse to quality are detected or if the Project Manager requests, additional audits may occur.

7.3 PERFORMANCE AUDITS

The laboratory may be required to conduct an analysis of Performance Evaluation samples or provide proof that Performance Evaluation samples submitted by USEPA or a state agency have been analyzed within the past twelve months.

7.4 FORMAL AUDITS

Formal audits refer to any system or performance audit that is documented and implemented by the QA group. These audits encompass documented activities performed by qualified lead auditors to a written procedure or checklists to objectively verify that quality assurance requirements have been developed, documented, and instituted in accordance with contractual and project criteria. Formal audits may be performed on project and subcontractor work at various locations.

Audit reports will be written by auditors who have performed the site audit after gathering and evaluating all data. Items, activities, and documents determined by lead auditors to be in noncompliance shall be identified at exit interviews conducted with the involved management. Non-compliances will be logged, and documented through audit findings, which are attached to and are a part of the integral audit report. These audit-finding forms are directed to management to satisfactorily resolve the noncompliance in a specified and timely manner.

The Project Manager has overall responsibility to ensure that all corrective actions necessary to resolve audit findings are acted upon promptly and satisfactorily. Audit reports must be submitted to the Project Manager within fifteen days of completion of the audit. Serious deficiencies will be

reported to the Project Manager within 24 hours. All audit checklists, audit reports, audit findings, and acceptable resolutions are approved by the QAO prior to issue. Verification of acceptable resolutions may be determined by re-audit or documented surveillance of the item or activity. Upon verification acceptance, the QAO will close out the audit report and findings.

8.0 CORRECTIVE ACTION

8.1 INTRODUCTION

The following procedures have been established to ensure that conditions adverse to quality, such as malfunctions, deficiencies, deviations, and errors, are promptly investigated, documented, evaluated, and corrected.

8.2 PROCEDURE DESCRIPTION

When a significant condition adverse to quality is noted at site, laboratory, or subcontractor location, the cause of the condition will be determined and corrective action will be taken to preclude repetition. Condition identification, cause, reference documents, and corrective action planned to be taken will be documented and reported to the QAO, Project Manager, Field Team Leader and involved contractor management, at a minimum. Implementation of corrective action is verified by documented follow-up action.

All project personnel have the responsibility, as part of the normal work duties, to promptly identify, solicit approved correction, and report conditions adverse to quality. Corrective actions will be initiated as follows:

- When predetermined acceptance standards are not attained;
- When procedure or data compiled are determined to be deficient;
- When equipment or instrumentation is found to be faulty;
- When samples and analytical test results are not clearly traceable;
- When quality assurance requirements have been violated;
- When designated approvals have been circumvented;
- As a result of system and performance audits;
- As a result of a management assessment;
- As a result of laboratory/field comparison studies; and
- As required by USEPA SW-846, and subsequent updates, or by the NYSDEC ASP.

Project management and staff, such as field investigation teams, remedial response planning personnel, and laboratory groups, monitor on-going work performance in the normal course of daily responsibilities. Work may be audited at the sites, laboratories, or contractor locations. Activities, or documents ascertained to be noncompliant with quality assurance requirements will be documented. Corrective actions will be mandated through audit finding sheets attached to the audit report. Audit findings are logged, maintained, and controlled by the Task Manager.

Personnel assigned to quality assurance functions will have the responsibility to issue and control Corrective Action Request (CAR) Forms. The CAR identifies the out-of-compliance condition, reference document(s), and recommended corrective action(s) to be administered. The CAR is issued to the personnel responsible for the affected item or activity. A copy is also submitted to the Project Manager. The individual to whom the CAR is addressed returns the requested response promptly to the QA personnel, affixing his/her signature and date to the corrective action block, after stating the cause of the conditions and corrective action to be taken. The QA

personnel maintain the log for status of CARs, confirms the adequacy of the intended corrective action, and verifies its implementation. CARs will be retained in the project file for the records.

Any project personnel may identify noncompliance issues; however, the designated QA personnel are responsible for documenting, numbering, logging, and verifying the close out action. The Project Manager will be responsible for ensuring that all recommended corrective actions are implemented, documented, and approved.

APPENDIX A:
Analytical Methods and Quality Assurance Summary Table

Analytical Methods and Quality Assurance Summary
Fernbrook Park and Commuter Parking
70 Fernbrook Street, Yonkers, NY 10705
DEC Site No. C360264

JS|HELD

Analytical Methods and Quality Assurance Summary Table										
Area of Concern	**Matrix**	**No. of IRM Samples**	**No. of Field Blank Samples**	**No. of Trip Blank Samples**	**No. of Duplicate Samples**	**Parameter**	**Sample Container Type/Volume**	**Sampling Preservation**	**Maximum Holding Time**	**Analytical Method**
Soil	SO	30	2	NA	2	VOCs	2 x 40 mL glass vials w/Teflon-lines septa	Cool ≤ 4°C	14 days	EPA 8260
						SVOCs, Pesticides, PCBs	1 x 8 oz amber glass jar	Cool ≤ 4°C	7 days extraction; 40 days analysis	EPA 8270 / 8081 / 8082
						TAL Metals	1 x 8 oz wide-mouth HDPE jar	Cool ≤ 4°C	6 months (Hg: 28 days)	EPA 6010 / 6020 / 7471
						1,4-Dioxane	1 x 8 oz amber glass jar (no preservative)	Cool ≤ 4°C	14 days	EPA 8270

APPENDIX B:
Sample Chain-of-Custody Forms

CHAIN OF CUSTODY

SGS North America Inc. - Dayton
2235 Route 130, Dayton, NJ 08810
TEL. 732-329-0200
www.sgs.com/ehsusa

Page __ of __

FED-EX Tracking #	Bottle Order Control #
SGS Quote #	SGS Job #

Client / Reporting Information

Company Name:
Street Address
City State Zip
Project Contact E-mail
Phone #
Sampler(s) Name(s) Phone #

Project Information

Project Name:
Street
City State
Project #
Client Purchase Order #
Project Manager

Billing Information (if different from Report to)

Company Name
Street Address
City State Zip
Attention:

Analysis Requested

Matrix Codes

DW - Drinking Water
GW - Ground Water
WW - Water
SW - Surface Water
SO - Soil
SL- Sludge
SED-Sediment
OI - Oil
LIQ - Other Liquid
AIR - Air
SOL - Other Solid
WP - Wipe
FB - Field Blank
EB-Equipment Blank
RB - Rinse Blank
TB - Trip Blank

SGS Sample #	Field ID / Point of Collection	MEOH/DI Vial #	Collection: Date	Collection: Time	Sampled by	Grab (G) Comp (C)	Source Chlorinated (Y/N)	Matrix	Number of Bottles: # of bottles	HCl	NaOH	HNO_3	H_2SO_4	NONE	DI Water	MEOH	ENCORE	pH Check (Lab Use Only)	LAB USE ONLY

Turn Around Time (Business Days)

Approved By (SGS PM) / Date:

- ☐ 10 Business Days
- ☐ 5 Business Days
- ☐ 3 Business Days*
- ☐ 2 Business Days*
- ☐ 1 Business Day*
- ☐ Other _____

All data available via SGS Engage

* Approval needed for 1-3 BD TAT

Deliverable

- ☐ Commercial "A" (Level 1)
- ☐ Commercial "B" (Level 2)
- ☐ NJ Reduced (Level 3)
- ☐ Full Tier I (Level 4)
- ☐ Commercial "C"
- ☐ NJ DKQP
- ☐ NJGW Criteria 2025 *new*
- ☐ NYASP Category A
- ☐ NYASP Category B
- ☐ MA MCP Criteria ____
- ☐ CT RCP Criteria ____
- ☐ State Forms
- ☐ EDD Format _____

Commercial "A" = Results only; **Commercial "B"** = Results + QC Summary
Commercial "C" = Results + QC Summary + Partial Raw data

Comments / Special Instructions

http://www.sgs.com/en/terms-and-conditions

Sample Custody must be documented below each time samples change possession, including courier delivery.

Relinquished by:	Date / Time:	Received By:	Relinquished By:	Date / Time:	Received By:
1		1	2		2
3		3	4		4
5		5	Custody Seal # ☐ Intact ☐ Not intact ☐ Absent	Therm ID: See Sample Receipt Summary	On Ice ☐ Cooler Temp. °C

Field Chain-of-Custody Record

YORK ANALYTICAL LABORATORIES INC

YORK Project Number

York Analytical Laboratories, Inc. (YORK)'s Standard Terms & Conditions are listed on the back side of this document. This legal document serves as your written authorization for YORK to proceed with the analyses requested below. Your signature binds you to YORK's Standard Terms & Conditions.

120 Research Drive Stratford, CT 06615 132-02 89th Ave Queens, NY 11418 56 Church Hill Rd. #2 Newtown, CT 06470 2161 Whitesville Rd Toms River, NJ 08755 clientservices@yorklab.com 800-306-YORK

Page _____ of _____

Report To:	Invoice To:	YOUR Project Name / Number
Company:	Company:	
Address:	Address:	
Phone.:	Phone.:	PO Number
Contact:	Contact:	
E-mail:	E-mail:	

Samples Collected From

NY ☐ CT ☐ **Other:** (please specify)

NJ ☐ PA ☐

Please print clearly and legibly. All information must be complete. Samples will not be logged in and the turn-around-time clock will not begin until any questions by YORK are resolved.

Samples Collected by: (print AND sign your name)

Matrix Codes

S - soil/solid/sludge
GW - groundwater
DW - drinking water
SW - surface water
WW - wastewater
O - Oil
Other

Preservative (please list number of containers)

Sample Identification	Date	Time	Matrix	Unpreserved	HCl (hydrochloric acid)	MeOH (methanol)	HNO_3 (nitric acid)	H_2SO_4 (sulfuric acid)	NaOH (sodium hydroxide)	$Na_2S_2O_3$ (sodium thio.)	Trizma	Ammonium Acetate	Other:	Analyses Requested											Grab or Comp. G/C

Turn-Around Time

- RUSH - Next Day ☐
- RUSH - Two Day ☐
- RUSH - Three Day ☐
- RUSH - Four Day ☐
- RUSH - Five Day ☐
- Standard (6-9 Day) ☐
- PFAS Standard 7-10 Day ☐

Report Type (circle)

QA Report
Summary (Results Only)
NY ASP B Package
NJ Reduced
NJ DKQP
NJ Full
CT RCP

EDD Type (circle)

EQuIS (standard)
NYSDEC EQuIS
NJDEP SRP Haz Site
Standard Excel
CMDP
Other:

Regulatory Comparative

Compared to the following Regulation(s): (please fill in)

Field Filtered ☐
Lab Filtered ☐

Comments:

Samples iced/chilled at time of lab pickup? circle Yes or No

Lab Sample Receiving Checklist (to be completed by the receiving laboratory only) Circle Y / N

Custody Seals: Y / N Containers Intact: Y / N COC/Labels Agree: Y / N Preservation Confirmed: Y / N
COC Complete: Y / N COC Received: Y / N Appropriate Sample Volumes: Y / N Appropriate Sample Containers: Y / N
Cooler Temperature Confirmed: Y / N Samples Submitted within Holding Times: Y / N Corrective Action Form Required: Y / N

1. Samples Relinquished by / Company Date/Time	1. Samples Received by / Company Date/Time	2. Samples Relinquished by / Company Date/Time
2. Samples Received by / Company Date/Time	3. Samples Relinquished by / Company Date/Time	3. Samples Received by / Company Date/Time
4. Samples Relinquished by / Company Date/Time	4. Samples Received by / Company Date/Time	Samples Received in LAB by Date/Time Temperature Degrees C

APPENDIX C:
Corrective Action Request Form

Corrective Action Request (CAR) Form

CORRECTIVE ACTION REQUEST					
Number		Date			
To _____ You are hereby requested to take corrective actions indicated below and as otherwise determined by you to (a) resolve the noted condition and (b) to prevent it from recurring. Your written response is to be returned to the project quality assurance manager by_____					
Condition:					
Reference Documents:					
Recommended Corrective Actions:					
_____ Originator	_____ Date	_____ Approval	_____ Date	_____ Approval	_____ Date
Response:					
Cause of Condition					
Corrective Action A) Resolution B) Prevention C) Affected Documents					
C.A. Follow up:					

APPENDIX C:
Health and Safety Plan

HEALTH AND SAFETY PLAN (HASP)

70 Fernbrook Street - Waterfront Park
70 Fernbrook Street
Block: 615, Lots: 1, 6, 10, & 35.45; Block: 622, Lots: 1 & 8; and Block: 623, Lots: 1 & 4
Yonkers, Westchester County, NY 10705

Prepared for:

City of Yonkers
40 S Broadway
Yonkers, New York 10701

June 2026

PREPARED BY:

79 HUDSON STREET, SUITE 701
HOBOKEN, NJ 07030
(201) 876-9400

J.S. Held PROJECT NO. 23022270

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1.0 INTRODUCTION

1.1 GENERAL

This Health and Safety Plan (HASP) has been developed by J.S. Held to comply with Occupational Safety and Health Administration (OSHA) Standard 29 Code of Federal Regulations (CFR) 1910.120(b)(4), *Hazardous Waste Operations and emergency Response.* This HASP addresses the environmental sampling activities to be conducted at the property known as 70 Fernbrook Street, Yonkers, New York (collectively the "site" or "subject property").

The management of the day-to-day site activities and implementation of this HASP in the field is the responsibility of the site Health and Safety Officer (HSO). Assistance in the implementation of this HASP can also be obtained from the J.S. Held Health and Safety Manager (HSM). The content of this HASP may change or undergo revision based upon additional information made available to health and safety personnel, monitoring results, or changes in the scope of work.

1.2 SITE LOCATION AND BACKGROUND

The "subject property" encompasses the following property located in Yonkers, New York:

70 Fernbrook Street
Block: 615, Lots: 1, 6, 10, & 35.45
Block: 622, Lots: 1 & 8
Block: 623, Lots: 1 & 4
Yonkers, NY

The Site is currently operated by All County Bus, a school bus depot, including parking, office space, and maintenance facilities for the buses. The site is paved throughout, except for the rear of the 102 Yerks Place building and the riverfront at Block 615, Lots 1 and 6. The Site is fenced on all sides, except along the Hudson River or where buildings are present. The site is accessible by two secured gates at the northeast corner (Block 622, Lot 8) and east side (Block 615, Lot 10) of the site, facing onto Fernbrook Street.

Current layout includes six structures on the Site. The northernmost structure at 102 Yerks Place (Block 622, Lot 8) is a two-story brick building, also containing a basement. 101 Pier Street (Block 622, Lot 1) contains a small one-story concrete building and a storage shed. 102 Pier Street (Block 615, Lot 10) contains a two-story office building with no basement, and two one-story trailers. 78 Pier Street (Block 615, Lot 35.45) contains a split-level building which is used both as offices and as a garage/vehicle maintenance building. Please refer to **Figure 1** for a Site Location Map and **Figure 2** for a Site Plan.

The subject property has historically been developed for commercial/industrial use, with other commercial/industrial properties to the north, east, and south, and the Hudson River to the west. Based upon a review of historical sources, the subject property appears to have existed as a commercial ice-making facility in 1886, with further development noted by 1917, at which point the remainder of the subject property consisted of commercial/industrial properties for wood/coal storage, oil storage, and oil refining. These properties were identified in the Sanborn

Maps as Pure Oil Co., Yonkers City Ice Co./Westchester Service Corporation, Hays & Randolph Co., and Gulf Refining Co, respectively. By 1971, the ice-making facility (Westchester Service Corporation) and wood/coal storage (Hays & Randolph Co.) were no longer present, and structures took their place in the southern properties comprising the Site. The subject property was converted to its current state – a parking lot for buses – between 1991 and 1994. The Site is identified as Tarricone Terminal in the last available Sanborn Map in 2004. A. Tarricone Inc (ATI)/ATI Ludlow MOSF, was a major oil storage facility (MOSF) located in the northern limits of the Site, under the MOSF No. 3-2220. The Site is currently operated by All County Bus Company, a school bus service, including parking, office space, and maintenance facilities for the buses.

Previous investigations identified petroleum-related impacts, and semi-volatile organic compounds (SVOCs) and metals impacts to soil and groundwater.

1.3 SUMMARY OF WORK TASKS

Soil Excavation

Four (4) excavation areas are planned at the site as part of Interim Remedial Measures (IRM) activities. Impacted soil will be excavated and staged onsite for offsite disposal. Stockpiles will be staged on plastic sheeting and will be covered. Soils will be field screened with a photoionization detector (PID) and for visual and olfactory signs of gross contamination. Excavations will be backfilled with clean fill material. At least one (1) waste characterization sample will be collected from the stockpiled soil. Soil samples will be analyzed for Target Analyte List/Target Compound List (TAL/TCL) +30, Total Petroleum Hydrocarbons (TPH), Full Toxicity Characteristic Leaching Procedure (TCLP), and RCRA Characteristics.

Soil Surcharge

A visible demarcation layer of orange snow fence or approved equivalent will be applied to the entire project area. A minimum 6” overall is required at all joints. Snow fence will be affixed using landscaping staples as necessary to allow surcharge soil to be installed without moving or dislocating demarcation layer. Demarcation layer can be installed in sections followed by surcharge installation. The demarcation layer installation will be inspected and passed by a J.S. Held environmental scientist daily during surcharge placement.

Conversion of Monitoring Wells

To protect existing monitoring wells during construction, J.S. Held will facilitate the conversion of the flush-mounted wells to stick-up configuration prior to surcharge placement.

2.0 IDENTIFICATION OF KEY PERSONNEL/HEALTH AND SAFETY PERSONNEL

The following briefly describes the health and safety (H&S) designations and general responsibilities that may be employed for this site. The titles have been established to accommodate the project needs and requirements and ensure the safe conduct of site activities. The H&S personnel requirements for a given work location are based upon the proposed site activities.

2.1 PROJECT MANAGER

The J.S. Held Project Manager (PM) is Seamus Kelly. His responsibilities include:

- Ensuring that this HASP is developed and approved prior to on-site activities.
- Ensuring that all the tasks in the project are performed in a manner consistent with J.S. Held's comprehensive *Health and Safety Program for Hazardous Waste Operations* and this HASP.

2.2 HEALTH AND SAFETY MANAGER

The J.S. Held Health and Safety Manager (HSM) is Danielle Pomponio. Her responsibilities include:

- Updating the *Health and Safety Program for Hazardous Waste Operations.*
- Assisting the site HSO with development of the HASP, updating the HASP as dictated by changing conditions, job-site inspection results, etc. and approving changes to this HASP.
- Assisting the HSO in the implementation of this HASP and conducting Jobsite Safety Inspections and assisting with communication of results and corrections of shortcomings found.
- Maintaining records on personnel (medical evaluation results, training, and certifications, accident investigation results, etc.).

2.3 SITE HEALTH AND SAFETY OFFICER

The J.S. Held Site Health and Safety Officer (HSO) is Jake Twill. His responsibilities include:

- Participating in the development and implementation of this HASP.
- The management of the day-to-day site activities and implementation of this HASP in the field.
- Conducting Tailgate Safety Meetings and Jobsite Safety Inspections and correcting any shortcomings in a timely manner.
- Ensuring that proper personal protective equipment (PPE) is available, worn by employees, and properly stored and maintained.
- Controlling entry into and exit from the site contaminated areas or zones.
- Monitoring employees for signs of stress, such as heat stress, fatigue, and cold exposure.
- Monitoring site hazards and conditions.

- Knowing (and ensuring that all site personnel also know) emergency procedures, evacuation routes, and the telephone numbers of the ambulance, local hospital, poison control center, fire department, and police department.
- Resolving conflicts that may arise concerning safety requirements and working conditions.
- Reporting all incidents, injuries, and near misses to the client representative.

2.4 SUBCONTRACTOR RESPONSIBILITIES

Each subcontractor shall develop and implement their own HASP, which identifies a lead individual for the H&S compliance for each of their employees, lower-tier subcontractors, and consultants. The subcontractor's HASP will be at least as stringent as this J.S. Held HASP. The subcontractor must be familiar with and abide by the requirements outlined in their own HASP. A subcontractor may elect to adopt J.S. Held's HASP as its own, provided that it has given written notification to J.S. Held, but where J.S. Held's HASP excludes provisions pertinent to the subcontractor's work (i.e. confined space entry); the subcontractor must provide written addendums to this HASP. Additionally, the subcontractor must:

- Ensure their employees are trained in the use of all appropriate PPE for the tasks involved;
- Notify J.S. Held of any hazardous material brought onto the job site or the related area, the hazards associated with the material, and must provide a material safety data sheet (MSDS) for the material;
- Have knowledge of, understand, and abide by all current, federal, state, and local health and safety regulations pertinent to the work.
- Ensure their employees have received current training in the appropriate levels of 29 CFR 1910.120, Hazardous Waste Operations and Emergency Response (HAZWOPER);
- Ensure their employees have been medically cleared to work in Hazardous Waste Sites and to wear a respirator, if necessary;
- Ensure their employees have been fit-tested within the year on the type respirator they will wear; and,
- All subcontractors must adhere to NYSDOH and New York State Department of Environmental Conservation (NYSDEC) regulatory requirements.

3.0 TASK/OPERATION SAFETY AND HEALTH RISK ANALYSES

This section provides an assessment of the general hazards that may be encountered during field work activities at the site through a task-by-task risk analysis. Potential hazards, generally categorized as chemical exposure and physical hazards are addressed below.

3.1 CHEMICAL EXPOSURE HAZARDS

Known and suspected chemical contaminant hazards that could be encountered during site operations are detailed in **Appendix A**.

Volatile Organic Compounds
VOCs such as benzene, toluene, ethylbenzene, and xylenes (BTEX) are known to be present at the site as soil and groundwater contaminants. These compounds tend to have a depressant effect on the Central Nervous System (CNS), may cause chronic liver and kidney damage, and certain VOCs (Benzene) are suspected human carcinogens. Short term, or acute, exposure to VOCs may include symptoms of headaches, dizziness, nausea, and skin and eye irritation. Workers on site can expect the primary route of exposures to VOCs to be inhalation, making respiratory protection the primary control against elevated levels of VOCs.

Heavy Metals
Heavy metals such as arsenic, lead, and mercury are known to be present at the site as soil and groundwater contaminants. Exposure to elevated concentrations of these and other heavy metals at concentrations where exposure symptoms might occur is not expected. Acute exposure to mercury includes dizziness, salivation, nausea, vomiting, diarrhea, constipation, emotional disturbance, and kidney injury. Similar to VOCs, the primary route of exposure is through the inhalation of dust when soils become disturbed and the particles become airborne.

Semi-Volatile Organic Compounds
SVOCs, mainly Polycyclic Aromatic Hydrocarbons (PAHs) are known to be present at the site as soil and groundwater contaminants. Direct contact of SVOCs to the skin can cause irritation and may produce itching, burning, swelling and redness. Long term exposure to vapors, specifically naphthalene, can also cause irritation to the eyes, as well as nausea, headache, fever, anemia, liver damage, vomiting, convulsions, and coma. High exposure levels may also increase the risk of cancers to the lungs, kidneys, and skin. It is anticipated that Integral's major route of entry for work activities to be conducted at the site will be though direct contact, during handling of soil and groundwater samples and inhalation as soils are disturbed.

3.2 PHYSICAL HAZARDS

Physical hazards, which may be encountered during site operations for this project, are detailed in **Appendix B**.

3.3 TASK-BY-TASK ANALYSIS

Through information gathering, inspection, and monitoring, hazards that are potentially present have been determined for each specific task described in Table 1. This table provides a summary

of chemical exposure and physical hazards that could potentially be encountered by personnel during each task effort.

3.4 JOB SAFETY ANALYSIS

A Job Safety Analysis (JSA) is a process to identify existing and potential hazards associated with each job or task so these hazards can be eliminated, controlled or minimized. A JSA will be performed at the beginning of each work day, and additionally whenever an employee begins a new task or moves to a new location. All JSA must be developed and reviewed by all parties involved.

4.0 PERSONNEL TRAINING

4.1 BASIC TRAINING

Completion of an initial 40-hour HAZWOPER training program as detailed in OSHA's 29 CFR 1910.120(e) is required for all employees who will perform work in areas where the potential for a toxic exposure exists. Annual eight-hour refresher training is also required to maintain competencies to ensure a safe work environment. In addition to these training requirements, supervisory personnel must also receive eight additional hours of specialized management training. Training records are maintained by the HSM.

4.2 INITIAL SITE-SPECIFIC TRAINING

Training will be provided to specifically address the activities, procedures, monitoring, and equipment for site operations at the beginning of each field mobilization and the beginning of each discrete phase of work. The training will include the site and facility layout, hazards, and emergency services at the site, and will detail all the provisions contained within this HASP. Specific issues that will be addressed include the hazards described in Section 3.0.

4.3 TAILGATE SAFETY BRIEFINGS

Before starting work each day or as needed, the J.S. Held HSO will conduct a brief tailgate safety briefing meeting to assist site personnel in conducting their activities safely. Briefings will include the following:

- Scope of work for the day,
- Review of safety information relevant to planned tasks and environmental conditions
- New activities/task being conducted;
- Results of Jobsite Safety Inspection Checklist;
- Changes in work practices;
- Safe work practices; and
- Discussion and remedies for noted or observed deficiencies.

5.0 MEDICAL SURVEILLANCE

5.1 FITNESS FOR DUTY

All personnel who will be performing field work involving potential exposure to toxic and hazardous substances will be required to have passed an initial baseline medical examination, with follow-up medical exams thereafter, consistent with 29 CFR 1910.120(f). Medical evaluations will be performed by, or under the direction of, a physician board-certified in occupational medicine.

Additionally, personnel who may be required to perform work while wearing a respirator must receive medical clearance as required under CFR 1910.134(e), Respiratory Protection. Again, medical evaluations will be performed by, or under the direction of, a physician board-certified in occupational medicine. Results of medical evaluations are maintained by the HSM.

6.0 AIR MONITORING

Atmospheric conditions during field activities will be monitored to identify potentially hazardous environments and determine reference or background concentrations. Air monitoring will be used to define work zones and determine the appropriate level of PPE to be worn by J.S. Held field personnel. Air monitoring will be performed at the breathing zone. Upgrades/downgrades to PPE will be made based on air monitoring results in the breathing zone. In general, work shall be initiated in Level D PPE with a contingency to upgrade the level of PPE based on exceedances of action levels.

The overall objective of the Community Air Monitoring Plan (CAMP) is to establish requirements for protection measures for downwind receptors from potential airborne releases of constituents of concern during intrusive and/or potential dust generating remedial construction activities. Laboratory analysis indicates that constituents of concern at the Site include metals, SVOCs, and VOCs. This CAMP identifies potential air emissions, and describes air monitoring procedures, the monitoring schedule, data collection, and reporting requirements for the remedial investigation to be completed.

Real-time community air monitoring for VOCs and particulates will be performed at representative locations, upwind and downwind, at the Site during investigation activities. Additional information regarding representative monitoring locations, equipment, and action levels is presented below.

A complete CAMP is included as an attachment to the Site IRM.

7.0 PERSONAL PROTECTIVE EQUIPMENT

7.1 LEVELS OF PROTECTION

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

Based on anticipated site conditions and the proposed work activities to be performed at the site, Level D protection will be used. The upgrading/downgrading of the level of protection will be based on continuous air monitoring results as described in **Section 6.0**. The decision to modify standard PPE will be made by the site HSO after conferring with the PM. The levels of protection are described below.

Level D Protection

- Safety glasses with side shields or chemical splash goggles.
- Safety boots/shoes
- Coveralls (Tyvek® or equivalent)
- Hard hat
- Long sleeve work shirt and work pants
- Nitrile gloves
- Hearing protection
- Reflective safety vest

Level C Protection (as needed)

- Full or Half face, air-purifying respirator, with NIOSH approved HEPA filter
- Inner (latex) and outer (nitrile) chemical-resistant gloves.
- Safety glasses with side shields or chemical splash goggles.
- Chemical-resistant safety boots/shoes
- Hard hat
- Long sleeve work shirt and work pants
- Coveralls (Tyvek® or equivalent)
- Hearing protection (as needed)
- Reflective safety vest

The written Respiratory Protection Program is maintained by the HSM and is available if needed. The monitoring procedures and equipment are outlined in **Section 6.0**.

7.2 RESPIRATOR FIT-TEST

All J.S. Held employees who may be exposed to hazardous substances at the work site are in possession of a full or half face-piece, air-purifying respirator and have been successfully fit-tested within the past year. Fit-test records are maintained by the HSM.

8.0 SITE CONTROL

8.1 SITE COMMUNICATIONS PLAN

Verbal communications will be the primary method of communication used at the site during the remedial action/remedial investigation and routine groundwater monitoring work. Cell phones shall be used to the extent practical. In instances where verbal communication cannot be used, such as when working in respiratory protective equipment, hand signals will be used. Hand signals will be covered during site-specific training. Hand signals and their messages:

Hand Signal	Meaning
Hand Gripping Throat	Out of air; cannot breathe
Grip partners wrists or place both hands around waist	Leave immediately without debate
Hands on top of head	Need assistance
Thumbs up	OK; I'm alright; I understand
Thumbs down	No; negative
Simulated "stick" break with fists	Take a break; stop work

8.2 WORK ZONES

The need to formally establish specific work zones (Support, Contamination Reduction, and Exclusion Zones) during site activities will be determined by the HSO. It is important for the safety of all concerned that appropriate barriers (cones, wooden horses, plastic fencing etc.) are in place to keep vehicles and pedestrians away from the Work Zone.

8.3 THE BUDDY SYSTEM

When working in teams of two or more, workers will use the "buddy system" for all work activities to ensure that rapid assistance can be provided in the event of an emergency. This requires work groups to be organized such that workers can remain close together and maintain visual contact with one another. Workers using the "buddy system" have the following responsibilities:

- Provide his/her partner with assistance.
- Observe his/her partner for signs of chemical or heat exposure.
- Periodically check the integrity of his/her partner's PPE.
- Notify the HSO or other site personnel if emergency service is needed.

8.4 NEAREST MEDICAL ASSISTANCE

The address and telephone number of the nearest hospital:

Montefiore Medical Center
3415 Bainbridge Avenue
Bronx, NY 10467
Phone: (718) 741-2426

Map with directions to the hospital are shown in **Appendix A**. This information will either be posted prominently at the site or will be available to all personnel all of the time. Further, all field personnel, including the HSO, will know the directions to the hospital.

8.5 STANDING ORDERS/SAFE WORK PRACTICES

The standing orders consist of a description of safe work practices that must always be followed while on-site by J.S. Held employees and subcontractors. The site HSO has the responsibility for enforcing these practices. The standing orders will be posted prominently at the site, or are made available to all personnel at all times. Those who do not abide by these safe work practices will be removed from the site.

8.6 SITE SECURITY

No unauthorized personnel shall be permitted access to the work areas.

8.7 UNDERGROUND UTILITIES

As provided in J.S. Held's Underground Utility Clearance Guidelines, the following safe work practices should be followed by J.S. Held personnel before and during subsurface work:

- Obtain available utility drawings from the property owner/client or operator.
- Provide utility drawings to the subcontractors.
- In the field, mark the proposed area of subsurface disturbance (when possible).
- Ensure that the one-call (811) system has been notified.
- Ensure that utilities are marked before beginning subsurface work.
- Discuss subsurface work locations with the owner/client and subcontractor.
- Obtain approval from the owner/client and operators for proposed subsurface work locations.
- Use safe digging procedures when applicable.
- Stay at least 10 feet from all equipment performing subsurface work.

8.8 SITE SAFETY INSPECTION

The J.S. Held HSO or alternate will check the work area daily, at the beginning and end of each work shift or more frequently to ensure safe work conditions. Any deficiencies shall be shared with the HSM and PM and will be discussed at the daily tailgate meeting.

8.9 HAND AND POWER TOOLS

All hand- and electric-power tools and similar equipment shall be maintained in a safe operating condition. All electric-power tools must be inspected before initial use. Damaged tools shall be removed immediately from service or repaired. Tools shall be used only for the purpose for which they were designed. All users must be properly trained in their safe operation

9.0 DECONTAMINATION PLAN

9.1 GENERAL

All personnel, equipment, and samples leaving the contaminated area of the site must be decontaminated. Decontamination for this operation is achieved through physical removal and chemical detoxification/disinfection/sterilization. The first step in decontamination, however, is prevention and standard operating procedures have been established meant to minimize contact with wastes:

- Work habits that minimize contact with wastes are stressed.
- Disposable equipment, where appropriate, will be used.

9.2 DECONTAMINATION PROCEDURES

Decontamination involves the orderly controlled removal of contaminants. All site personnel should minimize contact with contaminants in order to minimize the need for extensive decontamination. Personnel decontamination will consist of safe work practice, use of disposable protective clothing, personal hygiene, and personal decontamination before breaks and at the completion of each day.

9.2.1 Levels of Decontamination Protection Required for Personnel

The level of protection for certain individuals in the work zone will be Level D unless the nature of the task being performed necessitates additional protection. The upgrading/downgrading of protection will be based on continuous air monitoring results as described in **Section 6.0**. The HSO will monitor decontamination procedures and determining their effectiveness.

Decontamination Measures for Level D

Station 1	Equipment Drop - Deposit equipment used on site (tools, sampling devices and containers, radios, clip-boards, etc.) on plastic drop cloths. Segregation at the drop reduces the probability of cross contamination. During hot weather operations, cool down station may be set up within this area.
Station 2	Outer Boot and Outer Glove Removal - Remove outer boots and gloves, place in storage area.
Station 3	Garment and Inner Glove Removal - Boots, chemical-resistant splash suit, inner gloves removed and deposited in storage area.
Station 4	Field Wash - Hands and face are thoroughly washed. Shower as soon as possible.

9.2.2 Emergency Personnel Decontamination

Should workers be splashed with hazardous contaminants, the worker will immediately be escorted to the field decontamination station and be decontaminated as follows:

1. Remove all contaminated clothing.
2. Wash off under pressurized shower (15 minutes)
3. Remove all wet clothing
4. Cover with blanket or (if injury is not serious) dress in clean/dry clothing.
5. Transport worker to hospital if necessary.

9.2.3 Vehicle and Equipment Decontamination

All heavy equipment, other equipment, and vehicles shall be inspected throughout the workday to check for the accumulation of contaminated or potentially contaminated materials. In the event equipment is contaminated, this contamination shall be removed in order to limit movement throughout the site. Heavy equipment tracks and/or tires shall be inspected before movement for the presence of contaminated material and this material shall be scraped off or removed in some alternative way limiting exposure to personnel. At the end of the day, all heavy equipment that is contaminated shall be washed, hosed off or contamination removed in some alternative way limiting exposure to personnel.

9.3 DISPOSAL OF DECONTAMINATION WASTES

Waste solutions generated during decontamination procedures shall be contained, collected, and stored in drums or other appropriate containers and labeled for proper off-site disposal.

10.0 EMERGENCY RESPONSE

10.1 GENERAL

Because of the hazards that may be present at the site and the conditions under which operations are conducted, it is possible that an emergency situation may develop. Emergency situations can be characterized as injury or acute chemical exposure to personnel, fire or explosion, environmental release, or hazardous weather conditions.

10.2 RESPONSIBILITIES

Site Emergency Coordinator – The HSO or his/her alternate, will serve as the Site Emergency Coordinator and shall implement emergency procedures whenever conditions warrant such action. The Site Emergency Coordinator will be responsible for assuring the evacuation, emergency treatment, emergency transport of site personnel, and notification of emergency units and the appropriate management staff. Emergency response instructions will be provided by the HSO as part of every employee's training prior to the start of work.

Employees – All employees at the site will be familiar with emergency response procedures for this work location.

10.3 EVACUATION

In the event of an emergency situation, an air horn or vehicle horn will be sounded three times indicating the initiation of evacuation procedures. Loud voice command, if appropriate, can be used. All personnel will evacuate and assemble at the site entrance. No one, except the emergency responders, will be allowed to proceed into the area once the emergency signal has been given. The Site Emergency Coordinator will ensure that access for emergency equipment is provided and that all sources of combustion (e.g., operating machinery, etc.) have been shut down once the alarm has been sounded. Wind direction will be taken into consideration for evacuation plans. Evacuation plans will be discussed at the initial Site-Specific Training and as needed at the regular safety briefings.

In all situations, when an on-site emergency results in an evacuation, personnel shall not re-enter until:

- The conditions resulting in the emergency have been corrected.
- The hazards have been reassessed.
- This HASP has been reviewed.
- Site personnel have been briefed on any changes to this HASP.

10.4 EMERGENCY CONTACTS/NOTIFICATION SYSTEM

The fire department and other emergency response groups will be notified by telephone of the emergency as soon as possible. An emergency telephone numbers list is provided below. This list

will either be posted prominently at the site or will be made readily available to all personnel all of the time.

Police Department
Yonkers Police Department – 3rd Precinct
435 Riverdale Ave
Yonkers, NY 10705
Emergency: 911
(914) 377-7427

Fire Department
Yonkers Fire Department Engine 304/Ladder 74
36 Radford Street
Yonker, NY 10705
Emergency: 911
(914) 377-7555

Hospital
3415 Bainbridge Avenue
Bronx, NY 10467
Emergency: 911
Phone: (718) 741-2426

10.5 EMERGENCY MEDICAL TREATMENT

Personnel Injury - In case of injury to personnel, the HSO will immediately administer emergency first aid. The ambulance/rescue squad will also be contacted as necessary. Some situations may require transport of the injured parties by automobile. Therefore, maps/directions to the nearest hospital are provided as **Appendix A**. **Appendix A** will either be posted at the site, or will be made readily available to all personnel all of the time.

Personnel Exposure – Emergency first aid procedures to be followed are:

Skin Contact: Use copious amounts of soap and water and wash/rinse affected areas thoroughly. Then provide appropriate medical attention. Rinse eyes with water for at least 15 minutes.

Inhalation: Move to fresh air and/or, if necessary decontaminate and transport to emergency medical facility.

Ingestion: Decontaminate and transport to emergency medical facility.

Puncture/Laceration: Decontaminate, if possible, and transport to emergency medical facility.

10.6 FIRE OR EXPLOSION

Appropriate fire extinguishers will be made available at the site for trained personnel to use on insipient stage fires without endangering the safety and health of those nearby. If the use of fire

extinguishers will not extinguish the fire, immediately notify the fire department, sound the evacuation signal, and then evacuate the area, assembling at the site entrance to be accounted for and to receive further instruction.

10.7 SPILLS/LEAKS

Control or stop the spread of minor chemical spills or contamination by utilizing the appropriate materials (absorbents, etc.), if possible. If the release is significant, or highly hazardous, immediately notify the appropriate response groups, sound the evacuation signal, evacuate the area, and assemble at the site entrance to be accounted for and to receive further instruction.

10.8 ADVERSE WEATHER CONDITIONS

In the event of severe weather (rain, snow, sleet, heat, etc.), conditions will be assessed on site to determine if the work can proceed safely. If it is determined that the weather poses a significant hazard, site operations will be stopped and rescheduled. Some of the items to be considered prior to determining if work should continue include:

- Potential for heat stress and heat-related injuries.
- Potential for cold stress and cold-related injuries.
- Treacherous weather-related working conditions.
- Limited visibility.

10.9 UNDERGROUND UTILITIES

In the event a utility is encountered or disturbed during subsurface work, follow these procedures:

- Immediately stop work;
- Leave the work area and retreat to a safe area;
- Call 911, if necessary;
- Contact the client representative and owner and operator of the property; and
- Immediately notify the J.S. Held PM, HSO and J.S. Held Incident/Injury Hotline.

10.10 DOCUMENTATION

Immediately following an incident or near miss, unless emergency medical treatment is required, either the employee or a coworker must contact the J.S. Held Incident/Injury Hotline at **1-833-JSH-SAFE** and the client representative to report the incident or near miss.

11.0 CONFINED SPACE ENTRY

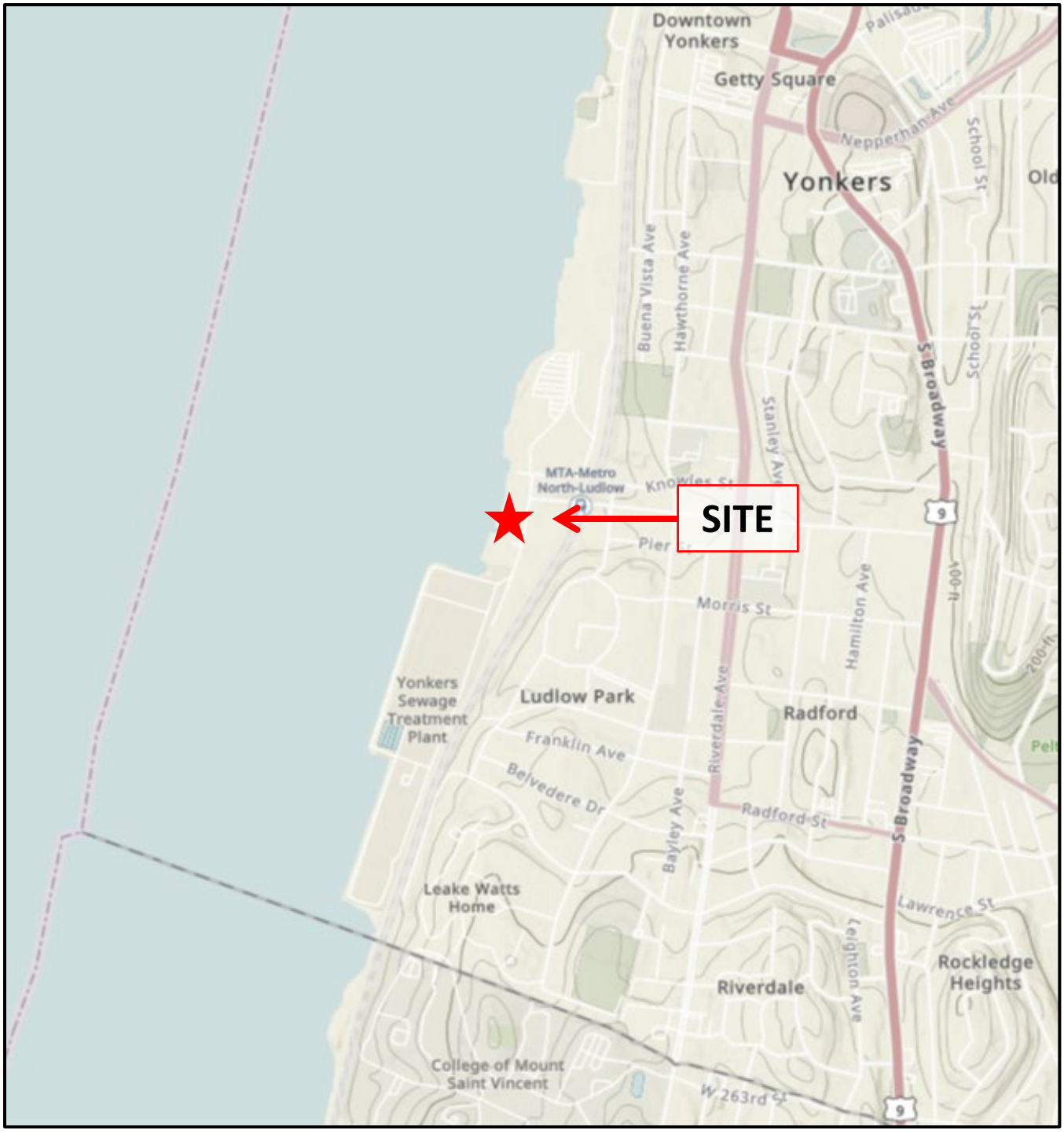
Confined spaces will not be entered by J.S. Held personnel.

12.0 HASP ACKNOWLEDGEMENT FORM

All J.S. Held field personnel and subcontractors will sign this HASP Compliance Agreement indicating that they have become familiar with this HASP, and that they understand it and agree to abide by it.

Printed Name	Signature	Company	Date

FIGURES



JS|HELD

70 Fernbrook Street Waterfront Park
Yonkers, Westchester County, NY

Figure 1
Site Location Map

J.S. Held, LLC
5 Marine View Plaza, Suite 401
Hoboken, New Jersey



Legend

- Property Boundary
- Parcel

N

0 25 50 100

1" = 50'

FIGURE: SITE LOCATION MAP	1	700 FERNBROOK STREET YONKERS, WESTCHESTER COUNTY NEW YORK
SITE INVESTIGATION REPORT		
PROJECT NO.: 23022270	SRP ID:	
DRWN BY: E. SLAFF	LSRP ID:	
CHKD BY:	DATE: MAR. 2023	
Data Sources: Nearmap, captured 09/28/2022.		

JS HELD

Path: C:\ESLAFF\ESLAFF GIS DOCS\JS HELD\ArcGIS Pro\23022270 - 70 Fernbrook St, Yonkers NY\70 Fernbrook St, Yonkers NY.aprx

TABLES

TABLE 1
CONSTITUENTS OF CONCERN HAZARD RISK ANALYSIS

Contaminant	CAS	Source of Concentration on Site	Maximum Detected Concentration		Concentration Limits		Route of Exposure		
			Subsurface Soil	Groundwater	PEL	IDLH	Direct Contact with Soil	Inhalation of Dust or Vapors	Direct Contact with Groundwater
1,2,4-Trimethylbenzene	95-63-6	Soil, Groundwater	260 ppm	7.1 ppb	~	~	X	X	X
1,3,5-Trimethylbenzene	108-67-8	Soil	85 ppm	~	25 ppm	~	X	X	
1,4-Dioxane	123-91-1	Soil	33 ppm	~	100 ppm	500 ppm	X	X	
Benzene	71-43-2	Soil, Groundwater	16 ppm	96 ppb	1 ppm	500 ppm	X	X	X
Ethylbenzene	100-41-4	Groundwater	~	12 ppb	100 ppm	800 [10 percent LEL]		X	X
Toluene	108-88-3	Groundwater	~	8.8 ppb	200 ppm	500 ppm		X	X
Acetone	67-64-1	Groundwater	~	180 ppb	1,000 ppm	2,500 ppm		X	X
Vinyl Chloride	75-01-4	Soil	1.7 pm	~	1 ppm; 5 ppm STEL	12,000 ppm	X	X	
Xylenes	1330-20-7	Soil, Groundwater	330 ppm	21 ppb	100 ppm	900 ppm	X	X	X
Methyl tert-butyl ether (MTBE)	1634-04-4	Groundwater	~	150 ppb	~	~		X	X
Isopropylbenzene	98-82-8	Groundwater	~	28 ppb	50 ppm	900 ppm		X	X
n-Butylbenzene	104-51-8	Groundwater	~	8.8 ppb	10 ppm	100 ppm		X	X
n-Propylbenzene	103-65-1	Groundwater	~	49 ppb	~	~		X	X
sec-Butylbenzene	135-98-8	Groundwater	~	11 ppb	10 ppm	1,000 ppm		X	X
Acenaphthene	83-82-9	Groundwater	~	162 ppb	~	~		X	X
Benzo(a)anthracene	56-55-3	Soil, Groundwater	14 ppm	0.960 ppb	~	~	X	X	X
Benzo(a)pyrene	50-32-8	Soil	13 ppm	~	~	~	X	X	X
Benzo(b)fluoranthene	205-99-2	Soil	14 ppm	~	~	~	X	X	
Benzo(k)fluoranthene	207-08-9	Soil	6.55 ppm	~	~	~	X	X	
Chrysene	218-01-9	Soil, Groundwater	13 ppm	0.740 ppb	~	~	X	X	X
Dibenzo(a,h)anthracene	53-70-3	Soil	1.71 ppm	~	~	~	X	X	
Fluorene	86-73-7	Groundwater	~	118 ppb	~	~		X	X
Hexachlorobenzene	118-74-1	Soil	1.21 ppm	~	0.002 mg/m^3	~	X	X	
Indeno(1,2,3-cd)pyrene	193-39-5	Soil	8.6 ppm	~	~	~	X	X	
Naphthalene	91-20-3	Groundwater	~	13.3 ppb	10 ppm	250 ppm		X	X
Phenanthrene	95-01-8	Groundwater	~	174 ppb	~	~		X	X
Arsenic	7440-38-2	Soil	204 ppm	~	0.01 mg/m^3	5 mg/m^3	X	X	
Cadmium	7440-43-9	Soil	7.13 ppm	~	0.005 mg/m^3	9 mg/m^3	X	X	
Lead	7439-92-1	Soil, Groundwater	3,130 ppm	64 ppb	0.05 mg/m^3	100 mg/m^3	X	X	X

Contaminant	CAS	Source of Concentration on Site	Maximum Detected Concentration		Concentration Limits		Route of Exposure		
			Subsurface Soil	Groundwater	PEL	IDLH	Direct Contact with Soil	Inhalation of Dust or Vapors	Direct Contact with Groundwater
Magnesium	7439-95-4	Groundwater	~	99,900 ppb	10 mg/m^3	750 mg/m^3			X
Manganese	7439-96-5	Groundwater	~	3,360 ppb	5 mg/m^3; 3mg/m^3 STEL	500 mg/m^3			X
Sodium	7440-23-5	Groundwater	~	553,000 ppb	2 mg/m^3	10 mg/m^3			X
Zinc	7440-66-6	Soil	14,600 ppm	~	5 mg/m^3	500 mg/m^3	X	X	
Mercury	7439-97-6	Soil	19.2 ppm	~	0.1 mg/m^3	10 mg/m^3	X	X	
Perfluorooctanoic acid (PFOA)	335-67-1	Groundwater	~	0.0801 ppb	~	~		X	X
Perfluorooctane sulfonic acid (PFOS)	1763-23-1	Groundwater	~	0.0213 ppb		~~		X	X

EXPLANATION OF ABBREVIATIONS

PID = Photoionization Detector
PEL = Permissible Exposure Limit
IDLH = Immediately Dangerous to Life and Health
LEL = Lower Explosive Limit
STEL = Short-Term Exposure Limit
ppm = part per million
mg/m^3 = milligram per cubic meter

TABLE 2
PHYSICAL HAZARD RISK ANALYSIS

Hazard	Description	Control Measures
Heavy Equipment	Oversight of soil excavation and soil surcharge.	Stay back from operating equipment; wear safety vests and hard hats; coordinate and maintain eye contact with equipment operator.
Material Handling	Transporting/moving sample coolers and other equipment.	Lift properly; seek assistance if necessary; do not overfill coolers or boxes. Seek assistance if drums must be moved.
Adverse Weather	Carrying out tasks in rain, snow, wind, etc.	Seek shelter during electrical storms; work in adverse weather conditions only with proper training and equipment.
Skin Contact	Contact with contaminated soil during subsurface investigations/activities.	Wear proper PPE; follow safe practices
Lacerations, abrasions, punctures	Cutting bailer twine, pump tubing, acetate liners, etc. with knife; using tools in tight spaces, etc.	Wear proper PPE; follow safe practices
Inhalation	Vapor extrusion of excavated soil, dust	Follow air monitoring plan; have quick access to respirator
Lifting	Improper lifting/carrying of equipment and materials causing strains.	Follow safe lifting techniques
Slips, trips, and falls	Any number of injuries could occur from slips, trips, and falls in carrying out these tasks.	Good housekeeping at site; constant awareness and focus on task
Noise	Trucking and excavation equipment.	Wear hearing protection
Heat Stress	Carrying out tasks in hot weather.	Follow procedures for combating heat stress. Note: potential for heat stress will depend on season and location of the site.
Cold/Hypothermia	Carrying out tasks in cold weather.	Keep warm and dry; bring changes of clothes; do not work in extreme conditions without proper equipment and training. Note: potential for cold/hypothermia will depend on season and location of the site.
Falling objects	Soil material, tools, etc. dropping from drill rig.	Hard hats to be worn at all times while in work zones
Underground/overhead utilities	Excavator makes contact with underground object or overhead lines.	“One Call” before subsurface activities; confirm utility locations with subcontractor
Insects (bees, mosquitoes, spiders, etc.)	Stings, bites.	Insect repellent; proper protective clothing (work boots, socks, and light colored pants)
Vehicle traffic	Vehicles unable to see workers on site.	Wear proper PPE, especially visibility vest; use a buddy system to look for traffic; rope off area of work with cones and caution tape or devices at points of hazard

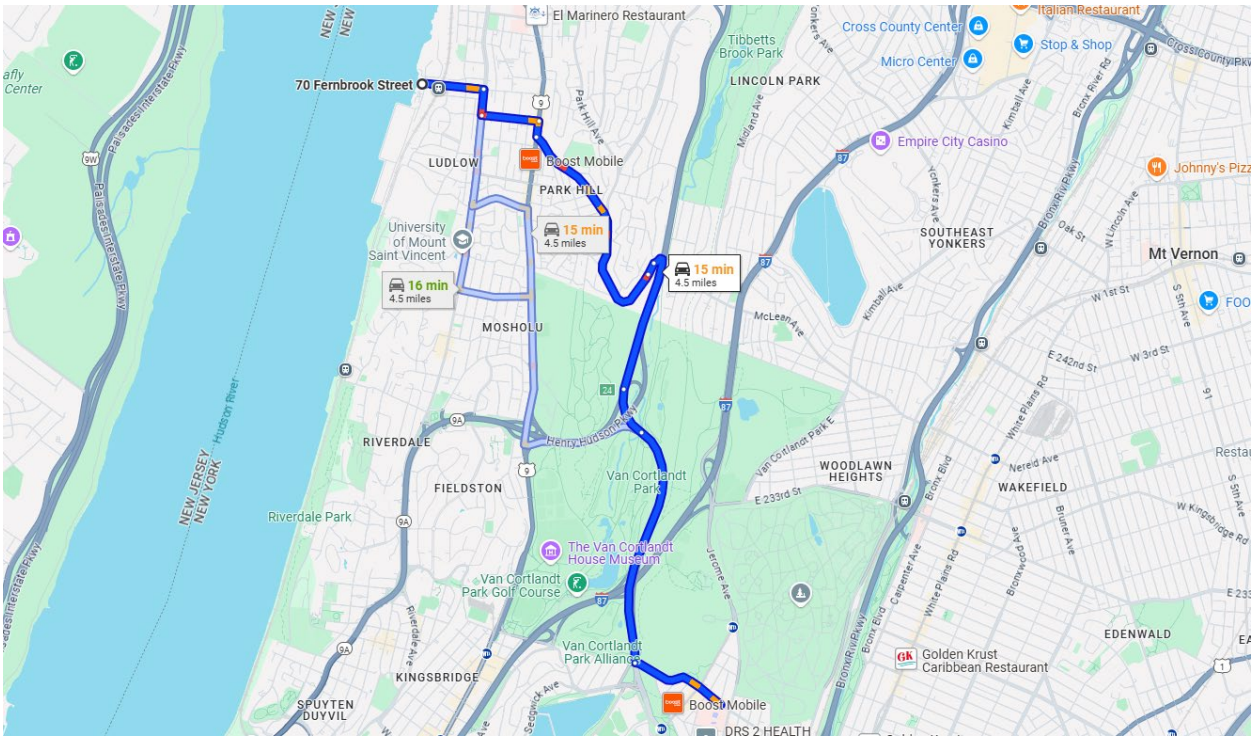
APPENDIX A:

DIRECTIONS TO NEAREST HOSPITAL

Google Maps

70 Fernbrook Street Yonkers, New York to
Montefiore Hospital – 111 East 210th Street, Bronx, NY

Drive 4.5 miles, approximately 15 minutes



Map Data ©2025 Google 2000 ft

70 Fernbrook St
Yonkers, NY 10705

Follow Ludlow St to Riverdale Ave

2 min (0.3 mi)

1. Head north on Fernbrook St toward Ludlow St

30 ft

2. Turn right onto Ludlow St

0.3 mi

3. Turn right onto Riverdale Ave

32 sec (0.1 mi)

4. Turn left onto Morris St

2 min (0.3 mi)

Take McLean Ave, Saw Mill Riv Pkwy S and Mosholu Pkwy to W Gun Hill Rd in The Bronx, New York

11 min (3.9 mi)

5. Turn right onto S Broadway

390 ft

6. Turn left after Walgreens (on the left)

1.1 mi

7. Continue onto Putnam Ave

318 ft

8. Turn right to merge onto Saw Mill Riv Pkwy S

0.7 mi

9. Use the left lane to take exit 24 for Mosholu Pkwy toward I-87 S/Deegan Expwy

0.2 mi

10. Continue onto Mosholu Pkwy

1.2 mi

11. Turn left onto W Gun Hill Rd

0.5 mi

Montefiore Hospital
111 E 210th St, Bronx, NY 10467

APPENDIX D:
Community Air Monitoring Plan

COMMUNITY AIR MONITORING PLAN (CAMP)

Fernbrook Park & Commuter Parking
70 Fernbrook Street
Section: 1, Block: 615, Lot: 1 & Section: 1, Block: 600, p/o Lot: 1
Yonkers, Westchester County, NY 10705
DEC Site No. C360264
Brownfield Cleanup Agreement (BCA) C360264-11-25

Prepared for:

City of Yonkers
40 S Broadway
Yonkers, New York 10701

June 2026

PREPARED BY:

79 HUDSON STREET, SUITE 701
HOBOKEN, NJ 0730
(201) 876-9400

J.S. Held PROJECT NO. 23022270

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1.0 INTRODUCTION

This Community Air Monitoring Plan (CAMP) has been prepared by J.S. Held LLC (J.S. Held), on behalf of the City of Yonkers, to support the implementation of the Interim Remedial Measures (IRM) activities associated with the redevelopment of the Site located at 70 Fernbrook Street, Yonkers, New York (the Site). A Site Plan is provided as **Figure 1**. Details related to the investigation activities are presented in the Interim Remedial Measures Work Plan (IRMWP), to which this CAMP is included as an appendix and as a supporting plan.

This CAMP fulfills the routine monitoring requirements set forth in the New York State Department of Environmental Conservation (NYSDEC) document entitled Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10) issued on May 3, 2010 (NYSDEC 2010). Appendix 1A of DER-10 (**Appendix A**) provides general guidance and protocols for the preparation and implementation of a CAMP. Appendix 1B of DER10 (**Appendix B**) supplements the contents of Appendix 1A of DER-10 and provides additional requirements for fugitive dust/particulate monitoring. This CAMP identifies the required air monitoring to protect the community during the implementation of the selected remedy as described below.

2.0 CAMP OBJECTIVES

The overall objective of the CAMP is to establish requirements for protection measures for downwind receptors from potential airborne releases of constituents of concern during intrusive and/or potential dust generating remedial construction activities. Laboratory analysis indicates that constituents of concern at the Site include metals, semi volatile organic compounds (SVOCs), and volatile organic compounds (VOCs). This CAMP identifies potential air emissions, and describes air monitoring procedures, the monitoring schedule, data collection, and reporting requirements for the remedial investigation to be completed.

Real-time community air monitoring for VOCs and particulates will be performed at representative locations, upwind and downwind, at the Site during investigation activities. Additional information regarding representative monitoring locations, equipment, and action levels is presented below.

2.1 POTENTIAL AIR EMISSIONS RELATED TO REMEDIAL INVESTIGATION ACTIVITIES

Intrusive construction activities have the potential to generate localized impacts to air quality. Construction components that are considered intrusive for the purposes of this CAMP and that have the potential to generate air emissions are anticipated to include, but may not be limited to the following:

- Soil excavation
- Installation of demarcation barrier and soil surcharge
- Conversion to stickup monitoring wells

3.0 AIR MONITORING PROCEDURES

3.1 MONITORING EQUIPMENT

J.S. Held field personnel will be equipped with a RAE Systems MultiRAE 2000 or 3000 with a 10.6eV lamp (photoionization detector). The PID will be used to monitor levels of total VOCs. The PID will be calibrated before each use; calibration readings will be recorded in the field log book. The PID must be calibrated daily in accordance with the manufacturer's specifications. The PID calibration typically requires the use of a span gas (e.g., 100 ppm isobutylene) and zero gas (e.g., fresh air).

It is not anticipated, but J.S. Held field personnel may also be equipped with a MIE pdr-1000 Personal Data Ram (aerosol monitor). The PDR will be used to monitoring levels of aerosols (particulate matter). The PDR may be used for ground intrusive activities. The PDR will be calibrated before each use; calibration readings will be recorded in the field log book.

In addition, a minimum of two stationary air-monitoring stations will be set up at site perimeters (one upwind and one downwind) during intrusive activities for continuous monitoring. Each station will include a PID and a DustTrak aerosol monitor or equivalent. If air monitoring during operations identifies the presence of volatile organic compounds (not anticipated because of natural ventilation), the action levels, permissible exposure, engineering controls, and personal protective equipment specified in this HASP will be implemented. A PID (MiniRAE 3000 or equivalent) will be used to monitor for organic vapors in the breathing zone and to screen soil samples. Air monitoring results will be recorded in the field book during investigation activities and made available for review.

3.2 SELECTION OF MONITORING LOCATIONS

Upwind and downwind monitoring station locations for VOCs and PM10 will be determined daily based on data from an on-site meteorological monitoring station (predominant wind direction) and the nature and location of the anticipated investigation activities. Initially, published information will be used to predict the prevailing and predominant wind direction during the year for the Site. During the investigation activities, a meteorological station will be used to establish real-time wind direction and facilitate any changes required during the daily monitoring.

An upwind location for both VOCs and PM10 will be confirmed at the start of each workday, based upon the use of the meteorological station and the location of the proposed investigation activities. A downwind location (based upon prevalent wind direction) for both VOCs and PM10 will also be selected. Another downwind monitoring location (regardless of wind direction) will be used to monitor for both VOCs and PM10 at the closest sensitive receptor (i.e., nearest occupied building), determined at the date of investigation.

If wind directions shift radically during the workday and for an extended period such that the upwind direction and downwind locations no longer fall within acceptable guidelines (+-60 degrees compass change from the original wind direction), the monitoring stations will be relocated so that the upwind and downwind locations are maintained. Any changes will be documented in the CAMP reports.

3.3 VOC MONITORING

VOCs will be monitored during invasive work. The monitoring work will be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment will be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate.

Periodic monitoring for VOCs will be conducted during non-intrusive activities. Periodic monitoring may include obtaining measurements upon arrival at a location, when opening a monitoring well cap, when bailing/purging a well, as well as upon departure from the location.

VOCs must be monitored at the downwind perimeter of the immediate work area on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified in **Section 6.2.1.5**.

3.4 TOTAL PARTICULATE MONITORING

Particulate or dust will be monitored daily during excavation and surcharge operations through an air sampling program set up to monitor particulate in air concentrations at the site boundary. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

3.5 ACTION LEVELS AND ACTIONS

3.5.1 VOC Action Levels and Actions

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

2. If total organic vapor levels at the downwind perimeter of the work area persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial

structure, whichever is less – but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

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

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

3.5.2 Major Vapor Emission Response Plan

If either of the following criteria is exceeded in the 20-Foot Zone, then the Major Vapor Emission Response Plan shall automatically be implemented:

- Sustained organic vapor levels approaching 5 ppm above background for a period of more than 30 minutes, or
- Organic vapor levels greater than 5 ppm above background for any time period.

Upon activation, the following activities will be undertaken:

1. The local authorities will be contacted by the Site Health and Safety Officer and advised of the situation;
2. Frequent air monitoring will be conducted at 30-minute intervals within the 20-Foot Zone. If two successive readings below action levels are measured, air monitoring may be halted or modified by the Site Health and Safety Officer; and
3. All Emergency contacts will go into effect as appropriate.

3.5.3 Particulates Action Levels and Actions

1. If the downwind PM10 particulate level is 100 micrograms per cubic meter (mcg/m3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM10 particulate levels are greater than 150 mcg/m3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m3 of the upwind level and in preventing visible dust migration.

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

Based on the air monitoring results, dust suppression may need to be implemented. This could include the following:

- Applying water to the drilling area surface
- Wetting equipment
- Spraying work area
- Utilizing alternate work methods
- Implementing site speed restrictions

3.6 METEOROLOGICAL MONITORING

Meteorological monitoring will be conducted continuously using a portable meteorological monitoring system equipped with electronic data-logging capabilities. The meteorological monitoring system will be installed in a prominent location to provide representative observations of the local meteorological conditions. Security and accessibility to the meteorological monitoring system will also be considered during the selection of the meteorological monitoring system location. At a minimum, the meteorological monitoring system will monitor wind speed, wind direction, relative humidity, and ambient temperature. A digital meteorological monitoring system will be used to collect the meteorological data.

3.7 INSTRUMENT CALIBRATION

Calibration of the VOC, PM10, and meteorological monitoring instrumentation will be conducted in accordance with each of the equipment manufacturer's calibration and quality assurance requirements. The VOC and PM10 monitoring equipment will be calibrated or zeroed, respectively, daily (at a minimum), and such calibrations will be recorded in the field logbook.

4.0 MONITORING SCHEDULE AND DATA COLLECTION/REPORTING

4.1 MONITORING SCHEDULE

Community air monitoring will be conducted prior to initiating IRM activities to establish adequate baseline data and until such time that intrusive and/or potential dust generating activities are complete. The frequency of community air monitoring will be relative to the level of Site work activities being conducted and may be adjusted as the work proceeds and in consideration of the monitoring results. Air monitoring for VOCs and dust may be discontinued during periods of heavy precipitation that would otherwise result in unreliable data or damage to monitoring equipment. Meteorological monitoring will be performed continuously during work activities.

4.2 DATA COLLECTION AND REPORTING

Community air monitoring data will be collected continuously from VOC and PM10 monitors during all intrusive and/or potential dust-generating activities by the electronic data-logging systems, except as discussed above in **Section 4.1**. The data management software will be set up to continuously monitor instantaneous readings and record average concentrations (calculated for continuous 15-minute increments: i.e., 08:00 to 08:15, 08:15 to 08:30, etc.), including meteorological data. Results of the perimeter/community air monitoring for total organic vapors and particulates (both instantaneous readings and 15- minute average concentrations) will be recorded by the monitoring instruments (data loggers). The Environmental Monitor will prepare weekly CAMP reports that will include, but not be limited to, a brief memorandum summarizing the air monitoring work activities and results for the monitoring period, including an in-text table that presents a “dashboard” view of the organic vapor and particulate concentrations measured at each station during the period. The memorandum will be supported by two attachments: (1) Attachment A showing air monitoring station daily locations; and (2) Attachment B presenting graphs of the 15-minute time-weighted average VOC and particulate concentrations recorded at each of the sampling stations (one graph for each station showing the weekly results relative to action levels).

FIGURES



Legend

- Property Boundary
- Parcel

N

0 25 50 100

1" = 50'

FIGURE: SITE LOCATION MAP	1	700 FERNBROOK STREET YONKERS, WESTCHESTER COUNTY NEW YORK
SITE INVESTIGATION REPORT		
PROJECT NO.: 23022270	SRP ID:	
DRWN BY: E. SLAFF	LSRP ID:	
CHKD BY:	DATE: MAR. 2023	
Data Sources: Nearmap, captured 09/28/2022.		

JS HELD

Path: C:\ESLAFF\ESLAFF GIS DOCS\JS HELD\ArcGIS Pro\23022270 - 70 Fernbrook St, Yonkers NY\70 Fernbrook St, Yonkers NY.aprx

APPENDIX A:
Appendix 1A of DER-10

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

Overview

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

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

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

Community Air Monitoring Plan

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

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

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

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

VOC Monitoring, Response Levels, and Actions

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

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

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

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

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

Particulate Monitoring, Response Levels, and Actions

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

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

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

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

December 2009

APPENDIX B:
Appendix 1B of DER-10

Appendix 1B
Fugitive Dust and Particulate Monitoring

A program for suppressing fugitive dust and particulate matter monitoring at hazardous waste sites is a responsibility on the remedial party performing the work. These procedures must be incorporated into appropriate intrusive work plans. The following fugitive dust suppression and particulate monitoring program should be employed at sites during construction and other intrusive activities which warrant its use:

1. Reasonable fugitive dust suppression techniques must be employed during all site activities which may generate fugitive dust.

2. Particulate monitoring must be employed during the handling of waste or contaminated soil or when activities on site may generate fugitive dust from exposed waste or contaminated soil. Remedial activities may also include the excavation, grading, or placement of clean fill. These control measures should not be considered necessary for these activities.

3. Particulate monitoring must be performed using real-time particulate monitors and shall monitor particulate matter less than ten microns (PM10) with the following minimum performance standards:

(a) Objects to be measured: Dust, mists or aerosols;
(b) Measurement Ranges: 0.001 to 400 mg/m3 (1 to 400,000 :ug/m3);
(c) Precision (2-sigma) at constant temperature: +/- 10 :g/m3 for one second averaging; and +/- 1.5 g/m3 for sixty second averaging;
(d) Accuracy: +/- 5% of reading +/- precision (Referred to gravimetric calibration with SAE fine test dust (mmd= 2 to 3 :m, g= 2.5, as aerosolized);
(e) Resolution: 0.1% of reading or 1g/m3, whichever is larger;
(f) Particle Size Range of Maximum Response: 0.1-10;
(g) Total Number of Data Points in Memory: 10,000;
(h) Logged Data: Each data point with average concentration, time/date and data point number
(i) Run Summary: overall average, maximum concentrations, time/date of maximum, total number of logged points, start time/date, total elapsed time (run duration), STEL concentration and time/date occurrence, averaging (logging) period, calibration factor, and tag number;
(j) Alarm Averaging Time (user selectable): real-time (1-60 seconds) or STEL (15 minutes), alarms required;
(k) Operating Time: 48 hours (fully charged NiCd battery); continuously with charger;
(l) Operating Temperature: -10 to 50° C (14 to 122° F);
(m) Particulate levels will be monitored upwind and immediately downwind at the working site and integrated over a period not to exceed 15 minutes.

4. In order to ensure the validity of the fugitive dust measurements performed, there must be appropriate Quality Assurance/Quality Control (QA/QC). It is the responsibility of the remedial party to adequately supplement QA/QC Plans to include the following critical features: periodic instrument calibration, operator training, daily instrument performance (span) checks, and a record keeping plan.

5. The action level will be established at 150 ug/m3 (15 minutes average). While conservative,

this short-term interval will provide a real-time assessment of on-site air quality to assure both health and safety. If particulate levels are detected in excess of 150 ug/m3, the upwind background level must be confirmed immediately. If the working site particulate measurement is greater than 100 ug/m3 above the background level, additional dust suppression techniques must be implemented to reduce the generation of fugitive dust and corrective action taken to protect site personnel and reduce the potential for contaminant migration. Corrective measures may include increasing the level of personal protection for on-site personnel and implementing additional dust suppression techniques (see paragraph 7). Should the action level of 150 ug/m3 continue to be exceeded work must stop and DER must be notified as provided in the site design or remedial work plan. The notification shall include a description of the control measures implemented to prevent further exceedances.

6. It must be recognized that the generation of dust from waste or contaminated soil that migrates off-site, has the potential for transporting contaminants off-site. There may be situations when dust is being generated and leaving the site and the monitoring equipment does not measure PM10 at or above the action level. Since this situation has the potential to allow for the migration of contaminants off-site, it is unacceptable. While it is not practical to quantify total suspended particulates on a real-time basis, it is appropriate to rely on visual observation. If dust is observed leaving the working site, additional dust suppression techniques must be employed. Activities that have a high dusting potential--such as solidification and treatment involving materials like kiln dust and lime--will require the need for special measures to be considered.

7. The following techniques have been shown to be effective for the controlling of the generation and migration of dust during construction activities:

(a) Applying water on haul roads;
(b) Wetting equipment and excavation faces;
(c) Spraying water on buckets during excavation and dumping;
(d) Hauling materials in properly tarped or watertight containers;
(e) Restricting vehicle speeds to 10 mph;
(f) Covering excavated areas and material after excavation activity ceases; and
(g) Reducing the excavation size and/or number of excavations.

Experience has shown that the chance of exceeding the 150ug/m3 action level is remote when the above-mentioned techniques are used. When techniques involving water application are used, care must be taken not to use excess water, which can result in unacceptably wet conditions. Using atomizing sprays will prevent overly wet conditions, conserve water, and provide an effective means of suppressing the fugitive dust.

8. The evaluation of weather conditions is necessary for proper fugitive dust control. When extreme wind conditions make dust control ineffective, as a last resort remedial actions may need to be suspended. There may be situations that require fugitive dust suppression and particulate monitoring requirements with action levels more stringent than those provided above. Under some circumstances, the contaminant concentration and/or toxicity may require additional monitoring to protect site personnel and the public. Additional integrated sampling and chemical analysis of the dust may also be in order. This must be evaluated when a health and safety plan is developed and when appropriate suppression and monitoring requirements are established for protection of health and the environment.

APPENDIX E:
Laboratory Analytical Packages