NYSDEC BROWNFIELD CLEANUP PROGRAM
REMEDIAL INVESTIGATION WORK PLAN

130 ONTARIO
NYSDEC BCP SITE #C401087
130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PREPARED FOR:

Ontario West LLC
1055 Saw Mill River Road #204
Ardsley, New York 10502
Phone: 914-693-6613 – Fax: 914-693-1282

PREPARED BY:

PVEDI ENGINEERING ARCHITECTURE GEOLOGY

PVEDI Engineering, Architecture and Geology, D.P.C.
48 Springside Avenue
Poughkeepsie, New York 12603
Phone: 845-454-2544 – Fax: 845-454-2655

October 2025
Revised April 2026
PVEDI File #20230102

TABLE OF CONTENTS

FIGURES

APPENDICES

1.0 INTRODUCTION

The 130 Ontario Brownfield Cleanup Program site (the “BCP Site”) encompasses three (3) tax parcels totaling 1.55 acres located at 130 Ontario Street (Tax Parcel ID #65.54-1-67, 0.91-acres), 134 West Street (Tax Parcel ID# 65.54-2-2, 0.10-acres), and 154 West Street (Tax Parcel ID #65.54-2-1, 0.54 acres) in the City of Albany, Albany County, New York. The BCP Site is currently a vacant educational structure, unimproved land, and an asphalt parking lot zoned as MU-FM (Mixed-Use, Form-Bases Midtown) (Figures 1 & 2).

Ontario West LLC (the Volunteer) proposes to construct a mixed-use residential and commercial property with parking. The redevelopment will contain a four-story building with seventy-six (76) 100% affordable housing units with community hub and commercial space. The mixed-use residential and commercial structure will be constructed on the 130 Ontario lot, with a parking lot and green spaces (non-recreational) constructed on the 134 and 154 West Street lots.

The property was accepted into the NYSDEC BCP Site #C401087 and a Brownfield Cleanup Agreement (BCA) was fully executed on September 3, 2025.

The purpose of this Remedial Investigation Work Plan (RIWP) is to define the nature and extent of contamination present at the BCP Site, at both sides of West Street. An evaluation of Remedial Alternatives will be based upon data generated during the Remedial Investigation (RI).

2.0 SITE HISTORY AND DESCRIPTION

2.1 Site Description and Surrounding Land Use

The BCP Site is located at 130 Ontario Street, 134 & 154 West Street, City of Albany, Albany County, New York. The BCP Site is situated approximately 1.84 miles east of the Hudson River. Surrounding properties are described in Figure 3.

The City of Albany designates the property as MU-FM (Mixed-Use, Form-Bases Midtown) allowing for residential and commercial uses. The BCP Site is currently a vacant educational structure, an asphalt parking lot, and unimproved land. The proposed project area is adjacent to both residential and commercial properties. There is local support for the cleanup of the property and the redevelopment proposed by the Volunteer.

2.2 Topography, Geology, and Hydrogeology

According to the Mineral Resources Online Spatial Data: Geologic maps (usgs.gov), bedrock underlying the Subject Property consists of Normanskill Shale, consisting of minor mudstone and sandstone.

Soil borings completed by Partridge Venture Engineering, PC, dba PVE Engineering (PVE) as part of a Phase II Environmental Site Assessment (ESA) (See Appendix F) encountered groundwater in overburden soils at depths ranging from approximately 7.5 to 20-feet below ground surface (bgs). Bedrock was not encountered during these soil boring activities. Regional direction of groundwater flow is presumed to be to the east/southeast towards the Hudson River.

2.3 Site History

130 Ontario Street - The earliest available record, the 1892 Sanborn Map, depicted the subject property with multiple 2-story dwellings. The subject property has been used as dwellings and a lumber yard as depicted in Sanborn Maps dated 1892-1908 & 1934-1951. The first record depicting a structure in similar size and footprint to the present-day structure is the Sanborn Maps dated 1989-1997 and aerial images dated 1985-2019. According to the City Directory, prior to vacancy, the property was operated by Center for Family & Youth. Currently this subject property and structure are vacant.

134 West Street - The earliest available record, the 1892 Sanborn Map, depicted the subject property as vacant and void of any development. The first record depicting a structure on the subject property is the 1934 Sanborn Map which depicts a 2-story Building Materials Storage structure, a part of John Kurtz Lumber yard. The subject property has been used as John Kurtz Lumber Yard storage and an unidentified structure as depicted in Sanborn Maps dated 1934-1951 & 1989-1997. The first record depicting the subject property as vacant is the aerial images dated 2017-2019. Currently this subject property is unimproved land.

154 West Street - The earliest available record, the 1892 Sanborn Map, depicted the subject property as vacant and void of any development. The first record depicting a structure on the subject property is the 1934-1950 Sanborn Map which depicts structures for John Kurts & Sons Lumber Yard. The subject property has since been depicted as a parking lot in Sanborn Maps dated 1989-1997. Currently this subject property is a parking lot.

2.4 Previous Investigations

Relevant reports are summarized below in chronological order. These reports are attached as Appendices E & F.

2.4.1 Phase I Environmental Site Assessment, *PVE, LLC, May 3, 2023*

PVE completed a Phase I ESA for the property located at 130 & 135 Ontario Street, 135 & 154 West Street, City of Albany, Albany County, New York (please note that 135 Ontario Street is not included as part of the BCP Site), dated May 3, 2023. The following Recognized Environmental Condition (REC) was identified with the property.

1. As indicated in Section 2.3 (Current Uses of Adjoining Properties), Section 3.11 (Other Conditions of Concern), Section 6.4 (Fire Insurance Maps), & Section 6.5 (City Directories) of the report, adjoining & nearby properties historic and current uses consist of auto body shops, drycleaners, lumber yards, manufacturers, a railroad company, carpenter shop, coal storage, factories, garages, & filling stations. Chemicals used, and wastes generated, at facilities such as these, if handled improperly have the potential to contaminate soil and/or groundwater and ultimately soil vapor quality at the subject property.

2.4.2 Phase II Environmental Site Assessment*, PVE, LLC, November 12, 2024*

A Phase II ESA consisting of soil, groundwater, soil vapor sampling, and laboratory analyses was conducted at 130 Ontario Street, 135 & 154 West Street, City of Albany, Albany County, New York. The Phase II ESA identified volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil samples at concentrations exceeding applicable State Standards and the intended use of the BCP Site. VOCs, SVOCs, and metals were detected in multiple groundwater samples at a concentration exceeding applicable State Standards, a vapor encroachment condition (VEC) may exist at the BCP Site based on the concentrations of New York State Department of Health (NYSDOH) regulated compounds detected in soil vapor, and unconsolidated materials (below surface cover) throughout the BCP Site contained urban fill (glass, brick, coal fragments, wood, and coal ash).

2.5 Areas of Concern (AOCs)

AOC – 1 Petroleum Contaminated Soil (130 Ontario)

The following is a brief description of the findings in the area identified above.

AOC – 1 Petroleum Contaminated Soil (130 Ontario)

As indicated in the previous ESA, one (1) soil boring (SB-9) encountered petroleum contamination. The soil boring is located within the eastern parking lot of 130 Ontario Street. The full extent of petroleum contamination is unknown. AOC – 1 is depicted in Figure 7.

3.0 PURPOSE

A Remedial Investigation (RI) is planned to completely characterize the BCP Site, assist in the design of site remediation, and support planned development in accordance with the requirements of the BCP, 6 NYCRR Part 375, and DER-10. Specific tasks include the following:

- Geophysical survey to identify the location of buried infrastructure including any abandoned underground storage tanks (USTs);
- Soil borings for collection and analysis of soil samples;
- Installation of groundwater monitoring wells in overburden for collection and analysis of groundwater samples;
    - Groundwater monitoring wells will be surveyed by a New York State Professional Licensed Surveyor (PLS) in order to generate groundwater contour maps and determine direction of groundwater flow; &
- Installation of interior and exterior soil vapor probes for collection and analysis of soil vapor samples.

In consideration of the historical use of the BCP Site and previously summarized results, PVEDI has developed a scope of work to investigate surface and subsurface conditions. This Work Plan details specific tasks that will facilitate BCP Site characterization and ensure compliance with the NYSDEC BCP requirements. Specifically, when used in concert with results of previous investigations, the findings of the remedial investigation will be used to:

- Describe the amount, concentration, persistence, mobility, form (e.g., solid, liquid), and other significant characteristics of the contamination present (nature of contamination).
- Define hydrogeological factors (e.g., depth to saturated zone, hydrologic gradients, etc.).
- Define the lateral and vertical extent of fill material and characterize the chemical composition of the fill.
- Delineate lateral and vertical extent of petroleum impacted area(s).
- Define the extent to which the contaminants of concern have potential to migrate, and whether potential future migration may pose a threat to human health or the environment.
- Determine the extent to which contaminant levels pose an unacceptable risk to public health and the environment.
- Provide sufficient information to allow for the identification of potentially feasible remedial alternatives.
- Develop Remedial Action Objectives (RAOs) for the BCP Site based on the contaminant characterization results, exposure pathways, and risk evaluation data. Based on our knowledge of potential BCP Site issues, the RAOs for the BCP Site may require implementation of remedial actions designed to remove or cover impacted soil/fill material.

3.1 Conceptual Site Model

Based on historical information, the BCP Site is in an area dominated by industrial and commercial activities since the 1890s. These activities apparently generated waste which contained VOCs, SVOCs, and heavy metals that resulted in the contamination of soil vapor and soils.

Possible routes/sources of contamination are from chemicals used in the treatment of lumber. Additional routes/sources of contamination include the potential of unreported underground storage tanks for refueling of motor freight from lumberyard operations and/or heating of historic structures.

In the case that additional USTs are encountered during investigation, the NYSDEC Region 4 Petroleum Bulk Storage (PBS) contact will be notified. A work plan will be developed based on field observations. The work plan will include, at a minimum, plans for tank removal/closure, cutting and cleaning of UST, endpoint sampling, potential spill notification, registration as closed/removed with NYSDEC, and preparation of a Spill Closure Report (if warranted).

Soil borings completed during the Phase II ESA did not encounter refusal, and depth to bedrock is currently not known. Groundwater was encountered in overburden soil at depths ranging from 7.5 to 20.0-feet bgs at time of drilling. Groundwater flow in overburden soils is presumed to be from west to east.

4.0 REMEDIAL INVESTIGATION SCOPE OF WORK

RI sampling will focus on delineating the extent of contaminants to properly design future remedial alternatives.

The following Sections summarize sample locations, depths (if applicable), laboratory analyses and applicable method number, and the rationale for each sample.

All RI field work will be conducted in accordance with the Quality Assurance Project Plan (QAPP), provided in Appendix A, and the Health and Safety Plan (HASP), provided in Appendix B. Community air monitoring will be conducted in accordance with the Appendix 1A of DER-10, provided in Appendix D.

4.1 Mobilization and Utilities Investigation

Seven (7) days prior to initiating any field activities, PVEDI will notify NYSDEC and NYSDOH personnel of the anticipated field schedule. A draft schedule is presented in Section 11.0.

A geophysical survey will be performed prior to installation of soil borings and monitoring wells. The geophysical survey will employ ground-penetrating radar (GPR) and magnetic/electromagnetic equipment to locate anomalies that could be representative of buried infrastructure, such as fuel storage tanks, sewer lines, drain pipes, utilities, and conduits that could provide potential pathways for contaminants, or obstructions to be avoided during drilling.

4.2 Soil Borings

Twenty-six (26) soil borings are proposed across the BCP Site to determine site stratigraphy and collect soil samples for laboratory analysis (See Figure 8). Three (3) from beneath the slab of the on-site structure and twenty-three (23) from exterior locations. Soil borings will be advanced using a direct push track-mounted Geoprobe™ drill rig equipped with 2 ¼-inch diameter stainless steel core barrel (macro-cores) fitted with PVC liners. Soil borings will be sampled continuously from ground surface to a maximum depth of 24-feet bgs, or to refusal, whichever is encountered first. If shallow refusal is encountered, up to three (3) attempts will be made to complete the soil samples to the target depth, as approved by the NYSDEC Project Manager. At each location, field personnel will screen soil samples for VOCs using a photoionization detector (PID), and headspace techniques. The project geologist will keep a detailed log of each core: Lithology, grain size, stratigraphic changes, color, and occurrence of groundwater will be recorded. Observations will be made describing the presence of potential contamination in the soil samples based on odor, visual observations, and/or PID readings.

Four (4) to five (5) discrete/grab soil samples will be collected from each soil boring. Soil will be collected from surface (0-2-inches), shallow intervals (2-12-inches & 12-24-inches), and a fourth interval (groundwater interface) for laboratory analysis. In the case where

contamination is found at intervals other than the surface, shallow, or soil/groundwater interface, an additional sample will be determined based on field observations and direct instrument readings. Soil samples will be screened for VOCs using a PID. Each discrete/grab soil sample interval will be transferred into laboratory provided container. See Appendix A for more information related to sampling procedure and approved sample containers.

Soil samples will be submitted to a NYSDOH ELAP-certified laboratory for analysis of some or all of the following parameters:

- Total Comprehensive List (TCL) VOCs by USEPA Method 8260 (All soil samples collected from 2-12", 12-24", groundwater interface intervals);
- TCL SVOCs by USEPA Method 8270 (All soil samples collected from 0-2", 2-12", 12-24", groundwater interface intervals);
- TAL Metals by USEPA Method 6010 & 7471 (All soil samples collected from 0-2", 2-12", 12-24", groundwater interface intervals);
    - Including cyanide and hexavalent chromium.
- TCL Polychlorinated Biphenyls (PCBs) by USEPA Method 8082 (All soil samples collected from 0-2", 2-12", 12-24", groundwater interface intervals);
- TCL Pesticides by USEPA Method 8081 (All soil samples collected from 0-2", 2-12", 12-24", groundwater interface intervals);
- TCL Herbicides by USEPA Method 8051 (All soil samples collected from 0-2", 2-12", 12-24", groundwater interface intervals); &
- Emerging Contaminants: 1,4-Dioxane & Per- & Polyfluoroalkyl Substances (PFAS) by USEPA Method 8270D SIM & 1633A
    - Collected from an indiscriminate interval from 27% of samples [7 total: SB-11, SB-17, SB-23, SB-24, SB-26, SB-31 and SB-36], from upgradient and downgradient locations on 130 Ontario Street, from upgradient locations on 154 West Street, and from a downgradient location on 134 West Street.

Samples to be analyzed for emerging contaminants will be collected in accordance with NYSDEC Guidelines for Sampling, Analysis, and Assessment of PFAS, dated April 2023.

All samples will be analyzed by a NYSDOH ELAP-certified laboratory providing Analytical Services Protocol (ASP) Category B deliverables. Field duplicates and matrix spike/matrix spike duplicates (MS/MSD) will be collected for quality control/quality assurance (QA/QC) purposes and analyzed for parent sample parameters described above. In addition, aqueous equipment field blanks will be collected in the field and laboratory-supplied aqueous trip blanks will accompany the sample shipment (trip blanks analyzed for VOCs only). QA/QC blanks and duplicates will be completed at a frequency of one sample for every 20 field-samples, as required in DER-10. A total of five (5) field duplicates, five (5) field blanks, and five (5) MS/MSD samples are to be collected and analyzed for parent sample parameters.

Upon completion of drilling, each boring will be filled to within 12-inches of ground surface with cement/bentonite grout mixture. Boreholes filled with grout will be completed with Quickrete to top of groundwater interface. All borings will be patched with the appropriate surface materials (e.g., asphalt or concrete patch), depending on the location.

4.3 Soil Vapor

A vapor intrusion investigation will be conducted in accordance with NYSDOH Guidance for Evaluating Vapor Intrusion in the State of New York, October 2006 and subsequent amendment/revisions (latest February 2024).

A total of twelve (12) air samples are to be collected from the BCP Site: two (2) from beneath the sub-slab of the on-site structure; two (2) ambient indoor air samples co-located to those sub-slab locations; two (2) ambient outdoor air sample located at an area down-wind of the majority of the property; and six (6) from exterior locations. Exterior soil vapor implants are proposed to be installed to a depth of 5-feet bgs via track-mounted Geoprobe™ drill rig. A 6-inch stainless-steel Geoprobe™ vapor point (or comparable product) will be installed to the bottom of each borehole and connected to the surface via polyethylene tubing. The annular space surrounding the stainless-steel implant from 5-feet below ground surface to 2-feet below ground surface will be backfilled with clean prebagged silica (quartz). The remaining annular space will be backfilled with hydrated bentonite chips. Interior soil vapor samples will be installed using a hammer-drill and 5/8-inch drill bit. Vapor probes would be installed below the slab elevation and sealed at the surface with a non-VOC emitting clay to prevent sample cross contamination. Co-located ambient indoor air samples will be collected from breathing height (3-5 feet above slab elevation). Outdoor ambient air samples will be collected similarly.

A helium-vapor test will be conducted to demonstrate a proper seal around the sampling port and confirm sample integrity. Prior to sample collection, the sample port will be purged of one to three volumes at a rate not to exceed 0.2 L/min. The vapor samples will be collected in laboratory-supplied, batch certified-clean Summa® canisters calibrated for a sampling period of 6-hours and at a flow rate not to exceed 0.2 L/minute. Prior to soil vapor sample collection, one (1) to three (3) volumes of soil vapor will be purged from the sample port at a flow rate not to exceed 0.2 L/minute. All cannisters will be submitted to a NYSDOH ELAP-certified laboratory for analysis for VOCs via USEPA Method TO-15.

All samples will be analyzed by a NYSDOH ELAP-certified laboratory providing ASP Category B deliverables. Field duplicates will be collected for QA/QC purposes and analyzed for parent sample parameters described above. QA/QC duplicates will be completed at a frequency of one sample for every 20 field-samples, as required in DER-10. A total of one (1) field duplicate sample is to be collected and analyzed for parent sample parameters.

4.4 Monitoring Wells

Based on the previous investigation completed at the BCP Site, groundwater was encountered in overburden soils at depths ranging from 7.5-feet to 20.0-feet bgs. Twelve (12) monitoring wells will be installed, to a maximum depth of 24-feet bgs, in overburden soils through the use of a Geoprobe™ or conventional drilling rig equipped with hollow-stem augers (HSA). Monitoring wells will be constructed of 2-inch Schedule 40 PVC with a 0.020-inch slotted screen and solid riser. The borehole annulus of the wells will be filled with silica sand to a height of 2-feet above the top of the screen to form a filter pack. Bentonite will be placed above the filter pack to form a 2-foot seal. The remainder of the borehole annulus will be filled with a bentonite-cement grout. Wells will be finished at the surface with either flush-to-grade curb boxes or appropriately sized steel standpipe with locking cap set in concrete, depending on the location.

Each monitoring well will be developed to remove fine-grained soil from the well and filter pack using a submersible pump. Groundwater samples will be collected using low-flow (minimal-drawdown) sampling techniques, with dedicated tubing. Prior to sample collection, depth to groundwater will be measured to the nearest 0.01-foot and recorded for each well. The wells will be purged until temperature, pH, oxygen reduction potential (ORP), turbidity, dissolved oxygen (DO) and conductivity have stabilized.

The top-of-casing elevation will be surveyed to the nearest 0.01 foot by a NYS-PLS. Depth-to-water measurements recorded prior to sample collection will be used to calculate groundwater gradients and develop a groundwater contour map.

Groundwater samples will be analyzed for the following:

- TCL VOCs by USEPA Method 8260 (All groundwater samples);
- TCL SVOCs by USEPA Method 8270 (All groundwater samples);
- TAL Metals by USEPA Method 6010C & 7471 (All groundwater samples);
  - Including cyanide and hexavalent chromium;
  - Dissolved (field filtered) and totals;
- TCL PCBs by USEPA Method 8082 (All groundwater samples);
- TCL Pesticides by USEPA Method 8081 (All groundwater samples);
- TCL Herbicides by USEPA Method 8051A (All groundwater samples); &
- Emerging Contaminants: 1,4-Dioxane & PFAS by USEPA Method 8270D SIM & E537
  - Collected from 60% of samples [7 total: MW-1, MW-3, MW-4, MW-6, MW-7, MW-9 and MW-12], from upgradient and downgradient locations on 130 Ontario Street, from upgradient locations on 154 West Street, and from a downgradient location on 134 West Street.

All samples will be analyzed by a NYSDOH ELAP-certified laboratory providing ASP Category B deliverables. Field duplicates and MS/MS will be collected for QA/QC purposes and analyzed for parent sample parameters described above. In addition,

aqueous equipment field blanks will be collected in the field and laboratory-supplied aqueous trip blanks will accompany the sample shipment (trip blanks analyzed for VOCs only). QA/QC blanks and duplicates will be completed at a frequency of one sample for every 20 field-samples, as required in DER-10. A total of four (4) field duplicates, four (4) field blanks, and four (4) MS/MSD samples are to be collected and analyzed for parent sample parameters.

A second round of groundwater sampling will occur approximately 3 months after the first round, with the analyte list for the second round possibly reduced to the significant detections found in the first round of sampling, as approved by the NYSDEC Project Manager.

4.5 Hazardous Building Materials (Interior & Exterior)

Building demolition is currently proposed to occur after remedial investigation work. The volunteer will cause surveys of building materials for the presence of Lead Based Paint (LBP) and asbestos containing materials (ACM) to determine the presence and amount thereof which may impact the ability to adequately investigation and/or remediate the BCP Site. Any damaged/loose friable ACM identified during surveys presenting immediate risks to on-site personnel will require abatement prior to investigation of interior spaces. Such abatement will be conducted in accordance with NYS DOL Industrial Code Rule 56. Other identified LBP and ACM will be properly abated during Remedial Action (RA) of the property and will be further discussed in the forthcoming Remedial Action Work Plan (RAWP).

4.6 Investigation-Derived Waste Management

All investigation-derived wastes (IDW) will be drummed/containerized and staged near the point of generation and will be properly disposed of based on laboratory results. If free of visible contamination, disposable personal protective equipment (PPE), sampling supplies and disposables will be placed in heavy-duty plastic bags and disposed of properly as general refuse.

In any instance during the performance of this RI, all IDW will be managed in accordance with 6 NYCRR Part 360 Series, 6 NYCRR Part 370 Series, and any other applicable federal, state, and local regulations.

4.7 Data Review

All samples undergoing laboratory analysis will be subject to a third-party data review process in accordance with the QAPP, to ensure the usability of the data collected. Data usability summary reports (DUSRs) documenting any issues with QA/QC will be prepared and included in the RI Report.

5.0 FISH AND WILDLIFE RESOURCES IMPACT ANALYSIS

The purpose of the FWRIA Part 1 is to identify actual or potential impacts to fish and wildlife resources from site contaminants of ecological concern. PVE has prepared the Resource Characterization (Part 1) in accordance with DER-10 Section 3.10.1. The conclusion from this report is described below. See Appendix G for the FWRIA Part I report.

The BCP Site's use as habitat for wildlife is substantially restricted due to the impervious nature and past uses of the BCP Site. These past uses have resulted in the discharge of contaminants into the soil; however, the impervious cover will protect against direct contact with wildlife. Burrowing, direct soil contact and sediment transport are not anticipated with the BCP Site's current land cover. No aquatic resources are located on BCP Site, and the nearest surface water is 0.46 miles to the southeast. As shown in the US Fish and Wildlife Service Official Species List, no critical habitats are within the project area. Redevelopment of the property may be able to provide some future wildlife habitat by utilizing softscape areas with plant selections that will provide food, habitat and shelter.

6.0 PREVIOUSLY UNDISCOVERED CONDITIONS

Soil borings proposed in the RI scope are anticipated to identify and delineate contaminants to properly design future remedial alternatives. If necessary, additional RI tasks will be proposed and ideally carried out in accordance with supplemental RI workplan(s).

7.0 QUALITATIVE HUMAN HEALTH EXPOSURE ASSESSMENT

A qualitative human health exposure assessment will be conducted to determine if the presence and concentrations of chemicals in the environmental media at the BCP Site pose potential human health concerns. The assessment will encompass both on-Site and off-Site risks with the results of the exposure analysis used as one of the criteria to determine the most appropriate future actions at the BCP Site. Proposed "actions" may include "no further action", additional data collection, and/or quantitative health risk assessment and the establishment of action levels. The assessment will begin with the construction of a conceptual Site model, a graphic illustration that outlines chemical source areas, possible chemical release mechanisms, environmental media that currently show or may show in the future the presence of chemicals, possible exposure pathways, possible points of exposure for human receptors, possible exposure routes, and possible human receptors. The conceptual model will be based on current Site conditions and surrounding land use as well as the planned future Site and surrounding land uses.

Qualitative evaluations will be made for the four (4) components that typically comprise a health risk assessment: data evaluation; exposure assessment; toxicity assessment; and risk characterization/uncertainty analysis. In the data evaluation, chemical concentrations in the various media will be compared to appropriate NYSDEC standards and criteria (e.g., NYSDEC Soil Cleanup Objective and Cleanup Levels, Water Quality Standards, etc.). Chemicals detected at concentrations greater than these standards and criteria will be identified as contaminants of potential concern. In the exposure assessment, an evaluation will be made of the likelihood and magnitude of exposure to the contaminants of potential concern in environmental media of concern. This will involve outlining possible exposure routes and plausible exposure times, frequencies, and durations. In the toxicity assessment, the toxicity of the contaminants of concern will be outlined. This will include identifying known or suspected carcinogens and/or the target organ/system of concern for noncarcinogenic effects. In the risk characterization, information from the three components will be integrated, to estimate the likelihood and magnitude of possible health risks.

8.0 QUALITY ASSURANCE/QUALITY CONTROL (QA/QC)

See Appendix A – Quality Assurance Project Plan for additional details.

8.1 Analytical Methods

All samples collected during the RI will be analyzed using EPA-approved analytical methods. See the attached QAPP for further detail (Appendix A).

8.2 Laboratory

The subcontracted laboratory will be certified by the New York State Department of Health ELAP program analysis on all media to be sampled during this investigation. The laboratory will perform the sample analysis in accordance with the most recent NYSDEC ASP.

8.3 Data Submittal

Analytical data will be submitted in complete ASP Category B data packs. Procedures for chain of custody, laboratory instrumentation calibration, laboratory analyses, reporting of data, internal quality control, and corrective actions shall be followed as per SW-846 and as per the laboratory's Quality Assurance Plan. Where appropriate, trip blanks, field blanks, field duplicates, and matrix spike, matrix spike duplicate shall be performed at a rate of 5% and will be used to assess the quality of the data. The laboratory's in-house QA/QC limits will be utilized whenever they are more stringent than those suggested by the EPA methods.

8.4 Data Usability Summary Report

The data package will be sent to a qualified, independent, data validation specialist for evaluation of the accuracy and precision of the analytical results. A DUSR will be prepared for the RI data sets to describe the compliance of the analyses with the analytical method protocols detailed in the NYSDEC ASP. The DUSR will provide a determination of whether the data meets the project-specific criteria for data quality and data use. The validation effort will be completed in accordance with NYSDEC Division of Environmental Remediation DUSR guidelines. All Electronic Data Deliverables (EDDs) will be provided to NYSDEC.

9.0 HEALTH AND SAFETY

Field tasks will be performed using industry standard health and safety procedures. A site-specific HASP has been prepared for use by the field team during all field activities. This plan details known and potential hazards of the BCP Site and field tasks as well as air monitoring and emergency procedures. The HASP is presented in Appendix B.

Fact sheets documenting the goals and progress of the project will be prepared at key milestones of the project and distributed to those on the project mailing list.

9.1 Community Air Monitoring

Where ground intrusive operations are planned, community air monitoring will be performed to protect the downwind community. This Community Air Monitoring Plan (CAMP) data will be submitted to the NYSDEC and NYSDOH on a weekly basis. A PVEDI representative will continually monitor the breathing zone in the vicinity of the immediate work area using PID instrumentation capable of measuring total volatile organic compounds in air at concentrations as low as 1 part per million (PPM). The air in the work zone also will be continually monitored for dust generation using a pDR 1500 hand-held meter or comparable model. Additionally, one (1) upwind and one (1) downwind station, consisting of one (1) PID and one (1) DustTrak II TSI 8530, will operate continuously during all ground intrusive work with extra care exercised when sampling near adjacent residential properties. Within one (1) business day of any CAMP exceedances detected during monitoring, the NYSDEC and NYSDOH will be notified of actions planned or taken in response to these exceedances. If VOC measurements are detected at 5 ppm above the background for the 15-minute average, or if dust generation is observed at 100 micrograms per cubic meter greater than at background (upwind perimeter) locations, then the intrusive work will be temporarily halted, dust suppression techniques will be implemented and more rigorous monitoring of VOCs and dust will be conducted in accordance with the NYSDOH Generic CAMP. A copy of the CAMP is provided in Appendix D.

10.0 REPORTING

10.1 Remedial Investigation Report

Upon completion of field activities and receipt of laboratory results, PVEDI will prepare a Remedial Investigation Report (RIR) that will summarize the findings and compare the analytical results to appropriate NYSDEC and NYSDOH standards, objectives and guidelines in conformance with DER-10 requirements. The data will be summarized in tables and figures, and sample locations will be depicted on sample location maps with corresponding sample numbers and depths.

The report will include ASP Category B laboratory data packages for all samples, soil boring logs, well construction diagrams, well development and purge logs, sample location maps, and groundwater contour maps derived from depth to water measurements. Data usability summary reports documenting any issues with QA/QC will be prepared and included in the RIR. Electronic data deliverables will be submitted to the NYSDEC EQuIS database.

The findings and conclusions of the RIR will form the basis for developing a RAWP including Remedial Alternatives Analysis.

The RIR will be prepared in conformance with 6 NYCRR Part 357-d.

11.0 GREEN AND SUSTAINABLE REMEDIATION TECHNIQUES AND POCEDURES

Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
  Conserving and efficiently managing resources and materials;
  Reducing waste, increasing recycling, and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the development at the BCP Site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA). Water consumption, greenhouse gas emissions, renewable and non- renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial program, as appropriate.

During the RI, Green and Sustainable procedures will be utilized as much as possible, to include efficient field work to limit trips to the BCP Site, consideration of local drillers and disposal contractors for IDW, and reducing idling time of equipment and vehicles to the extent feasible. Groundwater monitoring wells will be developed with surge blocks in lieu of pumps to minimize energy consumed and generation of IDW thus eliminating associated transportation of IDW.

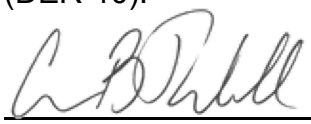
12.0 SCHEDULE

We anticipate implementation of this Remedial Investigation Work Plan to be conducted according to the following approximate schedule (pending Department-approval and satisfaction of required public comment periods):

Remedial Investigation	Estimated Start	Estimated Completion
RIWP Public Comment Period	May 2026	May 2026
Mobilization	June 2026	June 2026
Soil Borings	June 2026	June 2026
Soil Vapor Probes	June 2026	June 2026
Monitoring Well Installation	June 2026	June 2026
Monitoring Well Development/Sampling	June 2026	June 2026
Preliminary Data Evaluation	August 2026	August 2026
2nd Round of Groundwater Sampling	September 2026	September 2026
Final Data Review/Develop DUSR	October 2026	November 2026
Draft RIR Submission & Review Period		
RIR Revisions & Final Submittal	December 2026	December 2026

13.0 CERTIFICATION

I, Conor Tarbell, certify that I am currently a Qualified Environmental Professional as defined in 6 NYCRR Part 375 and that this Remedial Investigation 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).



Conor Tarbell, QEP. 4/20/2026 Date

14.0 REFERENCES

Commissioners Policy 51 (CP-51) on Soil Cleanup Guidance; Issued October 21, 2010.

DER-10 / Technical Guidance for Site Investigation and Remediation, DEC Program Policy; Issued May 3, 2010.

DER-23 / Citizen Participation Handbook for Remedial Programs, DEC Program Policy; Issued January 21, 2010.

DER-31 Green Remediation; Issued August 11, 2010, Revised January 20, 2011.

Brownfield Cleanup Program Guide; Issued May 2004.

6 NYCRR Part 360 Series; Issued July 22, 2023.

6 NYCRR Part 370 Series; Issued July 8, 2023.

6 NYCRR Part 375 Environmental Remediation Programs; Guidelines for Sampling and Analysis of PFAS; issued November 2022.

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

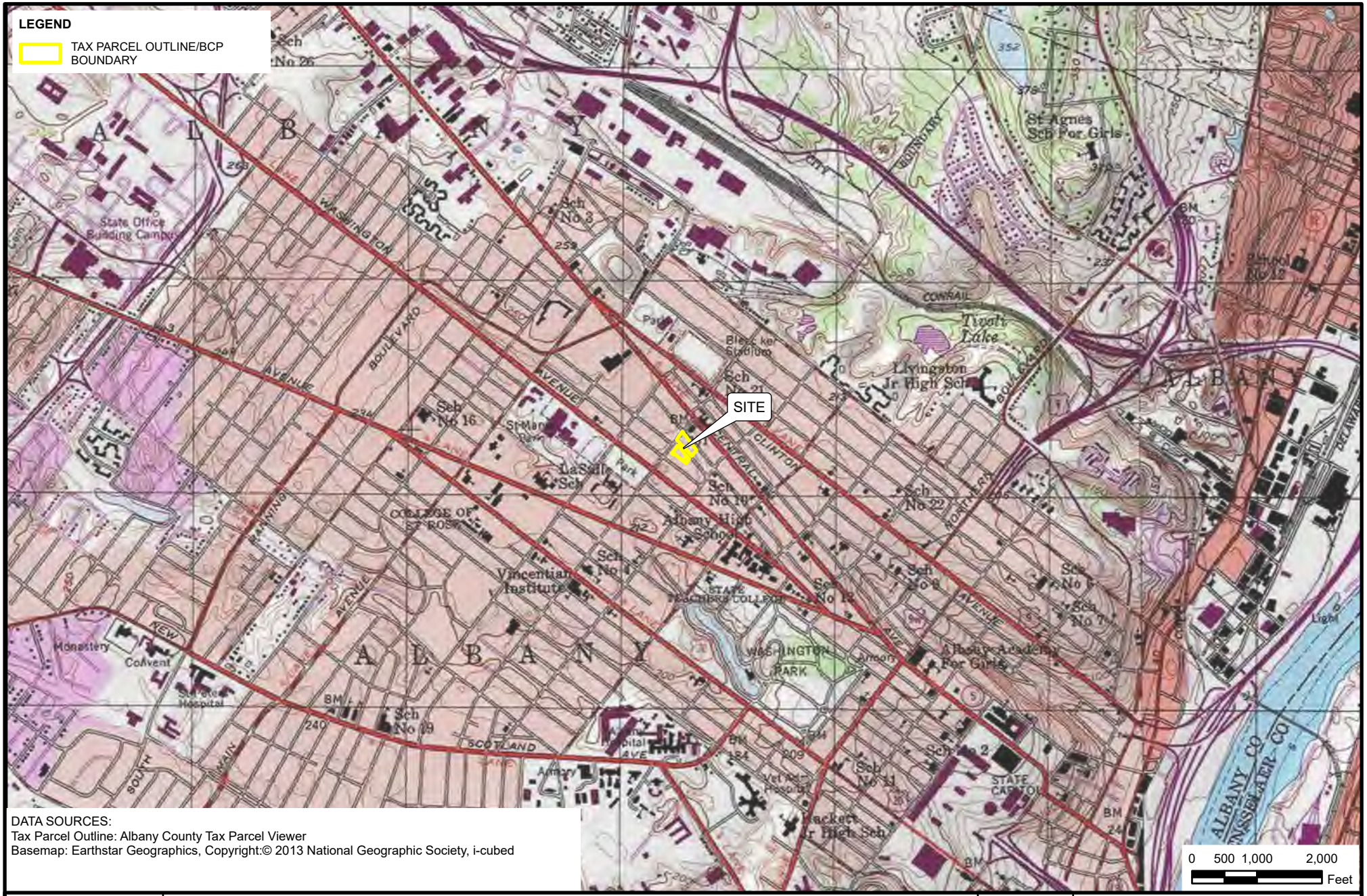
New York State Department of Health Summary of Indoor and Outdoor Levels of Volatile Organic Compounds from Fuel Oil Heated Homes in New York State, 1997-2003.

New York State Department of Health Guidance for Evaluating Soil Vapor Intrusion in the State of New York; Issued October 2006 & subsequent amendments from 2024.

New York Division of Water Technical and Operations Guidance Series (1.1.1) Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations.

New York State Department of Environmental Conservation, Guidelines for Sampling and Analysis of PFAS Under NYSDEC's Part 375 Remedial Program, April 2023.

FIGURES



PVEDi
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

SITE LOCATION MAP

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO. 20230102	**FIGURE 1**
	DATE: 08/14/2025
N	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE

DATA SOURCES:
Tax Parcel Outline: Albany County Tax Parcel Viewer
Basemap: NYS ITS Geospatial Services, Westchester County GIS , Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

0 15 30 60 Feet

PVEDi
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

SELECTED SITE FEATURES

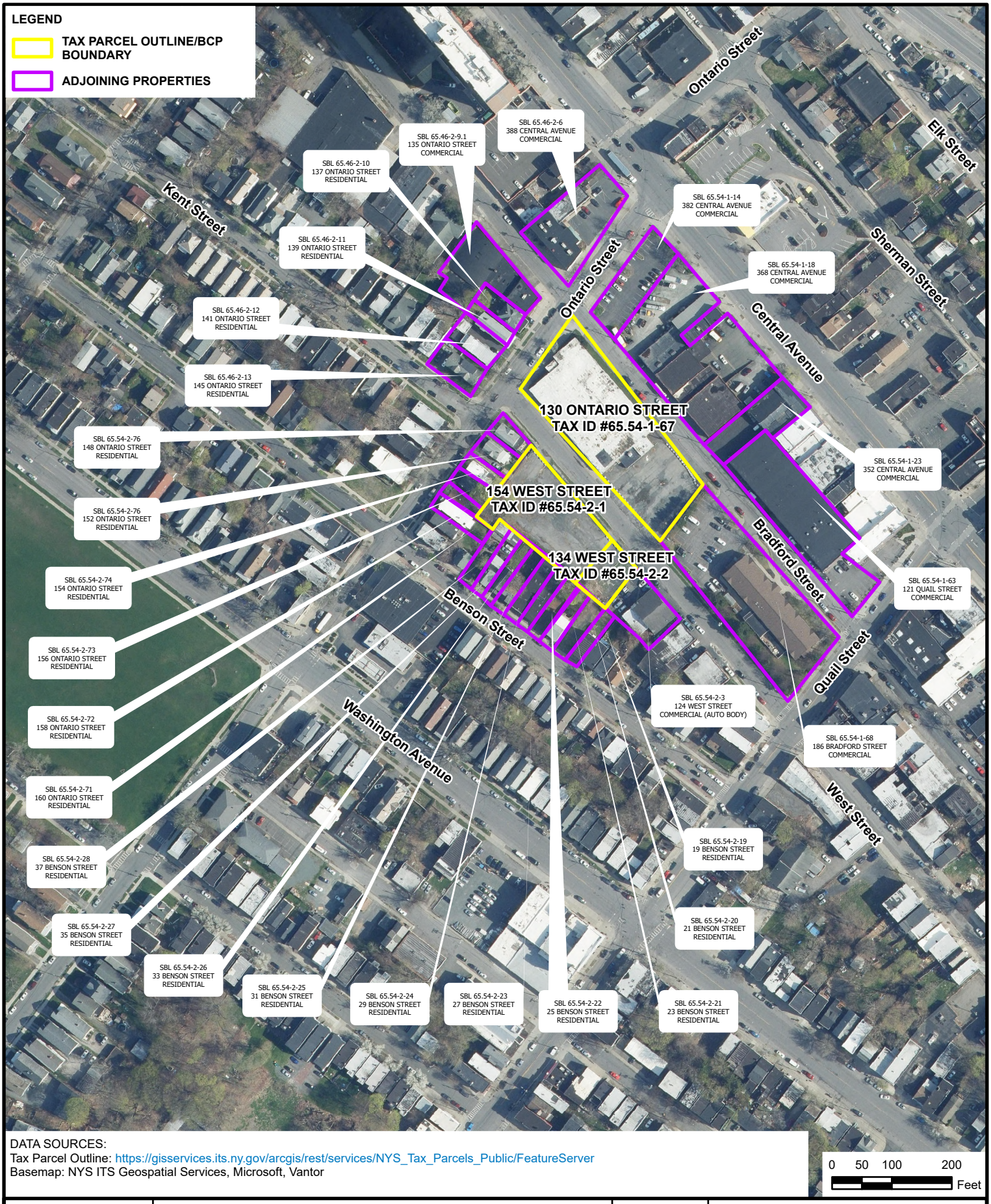
130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO. 20230102

N

FIGURE 2

DATE: 08/14/2025
SCALE: AS INDICATED
PROJECTION: STATE PLANE NAD83 NY EAST
ALL LOCATIONS APPROXIMATE



DATA SOURCES:
Tax Parcel Outline: https://gisservices.its.ny.gov/arcgis/rest/services/NYS_Tax_Parcels_Public/FeatureServer
Basemap: NYS ITS Geospatial Services, Microsoft, Vantor

PVEDi
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

PROPERTY MAP (AERIAL) / ADJOINING PROPERTIES

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO. 20230102

N

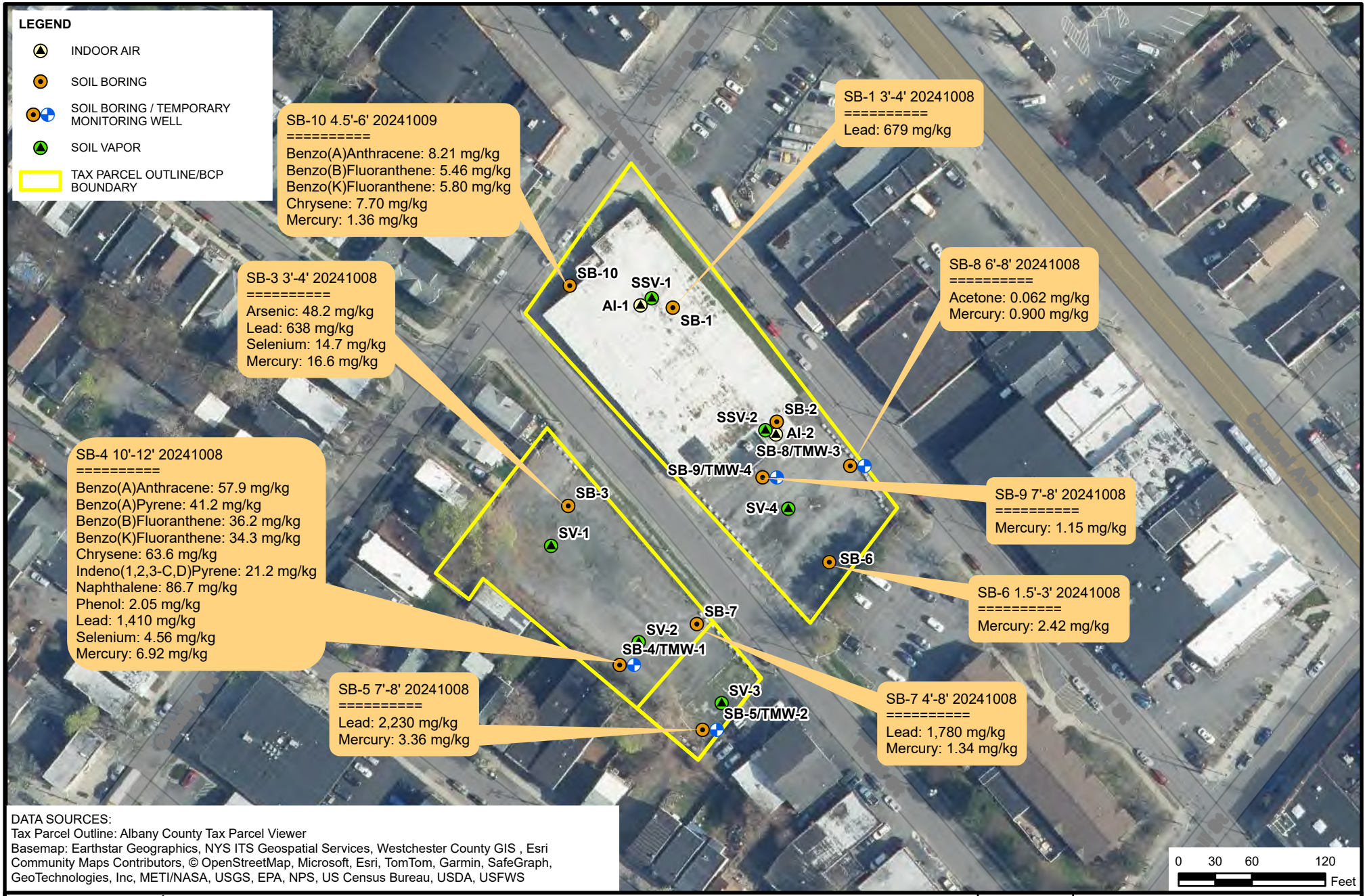
FIGURE 3

DATE: 01/07/2025

SCALE: AS INDICATED

PROJECTION: STATE PLANE NAD83 NY EAST

ALL LOCATIONS APPROXIMATE

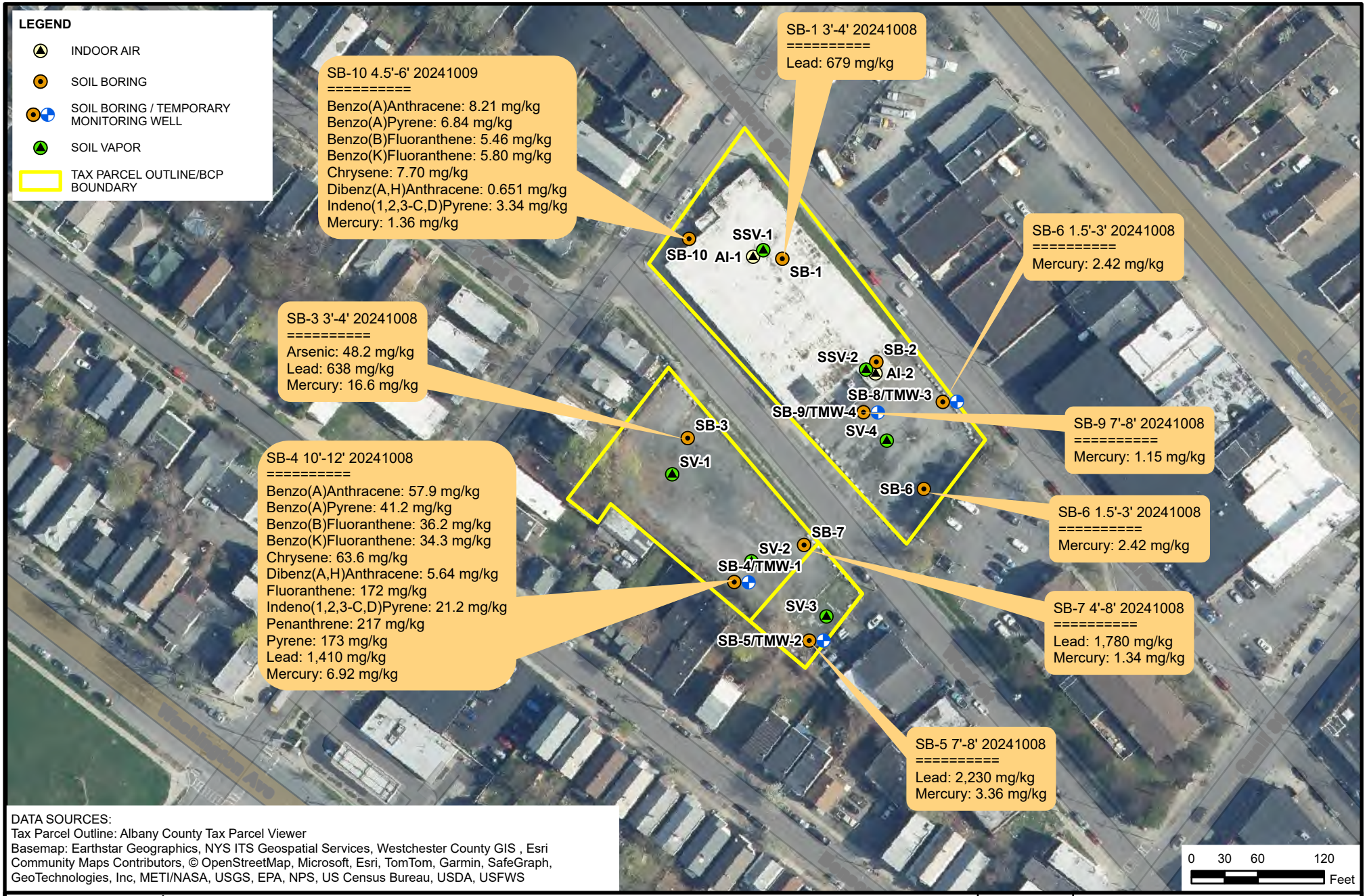


PVEDi
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

SOIL SAMPLES EXCEEDING PGWs

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO. 20230102	**FIGURE 4A**
	DATE: 08/14/2025
N	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE



PVEDi
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

SOIL SAMPLES EXCEEDING RRSCOs

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

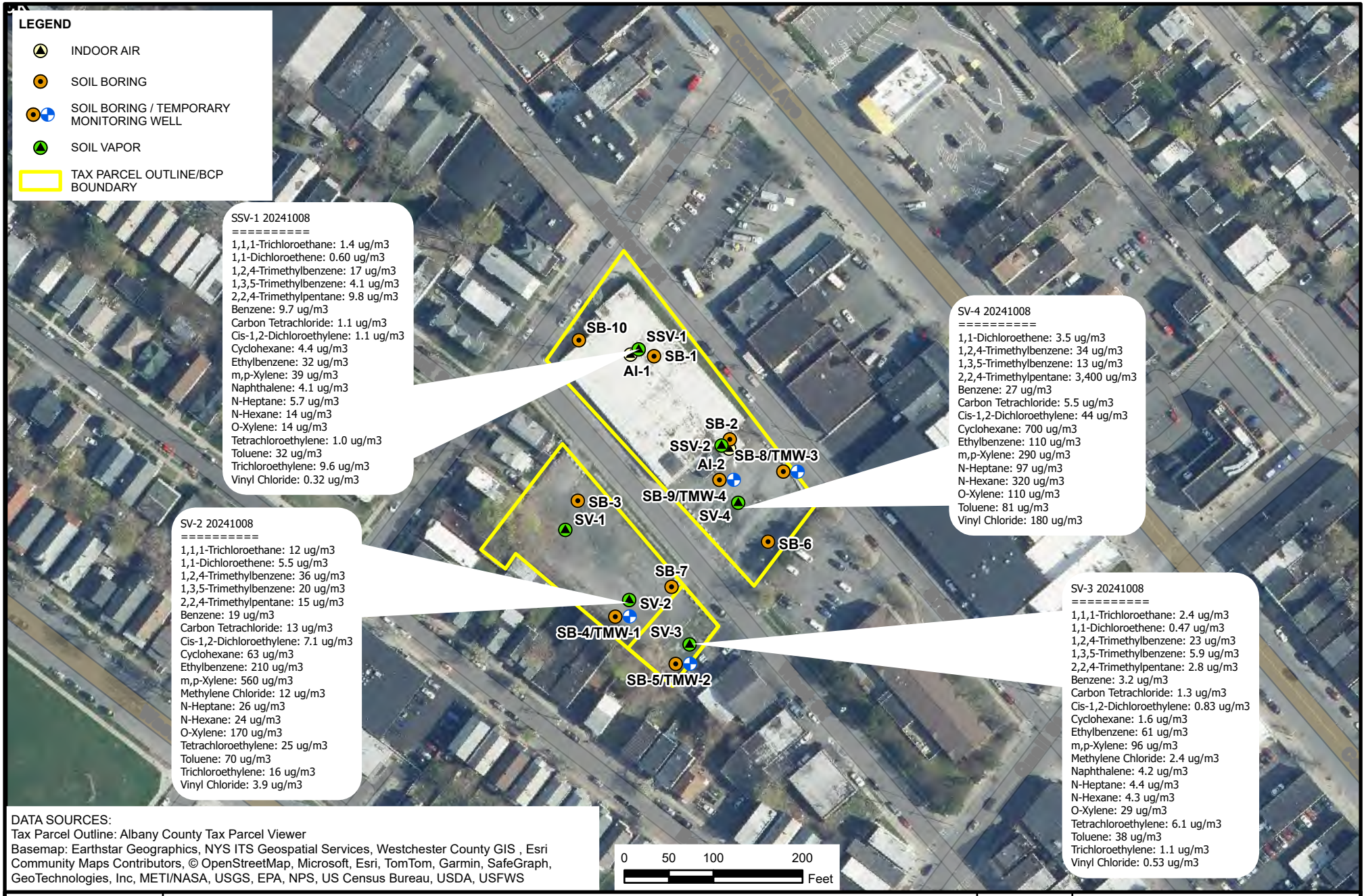
PROJECT NO. 20230102	**FIGURE 4B**
	DATE: 08/14/2025
N	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE

PVEDi
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

GROUNDWATER SAMPLES EXCEEDING CLASS GA

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO. 20230102	**FIGURE 5**
	DATE: 08/14/2025
N	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE



DATA SOURCES:
Tax Parcel Outline: Albany County Tax Parcel Viewer
Basemap: Earthstar Geographics, NYS ITS Geospatial Services, Westchester County GIS , Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

PVEDi
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

NYSDOH REGULATED COMPOUND DETECTIONS IN SOIL VAPOR SAMPLES

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO. 20230102	**FIGURE 6**
	DATE: 08/14/2025
N	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE

DATA SOURCES:
Tax Parcel Outline: Albany County Tax Parcel Viewer
Basemap: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, NYS ITS Geospatial Services

PVEDi
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

AREA OF CONCERN (AOC)

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO. 20230102

N

FIGURE 7

DATE: 1/7/2025

SCALE: AS INDICATED

PROJECTION: STATE PLANE NAD83 NY EAST

ALL LOCATIONS APPROXIMATE

PVEDi
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

PROPOSED SAMPLE LOCATION MAP

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO.	FIGURE 8
20230102	DATE: 1/19/2025
N	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE

APPENDIX A

NYSDEC BROWNFIELD CLEANUP PROGRAM
QUALITY ASSURANCE PROJECT PLAN

130 ONTARIO
NYSDEC BCP SITE #C401087
130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PREPARED FOR:

Ontario West LLC
1055 Saw Mill River Road #204
Ardsley, New York 10502
Phone: 914-693-6613 – Fax: 914-693-1282

PREPARED BY:

PVEDI Engineering, Architecture and Geology, D.P.C.
48 Springside Avenue
Poughkeepsie, New York 12603
Phone: 845-454-2544 – Fax: 845-454-2655

August 2025
Revised March 2026
PVEDI File #20230102

TABLE OF CONTENTS

TABLES

Table 1 (embedded) - Laboratory Analytical Methods for Field Samples

FIGURES

Figure 1 – Proposed Sample Locations Maps

ATTACHMENTS

Attachment A - Resumes for Project Team

1.0 INTRODUCTION

This Quality Assurance Project Plan (QAPP) describes the protocols and procedures that will be followed during implementation of Remedial Investigation (RI) at 130 Ontario Street (the BCP Site), 134 & 154 West Street, City of Albany, Albany County, New York. The objective of the QAPP is to provide for Quality Assurance (QA) and maintain Quality Control (QC) of environmental investigative, sampling and remedial activities conducted at the BCP Site by PVEDI. Adherence to the QAPP will ensure that defensible data will be obtained during the investigation and remediation.

If any changes are made to the QAPP, these changes will be submitted to the appropriate parties and referenced in all reports.

2.0 PROJECT TEAM

The project team will be drawn from PVEDI professional and technical personnel and PVEDI's subcontractors. All field personnel and subcontractors will have completed a 40-hour training course and updated 8-hour refresher course that meet the Occupational Safety and Health Administration (OSHA) requirements of 29 CFR Part 1910. The following sections describe the key project personnel and their responsibilities.

2.1 PROJECT DIRECTOR

The project director will be responsible for the general oversight of all aspects of the project, including scheduling, budgeting, data management, and decision-making regarding the field program. The project director will communicate regularly with all members of the PVEDI project team and the New York State Department of Environmental Conservation (NYSDEC) to ensure a smooth flow of information between involved parties. Conor Tarbell will serve as the project director for the RI; his resume is included in Attachment A.

2.2 ASSISTANT PROJECT MANAGER

The Assistant Project Manager will be responsible for directing and coordinating all elements of field work. They will prepare reports and participate in meetings with the BCP Site owner and/or the NYSDEC. Trevor Treglia will serve as the Assistant Project Manager.

2.3 FIELD TEAM LEADER

The field team leader will be responsible for supervising the daily sampling and health and safety activities in the field and will ensure adherence to the Health and Safety Plan (HASP). This person(s) will report to the Assistant Project Manager on a regular basis regarding daily progress and any deviations from approved plans. The field team leader will be a qualified, responsible person, able to act professionally and promptly

during soil disturbing activities. Other PVEDI staff, as assigned will be field team leaders for field work.

2.4 PROJECT QUALITY ASSURANCE/QUALITY CONTROL OFFICER

The Quality Assurance/Quality Control (QA/QC) Officer will be responsible for adherence to the QAPP. They will review the procedures with all personnel prior to commencing any fieldwork and will assess implementation of the required procedures. John Conrad will serve as the QA/QC officer.

2.5 LABORATORY QUALITY ASSURANCE/QUALITY CONTROL OFFICER

The laboratory QA/QC officer will be responsible for quality control procedures and checks in the laboratory and ensuring adherence to laboratory protocols. He/she will track the movement of samples from the time they are checked in at the laboratory to the time that analytical results are issued. He/she will conduct a final check on the analytical calculations and sign off on the laboratory reports. The laboratory QA/QC officer will be determined upon selection of a contract laboratory(s) for the work.

2.6 Quality Assurance Objectives for Measurement Data

The overall objectives and criteria for assuring quality for this effort are discussed below. This QAPP addresses how the acquisition and handling of samples and the review and reporting of data will be documented. The objectives of this QAPP are to address the following:

- The procedures to be used to collect, preserve, package, and transport groundwater samples
- Field data collection
- Record keeping
- Data management
- Chain-of-custody procedures
- Precision, accuracy, completeness, representativeness, decision rules, comparability, and level of quality control effort conformance for sample analysis and data management by the laboratory under EPA analytical met.

3.0 STANDARD OPERATING PROCEDURES

The following sections describe the standard operating procedures (SOPs) for the investigative activities. During operations, safety monitoring will be performed as described in the project HASP and all field personnel will wear appropriate personal protective equipment (PPE). The Remedial Investigation (RI) will include soil sampling, groundwater sampling and soil vapor sampling to characterize environmental media quality for the BCP Site. PVEDI's proposed scope is summarized below:

- Installation of seventeen (17) soil borings for the purposes of collection and analysis of soil samples from four (4) discrete soil sample intervals per respective soil boring.
- Installation of seven (7) groundwater monitoring wells for the purposes of collection and analysis of groundwater samples.
- Installation of eight (8) soil vapor implants for the purposes of collection and analysis of vapor samples.
- Installation of four (4) ambient indoor air and one (1) ambient outdoor air samples for the purposes of collection and analysis of ambient air samples.

3.1 SOIL SAMPLING

3.1.1 Soil Borings and Surface Soil Sampling

Soil borings and surface soil sampling will be completed to characterize shallow (0 – 2-inches below vegetative cover), and deeper subsurface soils within and outside of the proposed building footprint and to collect soil samples for laboratory analysis. Figures in the Work Plan depict the proposed soil boring locations.

Surface soil samples will be collected using hand tools, or direct-push drilling rig. Soil borings will be drilled using a truck- or track-mounted direct-push drilling rig. Continuous soil samples will be collected by driving a macrocore sampling tube into the subsurface at five-foot intervals until the target depth. A polyvinyl chloride (PVC) liner fitted within the macrocore sampler will be removed after each sampling interval and cut lengthwise to access the soil sample for logging, screening, and laboratory sampling.

Logging will consist of: Describing the soil according to the Unified Soil Classification System; describing any evidence of contamination (e.g., non-aqueous phase liquid (NAPL), staining, sheens, odors); and screening for organic vapors using a photoionization detector (PID).

Samples selected for laboratory analysis will be biased towards intervals containing urban fill material or other evidence of contamination (e.g., staining, odors, elevated PID readings).

The soil samples designated for analysis will be collected into laboratory-supplied containers, sealed and labeled, and placed in an ice-filled cooler. Proposed soil samples and analyses are described in the “Sample Summary Table” of the Work Plan. The samples will be analyzed in a New York State Department of Health (NYSDOH) Environmental Laboratory Approval program (ELAP)-certified laboratory following NYSDOH Analytical Services Protocol (ASP) Category B deliverables.

3.1.2 Restoration

Upon completion of probing/drilling, each boring will be filled to the near grade surface with a cement/bentonite grout mixture. The borings will be patched with the appropriate materials (e.g., asphalt or concrete patch), depending on the original finish.

3.2 MONITORING WELL INSTALLATION

Monitoring wells boreholes will be installed using a conventional drilling rig (hollow-stem augers).

Depth of groundwater monitoring wells will be determined based on field conditions. The proposed monitoring well locations are depicted on figures presented in the Work Plan.

Permanent monitoring wells will be constructed of 2-inch I.D. PVC well materials. The slotted well screen will straddle the water table, with the majority of the screen for each well extending below the groundwater interface. Above the well screen, solid PVC tubing will be installed to the surface. A sand filter pack will be installed within the annular space between the PVC and borehole from the bottom of the well to one foot above the top of the slotted screen. The remaining annular space will be filled to the surface with bentonite. Surface casing will be installed to anchor the top of the well and to prevent infiltration of surface water along the outer annulus of the well. Sand filter packs, bentonite seals, and well materials will conform to NYSDEC/United States Environmental Protection Agency (USEPA) specifications.

Each monitoring well will be developed to remove suspended sediment and establish connectivity between the monitoring well and the surrounding formation. Wells will be developed by surging and purging water in the well column using a small-diameter submersible pump (Whale-brand, or similar). Physical water quality parameters (temperature, pH, and conductivity at a minimum) will be monitored until stabilized, and a minimum of three (3) well-volumes of the standing water column have been removed.

3.3 SOIL VAPOR IMPLANT INSTALLATION

A vapor intrusion investigation will be conducted in accordance with NYSDOH Guidance for Evaluating Vapor Intrusion in the State of New York, October 2006, and subsequent amendments (2017 & 2024). If groundwater is found to be present directly beneath the slab, asphalt or grassy areas, then alternative sample locations will be chosen in the field.

Soil vapor sample points will be installed through the asphalt, grassy areas, and/or building slab in accordance with NYSDOH Guidance. Soil vapor implants will be installed to a depth of 1-foot above the water table, if feasible, via Geoprobe™ or similar track mounted drilling rig. A 6-inch stainless-steel Geoprobe™ vapor point will be installed to the bottom of each location and connected to the surface via polyethylene

tubing. The annular space surrounding the stainless-steel implant will be backfilled with clean sand. The remaining annular space will be backfilled with hydrated bentonite chips.

A tracer gas (helium) test will be conducted to ensure a proper seal around the sampling port and to confirm sample integrity for each sub-slab vapor sample. Sub-slab vapor samples will be collected into laboratory-supplied, batch certified-clean Summa® canisters calibrated for a sampling period of 6-hours and at a flow rate not to exceed 0.2 L/minute. Sub-slab vapor samples will be installed to 2 -3-inches below the slab and will be calibrated for a sampling period of 6-hours. Prior to sub-slab soil vapor sample collection, one (1) to three (3) volumes of soil vapor will be purged from the sample port at a flow rate not to exceed 0.2 L/minute.

Co-located indoor air and outdoor (ambient) air samples will be collected into laboratory-supplied, batch certified-clean Summa® canisters calibrated for a sampling period of 6-hours and at a flow rate not to exceed 0.2 L/minute. Samples will be collected at breathing height (3-5 feet) above ground surface.

Soil vapor and ambient air samples and analyses are described in the “Sample Summary Table” of the Work Plan. The samples will be analyzed in a laboratory following NYSDOH ASP Category B deliverables.

3.4 DECONTAMINATION OF SAMPLING EQUIPMENT

All non-disposable sampling equipment (Geoprobe rods, macrocore samplers, sampling spoons, etc.) will be either dedicated or decontaminated between sampling locations. Decontamination methods will be conducted in accordance with NYSDEC Guidelines for Sampling and Analysis of PFAS, April 2023.

3.5 MANAGEMENT OF INVESTIGATION DERIVED WASTE

Decontamination fluids will be containerized and staged near the point of generation and will be properly disposed of based on laboratory results. If free of visible contamination, disposable personal protective equipment (PPE) and sampling equipment (scoops, gloves, rope, etc.) will be placed in heavy-duty plastic bags and disposed of properly as general refuse.

4.0 SAMPLING AND LABORATORY PROCEDURES

Sampling, decontamination, laboratory analysis and data review will be conducted in accordance with NYSDEC Guidelines for Sampling and Analysis of PFAS as applicable.

4.1 SOIL SAMPLING

Soil sampling will be conducted according to the following procedures:

- Characterize the sample according to the modified Unified soil classification system.
- Field screening for evidence of contamination (e.g., odors, staining, elevated PID measurements). Create small holes in the core at one-foot intervals using a sampling spoon (or similar) and place the PID probe in the hole to obtain an organic vapor concentration measurement.
- After selecting which samples will be analyzed in the laboratory, fill the required laboratory- supplied sample jars with the soil from the selected sampling location, eliminating headspace as much as possible. Seal and label the sample jars in accordance with this QAPP and place in an ice-filled cooler.
- Decontaminate any soil sampling equipment between sample locations in accordance with this QAPP.
- Record boring number, sample depth, and sample observations (evidence of contamination, PID readings, soil classification) in field logbook and boring log data sheet, if applicable.

4.2 GROUNDWATER SAMPLING

Unless otherwise noted, groundwater samples will be collected using low-flow (minimal drawdown) purge techniques with dedicated tubing and a peristaltic pump.

Acceptable materials for sampling include: stainless steel, high density polyethylene (HDPE), PVC, silicone, acetate, and polypropylene. Additional materials may be acceptable if pre-approved by the NYSDEC Project Manager.

No sampling equipment components or sample containers should come in contact with aluminum foil, low density polyethylene, glass, or polytetrafluoroethylene (PTFE, Teflon™) materials including plumbers tape and sample bottle cap liners with a PTFE layer.

A list of acceptable equipment is provided below, but other equipment may be considered appropriate based on sampling conditions.

- Stainless steel inertia pump with HDPE tubing.
- Peristaltic pump equipped with HDPE tubing and silicone tubing.
- Stainless steel bailer with stainless steel ball.
- Bladder pump (identified as PFAS-free) with HDPE tubing.

The following procedure will be used:

- Open each well, measure the depth to water and gauge the well for any non-aqueous phase liquids (NAPL) using standard tools. NAPL thickness will be recorded in the field notebook.
- Insert dedicated tubing into the monitoring well at the approximate middle of the screened interval.
- Connect tubing to the peristaltic pump and flow-through cell. Insert the Troll 9500 into the flow-through cell. Connect the Troll 9500 to the Rugged Reader (hand-held PC).
- Enter monitoring well construction details of the well to be sampled into the Rugged Reader well development file. The file calculates the interval at which readings will be collected based on well construction.
- Begin pumping the well and collecting data after the flow-through cell fills with water.
- Collect data until physical groundwater parameters (e.g., temperature, pH, conductivity, dissolved oxygen) have stabilized to values with less than 10% change along with turbidity values below 50 NTUs for three consecutive readings.
- Sampling personnel should don new nitrile gloves prior to sample collection due to the potential to contact PFAS containing items (not related to the sampling equipment) during the purging activities.
- Collect groundwater samples from dedicated tubing immediately after the peristaltic pump and as specified in the scope of work.

4.3 SOIL VAPOR SAMPLING

Soil vapor sampling will be conducted according to the following procedures:

- Purge the installed vapor port with a PID or peristaltic pump at a flow rate not to exceed 0.2 L/minute. Purge time determined based on volume of air in tubing, diameter, and length. Follow directions/calculations on PVEDI purge sheet to determine appropriate purge time. Note any elevated PID measurements during purge.
- Following purge, connect laboratory provided summa cannister to sample port tubing. Connection to summa canister may vary based on laboratory but in general will consist of compression fitting and ½-inch nut.
- When sample port tubing is secure in cannister connection, open summa cannister valve to start sample collection and record starting vacuum of can (typically ~30-inches mercury [HG]).
- Record sample collection start time, starting vacuum, cannister ID and flow valve ID in PVEDI vapor log sheet.
- Periodically check on sample cannister noting vacuum changes.

- When vacuum is between 1-4-inches HG, turn the cannister valve to the closed position, ending the sampling period. Record final vacuum and end sample time in PVEDI vapor log sheet.
- Remove tubing from compression fitting of canister. Plug sample port tubing.

4.4 LABORATORY METHODS

Table 1 summarizes the laboratory methods that will be used to analyze field samples as well as the sample container type, preservation, and applicable holding times. York Analytical Laboratories, Inc., a NYSDOH Environmental Laboratory Approval Program (ELAP) Certified laboratory (Certifications #10854 & 12058), will be used for all chemical analyses in accordance with DER-10 2.1(b) and 2.1(f), including Category B Deliverables.

In addition to the site investigation samples (soil, groundwater, & soil vapor) collected, QAQC samples will be collected at a frequency of one (1) in twenty (20) samples. A total of three (3) matrix spike/matrix spike duplicate (MS/MSD) soil samples, three (3) field blank soil samples, and three (3) field duplicate soil samples, one (1) MS/MSD groundwater sample, one (1) field blank groundwater sample, one (1) field duplicate soil vapor sample, and one (1) field duplicate groundwater sample will be collected and analyzed for the compounds listed below in addition to one (1) trip blank to be analyzed for VOCs per shipment. One (1) duplicate soil vapor sample will be collected.

Table 1 Laboratory Analytical Methods for Analysis Groups

Matrix	Analysis	EPA Method	Bottle Tyle	Preservative	Hold Time
Soils (119 total samples including 15 QAQC)	TCL VOCs	8260C	5035 Encore Samplers	Methanol & Distilled Water - 4 deg. C.	48 hours
	TCL SVOCs	8270D	4 oz. jar	4 deg. C.	14 days
	TAL Metals	6010C	4 oz. jar	4 deg. C.	180 days
	Mercury	7471B	4 oz. jar	4 deg. C.	28 days
	TCL Pesticides	8081B	8 oz. jar	4 deg. C.	14 days
	TCL Herbicides	8051A	8 oz. jar	4 deg. C.	14 days
	TCL PCBs	8082A	4 oz. jar	4 deg. C.	14 days
	1,4-Dioxane	8270D SIM	4 oz. jar	4 deg. C.	14 days
	PFAS	1633A	250 mL HDPE container	4 deg. C.	28 days

Groundwater (24 total samples including 12 QAQC) (A 2nd round of groundwater sampling will be determined by the NYSDEC Project Manager at a later date)	TCL VOCs	8260C (inc. TICS)	3 VOA vials	HCL - 4 deg. C.	14 days
	TCL SVOCs	8270D (inc. TICS)	1-liter amber jar	4 deg. C.	7 days
	TAL Metals	6010C	250 mL plastic container	HNO3 - 4 deg. C.	180 days
	Mercury	7471B	250 mL plastic container	HNO3 - 4 deg. C.	28 days
	TCL Pesticides	608	1-liter amber jar	4 deg. C.	7 days to extraction/ 40 days following extraction
	TCL Herbicides	8051A	1-liter amber jar	4 deg. C.	14 days
	TCL PCBs	608	1-liter amber jar	4 deg. C.	14 days
	PFAS	1633A	250 mL HDPE container	4 deg. C.	14 days to extraction/ 28 days following extraction
	1,4 Dioxane	8270D SIM	1-liter amber jar	4 deg. C.	7 days to extraction/ 40 days following extraction
Soil Vapor Samples (9 total samples including 1 QAQC)	TO-15 VOCs	TO-15	2-liter Summa Cannister (6-hour sampling period)	N/A	28 days
Ambient Air Samples (6 total samples including 1 QAQC)	TO-15 VOCs SIM	TO-15	2-liter Summa Cannister (6-hour sampling period)	N/A	28 days

Laboratory reporting limits will be low enough to compare data to the unrestricted-use soil cleanup objective (UUSCO) as defined in 6 NYCRR Part 375.

4.5 QUALITY CONTROL SAMPLING

In addition to the laboratory analysis of the investigative soil samples, additional analyses will be included for quality control measures, as required by the Category B sampling techniques. These samples will include field blanks, trip blanks, matrix spike/matrix spike duplicates (MS/MSD), and duplicate/blind duplicate samples at a frequency of one sample per 20 field samples collected. The “Sample Summary

Table" in the Work Plan provides a summary of the field samples and QA/QC samples to be analyzed by the laboratory.

4.6 SAMPLE HANDLING

4.6.1 Sample Labeling and Shipping

All sample containers will be provided with labels containing the following information:

- Project identification
- Sample identification
- Date and time of collection
- Analysis(es) to be performed

Once the samples are collected and labeled, they will be placed on ice in coolers. The samples will be shipped with chain-of-custody (COC) forms. Samples will be shipped overnight (e.g., Federal Express) or transported by a laboratory courier.

4.6.2 Sample Custody

Field personnel will be responsible for maintaining the sample coolers in a secured location until they are picked up and/or sent to the laboratory. The record of possession of samples from the time they are obtained in the field to the time they are delivered to the laboratory or shipped off-site will be documented on COC forms. The COC forms will contain the following information: project name; names of sampling personnel; sample number; date and time of collection and matrix; and signatures of individuals involved in sample transfer, and the dates and times of transfers.

4.7 FIELD INSTRUMENTATION

Field personnel will be trained prior to arrival at the BCP site and refreshed in that training at the start of the field program. Instruction manuals for the equipment will be on file for referencing proper operation, maintenance and calibration procedures.

4.8 DATA REVIEW

In accordance with DER-10, each of the samples collected as part of the RI will undergo a third-party data review process to ensure the usability of the data collected. Kenneth Applin R. Applin Ph.D. and Michael Perry of Environmental Data Usability (See Resumes in Attachment A) will be contracted for the preparation of Data usability summary reports (DUSR) documenting any issues with QA/QC will be prepared and included in the RI Report.

4.8.1 Data Usability Evaluation

Data usability evaluation procedures shall be performed for both field and laboratory operations as described below.

4.8.2 Procedures Used to Evaluate Field Data Usability

Procedures to validate field data for this project will be facilitated by adherence to the plan outlined in the QAPP. The performance of all field activities, checking for transcription errors and review of field logbooks is the responsibility of the Field Team Leader.

4.8.3 Procedures Used to Evaluate Laboratory Data Usability

Data evaluation will be performed by the third-party data validator using the most current methods and quality control criteria from the USEPA's Contract Laboratory Program (CLP) *National Functional Guidelines for Organic Data Review* (Ref. 8), and Contract Laboratory Program*, National Functional Guidelines for Inorganic Data Review* (Ref. 9). The data review guidance will be used only to the extent that it is applicable to the SW-846 methods; SW-846 methodologies will be followed primarily and given preference over CLP when differences occur. Also, results of blanks, surrogate spikes, MS/MSDs, and laboratory control samples will be reviewed/ evaluated by the data validator. All sample analytical data for each sample matrix shall be evaluated. The third-party data validation expert will also evaluate the overall completeness of the data package. Completeness checks will be administered on all data to determine whether deliverables specified in this QAPP are present. The reviewer will determine whether all required items are present and request copies of missing deliverables.

FIGURES

DATA SOURCES:
Tax Parcel Outline: Albany County Tax Parcel Viewer
Basemap: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, NYS ITS Geospatial Services

PVEDi
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

PROPOSED SAMPLE LOCATION MAP

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO. 20230102	**FIGURE 8**
N	DATE: 1/19/2025
	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE

RESUMES

CHRISTOPHER B. BROWN, PG

Principal / Chief Operating Officer

cbrown@pve-llc.com
860-522-3970

ABOUT

As PVE's COO, Chris manages the firm's operations across all PVE locations. He implements organizational structure and develops strategic initiatives that enhance operational efficiencies throughout all divisions.

Chris is also the Director of Environmental Services, a role he has held since the company's 2011 merger with the former Hudson Valley-based Conrad Geoscience Corp. he co-founded in 1996. He has conducted and supervised the investigation and remediation of state- and federally-listed hazardous waste sites, brownfields, petroleum spills, landfills, and a variety of contaminated residential, commercial, and industrial sites.

Chris oversees the firm's environmental due diligence services for real estate transactions and has participated in hundreds of real estate transactions. He also has worked on geologic characterization projects for Class II, V and VI injection wells. His skills as a consultant on complex and sometimes contentious matters have earned him the trust and respect of clients, regulatory agencies and the PVE team.

PROFESSIONAL PRACTICE AREAS

- Brownfield Site Assessments
- Conceptual Site Modeling / Contaminant Fate and Transport
- Due Diligence Assessments
- Geologic Evaluations
- NYSDEC and NYCOER Regulatory Programs
- Permitting and Regulatory Compliance
- Remedial Actions
- Subsurface Investigations

EDUCATION

Binghamton University
Master of Science, Geology

Colgate University
Bachelor of Arts, Geology

LICENSES & CERTIFICATIONS

Professional Geologist: New York

American Institute of Professional Geologists, CPG

AFFILIATIONS

American Institute of Professional Geologists, Board Member

Habitat for Humanity of Dutchess County: President Emeritus (2023), President (2017-2022)

National Groundwater Association

New York Council of Professional Geologists

TENURE

PVE: Since 2011

Prior Experience: 17 Years

CONOR TARBELL, QEP

Principal / Regional Director
Environmental Services

ctarbell@pve-llc.com
O: 845-454-2544 Ext. 311 M: 607-226-2764

ABOUT

As a Principal and Regional Director of Environmental Services at the Hudson Valley office, Conor oversees his team and provides comprehensive environmental consulting services, including Phase I and II ESAs, soil vapor intrusion investigations, remediation, affordable housing, hazardous building materials surveys in support of affordable housing projects, communication and correspondence with regulatory agencies and customer relations/business development.

Conor specializes in managing Brownfield redevelopment projects, including the preparation, negotiation and implementation of remedial investigation and remedial action work plans. These work plans can consist of soil and groundwater sampling, vapor/air monitoring, and remedial design, including in-situ groundwater treatment and vapor mitigation/extraction. Conor led the firm's initiative to purchase a direct-push drilling rig and tooling for use on environmental projects.

PROFESSIONAL PRACTICE AREAS

- Affordable Housing Hazardous Building Material Surveys
- Brownfield Redevelopment Project Management
- Phase I and II ESAs
- Remediation
- Remedial Action Work Plans, including Preparation, Negotiation and Implementation
- Remedial Design, including In-Situ Groundwater Treatment
- Remedial Investigations
- Soil and Groundwater Sampling
- Soil Vapor Intrusion Investigations
- Vapor / Air Monitoring
- Vapor Mitigation/Extraction

PUBLICATIONS

Tarbell C, Podolec A.; State University College at Oneonta, 2012 Student Research and Creative Activity Day; "Southwestern United States Drought Case Study: Lake Mead.", April 18, 2012.

EDUCATION

State University of New York at Oneonta

Bachelor of Science, Environmental Science

LICENSES & CERTIFICATIONS

Certified USEPA Lead Based Paint Inspector

Federal Aviation Administration Certified Small Unmanned Aircraft System Remote Pilot

Global EHS Credentialing; Qualified Environmental Professional (QEP), Board Member

New York City Office of Environmental Remediation Gold Certified Professional

OSHA 30-HR Hazard Recognition Training for the Construction Industry

OSHA 40-HR Hazardous Waste Operations and Emergency Response Health and Safety Training

AFFILIATIONS

Americorps Volunteer

National Groundwater Association Member

TENURE

PVE: Since 2013

TREVOR TREGLIA

Assistant Project Manager
Environmental Services

ttreglia@pvedi-ae.com
O: 845-454 2544 M: 914-943-2606

ABOUT

Trevor is an experienced assistant project manager with a broad-based knowledge of field investigations, including soil, surface and groundwater sampling, and vapor/air monitoring. His responsibilities include field sampling, coordination with subcontractors, correspondence with regulatory agencies, data management, including tabulation and comparison to regulatory standards, reporting, and customer relations. Trevor is also responsible for assembling information, site inspections, and completing Phase I and II Environmental Site Assessments, including all associated reporting.

PROFESSIONAL PRACTICE AREAS

- Collects Analysis of Soil Gathered Samples
- Conducts Site Visits
- Groundwater Samples
- Historical Research of Properties
- Indoor Ambient Air Samples
- Monitoring of Landfill Gases and Leachate
- Phase I and II Environmental Site Assessments
- Sub-Slab Soil Vapor Samples

EDUCATION

SUNY Environmental Science and Forestry
Bachelor of Science, Environmental Science

LICENSES & CERTIFICATIONS

CPR/AED Certified

First Aid Certified

OSHA 40-HR Hazardous Waste Operations and Emergency Response Health & Safety Training

OSHA 30-HR Hazard Recognition Training for the Construction Industry

Radon Measurement Professional Certification

TENURE

PVEDI: Since 2019

ANTHONY SPADAVECCHIA

Scientist
Environmental Services

aspadavecchia@pve-llc.com
O: 845-454-2544 ext. 304 M: 845-667-4354

ABOUT

Anthony is an experienced environmental Scientist with a strong background in environmental consulting services. His responsibilities include Phase I and II Environmental Site Assessments (ESAs), conducting the investigation and remediation of brownfield sites, petroleum spills, landfills and correspondence with regulatory agencies, soil vapor intrusion investigations, data management and reporting.

PROFESSIONAL PRACTICE AREAS

- Brownfield Site Assessments
- Community Air Monitoring Program
- Environmental Compliance
- Lead Based Paint Clearance Assessments
- Lead in Drinking Water Assessments
- Mold Assessments
- Phase I and Phase II ESAs
- Radon Assessments
- Remediation
- Soil Boring Classification
- Soil Sampling and Groundwater Monitoring
- Soil Vapor Intrusion Investigations
- Well Decommissioning Oversight
- Well Development

EDUCATION

State University of New York at Buffalo
Bachelor of Arts, Environmental Science

LICENSES & CERTIFICATIONS

OSHA 40-HR Hazardous Waste Operations and Emergency Response Health and Safety Training

OSHA 30-HR Hazard Recognition Training for the Construction Industry

New York State Licensed Mold Assessor

Certified USEPA Lead Based Paint Inspector

Adult and Pediatric First Aid/CPR/AED

TENURE

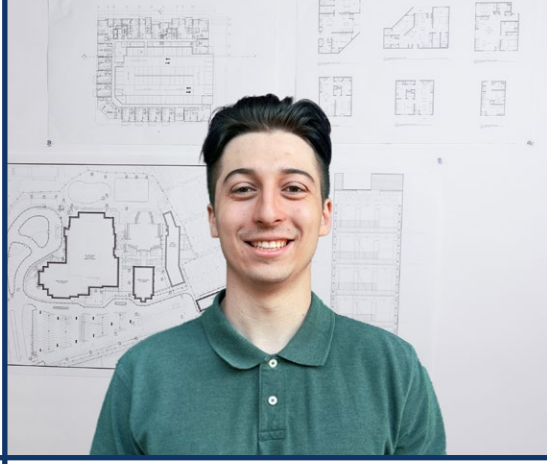
PVE: Since 2015

Prior Experience: 10+ Years

AARON RUBINSTEIN, GIT

Geologist I
Environmental Services

arubinstein@pvedi-ae.com
845-454-2544



ABOUT

As Geologist I, Aaron's responsibilities include assisting on projects relating to Phase I & Phase II Environmental Site Assessments. In addition, Aaron assists environmental staff in conducting fieldwork including sample collection (soil, groundwater, & soil vapor), sample delivery, and documenting sampling procedures. He also helps review analytical data, assemble tables and figures, and prepare report recommendations.

PROFESSIONAL PRACTICE AREAS

- ArcGIS
- Data Collection and Analysis
- Environmental Sampling
- Geoprobe 54DT
- Phase I & Phase II Environmental Site Assessments
- Soil and Groundwater Sampling
- Soil Boring Classification
- Stream Assessments
- Trimble GPS
- UAS Post-Processing
- Vapor/Air Monitoring

EDUCATION

State University of New York at New Paltz
Bachelor of Science in Geology

LICENSES & CERTIFICATIONS

OSHA 10-HR Hazard Recognition Training for the Construction Industry

OSHA 40-HR Hazardous Waste Operations and Emergency Response Health and Safety Training

TENURE

PVEDI: Since 2024

Prior Experience: 1 Year

KEN ATKINS

Environmental Technician

katkins@pve-llc.com
845-454-2544 ext. 313

ABOUT

Ken is an experienced Environmental Technician with broad-based knowledge of inspections and environmental compliance on various types of projects. He is responsible for project scoping, coordination and oversight of subcontractors, correspondence with regulatory agencies, data management, reporting and customer relations. Ken also has experience working on a hazardous materials response team and has responded to spills and completed clean up and restoration of affected areas.

PROFESSIONAL PRACTICE AREAS

- Drilling Oversight
- Field Investigations
- Phase I & II Environmental Site Assessments
- Site Inspections
- Water Sampling
- Well Development

EDUCATION

Mount Saint Mary College:
Bachelor of Arts, Biology

LICENSES & CERTIFICATIONS

OSHA 40-HR training on Hazardous Waste Operations and Emergency Response

OSHA 10-HR construction training

TENURE

PVE: Since 2025

Prior Experience: 6 Years

APPENDIX B

NYSDEC BROWNFIELD CLEANUP PROGRAM
REMEDIAL INVESTIGATION
HEALTH AND SAFETY PLAN

130 ONTARIO
NYSDEC BCP SITE #C401087
130 ONTARIO, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PREPARED FOR:

Ontario West LLC
1055 Saw Mill River Road #204
Ardsley, New York 10502
Phone: 914-693-6613 – Fax: 914693-1282

PREPARED BY:

PVEDI Engineering, Architecture and Geology, D.P.C.
48 Springside Avenue
Poughkeepsie, New York 12603
Phone: 845-454-2544 – Fax: 845-454-2655

August 2025
Revised April 2026
PVEDI File #20230102

MUSTER LOCATION:

Intersection of West Street and Quail Street
Albany, New York 12206
42.664660, -73.774336

EMERGENCY REFERENCES:

Ambulance:	Notify 911
Emergency Room:	Notify 911
Fire:	Notify 911
NYSDEC Spill Hotline:	1 (800) 457-7362
NYSDEC Project Manager:	Shayna Batyrov (518) 357-2192
NYSDOH Project Manager:	Megan Rivera (518) 447-4580
Client Representative:	Conor Tarbell (845) 454-2544
Police:	Notify 911
Hospital:	**St. Peter's Hospital** 315 South Manning Boulevard Albany, New York 12208 (518) 525-1550

Table of Contents

ATTACHMENTS

FIGURES

1.0 Introduction

1.1 HASP Applicability

This site-specific Health and Safety Plan (HASP) has been developed by PVEDI Engineering, Architecture and Geology, D.P.C. (PVEDI) and establishes the health and safety procedures to minimize potential risks to personnel involved with the investigation activities at the 130 Ontario (the BCP Site), City of Albany, New York. This HASP applies to all personnel potentially exposed to safety and/or health hazards related to the activities described in Section 3.0 of this document.

THIS HASP APPLIES TO PVEDI PERSONNEL, HOWEVER, THIS HASP CAN BE UTILITZED BY OTHER ENTITIES FOR THIS PROJECT, AT THEIR SOLE RISK, WHICH IS ACKNOWLEDGED ON THE HASP RECEIPT AND ACCEPTANCE FORM (ATTACHMENT A).

PVEDI IS RESPONSIBLE FOR PROVIDING PERSONAL PROTECTIVE EQUIPMENT, FIT-TESTING OF RESPIRATORS, AND/OR MEDICIAL MONITORING OUTLINED IN THIS DOCUMENT, WHETHER RETAINED BY PVEDI or NOT. IT IS THE SOLE RESPONSIBILITY OF ALL CONTRACTORS TO IMPLEMENT THEIR HEALTH AND SAFETY PROCEDURES IN ACCORDANCE WITH ALL REQUIREMENTS OUTINED HEREIN.

This HASP has been prepared to comply with the applicable requirements of the Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response Standard (29 CFR 1910.120). Activities covered by this HASP must be conducted in complete compliance with this HASP and with all applicable Federal, State, and local health and safety regulations. Personnel covered by this HASP who cannot or will not comply will be excluded from site activities.

This HASP will be distributed to each person involved with investigative activities at the BCP Site. Each person must sign a copy of the attached HASP Receipt and Acceptance Form (see Attachment A).

1.2 Organization/Responsibilities

The implementation of health and safety at this project location will be the shared responsibility of the Project Manager (PM), the Health and Safety Manager (HSM), the Project Site Safety Officer (SSO) and all other personnel who conduct activities at the BCP Site.

- Project Manager: Conor Tarbell
- Health and Safety Manager: Anthony Spadavecchia
- Project Site Safety Officer: Trevor Treglia

1.2.1 Project Manager

The PM has the primary responsibility for ensuring the overall health and safety of this project. As such, the PM is responsible for ensuring that the requirements of this HASP are implemented. Some of the PM's specific responsibilities include:

- Ensuring that all personnel to whom this HASP applies have received a copy of it;
- Providing the SSO with updated information regarding environmental conditions at the site and the scope of site work;
- Providing adequate authority and resources to the on-site SSO to allow for the successful implementation of all necessary safety procedures;
- Supporting the decisions made by the SSO;
- Maintaining regular communications with the SSO; and
- Coordinating the activities of all subcontractors and ensuring that they are aware of the pertinent health and safety requirements for this project.

1.2.2 Health and Safety Manager

The Health and Safety Manager (HSM) is responsible for the preparation, interpretation and modification of this HASP. Modifications to this HASP which may result in less stringent precautions cannot be undertaken by the SSO without the approval of the HSM. Specific duties of the HSM include:

- Writing, approving and amending the HASP for this project;
- Advising the SSO on matters relating to health and safety on this BCP Site;
- Recommending appropriate personal protective equipment (PPE) and air monitoring instrumentation to protect personnel from potential site hazards; and
- Maintaining regular contact with the SSO to evaluate site conditions and new information which might require modifications to the HASP.

1.2.3 Site Safety Officer

All field technicians are responsible for implementing the safety requirements specified in this HASP. One (1) technician will be designated to serve as the BCP Site Safety Officer (SSO). The SSO will be appointed by the PM. The SSO will be on-site during all activities covered by this HASP. The SSO is responsible for enforcing the requirements of this HASP once work begins. The SSO has the authority to immediately correct all situations where non-compliance with this HASP is noted and to immediately stop work in cases where an immediate danger is perceived. Some of the SSO's specific responsibilities include:

- Ensuring that all personnel to whom this HASP applies have submitted a completed copy of the HASP Receipt and Acceptance Form (see Attachment A);

- Ensuring that all personnel to whom this HASP applies have attended a pre-entry briefing prior to entering the work zone;
- Maintaining a high level of health and safety consciousness among employees at the work site;
- Procuring and distributing the PPE needed for personnel involved with this project;
- Procuring the air monitoring instrumentation required and performing air monitoring for field activities;
- Verifying that all PPE and health and safety equipment is in good working order;
- Setting up and maintaining the work zones and ensuring proper cleanup of all site personnel;
- Notifying the PM of all non-compliance situations and stopping work in the event that an immediate danger situation is perceived;
- Monitoring and controlling the safety performance of all personnel within established restricted areas to ensure that required safety and health procedures are being followed;
- Conducting accident/incident investigations and preparing accident/incident investigation reports;
- Conducting the pre-entry briefing as required by Section 10.3 of this HASP; and
- Initiating emergency response procedures in accordance with Section 11.0 of this HASP.

1.2.4 Field Personnel and Covered Subcontractor Personnel

All field personnel covered by this HASP are responsible for following the health and safety procedures specified in this HASP and for performing their work in a safe and responsible manner. Some of the specific responsibilities of the field personnel are as follows:

- Reading this HASP in its entirety prior to the start of on-site work;
- Submitting a completed HASP Receipt and Acceptance Form (see Attachment A) and documentation of medical surveillance and training to the PM prior to the start of work;
- Attending the required pre-entry briefing prior to beginning on-site work;
- Bringing forth any questions or concerns regarding the content of this HASP to the PM or the SSO prior to the start of work;
- Reporting all accidents, injuries and illnesses, regardless of their severity, to the SSO; and
- Complying with the requirements of this HASP and the requests of the SSO.

1.2.5 Contractors

In addition to other requirements referenced in this HASP, all contractors are required to:

- Provide appropriate PPE for their employees;
- Ensure, via daily inspections, that their equipment is maintained in good working condition;
- Operate their equipment in a safe manner; and
- Appoint an on-site safety coordinator to interface with the SSO.

1.3 Modification of this HASP

The procedures in this HASP have been developed based on general knowledge of the BCP Site, proposed tasks, and anecdotal information from previous investigations at the BCP Site. Should additional information become available regarding potential on-site hazards, it may be necessary to modify this HASP. All proposed modifications to this HASP must be reviewed and approved by the HSM before such modifications are implemented.

Any significant modifications must be incorporated into the written document as addenda and the HASP must be re-issued. The PM will ensure that all personnel covered by this HASP receive copies of all issued addenda. Sign-off forms will accompany each addendum and must be signed by all personnel covered by the addendum. Sign-off forms will be submitted to the PM. The HASP addenda will be distributed during the regularly scheduled meetings so that they can be reviewed and discussed. Attendance forms will be collected during the meeting.

2.0 BCP Site Description and History

BCP Site Location and Current Usage

The property is located on the north side and south side of West Street. The Brownfield Cleanup Program (BCP) project that is the subject of this Remedial Investigation Work Plan (RIWP) consists of one (1) 0.91-acre tax parcel, one (1) 0.10-acre tax parcel, and one (1) 0.54-acre tax parcel, totaling a 1.55-acre area (Figure 2):

- 130 Ontario Street (Tax Parcel 65.54-1-67)
  - Vacant educational structure
- 134 West Street (Tax Parcel 65.54-2-2)
  - Parking lot
- 154 West Street (Tax Parcel 65.54-2-1)
  - Vacant lot
- The BCP Site is NYSDEC #C401087

The boundaries of the accepted BCP Site are shown in Figure 2.

Summary of Proposed Redevelopment Plan

The subject property is proposed for development into a mixed-use residential (multi-family) and community/commercial use structure.

Summary of the Work Performed Previously

Relevant reports are summarized below in chronological order.

Phase I Environmental Site Assessment, *PVE, LLC, May 3, 2023*

PVE completed a Phase I ESA for the subject property summarized in their report dated May 3, 2023 which detailed the following Recognized Environmental Condition (REC) in connection with the site.

1. As indicated in Section 2.3 (Current Uses of Adjoining Properties), Section 3.11 (Other Conditions of Concern), Section 6.4 (Fire Insurance Maps), & Section 6.5 (City Directories) of the report, adjoining & nearby properties historic and current uses consist of auto body shops, drycleaners, lumber yards, manufacturers, a railroad company, carpenter shop, coal storage, factories, garages, & filling stations. Chemicals used, and wastes generated, at facilities such as these, if handled improperly have the potential to contaminate soil and/or groundwater and ultimately soil vapor quality at the subject property.

Phase II Environmental Site Assessment, *PVE, LLC, November 12, 2024*

A Phase II ESA consisting of soil, groundwater, soil vapor sampling, and laboratory analyses was conducted. The Phase II ESA identified volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil samples at concentrations exceeding applicable State Standards and the intended use of the BCP Site. VOCs, SVOCs, and metals were detected in multiple groundwater samples at a concentration exceeding applicable State Standards, a vapor encroachment condition (VEC) may exist at the BCP Site based on the concentrations of New York State Department of Health (NYSDOH) regulated compounds detected in soil vapor, and unconsolidated materials (below surface cover) throughout the BCP Site contained urban fill (glass, brick, coal fragments, wood, and coal ash).

2.1 Summary of Proposed Redevelopment Plan

Regan Development Corporation proposes to construct a new apartment building located at 130 Ontario Street that will feature: a 4-story apartment building including seventy-one (71) residential apartments, with one (1) super's apartment (seventy-two total); a community hub space, parking, and a commercial space with an outdoor recreational area. Additionally, 130 Ontario Street will also include an on-site management office, community space and commercial space(s). The two (2) lots located at 134 and 154 West Street are planned to create a 2-story building with twelve (12) additional residential apartments, a cul-de-sac on the eastern portion of West Street with parking spaces.

2.2 Summary of Past Uses of the BCP Site and Areas of Concern (AOCs)

The City of Albany designates the property as MU-FM (Mixed-Use, Form-Bases Midtown). The BCP Site is currently a vacant educational structure, an asphalt parking lot, and an undeveloped lot. The proposed project area is adjacent to both residential and commercial properties. There is local support for the cleanup of the property and the redevelopment proposed by the Volunteer.

130 Ontario Street - The earliest available record, the 1892 Sanborn Map, depicted the subject property with multiple 2-story dwelling structures. The subject property has been used as dwellings and a lumber yard as depicted in Sanborn Maps dated 1892-1908 & 1934-1951. The first record depicting a structure in similar size and footprint to the present-day structure is the Sanborn Maps dated 1989-1997 and aerial images dated 1985-2019. According to the City Directory, the structure has been used for commercial purposes as early as 1965. Most recently, prior to vacancy, the property was operated by Center for Family & Youth. Currently this subject property and structure are vacant.

134 West Street - The earliest available record, the 1892 Sanborn Map, depicted the subject property as vacant and void of any development. The first record depicting a

structure on the subject property is the 1934 Sanborn Map which depicts a 2-story Building Materials Storage structure, a part of John Kurtz Lumber yard. The subject property has been used as John Kurtz Lumber Yard storage and an unidentified structure as depicted in Sanborn Maps dated 1934-1951 & 1989-1997. The first record depicting the subject property as vacant is the aerial images dated 2017-2019. Currently this subject property is vacant.

154 West Street - The earliest available record, the 1892 Sanborn Map, depicted the subject property as vacant and void of any development. The first record depicting a structure on the subject property is the 1934-1950 Sanborn Map which depicts structures for John Kurts & Sons Lumber Yard. The subject property has since been depicted as a parking lot in Sanborn Maps dated 1989-1997. Currently this subject property is a parking lot.

Currently, the entire subject property (130 Ontario Street, 134 & 154 West Street) comprises a vacant educational structure, an asphalt parking lot, and an undeveloped lot.

Based on the findings and conclusions of the previous environmental investigations, the following AOCs have been established:

AOC – 1 Petroleum Contaminated Soil (130 Ontario)

As indicated in the previous ESA, one (1) soil boring (SB-9) encountered petroleum contamination. The soil boring is located within the eastern parking lot of 130 Ontario Street. The full extent of petroleum contamination is unknown. AOC – 4 is depicted in Figure 6.

3.0 REMEDIAL INVESTIGATION

Remedial Investigation sampling will focus on delineating the extent of contaminants that have been demonstrated to be present to properly design future remedial alternatives. Sample locations have also been selected to identify contaminants in areas that have not been previously investigated, or where a contaminant source is suspected but previous sampling has been insufficient to conclusively establish the presence or absence of contaminants at concentrations requiring remedial action. In this sense, the Remedial Investigation Scope is presented to provide sufficient detail to develop data to satisfy overall project objectives, but flexibility to adjust for field conditions and observations.

Section 4.0 of the RIWP describes the location and depth of each sample, the laboratory analyses and laboratory method number planned for each sample, and the rationale for collecting each sample.

All RI field work will be conducted in accordance with the Quality Assurance Project Plan (QAPP), provided in Appendix A, and the Health and Safety Plan (HASP), provided in Appendix B. Community air monitoring will be conducted in accordance with the Appendix 1A of DER-10.

3.1 Mobilization and Utilities Investigation

Seven (7) days prior to initiating any field activities, PVEDI will notify NYSDEC and NYSDOH personnel of the anticipated field schedule. A draft schedule is presented in Section 11.0 of the RIWP.

A geophysical survey will be performed prior to installation of soil borings and monitoring wells. The geophysical survey will employ ground-penetrating radar (GPR) and magnetic/electromagnetic equipment to locate anomalies that could be representative of buried infrastructure, such as fuel storage tanks, sewer lines, drain pipes, utilities, and conduits that could provide potential pathways for contaminants, or obstructions to be avoided during drilling.

3.2 Soil Borings

Twenty-six (26) soil borings are proposed across the BCP Site to determine site stratigraphy and collect soil samples for laboratory analysis (See Figure 8). Three (3) from beneath the slab of the on-site structure and twenty-three (23) from exterior locations. Soil borings will be advanced using a direct push track-mounted Geoprobe™ drill rig equipped with 2 ¼-inch diameter stainless steel core barrel (macro-cores) fitted with PVC liners. Soil borings will be sampled continuously from ground surface to a maximum depth of 24-feet bgs, or to refusal, whichever is encountered first. If shallow refusal is encountered, up to three (3) attempts will be made to complete the soil samples to the target depth, as approved by the NYSDEC

Project Manager. At each location, field personnel will screen soil samples for VOCs using a photoionization detector (PID), and headspace techniques. The project geologist will keep a detailed log of each core: Lithology, grain size, stratigraphic changes, color, and occurrence of groundwater will be recorded. Observations will be made describing the presence of potential contamination in the soil samples based on odor, visual observations, and/or PID readings.

Four (4) to five (5) discrete/grab soil samples will be collected from each soil boring. Soil will be collected from surface (0-2-inches), shallow intervals (2-12-inches & 12-24-inches), and a fourth interval (groundwater interface) for laboratory analysis. In the case where contamination is found at intervals other than the surface, shallow, or soil/groundwater interface, an additional sample will be determined based on field observations and direct instrument readings. Soil samples will be screened for VOCs using a PID. Each discrete/grab soil sample interval will be transferred into laboratory provided container. See Appendix A for more information related to sampling procedure and approved sample containers.

Soil samples will be submitted to a NYSDOH ELAP-certified laboratory for analysis of some or all of the following parameters:

- Total Comprehensive List (TCL) VOCs by USEPA Method 8260 (All soil samples collected from 2-12”, 12-24”, groundwater interface intervals);
- TCL SVOCs by USEPA Method 8270 (All soil samples collected from 0-2”, 2-12”, 12-24”, groundwater interface intervals);
- TAL Metals by USEPA Method 6010 & 7471 (All soil samples collected from 0-2”, 2-12”, 12-24”, groundwater interface intervals);
    - Including cyanide and hexavalent chromium.
- TCL Polychlorinated Biphenyls (PCBs) by USEPA Method 8082 (All soil samples collected from 0-2”, 2-12”, 12-24”, groundwater interface intervals);
- TCL Pesticides by USEPA Method 8081 (All soil samples collected from 0-2”, 2-12”, 12-24”, groundwater interface intervals);
- TCL Herbicides by USEPA Method 8051 (All soil samples collected from 0-2”, 2-12”, 12-24”, groundwater interface intervals);&
- Emerging Contaminants: 1,4-Dioxane & Per- & Polyfluoroalkyl Substances (PFAS) by USEPA Method 8270D SIM & 1633A
    - Collected from an indiscriminate interval from 27% of samples [7 total: SB-11, SB-17, SB-23, SB-24, SB-26, SB-31 and SB-36], from upgradient and downgradient locations on 130 Ontario Street, from upgradient locations on 154 West Street, and from a downgradient location on 134 West Street.

Samples to be analyzed for emerging contaminants will be collected in accordance with NYSDEC Guidelines for Sampling, Analysis, and Assessment of PFAS, dated April 2023.

All samples will be analyzed by a NYSDOH ELAP-certified laboratory providing Analytical Services Protocol (ASP) Category B deliverables. Field duplicates and matrix spike/matrix spike duplicates (MS/MSD) will be collected for quality control/quality assurance (QA/QC) purposes and analyzed for parent sample parameters described above. In addition, aqueous equipment field blanks will be collected in the field and laboratory-supplied aqueous trip blanks will accompany the sample shipment (trip blanks analyzed for VOCs only). QA/QC blanks and duplicates will be completed at a frequency of one sample for every 20 field-samples, as required in DER-10. A total of five (5) field duplicates, five (5) field blanks, and five (5) MS/MSD samples are to be collected and analyzed for parent sample parameters.

Upon completion of drilling, each boring will be filled to within 12-inches of ground surface with cement/bentonite grout mixture. Boreholes filled with grout will be completed with Quickrete to top of groundwater interface. All borings will be patched with the appropriate surface materials (e.g., asphalt or concrete patch), depending on the location.

3.3 Soil Vapor

A vapor intrusion investigation will be conducted in accordance with NYSDOH Guidance for Evaluating Vapor Intrusion in the State of New York, October 2006 and subsequent amendment/revisions (latest February 2024).

A total of twelve (12) air samples are to be collected from the BCP Site: two (2) from beneath the sub-slab of the on-site structure; two (2) ambient indoor air samples co-located to those sub-slab locations; two (2) ambient outdoor air sample located at an area down-wind of the majority of the property; and six (6) from exterior locations. Exterior soil vapor implants are proposed to be installed to a depth of 5-feet bgs via track-mounted Geoprobe™ drill rig. A 6-inch stainless-steel Geoprobe™ vapor point (or comparable product) will be installed to the bottom of each borehole and connected to the surface via polyethylene tubing. The annular space surrounding the stainless-steel implant from 5-feet below ground surface to 2-feet below ground surface will be backfilled with clean prebagged silica (quartz). The remaining annular space will be backfilled with hydrated bentonite chips. Interior soil vapor samples will be installed using a hammer-drill and 5/8-inch drill bit. Vapor probes would be installed below the slab elevation and sealed at the surface with a non-VOC emitting clay to prevent sample cross contamination. Co-located ambient indoor air samples will be collected from breathing height (3-5 feet above slab elevation). Outdoor ambient air samples will be collected similarly.

A helium-vapor test will be conducted to demonstrate a proper seal around the sampling port and confirm sample integrity. Prior to sample collection, the sample port will be purged of one to three volumes at a rate not to exceed 0.2 L/min. The vapor samples will be collected in laboratory-supplied, batch certified-clean Summa® canisters calibrated for a sampling period of 6-hours and at a flow rate not to exceed

0.2 L/minute. Prior to soil vapor sample collection, one (1) to three (3) volumes of soil vapor will be purged from the sample port at a flow rate not to exceed 0.2 L/minute. All cannisters will be submitted to a NYSDOH ELAP-certified laboratory for analysis for VOCs via USEPA Method TO-15.

All samples will be analyzed by a NYSDOH ELAP-certified laboratory providing ASP Category B deliverables. Field duplicates will be collected for QA/QC purposes and analyzed for parent sample parameters described above. QA/QC duplicates will be completed at a frequency of one sample for every 20 field-samples, as required in DER-10. A total of one (1) field duplicate sample is to be collected and analyzed for parent sample parameters.

3.4 Monitoring Wells

Based on the previous investigation completed at the BCP Site, groundwater was encountered in overburden soils at depths ranging from 7.5-feet to 20.0-feet bgs. Twelve (12) monitoring wells will be installed, to a maximum depth of 24-feet bgs, in overburden soils through the use of a Geoprobe™ or conventional drilling rig equipped with hollow-stem augers (HSA). Monitoring wells will be constructed of 2-inch Schedule 40 PVC with a 0.020-inch slotted screen and solid riser. The borehole annulus of the wells will be filled with silica sand to a height of 2-feet above the top of the screen to form a filter pack. Bentonite will be placed above the filter pack to form a 2-foot seal. The remainder of the borehole annulus will be filled with a bentonite-cement grout. Wells will be finished at the surface with either flush-to-grade curb boxes or appropriately sized steel standpipe with locking cap set in concrete, depending on the location.

Each monitoring well will be developed to remove fine-grained soil from the well and filter pack using a submersible pump. Groundwater samples will be collected using low-flow (minimal-drawdown) sampling techniques, with dedicated tubing. Prior to sample collection, depth to groundwater will be measured to the nearest 0.01-foot and recorded for each well. The wells will be purged until temperature, pH, oxygen reduction potential (ORP), turbidity, dissolved oxygen (DO) and conductivity have stabilized.

The top-of-casing elevation will be surveyed to the nearest 0.01 foot by a NYS-PLS. Depth-to-water measurements recorded prior to sample collection will be used to calculate groundwater gradients and develop a groundwater contour map.

Groundwater samples will be analyzed for the following:

- TCL VOCs by USEPA Method 8260 (All groundwater samples);
- TCL SVOCs by USEPA Method 8270 (All groundwater samples);
- TAL Metals by USEPA Method 6010C & 7471 (All groundwater samples);
    - Including cyanide and hexavalent chromium;

    - Dissolved (field filtered) and totals;
- TCL PCBs by USEPA Method 8082 (All groundwater samples);
- TCL Pesticides by USEPA Method 8081 (All groundwater samples);
- TCL Herbicides by USEPA Method 8051A (All groundwater samples); &
- Emerging Contaminants: 1,4-Dioxane & PFAS by USEPA Method 8270D SIM & E537
    - Collected from 60% of samples [7 total: MW-1, MW-3, MW-4, MW-6, MW-7, MW-9 and MW-12], from upgradient and downgradient locations on 130 Ontario Street, from upgradient locations on 154 West Street, and from a downgradient location on 134 West Street.

All samples will be analyzed by a NYSDOH ELAP-certified laboratory providing ASP Category B deliverables. Field duplicates and MS/MS will be collected for QA/QC purposes and analyzed for parent sample parameters described above. In addition, aqueous equipment field blanks will be collected in the field and laboratory-supplied aqueous trip blanks will accompany the sample shipment (trip blanks analyzed for VOCs only). QA/QC blanks and duplicates will be completed at a frequency of one sample for every 20 field-samples, as required in DER-10. A total of four (4) field duplicates, four (4) field blanks, and four (4) MS/MSD samples are to be collected and analyzed for parent sample parameters.

A second round of groundwater sampling will occur approximately 3 months after the first round, with the analyte list for the second round possibly reduced to the significant detections found in the first round of sampling, as approved by the NYSDEC Project Manager.

4.0 Remedial Investigation Health and Safety

Field activities include site meetings, mobilization, implementing the health and safety plan, soil boring/soil vapor and monitoring well installation, analytical testing, equipment decontamination and handling of investigation wastes. Subcontractors will be used for marking private and public utilities, installation of soil borings, soil vapor probes, monitoring wells and laboratory analysis of soil samples collected.

Site Meeting

A Site "kick-off" meeting will be held with the earth work subcontractor(s) prior to initiating field activities. The purpose of the meeting will be to orient field team members and subcontractors with the BCP Site, project personnel, BCP Site background, scope of work, potential dangers, health and safety requirements, site-specific security and safety protocols, emergency contingencies and other field procedures. NYSDEC will be notified of this meeting and is invited to attend.

Mobilization

Following approval of the RI Work Plan by NYSDEC, Dig Safely NY will be contacted to identify the locations of publicly owned buried utilities which lead to the subject property. Utility clearance will require three working days. PVEDI personnel will interface with appropriate parties to obtain sidewalk and street permits in advance of any field activities, if necessary. No Sidewalk permits are anticipated to be required.

Health and Safety

We anticipate all BCP Site work to be performed in Level D personal protective equipment (PPE). Health and safety monitoring will be conducted during field activities in accordance with Appendix B of this HASP. If air monitoring data suggests an upgrade to Level C PPE is required, work will cease, and BCP Site conditions will be re-evaluated prior to further activities.

5.0 Air Surveillance and Monitoring

Air monitoring will be conducted during any excavation activities in accordance with the HASP and CAMP. See Section 8 of this HASP below and/or Appendix D of the RIWP for further information.

6.0 Chemical Hazard Assessment and Controls

6.1 Chemical Hazards

The predominant contaminants potentially encountered during the subsurface investigation in soil, groundwater, and soil vapor include: Volatile and semi-volatile organic compounds (VOCs and SVOCs); and inorganic metals including arsenic, barium, copper, lead, nickel, selenium, zinc, iron, manganese, sodium, and silver. Chemical Hazard and MSDS Sheets are provided in Attachment D.

6.1.1 Table: Occupational Exposure Limits and Ionization Potentials of Detected VOCs and SVOCs

VOCS								
Name	**Skin Absorption**	**PEL (1) (PPM)**	**REL(2) (PPM)**	**STEL (PPM)**	**IDLH (PPM)**	**TLV (3) (PPM)**	**IP (eV)**	**Carcinogen**
Methyl-tert butyl ether	Yes	NA	NA	NA	NA	50	NA	Suspected
1,2,4-Trimethylbenzene	Yes	NA	25	NA	NA	25	8.27	
1,3,5- Trimethylbenzene	Yes	25	NA	NA	NA	25	NA	
Benzene	Yes	1	0.1	1 (2)	500	0.5	9.24	X
Ethylbenzene	Yes	100	100	125 (2)	800	20	8.76	
Isopropylbenzene	Yes	NA	NA	NA	NA	50	NA	
n-butylbenzene	Yes	NA	NA	NA	NA	NA	NA	
n-propylbenzene	Yes	NA	NA	NA	NA	NA	NA	
p-isopropyltoluene	NA	NA	NA	NA	NA	NA	NA	
Sec-butylbenzene	Yes	NA	NA	NA	NA	NA	NA	
Tert-butylbenzene	Yes	NA	NA	NA	NA	NA	NA	
m & p-xylene	Yes	100	100	150 (2)	900	100	8.56	
Methylene chloride	Yes	25	NA	125 (1)	2300	50	11.32	X
Naphthalene	Yes	10	10	15 (2)	250	10	8.12	
o-xylene	Yes	100	100	150 (2)	900	100	8.56	
Toluene	Yes	200	100	150 (2)	500	20	8.82	
Acetone	Yes	1000	250	NA	2500	500	9.69	
Tetrachloroethylene	Yes	100	NA	NA	150	25	9.32	X
Trichloroethylene	Yes	100	NA	100	1000	10	9.45	X

SVOCs								
Name	**Skin Absorption**	**PEL (1) (PPM)**	**REL(2) (PPM)**	**STEL (PPM)**	**IDLH (PPM)**	**TLV (3) (PPM)**	**IP (eV)**	**Carcinogen**
Acenaphthylene (4)	NA	NA	NA	NA	NA	NA	NA	
Acenaphthene (4)	Yes	NA	NA	NA	NA	NA	NA	
Anthracene (4)	Yes	0.2(5) mg/m3	0.1(6)mg/m3	NA	80 mg/m3	NA	NA	
Benzo(a)anthracene (4)	No	NA	NA	NA	NA	L	NA	X
Benzo(a)pyrene (4)	Yes	0.2(5) mg/m3	0.1(6)mg/m3	NA	80 mg/m3	L	NA	X
Benzo(b)fluoranthene (4)	Yes	NA	NA	NA	NA	L	NA	X
Benzo(g,h,I) perylene (4)	Yes	NA	NA	NA	NA	NA	NA	

Benzo(k)fluoranthene (4)	Yes	NA	NA	NA	NA	NA	NA	X
Chrysene (4)	Yes	0.2[5] mg/m3	0.1[6]mg/m3	NA	80 mg/m3	L	NA	X
Coal Tar Pitch Volatiles	NA	0.2 [5] mg/m3	0.1 [6]mg/m3	NA	80 mg/m3	0.2[7] mg/m3	NA	X
Dibenzo(a,h)Anthracene (4)	Yes	NA	NA	NA	NA	NA	NA	X
Fluoranthene (4)	Yes	NA	NA	NA	NA	NA	NA	Suspected
Fluorene (4)	Yes	NA	NA	NA	NA	NA	NA	Suspected
Indeno(1,2,3-cd)pyrene (4)	Yes	NA	NA	NA	NA	NA	NA	X
Phenanthrene (4)	Yes	0.2[5] mg/m3	0.1[6]mg/m3	NA	80 mg/m3	NA	NA	X
Pyrene (4)	Yes	0.2[5] mg/m3	0.1[6]mg/m3	NA	80 mg/m3	NA	NA	X

1 -OSHA (Occupational Safety and Health Administration)
PEL - Permissible Exposure Limit (OSHA Standard)
STEL -Short Term Exposure Limit
2 - NIOSH (National Institute for Occupational Safety and Health)
REL - Recommended Exposure Limit
IDLH – Immediately Dangerous to Life and Health
STEL -Short Term Exposure Limit
3 - ACGIH (formerly American Conference of Governmental Industrial Hygienists)
TLV - Threshold Limit Value
STEL -Short Term Exposure Limit
L – Exposure by all routes should be as carefully controlled to levels as low as possible
4 - PELs are listed for these items under Coal Tar Pitch Volatiles
5 - Benzene Soluble fraction
6 – Cyclohexane-extractable fraction
7 - Benzene Soluble Aerosol
NA – not applicable
PPM – parts of airborne contaminant per million parts of air (by volume)
mg/m^3 – milligrams of airborne contaminant per cubic meter of air
IP – ionization potential
eV – electron volt

OSHA PELs, ACGIH TLVs, and NIOSH RELs provide time-weighted averages (TWAs), which are defined as concentrations for a normal 8-hour workday (NIOSH RELS are based on 10 hours) and 40-hour work week to which almost all workers can be exposed repeatedly without suffering adverse health effects.

Per ACGIH, a STEL is defined as the concentration to which “workers can be exposed for short time periods without irritation, chronic or irreversible tissue damage, dose-rate-dependent toxic effects, or narcosis sufficient to be likely to increase the likelihood of accidental injury, impaired self-rescue or materially reduced work efficiency.” The STEL is a 15-minute TWA. STELs are used by OSHA, ACGIH, and NIOSH.

IP refers to ionization potential which is the amount of energy required to remove an electron from an atom or molecule. Air sampling devices known as photoionization detectors (PIDs) use ultraviolet (UV) light to ionize gas molecules in order to measure the presence of volatile organic compounds (VOCs). The most common light source used in PIDs is a 10.6 eV (electron volt) lamp.

6.1.2 Chemical Hazards of Metals of Concern

The predominant metals to potentially be encountered in on-site soils and associated potential health effects are presented below. If dust control measures implemented during excavation cannot maintain dust levels at an acceptable level, the SSO will notify site workers of the condition. Personal Protective Equipment (PPE) summarized in Section 9.0 will be utilized.

Arsenic:

Exposure Routes: Inhalation, skin absorption, skin and/or eye contact.
Symptoms: Ulceration of nasal septum, dermatitis, gastrointestinal disturbances, peripheral neuropathy, respiratory irritation, hyperpigmentation of skin, potential carcinogen.
Target Organs: Liver, kidneys, skin, lungs, and lymphatic system.
Cancer Site: Lung & lymphatic cancer.
OSHA PEL: 0.01 mg/m^3 as an 8-hour time-weighted average (TWA).
ACGIH TLV: 0.01 mg/m^3 as an 8-hour TWA.

Barium:

Exposure Routes: Inhalation, skin and/or eye contact.
Symptoms: Irritation of eyes, skin, upper respiratory system; skin burns; gastroenteritis; muscle spasm; slow pulse; extrasystoles; hypokalemia.
Target Organs: Eyes, skin, respiratory system, heart, and central nervous system.
OSHA PEL: 0.5 mg/m^3 as an 8-hour TWA.
ACGIH TLV: 0.5 mg/m^3 as an 8-hour TWA.

Copper:

Exposure Routes: Inhalation skin and/or eye contact.
Symptoms: Contact can irritate and burn the eyes and skin. Inhalation can irritate the nose and throat causing coughing and wheezing.
Target Organs: Eye, skin and respiratory system.
OSHA PEL: 1 mg/m^3 as an 8-hour TWA.
ACGIH TLV: 1 mg/m^3 as an 8-hour TWA.

Lead:

Exposure Routes: Inhalation, ingestion, skin and/or eye contact.
Symptoms: Lassitude (weakness, exhaustion), insomnia; facial pallor; anorexia, weight loss, malnutrition; constipation, abdominal pain, colic; anemia; gingival lead line; tremor; paralysis wrist, ankles; encephalopathy; kidney disease; irritation eyes; hypotension.
Target Organs: Eyes, gastrointestinal tract, central nervous system, kidneys, blood, and gingival tissue.
OSHA PEL: 0.05 mg/M^3 as an 8-hour TWA.
ACGIH TLV: 0.05 mg/M^3 as an 8-hour TWA.

Manganese:

Exposure Routes: Inhalation and ingestion.
Symptoms: Asthenia, insomnia, mental confusion; metal fume fever: dry throat,

cough, chest tightness, dyspnea (breathing difficulty), rales, flu-like fever; low-back pain; vomiting; malaise (vague feeling of discomfort); lassitude (weakness, exhaustion); and kidney damage.
Target Organs: Respiratory system, central nervous system, blood, and kidneys.
OSHA PEL: 5 mg/m^3 as an 8-hour TWA.
ACGIH TLV: 0.02 mg/m^3 as an 8-hour TWA.

Iron:

Exposure Routes: Inhalation and ingestion.
Symptoms: dizziness, low blood pressure and a fast or weak pulse, headache, fever, shortness of breath and fluid in the lungs, a grayish or bluish color in the skin, jaundice, and seizures.
Target Organs: Reproductive organs, liver, pancreas, heart, circulatory system, adrenal gland, thyroid, parathyroid gland, and pituitary gland.
OSHA PEL: 10 mg/m^3 as an 8-hour TWA.
ACGIH TLV: 5 mg/m^3 as an 8-hour TWA.

Mercury:

Exposure Routes: inhalation, skin absorption, ingestion, skin and/or eye contact.
Symptoms: Irritation of eyes and skin; cough, chest pain, dyspnea (breathing difficulty), bronchitis, pneumonitis; tremor, insomnia, irritability, indecision, headache, lassitude (weakness, exhaustion); stomatitis, salivation; gastrointestinal disturbance, anorexia, weight loss; proteinuria.
Target Organs: Eyes, skin, respiratory system, central nervous system, kidneys.
OSHA PEL: 0.1 mg/m^3 as an 8-hour as a Ceiling.
ACGIH TLV: 0.025 mg/m^3 as an 8-hour TWA.

Nickel:

Exposure Routes: inhalation, skin absorption, ingestion, skin and/or eye contact.
Symptoms: Irritation and burning of eyes and skin; skin allergy; irritation of nose, throat and lungs; headache, dizziness and vomiting; probable lung carcinogen; asthma-like allergy; chronic bronchitis and scarring of the lungs.
Target Organs: Eyes, skin, respiratory system, kidneys and liver.
OSHA PEL: 1.0 mg/m^3 as an 8-hour TWA.
ACGIH TLV: 1.5 mg/m^3 as an 8-hour TWA.

Selenium:

Exposure Routes: Inhalation, ingestion, skin and/or eye contact.
Symptoms: Irritation eyes, skin, nose, throat; visual disturbance; headache; chills, fever; dyspnea (breathing difficulty), bronchitis, metallic taste, garlic breath, gastrointestinal disturbance; dermatitis, eye, skin burns.
Target Organs: Eyes, skin, respiratory system, liver, kidneys, blood, spleen.
OSHA PEL: 0.2 mg/M^3 as a TWA.
ACGIH TLV: 0.2 mg/m^3 as an 8-hour TWA.

Sodium:

Exposure Routes: Inhalation, ingestion, skin and/or eye contact.
Symptoms: Irritation eyes, skin, mucous membrane; pneumonitis; eye, skin burns; and temporary loss of hair.
Target Organs: Eyes, skin, and respiratory system.

OSHA PEL: 2 mg/m^3 as an 8-hour TWA.
ACGIH TLV: 2 mg/m^3 as a Ceiling.

Zinc:

Exposure Routes: Inhalation, skin and/or eye contact.
Symptoms: The aerosol can irritate the nose and throat resulting in wheezing.
Target Organs: Eyes, skin, nose and throat.
OSHA PEL: 15 mg/M^3 as an 8-hour TWA.
ACGIH TLV: 2 mg/m^3 as an 8-hour TWA.

6.2 Chemical Exposure and Control

6.2.1 Activities with Chemical Exposure Potential

The primary route of exposure during BCP Site activities in areas contaminated with VOCs, SVOCs and inorganic metals is direct dermal contact, accidental or incidental ingestion, and inhalation of contaminant laden dust. The following work areas and BCP Site related activities are areas where chemical exposure is possible:

- Areas where drilling activities will be conducted.
- Contact with soil boring cores and samples.
- Contact with purge water from monitoring wells and samples.

6.2.2 Potential Chemical Exposures and Exposure Action Levels

6.2.2.1 Metals

Exposure potential exists during excavation of soils. Airborne dust can be an issue during soil excavation operations and skin contact can be anticipated during handling. Potential worker exposures exist, through accidental ingestion and direct skin contact, during the soil boring task, as airborne dusts can be generated. Semi-volatile organic compounds typically adhere to the airborne soil particles while metals are liberated as well. Of the metals previously identified in previous soil samples, Arsenic, with a Threshold Limit Value TLV at 0.01 mg/m^3 (10 ug/m^3) was present in multiple soil samples. The highest level of Arsenic detected in the soil samples was 48.2 mg/kg.

The highest level of Lead detected in the soil samples was 2,230 mg/kg. Assuming a uniform distribution and applying a safety factor, worker exposure can be controlled by establishing **an action level of 0.5 mg/m^3** total airborne dust, through engineering controls such as dust control. A direct reading dust monitor (e.g. TSI DustTrak) will be used as a surrogate to obtain real time data to aid in monitoring the effectiveness of dust controls. The dust monitor will be set to sample aerosols at PM_{10} (10 micron size particles). Exposures above the action level on 2.5 mg/m^3, will require the use of a NIOSH approved half-face respirator with an N or P, 100 filter. In the instance that airborne dust exceeds the action level, all work will be stopped and dust mitigation practices will be implemented such as watering down the work site.

6.2.2.3 VOCs

PPE will be upgraded to include NIOSH approved half-face respirators with organic vapor cartridges, if airborne concentrations of VOCs, as measured with a direct reading Photoionization Detector (PID) exceed 10 ppm or are above background level during on-site activities.

If PID readings in the areas above and surrounding the work area exceed 250 ppm, all on-site activities will be suspended. Future PPE selected will depend on the identity and concentrations of the contaminants encountered. PPE will be discussed in Section 9.

First aid equipment will be available based on MSDS requirements.

To summarize, dust generated during excavation activities will be monitored continuously using a particulate air monitoring instrument. VOC levels during excavation activities will be continuously monitored using a PID. In the western parking area, the above monitoring activities will be supplemented by usage of a mercury vapor analyzer. Exposure monitoring will be further discussed in Section 9.

6.2.3 Exposure Control

A combination of PPE and engineering controls will be utilized to control skin contact and airborne exposures. Engineering controls will consist of demarcating areas to be bored and allow required personnel only in the work areas. Dust suppression will be used whenever possible to keep dust from becoming airborne. PPE will be discussed in Section 9.

The following chemical exposure control measures will be implemented during the proposed BCP Site investigations:

- The SSO will perform air monitoring (see Section 5.0) in the worker's breathing zone to determine exposure to VOCs during field activities. If exposures exceed the action levels, respiratory protection, as discussed in Section 8.1, will be donned.
- To avoid direct dermal contact with potentially contaminated media, chemical protective clothing, as described in Section 9.1, will be required when collecting samples and decontaminating sampling equipment.
- Although highly unlikely, exposure to all of the contaminants of concern may occur via ingestion (hand-to-mouth transfer). The decontamination procedures described in Section 11.0 address personal hygiene issues that will limit the potential for contaminant ingestion.

7.0 Physical Hazards and Controls

7.1 Utility Hazards

7.1.1 Underground Utilities

New York law requires that, at least 48 hours prior to initiation of any subsurface work, a utility clearance be performed at the BCP Site. The driller will contact New York One Call (811) to request a mark-out of underground utilities in the proposed sampling areas. Work will not begin until the required utility clearances have been performed. Public utility clearance organizations typically do not mark-out underground utility lines that are located on private property. As such, the driller must exercise due diligence and try to identify the location of any private utilities on the properties being investigated. This requirement can be fulfilled in several ways, including:

- obtaining as-built drawings for the areas being investigated from the property owner;
- visually reviewing each proposed excavation location with the property owner or knowledgeable BCP Site representative;
- identifying a no-drilling/digging zone; or
- hand digging in the proposed drilling/excavation locations if insufficient data is available to accurately determine the location of the utility lines.

The exact location of these utilities is not known at this time. A public and private mark-out of utilities leading to the subject property will be performed.

7.1.2 Overhead Utilities

Be particularly aware of overhead power lines in the work area. Any vehicle or mechanical equipment capable of having parts of its structure elevated (drill rig, crane, etc.) near energized overhead lines shall be operated so that a clearance of at least ten (10) feet is maintained. If the voltage is higher than 50kV, the clearance shall be increased four (4) inches for every 10kV over that voltage.

7.2 Traffic Concerns

If work is to be performed at exterior locations where traffic may be a concern, the following precautions should be followed. All are designed to draw attention to the work and to warn other people of the activities.

- Notify the property owner of your work location, dates of work and the anticipated work times. Suggest the possibility of a detour around the work area.
- Wear a neon green safety vest. If work is being performed at dawn, dusk or evening, the vests must have reflective tape.

- Set up traffic cones 50 feet in front of the work area. “Work Zone” signs should also be placed in a conspicuous area to warn others of your presence.

7.3 Excavation Hazards

Use of an excavator will require all personnel in the vicinity of the operating rig to wear steel-toed boots, hardhats, hearing protection and safety eyewear. Personnel shall not remain in the vicinity of operating equipment unless it is required for their work responsibilities. Additionally, the following safety requirements must be adhered to:

- All machinery with exposed moving parts must be equipped with an operational emergency stop device. Machine operators and environmental consultant staff must be aware of the location of this device. This device must be tested prior to job initiation and periodically thereafter.
- The operator must never leave the controls while the tools are operating unless all personnel are kept clear of operating equipment.
- Machine operators, helpers and environmental consultant staff must secure all loose clothing when in the vicinity of drilling operations.
- Only equipment that has been approved by the manufacturer may be used in conjunction with BCP Site equipment.

7.4 Noise Exposure

The use of the drilling rig will generate noise levels that will require the use of hearing protection in the immediate vicinity. Appropriate earmuffs or earplugs (i.e., with an NRR greater than 25 dB) should be worn to prevent overexposure. The general rule of thumb is that if you have to raise your voice to be understood by someone who is standing 3 to 5 feet away from you, the noise levels are likely to be above 85 dB and therefore require the use of hearing protection.

7.5 Back Safety

Using the proper techniques to lift and move heavy pieces of equipment, such as drums of investigation-derived wastes, are important to reduce the potential for back injury. The following precautions should be implemented when lifting or moving heavy objects.

- Use mechanical devices to move objects, such as drums of investigation derived wastes, that are too heavy to be moved manually.
- If mechanical devices are not available, ask another person to assist you.
- Bend at the knees, not the waist. Let your legs do the lifting.
- Do not twist while lifting.
- Bring the load as close to you as possible before lifting.
- Be sure the path you are taking while carrying a heavy object is free of obstructions and slip, trip and fall hazards.

7.6 Electrical Safety

If using portable tools that are electrically powered, follow the safety precautions listed below:

- Check to see that electrical outlets used to supply power during field operations is of the three (3) wire grounding type.
- Extension cords used for field operations should be of the three (3) wire grounding type and designed for hard or extra-hard usage. This type of cord uses insulated wires within an inner insulated sleeve and will be marked S, ST, STO, SJ, SJO or SJTO.
- NEVER remove the ground plug blade to accommodate ungrounded outlets.
- Do not use extension cords as a substitute for fixed or permanent wiring. Do not run extension cords through openings in walls, ceilings or floors.
- Protect the cord from becoming damaged if the cord is run through doorways, windows or across pinch points.
- Examine extension and equipment cords and plugs prior to each use. Damaged cords with frayed insulation or exposed wiring and damaged plugs with missing ground blades must be removed from service immediately.
- All portable or temporary wiring which is used outdoors or in other potentially wet or damp locations must be connected to a circuit that is protected by a ground fault circuit interrupter (GFCI). GFCI's are available as permanently installed outlets, as plug-in adapters and as extension cord outlet boxes. Do not continue to use a piece of equipment or extension cord that causes a GFCI to trip.
- When working in flammable atmospheres, be sure that the electrical equipment being used is approved for use in Class I, Division I atmospheres.
- Do not touch a victim who is still in contact with current. Separate the victim from the source using a dry, non-metallic item such as a broom stick or cardboard box. Be sure your hands are dry and you are standing on a dry surface. Turn off the main electrical power switch and then begin rescue efforts.

7.7 Thermal Stress

The hazards of both heat and cold stress are addressed in this HASP.

7.7.1 Heat Stress

Types of Heat Stress

Heat related problems include heat rash, fainting, heat cramps, heat exhaustion and heat stroke. Heat rash can occur when sweat isn't allowed to evaporate, leaving the skin wet most of the time and making it subject to irritation. Fainting may occur when blood pools to lower parts of the body and as a result, does not return to the heart to be pumped to the brain. Heat related fainting often occurs during activities that require standing erect and immobile in the heat for long periods of time. Heat cramps are

painful spasms of the muscles due to excessive salt loss associated with profuse sweating. Heat exhaustion results from the loss of large amounts of fluid and excessive loss of salt from profuse sweating. The skin will be clammy and moist and the affected individual may exhibit giddiness, nausea and headache.

Heat stroke occurs when the body's temperature regulatory system has failed. The skin is hot, dry, red and spotted. The affected person may be mentally confused and delirious. Convulsions could occur. Early recognition and treatment of heat stroke are the only means of preventing brain damage or death. A person exhibiting signs of heat stroke should be removed from the work area to a shaded area. The person should be soaked with water to promote evaporation. Fan the person's body to increase cooling. Immediate medical assistance is needed in case of heat stroke. Dial 911 to request an ambulance.

Increased body temperature and physical discomfort also promote irritability and a decreased attention to the performance of hazardous tasks.

Early Symptoms of Heat-Related Health Problems:

- decline in task performance
- incoordination
- decline in alertness
- unsteady walk
- excessive fatigue
- reduced vigilance
- muscle cramps
- dizziness

Susceptibility to Heat Stress Increases due to:

- lack of physical fitness
- lack of acclimation
- increased age
- dehydration
- obesity
- drug or alcohol use
- sunburn
- infection

People unaccustomed to heat are particularly susceptible to heat fatigue. First timers in PPE need to gradually adjust to the heat.

The Effect of Personal Protective Equipment

Sweating normally cools the body as moisture is removed from the skin by evaporation. However, the wearing of certain personal protective equipment (PPE), particularly chemical protective coveralls (e.g., Tyvek), reduces the body's ability to evaporate sweat and thereby regulate heat buildup. The body's efforts to maintain an acceptable temperature can therefore become significantly impaired by the wearing of PPE.

Measures to Avoid Heat Stress:

The following guidelines should be adhered to when working in hot environments:

- Establish work-rest cycles (short and frequent are more beneficial than long and seldom).
- Identify a shaded, cool rest area.
- Rotate personnel, alternate job functions.
- Water intake should be equal to the sweat produced. Most workers exposed to hot conditions drink less fluids than needed because of an insufficient thirst. Do not depend on thirst to signal when and how much to drink. For an 8-hour work day, 50 ounces of fluids should be consumed.
- Eat lightly salted foods or drink salted drinks such as Gatorade to replace lost salt.
- Save most strenuous tasks for non-peak heat hours such as the early morning or at night.
- Avoid alcohol during prolonged periods of heat. Alcohol will cause additional dehydration.
- Avoid double shifts and/or overtime.

The implementation and enforcement of the above-mentioned measures will be the joint responsibility of the PM and SSO. Potable water and fruit juices should be made available each day for the field team.

Heat Stress Monitoring Techniques

BCP Site personnel should regularly monitor their heart rate as an indicator of heat strain by the following method:

Check radial pulse rates by using fore- and middle fingers and applying light pressure to the pulse in the wrist for one (1) minute at the beginning of each rest cycle. If the pulse rate exceeds 110 beats/minute, shorten the next work cycle by one-third and keep the rest period the same. If, after the next rest period, the pulse rate still exceeds 110 beats/minute, shorten the work cycle again by one-third.

7.7.2 Cold Stress

Types of Cold Stress

Cold injury is classified as either localized, as in frostbite, frostnip or chilblain; or generalized, as in hypothermia. The main factors contributing to cold injury are exposure to humidity and high winds, contact with wetness and inadequate clothing.

The likelihood of developing frostbite occurs when the face or extremities are exposed to a cold wind in addition to cold temperatures. The freezing point of the skin is about 30^{o}F. The fluids around the cells of the body tissue freeze, causing the skin to turn white. This freezing is due to exposure to extremely low temperatures. As wind velocity increases, heat loss is greater and frostbite will occur more rapidly.

Symptoms of Cold Stress

The first symptom of frostbite is usually an uncomfortable sensation of coldness, followed by numbness. There may be a tingling, stinging or aching feeling in the affected area. The most vulnerable parts of the body are the nose, cheeks, ears, fingers and toes.

Symptoms of hypothermia, a condition of abnormally low body temperature, include uncontrollable shivering and sensations of cold. The heartbeat slows and may become irregular, the pulse weakens and the blood pressure changes. Pain in the extremities and severe shivering can be the first warning of dangerous exposure to cold.

Maximum severe shivering develops when the body temperature has fallen to 95^{o}F. This must be taken as a sign of danger and exposure to cold must be immediately terminated. Productive physical and mental work is limited when severe shivering occurs.

Methods to Prevent Cold Stress

When the ambient temperature, or a wind chill equivalent, falls to below 40^{o}F, BCP Site personnel who must remain outdoors should wear insulated coveralls, insulated boot liners, hard hat helmet liners and insulated hand protection. Wool mittens are more efficient insulators than gloves. Keeping the head covered is very important, since 40% of body heat can be lost when the head is exposed. If it is not necessary to wear a hard hat, a wool knit cap provides the best head protection. A face mask may also be worn.

Persons should dress in several layers rather than one single heavy outer garment. The outer piece of clothing should ideally be wind and waterproof. Clothing made of thin cotton fabric or synthetic fabrics such as polypropylene is ideal since it helps to evaporate sweat. Polypropylene is best at wicking away moisture while still retaining its insulating properties. Loosely fitting clothing also aids in sweat evaporation. Denim is not a good protective fabric. It is loosely woven which allows moisture to penetrate. Socks with a high wool content are best. If two pairs of socks are worn, the inner sock should be smaller and made of cotton, polypropylene or a similar type of synthetic material that wicks away moisture. If clothing becomes wet, it should be taken off immediately and a dry set of clothing put on.

If wind conditions become severe, it may become necessary to shield the work area temporarily. The SSO and the PM will determine if this type of action is necessary. Heated break trailers or a designated area that is heated should be available if work is performed continuously in the cold at temperatures, or equivalent wind chill temperatures of 20^{o}F.

Dehydration occurs in the cold environment and may increase the susceptibility of the worker to cold injury due to significant change in blood flow to the extremities. Drink plenty of fluids, but limit the intake of caffeine.

8.0 Air Monitoring

8.1 Monitoring Parameters and Action Levels

Air monitoring of the breathing zone at the source of ground intrusive work in addition to upwind and downwind of ground intrusive work will be conducted continuously during all ground intrusive activities to assure proper health and safety protection for the team, workers, passersby and adjoining community.

VOCs will be monitored with a PID in accordance with the NYSDOH Generic CAMP (See Appendix D of the RI Work Plan for further detail). If there are sustained VOC measurements 5 ppm above the background for the 15-minute average, then the intrusive work will be temporarily halted, dust suppression techniques will be implemented and more rigorous monitoring of VOCs and dust will be conducted. Level C respiratory protection may be donned in accordance with the HASP, if the action level is exceeded.

Particulate monitoring will be conducted at the perimeter of the BCP Site (upwind and downwind stations). If dust levels are observed at 0.5 mg/m3 greater than the background concentrations for a duration exceeding 15 or more minutes, work activities will be suspended until dust levels are diminished to an acceptable level.

All monitoring instruments must be calibrated and maintained periodically. Calibration and on-site maintenance records will be kept in the field logbook. The operator must understand the limitations and possible sources of errors for each instrument. It is important that the operator checks that the instrument responds properly to the substances it was designed to monitor. Portable air quality monitoring equipment that measures total volatile organic compounds present such as the Rae Systems MiniRae 2000 (or equivalent) photoionization detector (PID) must be calibrated at least once per week. Dust monitors must be calibrated at least once a week. The specific instructions for calibration and maintenance provided for each instrument should be followed.

See Appendix D (CAMP) of the RIWP for further detail.

BCP Site air monitoring data will be reviewed weekly by a Certified Industrial Hygienist (CIH). Electronic copies of all air monitoring data will be maintained by the CIH. Air monitoring results will be recorded in the field book during BCP Site activities and made available for NYSDEC and NYSDOH review.

The following table summarizes **air monitoring action levels** established for the BCP Site:

Contaminants	Action level	Actions
Organic Vapor		Measure and record the upwind background concentration.
	Reading **less than 10 ppm** above background for a sustained period of 15 minutes in WBZ.	Continue work in Level D protection.
	Reading **greater than 10 ppm** above background for a sustained period of 15 minutes in the WBZ	Discontinue work, allow work area to ventilate, collect additional PID readings. If concentrations remain greater than 10 ppm, work can resume in Level C protection with respiratory protection equipped with organic vapor cartridges.
	Readings **greater than 100 ppm** above background for a sustained period of 15 minutes in the WBZ.	Discontinue work, allow work area to ventilate, collect additional PID readings until concentrations are below 100 ppm before work can resume.
Dusts		Measure and record the upwind background concentration.
	Reading **less than 100 mg/m3** or above background for a sustained period of 15 minutes in the WBZ.	Continue work in level D protection.
	Reading **greater than 100 mg/m3** or above background for a sustained period of 15 minutes in the WBZ	Discontinue work. Employ dust suppression using a water spray, collect additional airborne dust measurements. If concentrations remain greater than 100 mg/m^3, work can resume in Level C protection with respiratory protection equipped with P-100 cartridges.

8.2 Direct Reading Instruments

A PID such as the RAE MiniRAE 2000, equipped with a 10.6 eV lamp, shall be used to monitor total VOCs during soil excavation activities. The PID is an appropriate direct-read monitoring instrument given the suspected presence of VOC contamination in on-site soil.

If warranted, based on visual observations, dust levels will be monitored using a particulate air monitoring instrument (PM10).

8.3 Recordkeeping

Air monitoring results will be recorded in the field book during construction activities and submitted for review by the NYSDEC and NYSDOH Project Managers.

BCP Site air monitoring data will be reviewed weekly by the HSM. Electronic copies of all air monitoring data will be maintained by the HSM. CAMP data will be submitted to the NYSDEC and NYSDOH on a weekly basis and will be notified within one (1) business day of any CAMP exceedances.

All personal exposure monitoring data pursuant to measuring exposure to lead dust must be maintained for the employee's duration of employment plus 30 years in accordance with OSHA standard 1910.1020, Access to Employee Exposure and Medical Records.

9.0 Personal Protective Equipment

Personal protective equipment (PPE) will be worn during BCP Site activities to prevent on-site personnel from being injured by the safety hazards posed by the BCP Site and/or the activities being performed.

In general, field activities will be conducted in Level D PPE, as described in the table below. PPE will be upgraded to Level C if air monitoring demonstrates VOCs, or dust concentrations in the breathing zone exceeding the action levels outlined in Section 9.1.

If the concentration of volatile organics which can be detected with a PID equals or exceeds the specified action level (100 ppm) all field personnel associated with the project will immediately retreat to a location up-wind of the source of contamination. At this point the SSO must consult with the HSM, who will review the condition with PVEDI home office staff to discuss appropriate actions.

If employees' exposure to lead dust exceed the PEL, the employees will be required to wear half-mask, air-purifying respirator equipped with organic vapor/PM100 cartridges.

9.1 Chemical Protective Clothing

The following tables describe the Level D and Level C PPE and chemical protective clothing to be worn for general BCP Site activities and for certain specific tasks.

Level D PPE

PPE Item	Utility Markout	Remedial Excavations	Monitoring Well Decommissioning
Hard Hat	✓	✓	✓
Steel Toed Safety Shoes	✓	✓	✓
Safety Glasses with Side shields		✓	✓
Traffic Vests	*	*	*
Inner PVC/Outer Nitrile Gloves		✓	✓
Hearing Protection		✓	✓

Level C PPE

PPE Item	Utility Markout	Remedial Excavations	Monitoring Well Decommissioning
Hard Hat	✓	✓	✓
Steel Toed Safety Shoes	✓	✓	✓
Safety Glasses with Side shields	✓	✓	✓
Traffic Vests	*	*	*
Inner PVC/Outer Nitrile Gloves	✓	✓	✓
Hearing Protection		✓	✓
Half-Face Respirator	✓	✓	✓
Tyvek Protective Suit	✓	✓	✓

* - when working in or near street

9.2 Respiratory Protection

Level D PPE: No respiratory protection required. Air monitoring devices will be used to determine when PPE will be upgraded to include respiratory protection (Section 6.2.2 and 8.0).

Level C PPE: Half-mask, air-purifying respirator equipped with organic vapor/PM100 cartridges.

Respiratory protection will also be worn if odors become objectionable at any time, if respiratory tract irritation is noticed, or if VOCs are detected in the breathing zone as discussed in Section 6.2.2. All on-site personnel who are expected to wear respiratory protection must have successfully passed a qualitative or quantitative fit-test within the past year for the brand, model and size respirator they plan to wear during the proposed activities.

9.3 Other Safety Equipment

The field team will bring the following additional safety items to the BCP Site for use as necessary:

- Portable, hand-held eyewash bottles
- First aid kit
- Portable communications equipment
- Fire Extinguisher

10.0 Site Control

10.1 Work Zones

To prevent both exposure of unprotected personnel and migration of contamination due to tracking by personnel or equipment, work areas along with personal protective equipment requirements will be clearly identified. Work areas or zones will be designated as suggested in the "Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities," NIOSH/OSHA/USCG/EPA, November, 1985. They recommend the areas surrounding each of the work areas to be divided into three zones:

- Exclusion or "hot" Zone
- Contamination Reduction Zone (CRZ)
- Support Zone

10.1.1 Exclusion Zone

An exclusion zone (work zone) will be established around each boring location. This zone will move as work progresses to each boring location. This zone should be large enough (i.e. 20-foot radius) to protect unprotected personnel from contact with vapors or dust that may arise from these operations as well as the physical hazards associated with the operation of heavy equipment. Traffic cones or tape will be used to demarcate the active exclusion zone.

All personnel entering the exclusion zone must be trained in accordance with the requirements defined in Section 12.2 of this HASP and must wear the prescribed level of personal protective equipment.

10.1.2 Contamination Reduction Zone

The decontamination zone will be established adjacent to the exclusion zone. Personnel will remove contaminated gloves and other disposable items in this area and place them in a plastic bag until they can be properly disposed of. Reusable equipment, if any, will be decontaminated with tap water, deionized water, methanol, nitric acid and a liquid detergent solution. A complete description of decontamination procedures is presented in Appendix E – Standard Operating Procedure to the Remedial Investigation Work Plan.

10.1.3 Support Zone

At this BCP Site, the support zone will include the area outside of the decontamination zone.

10.2 Safety Practices

The following measures are designed to augment the specific health and safety guidelines provided in this plan.

- Eating, drinking, chewing gum or tobacco, smoking or any practice that increases the probability of hand-to-mouth transfer and ingestion of materials is prohibited in the immediate work area and the decontamination zone.
- Smoking is prohibited in all work areas. Matches and lighters are not allowed in these areas.
- Hands and face must be thoroughly washed upon leaving the work area and before eating, drinking or any other activities.
- Beards or other facial hair that interfere with respirator fit are prohibited.
- The use of alcohol or illicit drugs is prohibited during the conduct of field operations.
- All equipment must be decontaminated or properly discarded before leaving the BCP Site in accordance with the project work plan.

11.0 Decontamination

Decontamination of equipment and personnel potentially exposed to lead must be in accordance with lead standard 29 CFR 1926.62. See Attachment E for further details.

11.1 Personal Decontamination

Proper decontamination is required of all personnel before leaving the BCP Site. Decontamination will occur within the contamination reduction zone. Disposable PPE will be removed in the decontamination zone and placed in lined garbage bags.

If worn, respirators will be cleaned after each use with respirator wipe pads and will be stored in plastic bags after cleaning.

Regardless of the type of decontamination system required, a container of potable water and liquid soap will be made available so employees can wash their hands before leaving the BCP Site for lunch or for the day.

11.2 Equipment Decontamination

Reusable equipment, if any, will be decontaminated with tap water, deionized water, methanol, nitric acid and a liquid detergent solution. A complete description of decontamination procedures is presented in Appendix E – Standard Operating Procedure to the Work Plan.

12.0 Medical Monitoring and Training Requirements

12.1 Medical Monitoring

Due to the potential exposure to lead dust, OSHA standard 1926.62 requires baseline medical surveillance for personnel working at the BCP Site. Medical monitoring requirements are summarized in Attachment E.

12.2 Health and Safety Training

Although not a requirement for the activities at this BCP Site, personnel performing activities covered by this HASP are recommended to have completed the appropriate training requirements specified in 29 CFR 1910.120(e). Each individual should have completed an annual 8-hour refresher-training course and/or initial 40-hour training course within the last year prior to performing any work on the BCP Sites covered by this HASP.

Furthermore, if employee exposure monitoring results determine lead exposure to be present, employees should be trained in accordance with 1926.62. See Attachment E for details.

12.3 Pre-Entry Briefing

The SSO will conduct a pre-entry briefing before BCP Site activities begin. HASP receipt and acceptance sheets will be collected at this meeting. Short safety refresher meetings will be conducted, as needed, throughout the duration of the project. Attendance of the pre-entry meeting is mandatory and will be documented by the SSO. An attendance form is presented in Attachment B.

13.0 Emergency Response

OSHA defines emergency response as any "response effort by employees from outside the immediate release area or by other designated responders (i.e., mutual-aid groups, local fire departments, etc.) to an occurrence which results, or is likely to result in an uncontrolled release of a hazardous substance." On-site personnel shall not participate in any emergency response where there are potential safety or health hazards (i.e., fire, explosion, or chemical exposure). Response actions will be limited to evacuation and medical/first aid as described within this section below. As such this section is written to comply with the requirements of 29 CFR 1910.38 (a).

The basic elements of an emergency evacuation plan include:

- employee training,
- alarm systems,
- escape routes,
- escape procedures,
- critical operations or equipment,
- rescue and medical duty assignments,
- designation of responsible parties,
- emergency reporting procedures and
- methods to account for all employees after evacuation.

13.1 Employee Training

Employees must be instructed in the site-specific aspects of emergency evacuation. On-site refresher or update training is required anytime escape routes or procedures are modified or personnel assignments are changed. The SSO must verify the specific evacuation procedures that the facility prefers contractors follow in the event of a facility-related emergency. This information will be communicated to the field team during the pre-entry briefing.

13.2 Alarm Systems/Emergency Signals

An emergency communication system must be in effect at all sites. The most simple and effective emergency communication system in many situations will be direct verbal communication. Each site must be assessed at the time of initial site activity and periodically as the work progresses. Verbal communication must be supplemented anytime voices cannot be clearly perceived above ambient noise levels (i.e., noise from drilling probe) and anytime a clear line-of-sight cannot be easily maintained among all personnel because of distance, terrain or other obstructions.

Verbal communication will be adequate to warn on-site personnel of hazards associated with the immediate work area. However, the two-person sampling team may be split up during the day to expedite sampling. Each team member will be equipped with a cellular

phone to ensure immediate communication can occur between each other. These phones can also be used to contact local emergency responders.

13.3 Escape Routes and Procedures

The SSO will verify the escape routes from each work area with a facility representative. Assembly areas must also be identified. The escape routes and assembly areas will be reviewed during the pre-entry briefing. All personnel on site are responsible for knowing the escape route from the site and where to assemble after evacuation.

13.4 Rescue and Medical Duty Assignments

The phone numbers of the police and fire departments, ambulance service, local hospital, and project representatives are provided in the emergency reference sheet and on the cover of this HASP. This sheet will be posted in the site vehicle.

In the event an injury or illness requires more than first aid treatment, the SSO will accompany the injured person to the medical facility and will remain with the person until release or admittance is determined. The SSO will relay all appropriate medical information to the on-site project manager and the HSM.

If the injured employee can be moved from the accident area, he or she will be brought to the contamination reduction zone where their PPE will be removed. If the person is suffering from a back or neck injury the person will not be moved and the requirements for decontamination do not apply. The SSO must familiarize the responding emergency personnel about the nature of the site and the injury. If the responder feels that the PPE can be cut away from the injured person's body, this will be done on-site. If this not feasible, decontamination will be performed after the injured person has been stabilized.

13.5 Designation of Responsible Parties

The SSO is responsible for initiating emergency response. In the event the SSO cannot fulfill this duty, the PM or HSO will take charge.

13.6 Employee Accounting Method

The SSO is responsible for identifying all personnel on-site at all times. On small, short duration jobs this can be done informally as long as accurate accounting is possible.

13.7 Accident Reporting and Investigation

Any incident (other than minor first aid treatment) resulting in injury, illness or property damage requires an accident investigation and report. The investigation should be conducted as soon as emergency conditions are under control. The purpose of the investigation is not to attribute blame but to determine the pertinent facts so that repeat

or similar occurrences can be avoided. An accident investigation form is presented in Attachment C of this HASP. The Supervisor of the injured personnel and the HSM should be notified immediately of the injury.

If a subcontractor personnel is injured, they are required to notify the SSO. Once the incident is under control, the subcontractor will submit a copy of their company's accident investigation report to the SSO.

Emergency references

Ambulance:	Notify 911
Emergency Room:	Notify 911
Fire:	Notify 911
NYSDEC Spill Hotline:	1 (800) 457-7362
NYSDEC Project Manager:	Shayna Batyrov (518) 357-2192
NYSDOH Project Manager:	Megan Rivera (518) 447-4580
Client Representative:	Conor Tarbell (845) 454-2544
Police:	Notify 911
Hospital:	**St. Peter's Hospital** 315 South Manning Boulevard Albany, New York 12208 (518) 525-1550

ATTACHMENT A

Health and Safety Plan Receipt and Acceptance Form

Health and Safety Plan Receipt and Acceptance Form

Remedial Investigation
130 Ontario
City of Albany, New York
NYSDEC #C401087

I have received a copy of the Health and Safety Plan prepared for the above-referenced site and activities. I have read and understood its contents and I agree that I will abide by its requirements.

Name/Signature	Organization	Date

ATTACHMENT B

Health and Safety Plan Pre-Entry Briefing Attendance Form

Health and Safety Plan Pre-Entry Briefing Attendance Form

Remedial Investigation
130 Ontario
City of Albany, New York
NYSDEC #C401087

Briefing Conducted By: _____

Date Performed: _____

Printed Name	Signature	Representing

ATTACHMENT C

Supervisor's Accident Investigation Report Form

SUPERVISOR'S ACCIDENT INVESTIGATION REPORT

Injured Employee _____ Job Title _____

Home Office _____ Division/Department _____

Date/Time of Accident _____

Location of Accident _____

Witnesses to the Accident _____

Injury Incurred? _____ Nature of Injury _____

_____

Engaged in What Task When Injured? _____

_____

Will Lost Time Occur? ___ How Long? _____ Date Lost Time Began _____

Were Other Persons Involved/Injured? _____

_____

How Did the Accident Occur? _____

_____

_____

_____

_____

What Could Be Done to Prevent Recurrence of the Accident? _____

_____

_____

What Actions Have You Taken Thus Far to Prevent Recurrence? _____

_____

_____

Supervisor's Signature _____ Title _____ Date _____

Reviewer's Signature _____ Title _____ Date _____

Note: If the space provided on this form is insufficient, provide additional information on a separate page and attach. The completed accident investigation report must be submitted to the Health and Safety Manager within two days of the occurrence of the accident.

ATTACHMENT D

Chemical Hazard and MSDS Sheets

ATTACHMENT E

Summary of OSHA Lead in Construction Standard (29CFR1926.62)

(a) Scope
This standard covers all construction work where an employee may be exposed to lead, including metallic lead, inorganic lead compounds, and organic lead soaps, but not organic lead compounds.

(b) Definitions
An airborne lead level of 30 µg/m3 is called the Action Level (AL). Having airborne lead concentrations at or above the AL triggers certain health and safety measures described in this standard.

(c) Permissible Exposure Limit (PEL)
The 8-hour Permissible Exposure Limit (PEL) is 50 µg/m3 of airborne lead. If the work day is longer than 8 hours, the PEL is 400/number of hours worked per day. The employer must ensure that no employee is exposed to lead at concentrations over the PEL.

(d) Exposure Assessment
Exposure assessment must be performed in all workplaces where employees may be exposed to lead.

(d)(1) Protection of Employees During Assessment of Exposure

Three sets of specified tasks (often referred to as “trigger tasks”) trigger basic protective measures where lead is present, until the employer performs an employee exposure assessment. (Exposure assessment is an initial determination via air monitoring, or previous monitoring of a very similar job within the last 12 months.) For all three sets of tasks, employers are required to provide the following basic protective measures until air monitoring indicates exposure levels are at or below the PEL:

- Appropriate respiratory protection (type of respirator is specified according to assumed airborne lead level)
- Appropriate personal protective equipment
- clean work clothes such as coveralls at least weekly (daily if greater than 200 µg/m3 lead in air); gloves, hats, shoes or disposable shoe coverlets, face shields, vented goggles or other appropriate equipment.
- Change areas with separate storage facilities for work and street clothes - the employer shall assure that employees do not leave the workplace with work clothes or equipment.
- Hand washing facilities - the employer shall assure that employees wash their hands and face at the end of each work shift.
- Biological monitoring - consisting of initial or baseline blood sampling for lead and zinc protoporphyrin (ZPP).
- Training - includes Hazard Communication, respirator and lead training.

(d)(2) Exposure Assessment (Air monitoring)

When air monitoring is conducted, the employer shall collect full-shift personal samples representative of an employee's regular, daily exposure to lead. Monitoring should include at least one sample for each job classification in each work area either for each shift or for the shift with the highest exposure level.

(d)(3) Basis of Initial Determination

The basis of initial determination, or initial assessment of employee exposure, will be employee exposure monitoring results and relevant considerations (e.g., observations, complaints) with the following two exceptions:

- Where the employer has previously monitored for lead exposures, and the data were obtained within the past 12 months during closely similar workplace operations and conditions, the employer may rely on the earlier results; or
- Where the employer has objective data, demonstrating that a particular product or material containing lead or specific process, operation or activity involving lead cannot result in an employee exposure to lead at or above the AL during processing, use or handling, the employer may rely upon such data instead of implementing initial monitoring.

(d)(6) Frequency of Exposure Assessment

If the initial determination shows exposures less than the AL, no further assessment is needed until there has been a change of equipment, process, control, personnel or a new task has been initiated.

If the initial determination is at or above the AL but at or below the PEL, then monitoring shall be done at least every six months.

If the initial determination is above the PEL, then monitoring shall be done quarterly.

(e) Methods of Compliance

Exposures over the PEL shall be reduced through engineering, work practice and administrative controls, to the extent feasible. Respirators may be used to supplement other controls.

Prior to the commencement of any job where exposures may reach the PEL, the employer shall establish and implement a written compliance program, describing the lead-emitting activities and the means by which exposures will be controlled.
The compliance program shall provide for frequent, regular jobsite inspections by a person who is capable of identifying lead hazards and has authorization to take prompt corrective measures.
Where mechanical ventilation is used, the employer shall evaluate the performance as necessary to maintain effectiveness.

(f) Respiratory Protection

Where respirators are used, they shall be selected on the basis of air monitoring results, with the minimum level of respirator as indicated in Table 1 below. Until monitoring results are available, the appropriate respirator is determined according to the assumed exposure associated with the task being performed, as per subsection (d) (2).

Where respirators are used, the employer shall institute a complete, written respiratory protection program in accordance with OSHA's Respiratory Protection Standard, 1910.134. The program shall outline procedures for selection, medical evaluations, use, training, cleaning and sanitizing, storage, inspection and maintenance of respirators. The program shall be evaluated by regular inspections.

(g) Protective Work Clothing and Equipment

When an employee is exposed to lead above the PEL (without regard to whether a respirator is worn), or to lead compounds which may cause irritation, the employer shall provide and assure the employee uses appropriate protective work clothing, such as coveralls or other full-body work clothing, gloves, hats, shoes or shoe coverings, and face shields, goggles or other protective equipment as needed.

Work clothing shall be provided at least weekly for employees exposed over the PEL, except daily for those exposed at levels higher than 200 µg/m3.

The employer shall provide for the cleaning or disposal of protective clothing and equipment. Clothing to be laundered must be placed in a closed container, labeled to indicate it contains lead, and the launderer must be notified of the potentially harmful effects of lead exposure.

Cleaning of protective clothing or equipment by blowing, shaking or any other means that disperses lead into the air is prohibited.

(h) Housekeeping

All surfaces shall be maintained as free as practicable of accumulations of lead. Vacuums equipped with toxic dust-removing HEPA filters are the preferred method of cleaning surfaces where lead accumulates. Other types of vacuums may not be used.

Shoveling, dry or wet sweeping, and brushing may be used only where HEPA vacuuming has been tried and found to be ineffective.

Use of compressed air for cleaning is prohibited, unless there is a ventilation system to capture the dust created by the compressed air.

(i) Hygiene Facilities, Practices and Regulated Areas

The employer shall assure that all employees exposed to lead above the PEL wash their hands and face prior to eating, drinking, smoking or applying cosmetics.
The employer shall provide, for ALL employees exposed to lead, adequate hand washing facilities, and assures (in the absence of shower facilities) that employees wash their hands and face at the end of the work shift.

In areas where employees are exposed to lead above the PEL, the employer shall assure that food or beverages are not present or consumed, tobacco products are not present or used and cosmetics are not applied.

Employees exposed to lead above the PEL shall be provided with clean change areas with separate storage facilities for work and street clothing, to prevent cross-contamination.

The employer shall assure that employees do not leave the workplace wearing any protective clothing or equipment that was worn during the work shift.

Shower facilities, soap and towels shall be provided, where feasible, for employees exposed to lead above the PEL, and the employer shall assure that these employees shower at the end of the work shift.

Employees exposed to lead above the PEL shall be provided with a clean lunchroom or eating area. The employer shall assure that the lunch area is kept free from lead accumulation and that employees do not enter the lunch area with protective work clothing or equipment that has not been cleaned by vacuuming or other method that limits dispersion of lead dust.

(j) Medical Surveillance

The employer shall assure that the lead medical program (including all medical examinations and procedures performed) is under the supervision of a licensed physician. The employee has the right to seek a second medical opinion regarding the lead medical evaluation, at the expense of the employer, and if necessary, a third physician may be requested to resolve any disagreements between the first two.

Prophylactic chelation, the routine use of chelating drugs to lower blood lead levels in persons occupationally exposed to lead is prohibited.

(j)(2) Biological Monitoring

Initial blood sampling and analysis for blood lead levels (BLL) and zinc protoporphyrin (ZPP) are required for employees performing any of the specified trigger tasks, or for any employee exposed to an air lead level at or above the AL for at least 1 day.

Employees who are or may be exposed at or above the AL for more than 30 days in any

consecutive 12 months, must be enrolled in a medical surveillance program, including BLL and ZPP at least every 2 months for the first 6 months, and every 6 months thereafter.

Any employee with a BLL at or above 40 µg/dl shall have a BLL and ZPP every two months until two consecutive samples are less than 40 µg/dl.

Any employee with a BLL above 50 µg/dl shall receive a follow-up BLL within 2 weeks after the employer receives the results of the first test.

For those employees temporarily removed from their jobs involving lead exposure (see subsection (k), Medical Removal Protection), a BLL and ZPP must be provided every month during the removal period.

(j)(3) Medical Examinations and Consultations

A medical exam shall be provided annually for all employees who had a BLL at or above40 µg/dl during the preceding 12 months.

A medical exam shall be provided to any employee who reports signs or symptoms related to lead poisoning, desires medical advice regarding the effects of lead exposure on the employee's ability to produce a healthy child, is pregnant, or has difficulty breathing while wearing a respirator.

A medical exam shall be provided as medically appropriate to any employee removed from his/her usual job involving exposure to lead.

(k) Medical Removal Protection (MRP)

(k)(1) Temporary Medical Removal and Return

The employer shall remove an employee from work involving exposure to lead at or above the AL on each occasion that a BLL and follow-up test is at or above 50 µg/dl.

An employee who has been removed due to an elevated BLL can return to his/her former job after having two consecutive BLLs at or below 40 µg/dl.

(l) Employee Information and Training

The employer shall provide information about lead hazards, according to the Hazard Communication Standard 1910.1200, to all employees exposed to lead.

For all employees exposed to lead at or above the AL on any day, exposed to lead compounds that cause eye or skin irritation, or who perform any of the specified trigger tasks, the employer shall provide initial (pre-placement) training that includes: the content of this standard and appendices; the operations that may cause lead exposure at or above the AL; the purpose, proper selection, fitting, use and limitations of respirators; the purpose and description of the medical surveillance program, including the adverse health effects of lead

exposure (especially on reproduction); the engineering controls and work practices relevant to the employee's job assignment; the contents of any compliance plan in effect; the location of regulated areas; the prohibition against routine use of chelation agents; the employee's right of access to records.

For all employees exposed to lead at or above the AL on any day, the above training must be provided annually.

(m) Signs

In regulated areas (work areas where employee exposure is above the PEL and/or trigger tasks are performed), the employer shall post a warning sign with the words:

WARNING: LEAD WORK AREA
POISON - NO SMOKING OR
EATING

(n) Record Keeping

The employer is required to maintain detailed records on exposure assessment, including any objective data used for exemption from air monitoring requirements, medical surveillance and medical removals.

(o) Observation of Monitoring

The employer shall provide affected employees or their designated representatives an opportunity to observe any monitoring of employee lead exposure. Observers shall be provided with and use protective equipment if required in the area, receive an explanation of the measurement procedures, observe all steps related to monitoring, and receive copies of the results.

FIGURES

Figure # 1 – Site Location

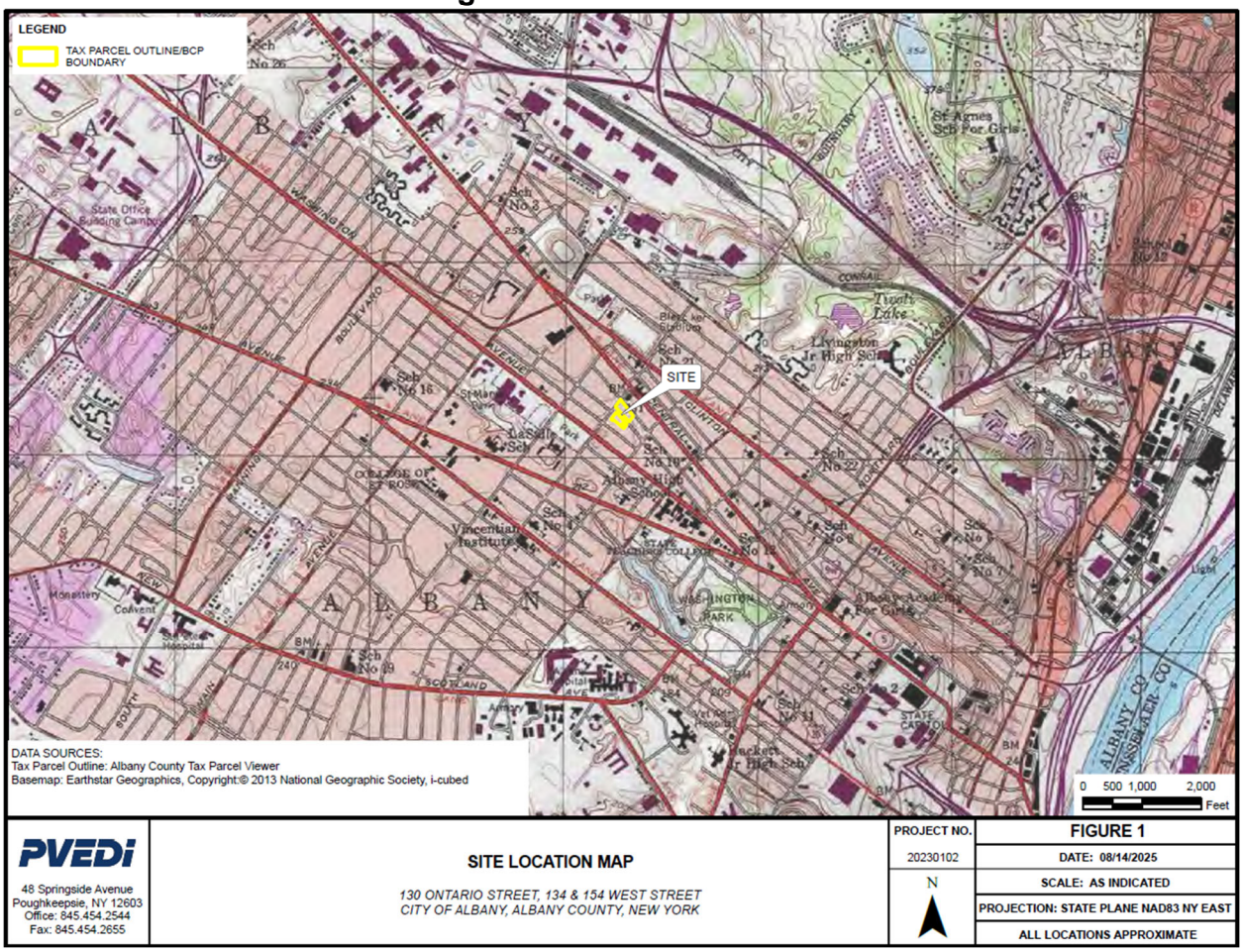
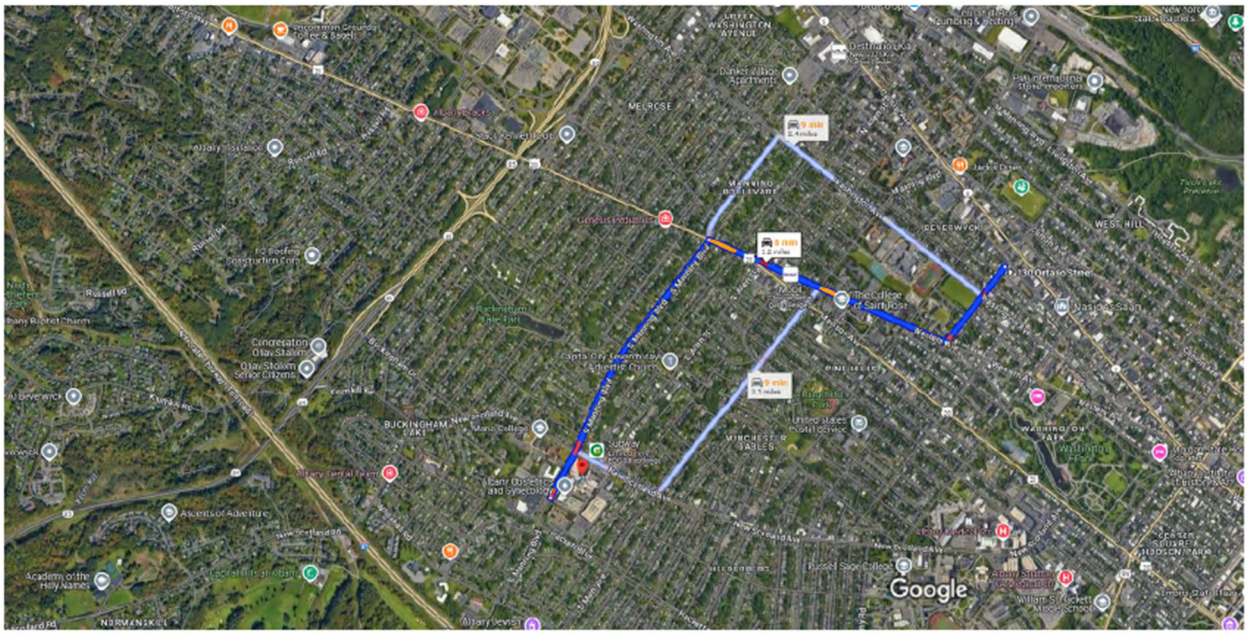


Figure # 2 – Site Features Map

Figure #3 – Route to Nearest Hospital

Google Maps 130 Ontario St, Albany, NY 12206 to St. Peter's Hospital Drive 2.2 miles, 8 min



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2025 Google 1000 ft

130 Ontario St
Albany, NY 12206

1. Head southwest on Ontario St toward West St — 0.3 mi
2. Turn right onto Western Ave — 0.9 mi
3. Turn left onto S Manning Blvd — 1.0 mi
4. Turn left onto St Peter's Hospital — 26 ft

St Peter's Hospital
315 S Manning Blvd, Albany, NY 12208

APPENDIX C

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 D

PHASE I ENVIRONMENTAL SITE ASSESSMENT

130 & 135 ONTARIO STREET
134 & 154 WEST STREET
CITY OF ALBANY
ALBANY COUNTY, NEW YORK 12206
TAX ID #65.54-1-67, 65.46-2-9.1
65.54-2-1 & 65.54-2-2

PREPARED FOR:

Regan Development LLC
1055 Saw Mill River Road #204
Ardsley, New York 10502

PREPARED BY:

48 Springside Avenue
Poughkeepsie, New York 12603
Phone: 845-454-2544 • Fax: 845-454-2655

May 3, 2023
PVE File #20230102

PHASE I ENVIRONMENTAL SITE ASSESSMENT

130 & 135 ONTARIO STREET
134 & 154 WEST STREET
CITY OF ALBANY
ALBANY COUNTY, NEW YORK 12206
TAX ID #65.54-1-67, 65.46-2-9.1
65.54-2-1 & 65.54-2-2

Partridge Venture Engineering, PC doing business as PVE Engineering ("PVE") is submitting this report for work performed at the above-referenced site. This report has been prepared in conformance with the scope and limitations ASTM Standard E-1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* If you have any questions or comments, please contact one of the individuals listed below. We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR § 312. We have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

PVE ENGINEERING,

Trevor Treglia
Environmental Technician

Conor Tarbell, QEP
Regional Director, Environmental Professional

TABLE OF CONTENTS

APPENDICES

1.0 Introduction

1.1 Objectives of Report

This Environmental Site Assessment (ESA) is intended to identify *recognized environmental conditions* (RECs) with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and petroleum products on the subject property (defined in Section 3.0). The term *recognized environmental conditions* (REC) is defined in accordance with **ASTM E 1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process** as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Consideration is given to potential impacts to soil, groundwater, vapor, and other media.

1.2 Scope and Limitations of Report

Visual inspection of the subject property, a review of regulatory records and documents, and a review of historical records and documents are performed in accordance with ASTM E1527-21 and the appended Scope and Limitations (Appendix F) with the exception of any special terms and conditions in Section 1.4. Note that, as stated in Practice 1527-21, no environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property and that performance of Practice 1527-21 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, recognizing reasonable limits of time and cost. PVE makes no representation of the condition of areas that could not be visually inspected.

1.3 Significant Assumptions

PVE assumes that all database records, historical information, interviews conducted, and information obtained from others regarding the subject property are from reliable sources. No attempt was made to independently verify the reliability of said sources, as it is not required to verify the information provided according to Section 7.5.2.1 of ASTM E1527-21. Where access to portions of the site or to structures on the site was unavailable or limited, PVE renders no opinion as to the presence of regulated or hazardous materials or to the presence of indirect evidence relating to hazardous or regulated material in that portion of the site or structure. Conclusions and recommendations are based on information obtained from said sources and a visual inspection of the subject property on the date listed herein. References and sources used for the preparation of this report are documented in this report.

1.4 Special Terms and Conditions

An environmental liens and activity and use limitations (AULs) search was included with the scope of this report, as per the direction of the user. In order to satisfy the ASTM E 1527-21 requirements for a Phase I ESA, a search for environmental liens and AULs is appended in Appendix B.

1.5 User Reliance

The user is the party seeking to use Practice E1527 to complete this environmental site assessment of the subject property. The user has specific obligations for completing a successful application of Practice E1527 outlined in Section 6 of E1527. Completion of the user questionnaire (attached in Appendix G) helps satisfy these obligations.

In addition to the user, additional parties may rely on the contents of this environmental site assessment as listed below.

User:	Regan Development LLC
Authorized to rely on this report:	Regan Development LLC 1055 Saw Mill River Road #204 Ardsley, New York 10502 Albany County Land Bank 111 Washington Avenue Albany, New York 12210

The scope of this Phase I ESA may not meet the needs of other users. Any reliance on the contents of this report by any third party is the sole responsibility of that party.

1.6 Definitions

Below are some important definitions (as defined in E1527-21) that are not otherwise defined in this report:

Fill dirt: Dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of a real property. It does not include material that is used in limited quantities for normal landscaping activities.

Material threat: Obvious threat which is likely to lead to a release and that, in the opinion of the environmental professional, would likely result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance, and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.

Migrate/Migration: For the purposes of a Phase I ESA, “migrate” and “migration” refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in Guide E2600; however, for the purposes of a Phase I ESA, there is no requirement to apply the Guide E2600 standard to achieve compliance with all appropriate inquiries.

Property Use Limitation: Limitation or restriction on current or future use of a property in connection with response to a release, in accordance with the applicable regulatory authority or authorities that allows hazardous substances or petroleum products to remain in place at concentrations exceeding unrestricted use criteria.

2.0 Site Description

2.1 Subject Property Location

Street Address:	135 Ontario Street
Alternate Addresses:	N/A
Municipality:	City of Albany
County:	Albany County
State:	New York
Tax Parcel ID:	65.46-2-9.1
Lot Size:	0.05 acres/2,178 sq. ft.
Building Size:	Two-story vacant structure: approximately 17, 300 sq. ft.

Street Address:	130 Ontario Street
Alternate Addresses:	N/A
Municipality:	City of Albany
County:	Albany County
State:	New York
Tax Parcel ID:	65.54-1-67
Lot Size:	0.91 acres/39,639.6 sq. ft.
Building Size:	One-story vacant structure: approximately 23, 028 sq. ft.

Street Address:	154 West Street
Alternate Addresses:	N/A
Municipality:	City of Albany
County:	Albany County
State:	New York
Tax Parcel ID:	65.54-2-1
Lot Size:	0.54 acres/23,522.4 sq. ft.
Building Size:	N/A: Paved parking lot

Street Address:	134 West Street
Alternate Addresses:	N/A
Municipality:	City of Albany
County:	Albany County
State:	New York
Tax Parcel ID:	65.54-2-2
Lot Size:	0.10 acres/4,356 sq. ft.
Building Size:	N/A: Partly proved vacant lot

See Appendix A for site maps. The parcel outline was obtained from the Albany County Parcel Viewer (Albany County Interactive Mapping (arcgis.com)

2.2 General Site Features, Characteristics, and Current Operations

Site Features:	The subject property consists of four (4) tax parcels (65.54-1-67, 65.46-2-9.1, 65.54-2-1 & 65.54-2-2) with a vacant office structure, one (1) vacant educational structure, a paved parking lot, and a vacant lot.
Current Use:	65.54-1-67: Vacant Office Building 65.46-2-9.1: Vacant Education Building 65.54-2-1: Paved Parking Lot 65.54-2-2: Unimproved Vacant Lot
Topography:	Generally flat; local topography slopes downward to Washington Park Lake.
Potable Water Supply:	65.54-1-67: Municipal Supply 65.46-2-9.1: Municipal Supply 65.54-2-1: N/A - Municipal Supply Available 65.54-2-2: N/A - Municipal Supply Available
Sewage Disposal System:	65.54-1-67: Municipal Supply 65.46-2-9.1: Municipal Supply 65.54-2-1: N/A - Municipal System Available 65.54-2-2: N/A - Municipal System Available
Means of heating/cooling:	65.54-1-67: Natural Gas/Electric 65.46-2-9: Natural Gas/Electric 65.54-2-1: N/A - Natural Gas/Electric Available 65.54-2-2: N/A - Natural Gas/Electric Available

2.3 Current Uses of Adjoining Properties

Adjoining properties are any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them. Adjoining parcels were obtained from the Albany County Parcel Viewer (Albany County Interactive Mapping (arcgis.com).

Below is a table describing the current uses of adjoining properties.

ID #65.46-2-9.1

Direction from Subject Property	Address	Owner(s)	Occupant(s)/Use	Impact to Subject Property
North/ Northwest	260 Bradford Street	Project Strive	Private School	Not Anticipated
North	400 Central Avenue	Central Towers Preservation	Apartments	Not Anticipated
North	396 Central Avenue	Hardaker, Michael	Downtown Row Type Building	Not Anticipated
North	388 Central Avenue	Hardaker, Michael	Veterinary	Not Anticipated
East	382 Central Avenue	Hardaker, Michael	Parking Lot	Not Anticipated
East/ Southeast	130 Ontario Street	Albany County Land Bank Corp	Office Building	Not Anticipated
South/ Southeast	137 Ontario Street	Burden, Falita	1 Family Residential	Not Anticipated
South/ Southeast	139 Ontario Street	Green Glen Apartments LLC	2 Family Residential	Not Anticipated
South	1 Kent Street	1 Kent St, LLC	2 Family Residential	Not Anticipated
South	3 Kent Street	Tower Realty 2, LLC	2 Family Residential	Not Anticipated
South/ Southwest	5 Kent Street	Clark, Tia	1 Family Residential	Not Anticipated
South/ Southwest	9 Kent Street	Cole, John	3 Family Residential	Not Anticipated
West	11 Kent Street	Kent Street, LLC	2 Family Residential	Not Anticipated

ID #65.54-1-67

Direction from Subject Property	Address	Owner(s)	Occupant(s)/Use	Impact to Subject Property
North	388 Central Avenue	Hardaker, Michael	Veterinary	Not Anticipated
North	382 Central Avenue	Hardaker, Michael	Parking Lot	Not Anticipated
North	368 Central Avenue	Watkins Spring Co Inc	Auto Body	Potentially
North/ Northeast	352 Central Avenue	Capital Area Peer Services, Inc	Downtown Row Building	Not Anticipated
North/	121 Quail Street	Seraj Properties,	Warehouse/	Not Anticipated

Direction from Subject Property	Address	Owner(s)	Occupant(s)/Use	Impact to Subject Property
Northeast		LLC	Storage	
East	186 Bradford Street	Center of Disability Services	Apartments	Not Anticipated
South	124 West Street	Cannistraci, Joseph	Auto Body	Potentially
South	134 West Street	Albany County Land Bank Corp	Warehouse/ Storage	Not Anticipated
Sout	154 West Street	Albany County Land Bank Corp	Parking Lot	Not Anticipated
South/ Southwest	148 Ontario Street	Zeppetello, Eliah	1 Family Residential	Not Anticipated
West	153 Ontario Street	Goldman, Mark	2 Family Residential	Not Anticipated
West	145 Ontario Street	Duker, Michael	3 Family Residential	Not Anticipated
West	141 Ontario Street	Smith, Collin	2 Family Residential	Not Anticipated
West	139 Ontario Street	Green Glen Apartments LLC	2 Family Residential	Not Anticipated
West	137 Ontario Street	Burden, Falita	1 Family Residential	Not Anticipated
North/ Northwest	135 Ontario Street	Albany County Land Bank Corp	Educational	Not Anticipated

ID #65.54-2-1 & 65.54-2-2

Direction from Subject Property	Address	Owner(s)	Occupant(s)/Use	Impact to Subject Property
North	130 Ontario Street	Albany County Land Bank Corp	Office Building	Not Anticipated
East	186 Bradford Street	Center for Disability Services	Apartments	Not Anticipated
East	124 West Street	Joseph A Cannistraci	Auto Body	Potentially
South	13 Benson Street	Ikapel, Mildred	1 Family Residential	Not Anticipated
South	15 Benson Street	Castro, Isabel	2 Family Residential	Not Anticipated
South	17 Benson Street	Williams, Daniel	2 Family Residential	Not Anticipated

Direction from Subject Property	Address	Owner(s)	Occupant(s)/Use	Impact to Subject Property
South/ Southwest	19 Benson Street	Loomis, Keith	2 Family Residential	Not Anticipated
South/ Southwest	21 Benson Street	Lucky Property management LLC	Vacant Residential Land	Not Anticipated
South/ Southwest	23 Benson Street	John Tenny Trust	3 Family Residential	Not Anticipated
South/ Southwest	25 Benson Street	Roche, W. Jeffrey	Vacant Residential Land	Not Anticipated
South/ Southwest	27 Benson Street	Roche, W. Jeffrey	Warehouse/ Storage	Not Anticipated
South/ Southwest	29 Benson Street	Roche, W. Jeffrey	Warehouse/ Storage	Not Anticipated
South/ Southwest	31 Benson Street	Alawlaqi, Abdo Ali	1 Family Residential	Not Anticipated
South/ Southwest	33 Benson Street	Hess, Darliene	1 Family Residential	Not Anticipated
South/ Southwest	35 Benson Street	Garbey, Abubaker	1 Family Residential	Not Anticipated
South/ Southwest	37 Benson Street	Garbey, Abubaker	Residential Land with Improvements	Not Anticipated
South/ Southwest	160 Ontario Street	Hubbard, Swewart	2 Family Residential	Not Anticipated
West	158 Ontario Street	Houghtaling, Josheph	1 Family Residential	Not Anticipated
West	156 Ontario Street	Tapia, Melissa	1 Family Residential	Not Anticipated
West	154 Ontario Street	Thomas, Shana	1 Family Residential	Not Anticipated
West	152 Ontario Street	Edick, James	1 Family Residential	Not Anticipated
West	148 Ontario Street	Zeppetello, Eliah	1 Family Residential	Not Anticipated

3.0 Database Search

A review of state and federal documents and databases was performed to identify recorded hazardous waste or regulated substance activities on or near the subject property. Information from state and federal databases was compiled by Environmental Data Resources (EDR), an independent subcontractor to PVE. The information presented below is a summary of this report. A complete listing of the sources searched and a complete copy of the database report are provided in Appendix B. The search distances as assigned in ASTM E1527-21 were used at a minimum for each of the following environmental record sources. Additional reviewed records are provided in Appendix C.

Not all sites identified in the database records can be accurately located due to incomplete or conflicting information supplied to the regulatory agencies. Asterisked (*) sites are indicative of sites listed as un-mappable ("orphan") in the EDR database report. Based on location information provided, the asterisked sites may be located within the appropriate search radius and are included in this Phase I ESA report. Information about these sites can be reviewed in the EDR Radius Map Report in Appendix B.

3.1 Federal and State Hazardous Waste Sites

Federal National Priority List

National Priority Listing (NPL) sites are those listed with the USEPA as hazardous waste disposal sites, also known as Superfund sites. Proposed and delisted NPL site lists are also maintained by the USEPA. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 1.0 mile*:	*Impact to Subject Property*	*Rationale*
NPL	No	0 / 0*	None	Not Present
Proposed NPL	No	0 / 0*	None	Not Present
Delisted NPL	No	0 / 0*	None	Not Present

Federal SEMS

The SEMS (Superfund Enterprise Management System) list details proposed and existing federal Superfund sites pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The USEPA also maintains a SEMS-ARCHIVE list, which tracks sites that have no further interest under the Federal Superfund Program based on available information. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.5 mile*:	*Impact to Subject Property*	*Rationale*
SEMS	No	1 / 0*	Not Anticipated	See Below
SEMS-ARCHIVE	No	0 / 0*	None	Not Present

SEMS:

- Maj J O'Donovan AFR Center, located at 90 North Main Avenue, 2,220 feet west/northwest (topographically up-gradient) of the subject property, is listed as Environmental Protection Agency (EPA) Perf In-Hse.

Based on the distance of this listing in relation to the subject property, PVE does not consider this listing to represent a REC.

State-Equivalent NPL & SEMS

Inactive State Hazardous Waste Disposal Sites are designated by NYSDEC and are state-equivalent SEMS sites. NYSDEC also maintains an inventory of delisted SHWS. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 1.0 mile*:	*Impact to Subject Property*	*Rationale*
NY SHWS	No	4 / 0*	Potentially	See Below
NY DEL SHWS	No	0 / 0*	None	Not Present

NY SHWS:

- 566 Washington Avenue, 459 feet southwest (topographically up-gradient) of the subject property. Soil and groundwater have been analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, poly-chlorinated biphenyls (PCBs), and pesticides. Groundwater was also analyzed for poly-fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapors were analyzed for VOCs. The primary contaminants of concern are tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene (cis-1,2-DCE). PCE was found in soil, groundwater, and soil vapor. Prior to the Interim Remedial Measures (IRM), soils contained PCE at concentrations up to 110 parts per million (ppm) at depths of 8 to 12 feet below grade. TCE was detected at concentrations up to 3.5 ppm, below restricted residential soil cleanup objective (RRSCO) and above protection of groundwater soil cleanup objective (PGWSCO). Cis-1,2-DCE was detected up to 0.46 ppm, below the RRSCO and above PGWSCO. Chromium was detected in site soils above the RRSCO at a concentration of 39 ppm. No SVOCs, pesticides, or PCBs were detected above RRSCOs. Prior to the IRM, groundwater contained PCE at concentrations up to 9,600 parts per billion (ppb), TCE up to 85 ppb, and cis-1,2-DCE up to 36 ppb. An April 2020 sampling event detected PCE in on-site groundwater at concentrations up to 35 ppb, TCE up to 210 ppb, and cis-1,2-DCE up to 230 ppb. PCE was detected in off-site groundwater at concentrations up to 21 ppb. PFAS, specifically perfluorooctanoic acid (PFOA) and perfluorootanesuflonic acid (PFOS), were detected at concentrations of up to 32 and 73 parts per trillion (ppt), respectively, exceeding the Maximum Contaminant Level (MCL) drinking water standard of 10 ppt for groundwater. 1,4-dioxane was detected at a concentration of 0.58 ppb which is below the MCL of 1 ppb. Groundwater is anticipated to flow to the east. Soil vapor intrusion was evaluated at three nearby, off-site structures. PCE was detected

in sub-slab vapor at concentrations up to 1,700 micrograms per cubic meter (g/m), and in indoor air at concentrations up to 4 g/m. Mitigation was recommended at two structures and a sub-slab depressurization system (SSDS) was installed at one of the structures in August 2013. Poor sub-slab vacuum communication results in the other structure indicated an SSDS was not feasible. Soil vapor intrusion was subsequently re-evaluate at both structures and PCE was detected in sub-slab vapor at concentrations up to 22.4 g/m, and was not detected in indoor air of any of the structures.

Based on the distance and up-gradient nature of this listing in relation to the subject property, PVE considers this listing to represent a REC.

- Maj James J Odonovan USAR Center, located at 90 North Main Avenue, 2,220 feet west/northwest (topographically up-gradient) of the subject property. Soil contaminated with fuel oil was removed in 1991. Approximately 74-tons of contaminated soils were transported off-site in 2005 in an additional excavation. No significant VOC concentrations were detected in a 2012 investigation. Groundwater monitoring wells, installed in the 2012 investigation, found PCE at elevated concentrations. As a part of the remedial investigation (RI), the groundwater contaminated has been delineated. VOCs in groundwater are now present below 5ppm. After additional investigation, VOCs in soil vapor were not detected at concentrations exceeding EPA industrial or residential sub-slab target gas screening levels nor indoor air screening levels. The source of VOC contamination has been removed from the site.

- New Scotland Avenue (Wadsworth Laboratory), located at 120 New Scotland Avenue, 4,766 feet south/southwest (topographically down-gradient) of the subject property. Remediation for this site is listed as complete. Prior to remediation, contaminants of concern were methylene chloride in groundwater, acetone, chloroform, toluene, trichloroethylene and benzene in soil. Remediation has achieved soil cleanup objectives (SCOs) for commercial use. Residual contamination is soil and groundwater are being managed under a Site Management Plan (SMP)

- Former Loudon and Kem Cleaners, located at 350 Northern Boulevard, 4,857 feet east (topographically down-gradient) of the subject property. Remediation is being handled by the Volunteer under the Brownfield Cleanup Program (BCP). Off-site remediation is listed as being complete. Prior to remediation, contaminants of concern were PCE and its breakdown products in groundwater. Remedial actions have addressed the plume of contamination in groundwater and ongoing monitoring will be conducted in accordance with a Groundwater Monitoring and Sampling Plan approved by the Department of Environmental Conservation (DEC).

Based on the distance and/or down-gradient nature of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.

Hazardous Substance Waste Disposal Sites

The Hazardous Substance Waste Disposal Sites (HSWDS) Inventory is maintained by New York State. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.5 mile*:	*Impact to Subject Property*	*Rationale*
NY HSWDS	No	0 / 0*	None	Not Present

3.2 Hazardous Waste Treatment, Storage, or Disposal

RCRA Treatment, Storage, and Disposal Facilities

The database of RCRA facilities for treatment, storage, or disposal of hazardous materials (RCRA-TSDF) is maintained by the USEPA. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.5 mile*:	*Impact to Subject Property*	*Rationale*
RCRA-TSDF	No	0 / 0*	None	Not Present

RCRA Corrective Action Sites

The USEPA maintains a database of sites within the RCRA Corrective Action program, which are facilities permitted by the USEPA for treatment, storage, or disposal of hazardous waste which have conducted or are currently conducting a corrective action as regulated under the Resource Conservation and Recovery Act. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 1.0 mile*:	*Impact to Subject Property*	*Rationale*
CORRACTS	No	0 / 0*	None	Not Present

3.3 Hazardous Waste Generation

The USEPA maintains a database of facilities that generate hazardous waste. Large Quantity Generators (LQG) generate over 1,000 kg of hazardous waste or over 1 kg of acutely hazardous waste per month. Small Quantity Generators (SQG) generate between 100 kg and 1,000 kg of hazardous waste per month. Conditionally-exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous waste per month. Non-generators are sites that do not presently generate hazardous waste. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Adjoining Properties*:	*Impact to Subject Property*	*Rationale*
RCRA-LQG	No	1 / 0*	Not Anticipated	See Below
RCRA-SQG	No	0 / 0*	None	Not Present

EDR Database Acronym:	*Subject Property*:	*Adjoining Properties*:	*Impact to Subject Property*	*Rationale*
RCRA-VSQG	No	0 / 0*	None	Not Present
RCRA NonGen/NLR	No	1 / 0*	Not Anticipated	See Below

RCRA LQG:

- National Grid 400 Central Avenue, located at 400 Central Avenue, the adjoining property to the north/northwest (topographically up-gradient) of the subject property. No violations were found in association with this property.

RCRA NonGen/NLR:

- Watkins Spring Company, located at 368 Central Avenue, the adjoining property to the east/northeast (topographically up-gradient) of the subject property. The following waste is associated with the property: not defined (D000), ignitable waste (D001), & spent halogenated solvents (F001). No violations were found in association with this property.

Based on the lack of violations with these listings, PVE does not consider these listings to represent RECs.

3.4 State Landfill and/or Solid Waste Disposal Sites

NYSDEC maintains a database of solid waste disposal facilities (SWF) and landfills (LF). Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property:*	*Properties within 0.5 mile:*	*Impact to Subject Property*	*Rationale*
NY SWF/LF	No	0 / 0*	None	Not Present

3.5 State Registered Storage Tanks

NYSDEC maintains a database of petroleum bulk storage (PBS) facilities with regulated storage tanks. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Adjoining Properties*:	*Impact to Subject Property*	*Rationale*
NY UST	No	1 / 0*	Not Anticipated	See Below
NY AST	No	0 / 0*	None	Not Present

NY UST Site:

- Central Towers Apartments, located at 400 Central Avenue, PBS #4-600578, the adjoining property to the north/northwest (topographically up-gradient) of the subject property. The following tank is associated with the property: one (1), closed-in place, 25,000-gallon #2 fuel oil tank, closed August 1, 1998.

Fuel storage tanks operated in accordance with applicable rules and regulations, would not represent a REC, however, unreported releases can occur and would adversely impact the subject property. Based on the details of a spill listing, further described in Section 3.6, and the distance from the structure to the subject property, PVE does not consider these listings to represent RECs.

A FOIL request was submitted to NYSDEC. If further information is received at a later date and modifies the conclusions of this report, PVE will notify the user of the report.

Chemical Bulk Storage Database

NYSDEC maintains a database of facilities store regulated hazardous substances tanks (CBS), including aboveground tanks with capacities of 185 gallons or greater (CBS AST), and/or in underground tanks of any size (CBS UST). Only those that cannot be precisely located (orphans) or those thought to have a potentially negative environmental impact on the subject property are summarized below. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.25 mile*:	*Impact to Subject Property*	*Rationale*
NY CBS	No	0 / 0*	None	Not Present
NY CBS AST	No	0 / 0*	None	Not Present
NY CBS UST	No	0 / 0*	None	Not Present

3.6 Petroleum and Hazardous Material Releases

Emergency Response Notification System

The USEPA Emergency Response Notification System (ERNS) stores information reported to the USEPA on sudden and/or accidental releases of hazardous substances to the environment. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Impact to Subject Property*	*Rationale*
ERNS	No	None	Not Present

Petroleum Spills

NYSDEC maintains a database of petroleum spills reported to the department. Further information can be reviewed in Appendix B.

Open files indicate spills that have not been closed by the lead agency, which may indicate that contamination remains to be remediated and/or the agency has not yet received final confirmation that remedial action is complete. Closed files indicate spills whose files have been closed by the lead agency. Spills are usually closed when the agency determines the

contamination relating to the spill has been remediated to meet the applicable standards. Spill files may be closed even though contaminants in soil and groundwater do not meet applicable standards; this is especially true if groundwater is not relied upon for purposes of consumption or other institutional controls exist which minimize or prevent exposure to remaining contamination. Closed spill files always have the possibility of being reopened if additional information is received by the agency that demonstrates an increased risk to human health or the environment.

EDR Database Acronym:	*Subject Property*:	*Adjoining Properties*:	*Impact to Subject Property*	*Rationale*
NY SPILLS - Open File	No	0 / 0*	None	Not Present
NY SPILLS - Closed File	No	2 / 0*	Not Anticipated	See Below

- NYSDEC Spill #0703884, located at Nimo Transformer, at 1 Kent Street, the adjoining property to the west/northwest (topographically up-gradient) of the subject property, occurred on July 6, 2007 due to equipment failure. Approximately 5-gallons of transformer oil was spilt on asphalt and cars below. The spill was cleaned. The spill file was closed November 21, 2007.

- NYSDEC Spill #2102176, located at Central Towers Apartments, at 400 Central Avenue, the adjoining property to the north/northwest (topographically up-gradient) of the subject property, occurred on June 7, 2021 due to equipment failure. Approximately 10-gallons of transformer oil was spilt. Contents were drummed and the transformer was removed. The spill was closed November 16, 2021.

Based on the nature of these releases in relation to the subject property and the files being closed to the satisfaction of the NYSDEC, PVE does not consider these listings to represent RECs.

A FOIL request was submitted to NYSDEC. If further information is received at a later date and modifies the conclusions of this report, PVE will notify the user of the report.

State Leaking Storage Tank List

NYSDEC maintains a database of leaking registered storage tank incident reports (LTANKS). Further information can be reviewed in Appendix B.

Open files indicate spills that have not been closed by the lead agency, which may indicate that contamination remains to be remediated and/or the agency has not yet received final confirmation that remedial action is complete. Closed files indicate spills whose files have been closed by the lead agency. Spills are usually closed when the agency determines the contamination relating to the spill has been remediated to meet the applicable standards. Spill files may be closed even though contaminants in soil and groundwater do not meet applicable standards; this is especially true if groundwater is not relied upon for purposes of consumption or other institutional controls exist which minimize or prevent exposure to remaining contamination. Closed spill files always have the possibility of being reopened if additional

information is received by the agency that demonstrates an increased risk to human health or the environment. Due to the high frequency of LTANKs in the applicable search radius, only those that cannot be precisely located (orphans) or those thought to have a potentially negative environmental impact on the subject property are summarized below. All LTANKs files, both closed and open, within the search radius were reviewed.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.5 mile*:	*Impact to Subject Property*	*Rationale*
NY LTANKS - Open File	No	0 / 0*	None	Not Present
NY LTANKS - Closed File	No	26 / 0*	Not Anticipated	See Below

- NYSDEC Spill #9804545, located at Central Towers Apartments, at 400 Central Avenue, the adjoining property to the north/northwest (topographically up-gradient) of the subject property, occurred on July 10, 1998 due to a tank overfill. The tank was closed in place by West Central Environmental on March 4, 1998. The soil surrounding the tank was tested due to contamination. Tom Sperbeck, from the NYSDEC, requested the tank be filled in. The spill file was closed March 31, 2000.

- NYSDEC Spill #0700636, located at Getty Central Avenue, at 409 Central Avenue Route 5, 327 feet north (topographically up-gradient) of the subject property, occurred on April 17, 2007, due to an unknown amount of petroleum being spilt. Two (2) USTs were being decommissioned and were discovered with holes. A UST Closure Report, dated January 3, 2008, stated concentrations of contaminants in soil samples did not meet standards. The spill file was closed July 20, 2007.

- NYSDEC Spill #9811268, located at Getty 58254 Central Avenue, at 409 Central Avenue, 327 feet north (topographically up-gradient) of the subject property, occurred on December 8, 1998 due to a tank failure. The removal of a 500-gallon fuel oil tank resulted in the discovery of holes and soil contamination. A Phase II ESA and quarterly groundwater monitoring revealed contamination in down-gradient monitoring well, MW-2, and cross-gradient monitoring well, MW-1. Additional quarterly groundwater monitoring was requested for at least three (3) more events. The spill file was closed September 29, 2006.

- NYSDEC Spill #9909403, located at Screamin' Products, at 27-29 Benson Street, the adjoining property to the south/southwest (topographically down-gradient) of the subject property, occurred on November 2, 1999 due to a tank failure. Contamination was discovered around the tank. A Closure Report was obtained by the DEC on October 4, 2000 and the spill file was closed the same day.

Based on the files being closed to the satisfaction of the NYSDEC, PVE does not consider these listings to represent RECs.

The remaining twenty-two (22) LTANK files were reviewed; based on the distance and/or down-gradient nature of these listings in relation to the subject property and the files being closed to the satisfaction of the NYSDEC, PVE does not consider these listings to represent RECs.

A FOIL request was submitted to NYSDEC. If further information is received at a later date and modifies the conclusions of this report, PVE will notify the user of the report.

3.7 Brownfield Sites and Environmental Restoration Program Listings

A Brownfield is any real property where redevelopment or reuse may be complicated by the presence or potential presence of hazardous waste, petroleum, pollutants, or contaminants. In an effort to spur the cleanup and redevelopment of brownfields, New Yorkers approved a $200 million Environmental Restoration or Brownfields Fund as part of the $1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program (NY ERP), the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.5 mile*:	*Impact to Subject Property*	*Rationale*
NY BROWNFIELDS	No	0 / 0*	None	Not Present
NY ERP	No	1 / 0*	Not Anticipated	See Below

NY ERP:

- Central Avenue Properties, located at 524-526 Central Avenue & 455 Manning Boulevard, 1,377 feet north/northwest (topographically up-gradient) of the subject property. There is potential for subsurface impacts from USTs, floor drains, and from the historical use of the site as a paint shop and automobile repair shop. Investigation and remediation have been completed at the site.

Based on the distance of this listing in relation to the subject property, PVE does not consider this listing to represent a REC.

3.8 State Voluntary Cleanup Program Sites

The VCP was established to address the environmental, legal, and financial barriers that hinder redevelopment and reuse of contaminated sites, and to enhance private sector cleanup of Brownfield sites by enabling parties to remediate using private rather than public funds.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.5 mile*:	*Impact to Subject Property*	*Rationale*
NY VCP	No	0 / 0*	None	Not Present

3.9 Federal & State Engineering & Institutional Controls, & Activity & Use Limitations

Activity and use limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a site or facility to reduce or eliminate potential exposure to contaminants or to prevent activities that could interfere with the effectiveness of a response action protecting public health or the environment. AULs are often recorded at the land title office (commonly the County Clerk's office). AUL information is not typically contained in a chain of title report. In some cases, an AUL may not have been filed at the land title office but may be found in a separate environmental agency database.

Engineering control (EC) and institutional control (IC) listings are maintained by the USEPA and NYSDEC and are controls designed to prevent exposure to contaminants remaining on a site. Engineering and institutional controls are types of AULs. Engineering controls are physical modifications to a site. Institutional controls are legal or administrative restrictions on the use of, or access to, a site.

Readily available EC and IC listings were reviewed by EDR, but other AUL information may be applicable. If an AUL search was conducted as part of the environmental liens search, the results are indicated below. However, AULs may only exist in project documentation, which may not be readily available to the environmental professional. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Impact to Subject Property*	*Rationale*
US ENG CONTROLS	No	None	Not Present
NY ENG CONTROLS	No	None	Not Present
US INST CONTROL	No	None	Not Present
NY INST CONTROL	No	None	Not Present
AULs	Not Searched	N/A	Not Searched

3.10 Environmental Liens

An environmental lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§9607(1) & 9607(r) and similar state or local laws. The environmental liens report is provided in Appendix B.

	Subject Property:	*Impact to Subject Property*	*Rationale*
Environmental Liens	No	N/A	Not Present

3.11 Other Conditions of Concern

Manifests

A manifest is a document that lists and tracks hazardous waste from the generator, through transporters, to a TSD facility indicating that hazardous wastes have been properly transported in accordance with state and federal regulations. Details pertaining to these sites can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Adjoining Properties:*	*Impact to Subject Property*	*Rationale*
NY MANIFEST	No	1 / 0*	Not Anticipated	See Below
NJ MANIFEST	No	0 / 0*	None	Not Present

- Watkins Spring Company, located at 368 Central Avenue, the adjoining property to the east/northeast (topographically up-gradient) of the subject property. No additional information is provided.

Based on the lack of violations for the property described in the manifests, PVE does not consider this listing to represent a REC.

Drycleaners

EDR has searched NYSDEC's list of registered drycleaning facilities. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.25 mile*:	*Impact to Subject Property*	*Rationale*
NY DRYCLEANERS	No	2 / 0*	Potentially	See Below

- 565 Washington Avenue, 437 feet west/southwest (topographically up-gradient) of the subject property, is identified as RKO Dry Cleaners & Tailors.

Based on the information described in Section 3.1 for the same property, proximity and up-gradient nature of this listing in relation to the subject property, PVE considers this listing to represent a REC.

- 610 Clinton Avenue, 887 feet east/northeast (topographically up-gradient) of the subject property, is identified as A-1 Wash'N Clean.

Based on the distance of this listing in relation to the subject property, PVE does not consider this listing to represent a REC.

Historic Service Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.25 mile*:	*Impact to Subject Property*	*Rationale*
EDR Hist Auto	Yes	35 / 0*	Potentially	See Below

- 135 Ontario Street, the subject property, is identified as Arbee Service Co Gas Station from 1950.

- 126 Ontario Street, the subject property, is identified as 00 Crosstown Service from 1960.

- 264 Bradford Street, the adjoining property to the northwest (topographically up-gradient) of the subject property, is identified as Wendell John D Inc Body Shop from 1971 to 1975.

- 247 Bradford Street, the adjoining property to the north/northwest (topographically up-gradient) of the subject property, is identified as Klochs Auto Electric Service from 1965.

- 131 Ontario Street, the adjoining property to the north (topographically up-gradient) of the subject property, is identified as Crosstown Service Station from 1965.

- 396 Central Avenue, the adjoining property to the north (topographically up-gradient) of the subject property, is identified as Roemer &Voelker Auto Electric Service from 1930 to 1940.

- 368 Central Avenue, the adjoining property to the east/northeast (topographically up-gradient) of the subject property, is identified as Watkins Co Auto Repair & Service from 1969 to 2002.

- 394 Central Avenue, the adjoining property to the north (topographically up-gradient) of the subject property, is identified as Central Service Sation from 1969 to 1983.

- 122 West Street, the adjoining property to the south/southeast (topographically up-gradient) of the subject property, is identified as Albany Diamond Cab Auxiliary from 1965 to 1994.

- 118 West Street, 146 feet south/southeast (topographically up-gradient) of the subject property, is identified as Hyney Fayette A Auto Repair from 1935 to 1988.

- 338 Central Avenue, 256 feet east (topographically up-gradient) of the subject property, is identified as Stewart Products Service Station from 1921.

- 112 West Street, 270 feet south/southeast (topographically up-gradient) of the subject property, is identified as Pipe Ernest Auto Repairer from 1930.

Based on the proximity and up-gradient nature of these listings in relation to the subject property, and some listings having historically operated on the subject property, PVE considers these listings to represent RECs.

- 553 Washington Avenue, 307 feet southwest (topographically up-gradient) of the subject property, is identified as Mikes Mobil Service Station from 1950 to 1975.

- 409 Central Avenue, 327 feet north (topographically up-gradient) of the subject property, is identified as Getty Service Station from 1950 to 2014.

- 355 Central Avenue, 330 feet east (topographically up-gradient) of the subject property, is identified as General Automatic Transmission from 1965.

- 351 Central Avenue, 365 feet east (topographically up-gradient) of the subject property, is identified as Bussey James W Inc Automobiles from 1925 to 1930.

- 430 Central Avenue, 372 feet north/northwest (topographically up-gradient) of the subject property, is identified as Schuyler Hudson Auto 10RP from 1935 to 1950.

- 183 Bradford Street, 447 feet southeast (topographically up-gradient) of the subject property, is identified as Klocks Auto Electric Service from 1930 to 2014.

- 448 Central Avenue, 464 feet north/northwest (topographically up-gradient) of the subject property, is identified as Forlanis ESSO Service from 1950 to 1960.

- 103 West Streeet, 475 feet southeast (topographically up-gradient) of the subject property, is identified as EDK Automotive Inc Auto Repair & Service from 1998 to 2014.

- 318 Central Avenue, 481 feet east/southeast (topographically up-gradient) of the subject property, is identified as Hakes & Le Bourveau Inc from 1940 to 1950.

- 144 Quail Street, 496 feet south/southeast (topographically up-gradient) of the subject property, is identified as Albany Transmission Auto Repair from 1979 to 1988.

- 84 Benson Street, 497 feet west (topographically up-gradient) of the subject property, is identified as Mosher EDW A Auto Repair from 1930 to 1945.

- 515 Washington Avenue, 504 feet south (topographically up-gradient) of the subject property, is identified as Ridgeways ESSO Service from 1950 to 1971.

- 314 Central Avenue, 538 feet (topographically up-gradient) of the subject property, is identified as Burlingame O Motors Corp from 1935.

- 174 Bradford Street, 553 feet southeast (topographically up-gradient) of the subject property, is identified as Stages Auto Refinishing from 1940 to 1945.

- 450 Central Avenue, 565 feet north/northwest (topographically up-gradient) of the subject property, is identified as Central Automobile Company from 1940.

- 95 West Street, 571 feet southeast (topographically up-gradient) of the subject property, is identified as Walker WM Repairman from 1975.

- 327 Central Avenue, 580 feet east/southeast (topographically up-gradient) of the subject property, is identified as Amar Mobile Center from 2014.

- 505 Washington Avenue, 622 feet south/southeast (topographically up-gradient) of the subject property, is identified as Car Care Transmission Service Inc from 1972 to 2007.

- 500 Elk Street, 623 feet northeast (topographically up-gradient) of the subject property, is identified as Jarrett Motors Body Shop from 1955.

- 327 Sherman Street, 624 feet east (topographically up-gradient) of the subject property, is identified as Erhardt Fredk F Elec Repair from 1950.

- 502 Elk Street, 640 feet northeast (topographically up-gradient) of the subject property, is identified as Elk Garage from 1930 to 1945.

- 462 Central Avenue, 651 feet north/northwest (topographically up-gradient) of the subject property, is identified as Berkshire Motor Car Co Inc Service Station from 1930 to 1955.

- 704 Clinton Avenue, 659 feet north (topographically up-gradient) of the subject property, is identified as Burbank E Auto Sales & Service from 1940.

- 532 Washington Avenue, 473 feet south (topographically down-gradient) of the subject property, is identified as Washington Service from 1950 to 1965.

- 183 Spring Street, 534 feet south/southwest (topographically down-gradient) of the subject property, is identified as RK Body Works from 1935 to 2014.

- 124 West Street, the adjoining property to the south (topographically down-gradient) of the subject property, is identified as PAJs Garage from 1935 to 2002.

Based on the distance and/or down-gradient nature of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.

Historic Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash and dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.25 mile*:	*Impact to Subject Property*	*Rationale*
EDR Hist Cleaner	No	13 / 0*	Potentially	See Below

- 374 Central Avenue, the adjoining property to the north/northeast (topographically up-gradient) of the subject property, is identified as Hing Lee Laundry from 1921 to 1940.

- 129 Quail Street, 266 feet south/southeast (topographically up-gradient) of the subject property, is identified as Woodlawn Cleaners & Tailors from 1985.

- 433 Central Avenue, 365 feet north (topographically up-gradient) of the subject property, is identified as Kearns Eva P Mrs Hand from 1935.

- 432 Central Avenue, 375 feet north/northwest (topographically up-gradient) of the subject property, is identified as Buchheims Cleaners & Dryers from 1950 to 2013.

- 122 Quail Street, 440 feet east/southeast (topographically up-gradient) of the subject property, is identified as Commodore Cleaners from 1955 to 1975.

- 566 Washington Avenue, 459 feet southwest (topographically up-gradient) of the subject property, is identified as RKO Cleaners from 1965 to 2002.

- 115 Quail Street, 576 feet east (topographically up-gradient) of the subject property, is identified as Tolodus Christopher Shoe from 1950.

- 507 Washington Avenue, 595 feet south/southeast (topographically up-gradient) of the subject property, is identified as 505 507 Du Rite Laundry Inc from 1921 to 1935.

Based on the proximity and up-gradient nature of this listing in relation to the subject property, PVE considers these listings to represent RECs.

- 505 Washington Avenue, 622 feet south/southeast (topographically up-gradient) of the subject property, is identified as Du Rite Laundry Inc from 1925 to 1960.

- 514 Washington Avenue, 654 feet south (topographically up-gradient) of the subject property, is identified as Herkowits Sami Cleaners and Dryers from 1965 to 1981.

- 519 Washington Avenue, 431 feet south (topographically down-gradient) of the subject property, is identified as Fifth Avenue Laundromat from 1997.

- 520 Washington Avenue, 607 feet south (topographically down-gradient) of the subject property, is identified as Fifth Avenue Laundromat from 1992.

- 160 Spring Street, 644 feet south/southwest (topographically down-gradient) of the subject property, is identified as RKO Cleaners & Dyer from 1950 to 1960.

Based on the distance and/or down-gradient nature of these listings in relation to the subject property, PVE does not consider these listings to represent RECs.

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. Further information can be reviewed in Appendix B.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.5 mile*:	*Impact to Subject Property*	*Rationale*
US BROWNFIELDS	No	1 / 0*	Potentially	See Below

- 566 Washington Avenue, 459 feet southwest (topographically up-gradient) of the subject property. A Phase I ESA has been completed for this property. The site has historically operated as a dry cleaning facility with a fire that occurred in December 2000.

Based on the distance and up-gradient nature of this listing in relation to the subject property, PVE considers this listing to represent a REC.

4.0 Physical Setting Analysis

The physical setting of the subject property was evaluated by consulting regional maps and other sources. Following is a summary of this review.

4.1 7.5 Minute USGS Topographic Map

According to the Albany, New York USGS topographic map, the subject property is approximately 219 feet above mean sea level.

4.2 Regional Hydrogeology

Based on topography, groundwater is presumed to flow to the east, toward the Hudson River.

5.0 Site Reconnaissance

PVE personnel inspected the subject property on April 24, 2023. The site reconnaissance and interviews were conducted by Trevor Treglia. Photographs are attached in Appendix D.

The reconnaissance included a walk-through of all accessible interior common areas of the subject property and exterior locations. Adjoining properties were visually assessed from the subject property boundary, public right-of-ways, or other vantage points, and are summarized in Section 2.3. The entire subject property was inspected.

5.1 General Site Observations Table

Below are items visually and/or physically observed. Items marked with "†" are defined below.

Item	Observed at Site or Known to Exist		Further explanation below	Brief notes
	Yes	No		
Storage Tanks	X		X	A fill port at 135 Ontario Street.
Drums†		X		
Hazardous† or Regulated Substances		X		
Petroleum Products† Containers		X		
Unidentified Substance Containers		X		
Polychlorinated Biphenyls (PCBs)		X		
Evidence of Solid Waste Disposal (including mounds or filled areas)		X		
Strong, Pungent, or Noxious Odors		X		
Pools of Liquid		X		
Stained Soil or Pavement		X		
Corrosion		X		
Stressed Vegetation		X		
Septic Systems		X		
Pits, Ponds, or Lagoons†		X		
Floor Drains or Sumps†		X		
Wastewater†		X		
Liquid discharges into drainage systems, including stormwater		X		

Item	Observed at Site or Known to Exist		Further explanation below	Brief notes
	Yes	No		
Wells (including dry wells†)		X		
Other Conditions of Concern		X		

Definitions

Drum: A container (typically, but not necessarily, holding 55 gallons) that may be used to store hazardous substances or petroleum products.

Dry wells: Underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and unintentional) and wastewater disposal (often illegal).

Hazardous substance: A substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C.§9601(14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C.§§6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."

Petroleum products: Those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.)

Pits, Ponds, or Lagoons: Man-made or natural depressions in a ground surface that are likely to hold liquids or sludge containing hazardous substances or petroleum products. The likelihood of such liquids or sludge being present is determined by evidence of factors associated with the pit, pond, or lagoon, including, but not limited to, discolored water, distressed vegetation, or the presence of an obvious wastewater discharge.

Sump: A pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or are stored.

Wastewater: Water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Wastewater does not include water originating on or passing through or adjacent to a site, such as stormwater flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

5.2 Site Visit Observations

The subject property consists of four (4) tax parcels (65.54-1-67, 65.46-2-9.1, 65.54-2-1, & 65.54-2-2) with a vacant office structure, one (1) vacant educational structure, a paved parking lot, and an unimproved vacant lot.

Tax ID #65.54-1-67:

This property contains a vacant office structure with a parking lot. Natural gas utilities were observed along the northeastern corner of the structure. This structure contains offices and school rooms such as classrooms, computer rooms, etc. Boiler units, water utilities, natural gas utilities, and electric utilities are located in a utility room located in the eastern section of the structure. Cabinets of paints and wood stain were observed in a storage room in the southern section of the structure. Debris is dispersed through the structure. This structure is heavily deteriorated with water damage.

Adjoining properties to the north consist of a veterinary hospital, a parking lot, an auto body shop, and a warehouse/storage. Adjoining properties to the east consist of residential dwellings. Adjoining properties to the south consist of an auto body shop, a warehouse/storage, a parking lot, and residential dwellings. Adjoining properties to the west consist of residential dwellings.

Tax ID #65.46-2-9.1:

This property is a vacant educational structure. Natural gas utilities and a heating oil fill port were observed along the northern exterior of the structure. No basement or tank was observed/encountered at the time of inspection. Debris is dispersed throughout the structure. This structure is heavily deteriorated with water damage.

Adjoining properties to the north consist of a warehouse/storage, residential dwellings, downtown row buildings, and a veterinary hospital. Adjoining properties to the east consist of a parking lot, and an office building. Adjoining properties to the south consist of an office building and residential dwellings. Adjoining properties to the south and west consist of residential dwellings.

Tax ID #65.54-2-1:

This property is a paved parking lot. A storm drain was observed in the central portion of the lot. Debris was observed along the southern border of this parcel.

Adjoining properties to the north consist of an office building. Adjoining properties to the east consist of residential dwellings, and an auto body shop. Adjoining properties to the south and west consist of residential dwellings and vacant residential land.

Tax ID #65.54-2-2:

This property is a small unimproved vacant lot with portions of asphalt and grass. Debris was observed along the southern border of this parcel.

Adjoining properties to the north consist of an office building. Adjoining properties to the east consist of residential dwellings, and an auto body shop. Adjoining properties to the south and west consist of residential dwellings and vacant residential land.

6.0 Property History

The history of the subject property and surrounding area was researched through a review of readily ascertainable standard historical sources. These sources may include current and past owners, property records, recorded land title records, property tax files, building department records, and/or zoning and land use records. This review was conducted in order to identify those uses that are likely to have led to recognized environmental conditions. Following is a summary of these findings. Specific sources are documented first, followed by a summary at the end of this section, which may include information initially described in other sections of this report.

6.1 Property Ownership

Property ownership history was researched through the City of Albany Assessor's Office. Previous owners and the approximate date of purchase are listed below. This ownership record is based on reasonably attainable information, may be incomplete, and does not constitute a title search.

No information was obtained before the completion of this report.

6.2 Topographic Maps

Topographic maps were provided by Historic Aerials (http://www.historicaerials.com/). Below is a discussion of the changes to the subject property and pertinent changes in surrounding properties:

1893	Structures density is too high to discern individual structures.
1895	See 1893 description.
1898	See 1893 description.
1900	See 1893 description.
1905	See 1893 description.
1909	See 1893 description.
1911	See 1893 description.
1915	See 1893 description.
1922	See 1893 description.
1927	See 1893 description.

1930	See 1893 description.
1940	See 1893 description.
1947	See 1893 description.
1950	See 1893 description.
1956	Structures are depicted to the east/northeast of the subject property.
1965	See 1956 description.
1981	See 1956 description.
2000	See 1956 description.
2013	No structures are depicted.
2016	See 2013 description.
2019	See 2013 description.

6.3 Aerial Photographs

Aerial photographs were provided by Historic Aerials (http://www.historicaerials.com/). Below is a discussion of the changes to the subject property and pertinent changes in surrounding properties:

1952	Subject Property: 65.46-2-9.1: A structure similar in size and footprint to the present-day structure is observed on the subject property. 65.54-1-67: The subject property is void of structures. 65.54-2-1: The subject property is void of structures. 65.54-2-2: A structure is observed on the subject property. Adjoining Properties: Structures surround the subject property. Nearby Properties: Structures surround the subject property.
1985	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: A structure similar in size and footprint to the present-day structure is observed on the subject property. 65.54-2-1: See 1952 description. 65.54-2-2: See 1952 description.

	Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.
1986	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: See 1985 description. 65.54-2-1: See 1952 description. 65.54-2-2: See 1952 description. Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.
1994	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: See 1985 description. 65.54-2-1: See 1952 description. 65.54-2-2: See 1952 description. Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.
2001	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: See 1985 description. 65.54-2-1: See 1952 description. 65.54-2-2: See 1952 description. Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.
2004	Photograph not available.
2006	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: See 1985 description. 65.54-2-1: See 1952 description. 65.54-2-2: See 1952 description. Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.

2007	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: See 1985 description. 65.54-2-1: See 1952 description. 65.54-2-2: See 1952 description. Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.
2009	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: See 1985 description. 65.54-2-1: See 1952 description. 65.54-2-2: See 1952 description. Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.
2011	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: See 1985 description. 65.54-2-1: See 1952 description. 65.54-2-2: See 1952 description. Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.
2013	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: See 1985 description. 65.54-2-1: See 1952 description. 65.54-2-2: See 1952 description. Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.
2015	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: See 1985 description. 65.54-2-1: See 1952 description. 65.54-2-2: See 1952 description.

	Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.
2017	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: See 1985 description. 65.54-2-1: See 1952 description. 65.54-2-2: The subject property is void of structures. Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.
2019	Subject Property: 65.46-2-9.1: See 1952 description. 65.54-1-67: See 1985 description. 65.54-2-1: See 1952 description. 65.54-2-2: See 2017 description. Adjoining Properties: See 1952 description. Nearby Properties: See 1952 description.

6.4 Fire Insurance Maps

Fire Insurance maps were provided in the EDR report and are attached in Appendix B. Below is a discussion of the changes to the subject property and pertinent changes in surrounding properties:

1892	Subject Property: 65.46-2-9.1: Subject property is void of structures. 65.54-1-67: Multiple 2-story dwelling structures are depicted on the subject property. 65.54-2-1: Subject property is void of structures. 65.54-2-2: Subject property is void of structures. Adjoining Properties: No properties of environmental pertinence. Nearby Properties: A property labeled Lumber Year is depicted approximately 195-feet east (topographically up-gradient) of the subject property. The Albany Electric R.R. Co is depicted with a car depot and carpenter shop approximately 200-feet south (topographically up/cross-gradient) of the subject property. A structure labeled Coal House is depicted approximately 440-feet south/southwest (topographically up-gradient) of the subject property.

1908	Subject Property: 65.46-2-9.1: Two (2) 1-story structures are depicted on the subject property. Structures are shared with 65.46-2-9.2. 65.54-1-67: Former dwellings are replaced with larger dwellings. The subject property has sections labeled as "Lumber", "Lumber Shed", and Lumber Pile". 65.54-2-1: See 1892 description. 65.54-2-2: See 1892 description. Adjoining Properties: Lumber sheds and a 10,000-gallon tank are depicted on the adjoining property to the east (topographically up-gradient) of the subject property. United States Co. Car Barns is depicted on the adjoining property to the south/southeast (topographically cross/up-gradient) of the subject property. Nearby Properties: Previously mentioned properties are no longer depicted. A repair shop is depicted in the place of the carpenter shop and a carriage & auto structure is depicted in place of the coal house. Three structures labeled Coal Shed are depicted approximately 460-feet east (topographically up-gradient) of the subject property. Two (2) Black Smiths and a Garage are depicted approximately 450, 465, & 500-feet south (topographically up-gradient) of the subject property. A structure labeled Sausage and Sugar Factory is depicted approximately 180-feet north (topographically cross-gradient) of the subject property.
1909	Properties are not depicted.
1934	Subject Property: 65.46-2-9.1: See 1892 description. 65.54-1-67: Previous structures and sections are no longer depicted. The subject property is labeled "John Kurtz Lumber" with lumber storage and lumber piles. 65.54-2-1: The subject property is lumber storage for John Kurtz Lumber. 65.54-2-2: A 2-story structure labeled "Building Material Storage" is depicted on the subject property, this structure is apart of John Kurtz Lumber. Adjoining Properties: A 1-story structure labeled "Auto Rep" with two (2) gas tanks is depicted on the adjoining property to the south (topographically down-gradient) of the subject property. A structure labeled as Auto Rep and Black Smith is depicted on the adjoining property to the east/northeast (topographically cross-gradient) of the subject property. The adjoining lumber property is not labeled as John Kurts Jr Lumber Dealer. The adjoining property with the 10,000-gallon tank is now labeled United Traction Co. An Auto Rep is depicted on the adjoining property to the south (topographically cross-gradient) of the subject property. A structure labeled Private garage is depicted to the west (topographically cross-gradient) of the subject property. Nearby Properties: The three (3) coal sheds are now combined and labeled as Coal Yard. A structure labeled Auto Rep is depicted approximately 500-feet east (topographically up-gradient) of the subject property. The carriage & auto structure is now labeled as a Private Garage. A structure labeled Auto Electric Services is depicted approximately

	260-feet east (topographically up-gradient) of the subject property. Two (2) structures labeled Auto Rep and Auto Paints are depicted approximately 150-feet south (topographically cross-gradient) of the subject property. The two (2) black smiths and garage to the south are now labeled as a Filling Station with two (2) tanks, an Auto Works Shop, and a Private Garage. A structure labeled Auto Rep is depicted approximately 490-feet (topographically up-gradient) of the subject property. A Filling Station is depicted approximately 505-feet west/southwest (topographically cross-gradient) of the subject property. A structure labeled Auto Sales & Garage is depicted approximately 950-feet north/northeast (topographically up-gradient) of the subject property.
1935	Subject Property: 65.46-2-9.1: A structure labeled "Albany Transit Garage & Rep. Shop" is depicted on the subject property, this structure is shared with 65.46-2-9.2. Additionally, an office for the Albany Transit Garage and a filling station with multiple gas tanks is depicted on the subject property. 65.54-1-67: Subject property is not depicted. 65.54-2-1: Subject property is not depicted. 65.54-2-2: Subject property is not depicted. Adjoining Properties: A structure labeled "Albany Transit Garage & Rep. Shop" is depicted on the northwestern adjoining property (topographically down-gradient) of the subject property, this structure is shared with 65.46-2-9.1. A structure labeled Auto Rep is depicted on the adjoining property to the north/northeast (topographically cross-gradient) of the subject property. A structure labeled Fort Orange Chemical Co MFG is depicted on the adjoining property to the north (topographically cross-gradient) of the subject property. Nearby Properties: An Auto Sales structure is depicted approximately 180-feet north/northwest (topographically cross-gradient) of the subject property. A Green House is depicted approximately 270-feet west (topographically cross-gradient) of the subject property.
1950	Subject Property: 65.46-2-9.1: Subject property is not depicted. 65.54-1-67: See 1934 description. 65.54-2-1: The subject property is void of structures and labeled John Kurtz Jr. & Sons. 65.54-2-2: See 1934 description. Adjoining Properties: The filling station is depicted with one (1) additional gas tank. Is depicted alongside the southern adjoining Auto Rep. The Auto Rep to the south/southwest and private garage to the west are no longer depicted. Nearby Properties: A structure labeled Auto Sales is depicted approximately 335-feet east (topographically up-gradient) of the subject property. The coal yard, auto electric service to the east, filling station to the south, and auto rep to the south are no longer

	depicted. The private parking garage to the south is now labeled as Auto Rep.
1951	Subject Property: 65.46-2-9.1: A structure labeled "United Transportation Co Inc" is depicted on the subject property. Additionally, the office is replaced with a postal service office. The structure is in similar size and footprint to the present day structure. 65.54-1-67: See 1935 description. 65.54-2-1: See 1935 description. 65.54-2-2: See 1935 description. Adjoining Properties: A structure labeled "Tobin Packaging Co garage & Ware House" is now depicted on the northwestern adjoining property. The Auto Rep depicted on the adjoining property to the north/northeast is now depicted as a Rug & Furniture Cleaning business. The adjoining properties to the north/northeast (topographically cross-gradient) of the subject property are a Used Auto Sales with Rep and to the south a Filling Station. Nearby Properties: The auto sales and service structure to the north is now labeled as Jones MFG Co. Inc, Children's Dresses.
1989	Subject Property: 65.46-2-9.1: See 1951 description. 65.54-1-67: A large structure is depicted similar in size and footprint to the present-day structure with a parking lot. 65.54-2-1: The subject property is labeled as the present-day parking lot. 65.54-2-2: The 2-story structure is depicted with no identification. Adjoining Properties: The gas station is depicted to the south is no longer depicted, in its place is auto sales and painting. All previously mentioned adjoining properties are no longer depicted, except for the north/northeast Auto Rep and the cleaning structure which is now depicted as an Auto Rep. Nearby Properties: The Janes MFG structure is now labeled as Factory Building. The auto sales and garage to the south and filling station to the west are no longer depicted.
1990	Subject Property: 65.46-2-9.1: See 1951 description. 65.54-1-67: See 1989 description. 65.54-2-1: See 1989 description. 65.54-2-2: See 1989 description. Adjoining Properties: See 1989 description. Nearby Properties: See 1989 description.
1992	Subject Property: 65.46-2-9.1: The structure is labeled "Youth Center".

	65.54-1-67: See 1989 description. 65.54-2-1: See 1989 description. 65.54-2-2: See 1989 description. Adjoining Properties: See 1989 description. Nearby Properties: See 1989 description.
1993	Subject Property: 65.46-2-9.1: See 1992 description. 65.54-1-67: See 1989 description. 65.54-2-1: See 1989 description. 65.54-2-2: See 1989 description. Adjoining Properties: See 1989 description. Nearby Properties: See 1989 description.
1994	Subject Property: 65.46-2-9.1: See 1992 description. 65.54-1-67: See 1989 description. 65.54-2-1: See 1989 description. 65.54-2-2: See 1989 description. Adjoining Properties: See 1989 description. Nearby Properties: See 1989 description.
1995	Subject Property: 65.46-2-9.1: See 1992 description. 65.54-1-67: See 1989 description. 65.54-2-1: See 1989 description. 65.54-2-2: See 1989 description. Adjoining Properties: See 1989 description. Nearby Properties: See 1989 description.
1997	Subject Property: 65.46-2-9.1: See 1992 description. 65.54-1-67: See 1989 description. 65.54-2-1: See 1989 description. 65.54-2-2: See 1989 description. Adjoining Properties: See 1989 description.

	Nearby Properties: See 1989 description.

6.5 City Directories

City directories list telephone company records of past occupants and businesses for an address by year and is reviewed to determine if past occupants and businesses of the subject property and adjacent properties may have led to recognized environmental conditions. The city directory report is attached in Appendix B.

Subject Property

130 Ontario Street
2017 – La Salle Prevention Program
St Cathernes Center for Children
2014 – Hispanic Outreach Services
La Salle Prevention Program
2010 – Hispanic Outreach SVC
La Salle Prevention Program
2005 – Community Maternity Services
La Salle Family Prevention
La Salle Prevention Program
Hispanic Outreach
Hispanic Outreach Services
New NY State Child Care Coordinating
2002 – Center for Family & Youth
La Selle Prevention Program Schools
New York State Head Start Assn
2000 – Similar businesses as listed above.
1997 – Similar businesses as listed above.
1995 – Similar businesses as listed above.
1992 – Similar businesses as listed above.
1985 – Similar businesses as listed above.
1981 – Similar businesses as listed above.
1975 – Similar businesses as listed above.
1971 – Similar businesses as listed above.
1965 – Similar businesses as listed above.

135 Ontario Street
2014 – Center for Family & Youth
Project Strive
2010 - Center for Family & Youth
Project Strive
2005 – Project Strive
The Center for the Advancement

2002 – Family Services Program
Project Strive
2000 – Similar businesses as listed above.
1997 – Similar businesses as listed above.
1995 – Similar businesses as listed above.
1992 – Similar businesses as listed above.
1985 – Similar businesses as listed above.
1981 – Similar businesses as listed above.
1975 – Similar businesses as listed above.
1971 – Similar businesses as listed above.
1965 – Similar businesses as listed above.
1960 – Similar businesses as listed above.
1955 – Vacant
1950 – Arbee Service Co Gas Station
1945 – Albany Transit Co Inc
Arbee Service Co Gas Station
United Transportation Co
1940 – Albany Transit Co Inc
Arbee Service Co Gas Station
United Transportation Co
1935 – Albany Transit Co Inc
Arbee Service Co Gas Station
1930 – Albany Transit CO
Arbee Service Co Filling Station
1921 – Mack International Motor
Truck Corp

Adjoining Properties

Nearby property addresses were obtained from the Albany County Parcel Viewer (Albany County Interactive Mapping (arcgis.com) and are listed in Section 2.3. Only environmentally pertinent occupants and businesses are listed below.

29 Benson Street
1950 – Garage
1945 – Garage

352 Central Avenue
1955 – Kurtz John & Son Lumber
1950 – Kurtz John & Son Lumber
1945 – Kurtz John & Son Lumber
1940 – Kurtz John & Son Lumber
1935 – Kurtz John & Son Lumber
1930 – Kurtz John & Son Lumber
1925 – Kurtz John & Son Lumber
1921 – Kurtz John & Son Lumber

368 Central Avenue
2020 – Watkins Spring Co Inc
2017 – Watkins Spring Co Inc
2014 – Watkins Spring Co Inc
2010 – Watkins Spring Co Inc
AAA Auto Service
2002 – Watkins Spring Co Inc
AAA Auto Service
2000 – Watkins Spring Co Inc
AAA Auto Service
1997 – Watkins Spring Co Inc
1995 – Watkins Spring Co Inc
AAA Auto Service
1992 – Watkins Spring Co Inc
AAA Auto Service
1985 – Watkins Spring Co Inc
1981 – Watkins Spring Co Inc
1975 – Watkins Spring Co Inc
1965 – Watkins Spring Co Inc
1960 – Watkins Spring Co Inc
1955 – Watkins Spring Co Inc
1950 – Watkins Spring Co Inc
1945 – Watkins Spring Co Inc
1940 – Watkins Spring Co Inc
1935 – Watkins Spring Co Inc
1930 – Watkins Spring Co Inc
1925 – Watkins Spring Co Inc
1921 – Watkins Spring Co Inc

396 Central Avenue
1950 – Awnings & Tents MFRs
1940 – Roemer & Zeller Auto Repairs
1935 – Roemer & Zeller Auto Electric Service
1930 – Roemer & Voelker Auto Electric Services
1925 – Sipperley Charles L Automobiles

121 Quail Street
2020 – Albany Laundry
2017 – Laundry Center
2014 – Albany Laundry
2010 – Albany Laundry
1971 – United Traction Co Garage
1921 – Scuderi Josheph Shoe Repairer

122 West Street
2014 – Bobs Body & Fender
2010 – Bobs Body & Fender
2005 – Bobs Body & Fender
2002 – Bobs Body & Fender
Painting
Park Auto Sales
2000 – Bobs Body & Fencer
Park Auto Sales
1997 – Bobs Body & Fencer
Park Auto Sales
1995 – Bobs Body & Fencer
Park Auto Sales
1992 – Bobs Body & Fencer
Park Auto Sales
1985 – Park Auto
1981 – Park Auto
1975 – Park Auto
1971 – Albany Diamond Cab Inc Office
Garage
Cars Verdone A Motors Inc
1965 – Albany Diamond Cab Auxiliary
Garage
1960 – Lens Auto Body
Fender Shop

124 West Street
2020 – Cannstra Ci Auto Inc
Josheph Cannstra Ci
2017 – Cannstra Auto
2014 – Cannstra Auto
2010 – Cannstra Auto
2005 – Cannstra Auto
2002 – JMS Body Shop Inc
2000 – JMS Body Shop
1997 – JMS Body Shop
1995 – JMS Body Shop
1992 – JMS Body Shop
1985 – JMS Body Shop
1981 – JMS Body Shop
1975 – JMS Body Shop
1965 – Verdone A Motors
1960 – Pajs Garage
1955 – Lawton Harwood Gas Station
1950 – Lawton Gas Station
1945 – Lawton HG Distributer

1940 – Hufland Gustav Gas Station
1935 – Lawton HG Service Station
1930 – Lawton Harwood Gas Filling Station

6.6 Other Records and Interviews

Listed below are additional records requested and/or reviewed as part of this Phase I ESA. If information relevant to the findings and conclusions of this ESA has been received from these departments, it is summarized below and/or in other sections of this report.

Sewer & Water Records

An information request was sent to the City of Albany Sewer & Water Department requesting any information the department has regarding municipal water systems or supply wells on the site, on-site septic systems, date of installation, type, or violations associated with the site, in addition to any environmental contamination issues. Any written response from the department is included in Appendix C. If further information is received at a later date and modifies the conclusions of this report, we will notify the user of the report.

Health Agency Records

An information request was sent to the Albany County Department of Health requesting any information the department has regarding on-site septic systems, supply or monitoring wells, chemical spills, health violations, or other environmental contamination issues associated with the site. Any written response from the department is included in Appendix C. If further information is received at a later date and modifies the conclusions of this report, we will notify the user of the report.

Fire Department Records

An information request was sent to the City of Albany Fire Coordinator requesting any information the department has regarding oil or chemical spills, or other environmental contamination issues, associated with the site. Any written response from the department is included in Appendix C. If further information is received at a later date and modifies the conclusions of this report, we will notify the user of the report.

Assessor's Office

A FOIL request was sent to the City of Albany Assessor's Office to obtain any pertinent information on the subject property. Any information found at this department is included in this report.

Building Department

A FOIL request was sent to the City of Albany Building Department to obtain any pertinent information on the subject property. Any information found at this department is included in this report.

Interview - Regulatory Agency

On March 13, 2023, PVE personnel submitted a FOIL request to the NYSDEC regarding the following: PBS #4-600578, NYSDEC Spill #0703884, NYSDEC Spill #2102176, NYSDEC Spill #9804545, NYSDEC Spill #0700636, NYSDEC Spill #9811268, & NYSDEC Spill #9909403.

The NYSDEC provided documentation regarding PBS #4-600578 located at 400 Central Avenue, the adjoining property to the north (topographically up-gradient) of the subject property. The 25,000-gallon fuel tank was filled-in with concrete. On July 10, 1998, ESCO Associates Corp sent a letter to the NYSDEC regarding soil borings being installed in the vicinity of the tank. Three (3) soil samples were collected and analyzed for toxicity characteristics leaching procedure (TCLP) VOCs, and SVOCs. One (1) of the three (3) soil samples detected concentrations of toluene, P-Xylene, O-Xylene, and Tert-Butylbenzene slightly above laboratory detection limits.

The NYSDEC provided documentation regarding NYSDEC Spill #9811268. The most recent quarterly groundwater monitoring report, dated March 30, 2006, mentions monitoring wells MW-2 and MW-6 contained benzene, toluene, ethylbenzene, xylene and methyl tertiary butyl ether (MTBE) at concentrations exceeding groundwater quality standards. Monitoring well RW-2 contained MTBE at concentrations exceeding groundwater standards. Monitoring well RW-4 and RW-5 contained benzene, toluene, ethylbenzene, and xylene at concentrations exceeding groundwater standards.

Interview - Current Owner

Mr. Regan did not possess any specialized knowledge or experience that was material to recognized environmental conditions in connection with the property.

Interview - Current Operator/Occupant

Mr. Regan did not possess any specialized knowledge or experience that was material to recognized environmental conditions in connection with the property.

Interview - Past Owner

No interviews were conducted with past owners because none were provided by the user.

Interview - Past Operator/Occupant

No interviews were conducted with past operators or occupants because none were provided by the user.

Interview - User

Mr. Regan did not possess any specialized knowledge or experience that was material to recognized environmental conditions in connection with the property.

Other Interviews

No other interviews, other than those already mentioned, were conducted.

6.7 Summary of General Property History and Use

65.46-2-9.1:
The earliest available record, the 1892 Sanborn Map, depicted the subject property as vacant and void of any development. The first record depicting a structure on the subject property is the 1908 Sanborn Map which depicts two (2) small structures shared with 65.46-2-9.2. The subject property has been used as the Albany Transit Garage & Rep and the Tobin Packaging Co Garage & Warehouse as depicted in Sanborn Maps dated 1935-1950 & 1951-1989. The first record depicting a structure similar in size and footprint to the present-day structure is the Sanborn Maps dated 1992-1997 and aerial images dated 1952-2019. According to the City Directory, the structure has been used for commercial purposes as early as 1921. Additionally, according to the city directory, the subject property has been used as a gas station and truck corporation from 1921-1950. Most recently, prior to vacancy, the property was operated by La Salle Prevention Program & St Cathernes Center for Children. Currently this subject property and structure are vacant.

65.54-1-67:
The earliest available record, the 1892 Sanborn Map, depicted the subject property with multiple 2-story dwelling structures. The subject property has been used as dwellings and a lumber yard as depicted in Sanborn Maps dated 1892-1908 & 1934-1951. The first record depicting a structure in similar size and footprint to the present-day structure is the Sanborn Maps dated 1989-1997 and aerial images dated 1985-2019. According to the City Directory, the structure has been used for commercial purposes as early as 1965. Most recently, prior to vacancy, the property was operated by Center for Family & Youth. Currently this subject property and structure are vacant.

65.54-2-1:
The earliest available record, the 1892 Sanborn Map, depicted the subject property as vacant and void of any development. The first record depicting a structure on the subject property is the 1934-1950 Sanborn Map which depicts structures for John Kurts & Sons Lumber Yard. The

subject property has since been depicted as a parking lot in Sanborn Maps dated 1989-1997. Currently this subject property is a parking lot.

65.54-2-2:

The earliest available record, the 1892 Sanborn Map, depicted the subject property as vacant and void of any development. The first record depicting a structure on the subject property is the 1934 Sanborn Map which depicts a 2-story Building Materials Storage structure, a part of John Kurtz Lumber yard. The subject property has been used as John Kurtz Lumber Yard storage and an unidentified structure as depicted in Sanborn Maps dated 1934-1951 & 1989-1997. The first record depicting the subject property as vacant is the aerial images dated 2017-2019. Currently this subject property is vacant.

7.0 Findings and Conclusions

PVE personnel have conducted a Phase I Environmental Site Assessment in conformance with ASTM Standard E1527-21 of the property at 130 & 135 Ontario Street, 134 & 154 West Street, City of Albany, Albany County, New York (the subject property). Any exceptions to, or deletions from, this practice are described in Section 1.4 and 7.5 of this report.

Environmental Concern	Number of Findings
Recognized Environmental Conditions (RECs)	3
Controlled Recognized Environmental Conditions (CRECs)	None
Historical Recognized Environmental Conditions (HRECs)	None
De minimis Conditions	None
Business Environmental Risk (BER)	None
Data Gap/Data Failure	4

7.1 Recognized Environmental Conditions

The definition of a *recognized environmental condition* (REC) is (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* or likely *release* to the *environment*; or (3) the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* under conditions that pose a *material threat* of a future *release* to the environment. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the subject property, except for the following:

1. As indicated in Section 3.11 (Other Conditions of Concern), Section 6.4 (Fire Insurance Maps), & Section 6.5 (City Directories) of this report, the operating history of the subject property is considered a REC. The subject property located at 135 Ontario Street has historically operated as an automotive repair shop, transit garage and filling station with gasoline storage tanks. Chemicals used, and wastes generated, at facilities such as these, if handled improperly have the potential to contaminate soil and/or groundwater and ultimately create a vapor encroachment condition (VEC).

2. As indicated in section 5.0 (Site Reconnaissance) of this report, a tank fill port was observed along the exterior of the building located at 135 Ontario Street. No basement or

tank was observed during the inspection. PVE cannot rule out the presence or any potential historic or ongoing releases from an underground tank on the property.

3. As indicated in Section 2.3 (Current Uses of Adjoining Properties), Section 3.11 (Other Conditions of Concern), Section 6.4 (Fire Insurance Maps), & Section 6.5 (City Directories) of this report, adjoining & nearby properties historic and current uses consist of auto body shops, drycleaners, lumber yards, manufacturers, a railroad company, carpenter shop, coal storage, factories, garages, & filling stations. Chemicals used, and wastes generated, at facilities such as these, if handled improperly have the potential to contaminate soil and/or groundwater and ultimately soil vapor quality at the subject property.

7.2 Controlled Recognized Environmental Conditions

The definition of a *controlled environmental condition* (CREC) is a *recognized environmental condition* resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls. Examples of controls include property use restrictions, activity and use limitations, institutional controls, and engineering controls. CRECs are a subset of RECs. This assessment has revealed no evidence of *controlled recognized environmental conditions* in connection with the property, except for the following.

7.3 Historical Recognized Environmental Conditions

The definition of a *historical recognized environmental condition* (HREC) is a past *release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *property* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the *property* to any required controls. This assessment has revealed no evidence of *historical recognized environmental conditions* in connection with the property.

7.4 De minimis Conditions

The term *recognized environmental conditions* is not intended to include *de minimis conditions*. *De minimis conditions* generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are *not* RECs or CRECs. This assessment has revealed no evidence of *de minimis conditions* in connection with the property.

7.5 Business Environmental Risk

The definition of *business environmental risk* in accordance with ASTM Standard E1527-21, is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of *commercial real estate*, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of *business environmental risk* issues may involve addressing on or more non-scope considerations. This assessment has revealed no evidence of *business environmental risks* in connection with the property.

7.6 Data Gaps and Data Failures

Data gaps are defined as a lack or inability to obtain information required by ASTM E-1527-21 despite good faith efforts to gather such information. A *data gap* by itself is not inherently significant and is only significant if other information raises reasonable concerns. Examples of *data gaps* are the inability to inspect portions of the subject property during the site inspection, and an inability to identify the historical use of the subject property back to 1940 but the earliest source shows the subject property to be undeveloped.

Data failures are a subset of *data gaps* and indicate a failure to achieve historical research objectives even after reviewing standard historical sources that are reasonably attainable and likely to be useful. *Data failures* can occur when the use of the property was unable to be identified at approximately five-year intervals back to the first use or 1940, whichever is earlier.

The following are data failures or data gaps encountered during this assessment:

1. Records of ownership of the subject property may be incomplete. The ownership record obtained during this assessment is based on reasonably attainable information and does not constitute a title search.

2. Data gaps in excess of five years were encountered during the review of the standard historical sources.

3. Interviews were not conducted with past owners, past operators, or past occupants.

4. FOIL requests were submitted to the NYSDEC regarding the spill cases on adjoining properties. Responses to these requests were not received before the submission of this report. If further information is received at a later date and modifies the conclusions of this report, we will notify the user of the report.

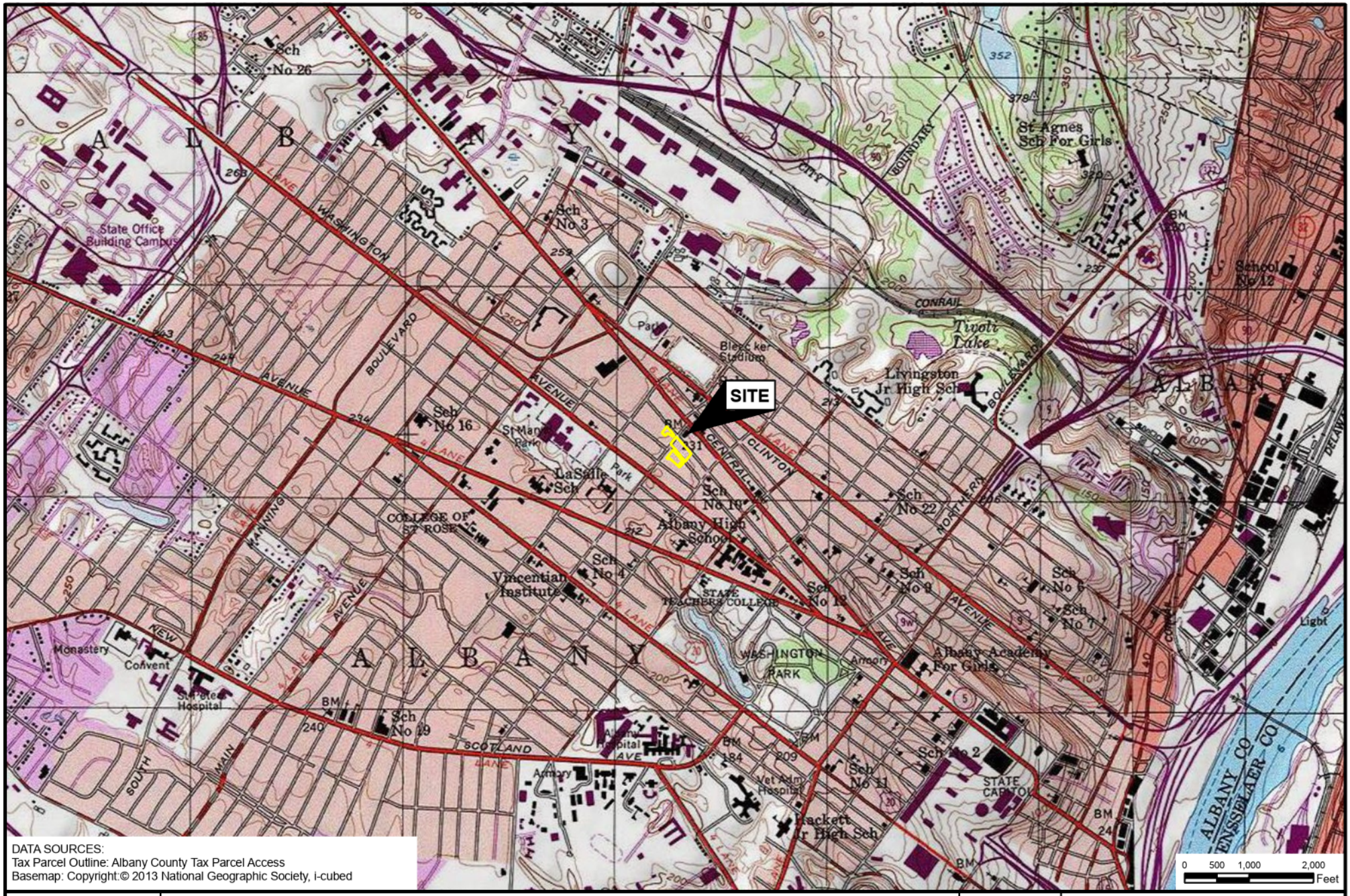
7.7 Conclusions and Opinions

RECs #1 and #2 reported in Section 7.1 are located on the subject property. PVE considers the likelihood of impact to the subject property from these RECs to be high. If additional information is needed pertaining to the potential for releases to impact the subject property, consideration should be given to further investigation in the form of a Phase II ESA.

REC #3 reported in Section 7.1 is not located on the subject property. PVE considers the likelihood of impact to the subject property from this REC to be high. If additional information is needed pertaining to the potential for releases to impact the subject property, consideration should be given to further investigation in the form of a Phase II ESA.

Based on other sources consulted during this Phase I ESA the above-referenced data gaps are not significant.

Standard Notes: As part of this Phase I ESA and in accordance with Section 7.5.2.1 of ASTM E 1527-21, PVE has made no attempt to independently verify the reliability of information provided. In addition and in accordance with Section 3.2.17 Note 3 of ASTM E 1527-21, a condition identified as a CREC does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

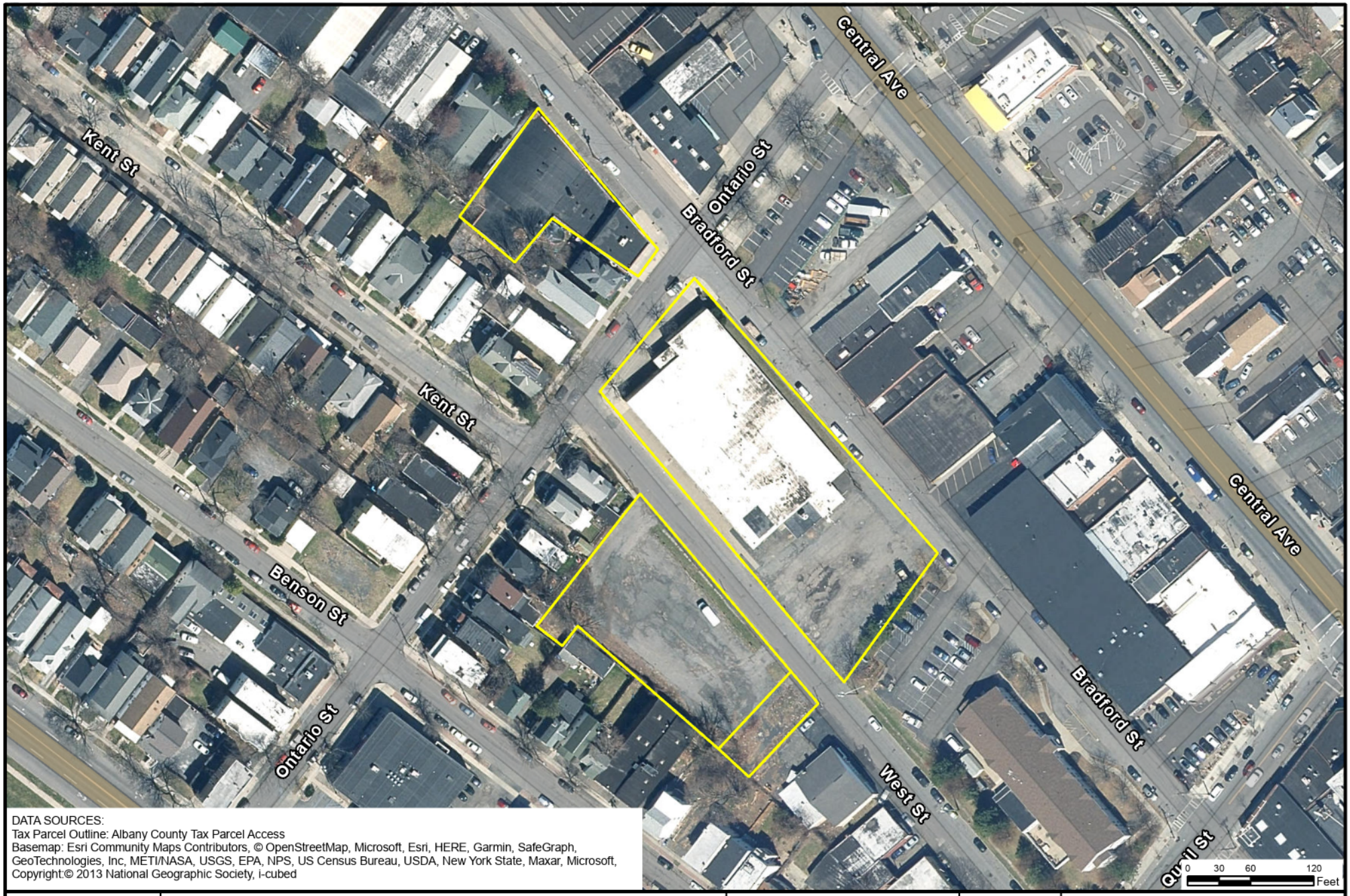


PVE
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

SITE LOCATION MAP

130 & 135 ONTARIO STREET
134 & 154 WEST STREET
CITY OF ALBANY
ALBANY COUNTY, NEW YORK

PROJECT NO. 20230102	**FIGURE 1**
	DATE: 03/08/2023
	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE



DATA SOURCES:
Tax Parcel Outline: Albany County Tax Parcel Access
Basemap: Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, New York State, Maxar, Microsoft, Copyright:© 2013 National Geographic Society, i-cubed

PVE
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

SELECTED SITE FEATURES

130 & 135 ONTARIO STREET
134 & 154 WEST STREET
CITY OF ALBANY
ALBANY COUNTY, NEW YORK

LEGEND
TAX PARCEL OUTLINE

PROJECT NO. 20230102

FIGURE 2

DATE: 04/24/2023

SCALE: AS INDICATED

PROJECTION: STATE PLANE NAD83 NY EAST

ALL LOCATIONS APPROXIMATE

APPENDIX E

November 12, 2024

Regan Development Corporation
ATTN: Jeremy Regan
1055 Saw Mill River Road #204
Ardsley, New York 10502

Re: **Phase II Environmental Site Assessment**; 130 Ontario Street, 134 & 154 West Street, City of Albany, Albany County, New York 12206
PVE File #20230102

Dear Mr. Regan:

Partridge Venture Engineering, PC, dba PVE Engineering (PVE) has completed the Phase II Environmental Site Assessment (ESA) in accordance with our approved scope of work, dated August 29, 2024, for the above referenced property (Figures 1 & 2). Below is a summary of field activities, analytical data, and recommendations.

1.0 INTRODUCTION

PVE completed a Phase I ESA, dated May 3, 2023, for the above referenced property. The following Recognized Environmental Conditions (RECs) were outlined in the Phase I ESA:

1. As indicated in Section 3.11 (Other Conditions of Concern), Section 6.4 (Fire Insurance Maps), & Section 6.5 (City Directories) of the report, the operating history of the subject property is considered a REC. The subject property located at 135 Ontario Street has historically operated as an automotive repair shop, transit garage and filling station with gasoline storage tanks. Chemicals used, and wastes generated, at facilities such as these, if handled improperly have the potential to contaminate soil and/or groundwater and ultimately create a vapor encroachment condition (VEC).

2. As indicated in section 5.0 (Site Reconnaissance) of the report, a tank fill port was observed along the exterior of the building located at 135 Ontario Street. No basement or tank was observed during the inspection. PVE cannot rule out the presence or any potential historic or ongoing releases from an underground tank on the property.

3. As indicated in Section 2.3 (Current Uses of Adjoining Properties), Section 3.11 (Other Conditions of Concern), Section 6.4 (Fire Insurance Maps), & Section 6.5 (City Directories) of the report, adjoining & nearby properties historic and current uses consist of auto body shops, drycleaners, lumber yards, manufacturers, a railroad company, carpenter shop, coal storage, factories, garages, & filling stations. Chemicals used, and wastes generated, at facilities such as these, if handled improperly have the potential to contaminate soil and/or groundwater and ultimately soil vapor quality at the subject property.

Based on the conditions outlined above, a Phase II ESA was completed to assess the soil, soil vapor, and groundwater quality at the subject property. Below is a summary of field activities, analytical data and recommendations.

2.0 FIELD ACTIVITIES

2.1 Geophysical Survey and Private Utility Mark Out

A geophysical services contractor was retained to screen the proposed soil boring locations for private utilities and/or anomalies that could obstruct drilling/sampling activities. Field activities were completed on October 8, 2024; sample locations were adjusted accordingly. No anomalies were encountered warranting bias sampling or locations adjustment.

2.2 Soil Borings and Sample Collection

On October 8, 2024, PVE completed a total of ten (10) soil borings throughout the subject property (Figure 3). Eight (8) soil borings were installed via direct push drilling method using a track-mounted Geoprobe™ 54DT drill rig equipped with 4-foot long, 2 ¼-inch diameter stainless steel core barrel (macro-cores) fitted with PVC liners; and two (2) soil borings through the slab of on-site structure via hand tools. Soil borings were advanced to a maximum depth of 24.0-feet below ground surface (bgs). PVE personnel kept a detailed log of each core and test pit including lithology, grain size, stratigraphic changes, color, moisture content and the occurrence of groundwater. Soil samples were screened in the field for the presence of Volatile Organic Compounds (VOCs) using a calibrated photoionization detector (PID) and headspace techniques. PVE personnel collected one (1) soil sample from each of the soil borings for a total of ten (10) soil samples. Soil samples were submitted to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for analysis of the following:

- Target Compound List (TCL) VOCs via United States Environmental Protection Agency (USEPA) Method 8260;
- Part 375 Semi-Volatile Organic Compounds (SVOCs) via USEPA Method 8270;
- Target Analyte List (TAL) Metals via USEPA Method 6010 & 7343; &
- Polychlorinated Biphenyls (PCBs) via USEPA Method 8082 (3 locations).

Soil borings are summarized below:

Boring SB-1 was advanced via hand tools to 4.0 feet bgs. Soil consisted of dark gray fine, medium and coarse sand, some silt, some clay and some brick and coal fragments. Groundwater was not encountered at the time of drilling (ATD). No elevated PID readings were observed. One (1) soil sample was collected from 3.0-4.0 feet bgs for laboratory analysis.

Boring SB-2 was advanced via hand tools to 4.0 feet bgs. Soil consisted of dark gray to black fine, medium and coarse sand, some silt, little gravel and some brick and coal fragments. Groundwater was not encountered ATD. No elevated PID readings were observed. One (1) soil sample was collected from 3.0-4.0 feet bgs for laboratory analysis.

Boring SB-3 was advanced via Geoprobe™ to 16.0 feet bgs. Soil consisted of brown silt, some clay, comingled with fill. Fill material consisted of some coal fragments, ash and coal ash. Groundwater was encountered at approximately 9.5 feet ATD. No elevated PID readings were observed. One (1) soil sample was collected from 3.0-4.0 feet bgs for laboratory analysis.

Boring SB-4 was advanced via Geoprobe™ to 16.0 feet bgs. Soil consisted of brown/dark brown to dark brown/black fine and medium sand, some silt, comingled with fill. Fill material consisted of some brick and coal fragments, crushed coal and ash. Groundwater was encountered at approximately 9.5 feet ATD. No elevated PID readings were observed. One (1) soil sample was collected from 10.0-12.0 feet bgs for laboratory analysis. SB-4 was converted into temporary monitoring well TMW-1.

Boring SB-5 was advanced via Geoprobe™ to 24.0 feet bgs. Soil consisted of brown silt, some clay, little fine sand, comingled with fill. Fill material consisted of coal fragments and ash. Groundwater was encountered at approximately 20.0 feet ATD. No elevated PID readings were observed. One (1) soil sample was collected from 7.0-8.0 feet bgs for laboratory analysis. SB-5 was converted into temporary monitoring well TMW-2.

Boring SB-6 was advanced via Geoprobe™ to 12.0 feet bgs. Soil consisted of brown silt, some clay, comingled with fill. Fill material consisted of some glass, coal and brick fragments, some ash. Groundwater was encountered at approximately 8.0 feet ATD. No elevated PID readings were observed. One (1) soil sample was collected from 1.5-3.0 feet bgs for laboratory analysis.

Boring SB-7 was advanced via Geoprobe™ to 16.0 feet bgs. Soil consisted of dark brown fine, medium and coarse sand, some silt, comingled with fill. Fill material consisted of some coal and glass fragments and ash. Groundwater was encountered at approximately 12.0 feet ATD. No elevated PID readings were observed. One (1) soil sample was collected from 4.0-8.0 feet bgs for laboratory analysis.

Boring SB-8 was advanced via Geoprobe™ to 12.0 feet bgs. Soil consisted of dark gray clay, some silt, with visual and olfactory evidence of petroleum contamination. Groundwater was encountered at approximately 8.0 feet ATD. An elevated PID reading of 71.1ppm was observed at interval 6.0-8.0 feet. One (1) soil sample was collected from 6.0-8.0 feet bgs for laboratory analysis. SB-8 was converted into temporary monitoring well TMW-3.

Boring SB-9 was advanced via Geoprobe™ to 12.0 feet bgs. Soil consisted of light gray/brown clay, some silt, with visual and olfactory evidence of petroleum contamination, comingled with fill. Fill material consisted of coal fragments and ash. Groundwater was encountered at approximately 7.5 feet ATD. An elevated PID reading of 60.8ppm was observed at interval 7.0-8.0 feet. One (1) soil sample was collected from 7.0-8.0 feet bgs for laboratory analysis. SB-9 was converted into temporary monitoring well TMW-4.

Boring SB-10 was advanced via Geoprobe™ to 12.0 feet bgs. Soil consisted of brown silt, some clay, comingled with fill. Fill material consisted of some coal fragments and ash. Groundwater was encountered at approximately 8.5 feet ATD. No elevated PID readings were observed. One (1) soil sample was collected from 4.5-6.0 feet bgs for laboratory analysis.

Soil borings were backfilled with native cuttings and clean sand (as necessary); ground surface was repaired with coal patch.

2.3 Temporary Monitoring Well Installation and Sampling

Temporary monitoring well locations, boring depth and date of drilling are summarized in the table below; locations are depicted in Figure 3.

ID/Location	Date of Drilling	Bottom of Boring (below grade)	Occurrence of Groundwater (below grade)
TMW-1 / Southeastern area of 154 West Street / SB-4	10/08/2024	16-feet	12.5-feet at time of drilling; static at 12.7-feet
TMW-2 / Southeastern area of 134 West Street / SB-5	10/08/2024	24-feet	20.0-feet at time of drilling; static at 12.5-feet
TMW-3 / Eastern exterior area of 130 Ontario Street / SB-8	10/08/2024	12-feet	8-feet at time of drilling; static at 6.5-feet

TMW-4 / Western exterior area of 130 Ontario Street / SB-9	10/09/2024	12-feet	7-feet at time of drilling; static at 6.0-feet

Temporary monitoring wells were constructed of 1-inch diameter Schedule 40 PVC slotted (20-slot) and solid riser.

On October 8 and October 9, 2024, a groundwater sample was collected from each of the four (4) temporary monitoring wells using a peristaltic pump and dedicated tubing. Groundwater samples were dispensed into laboratory provided containers and delivered to a NYSDOH ELAP certified laboratory for analysis of:

- TCL VOCs via USEPA Method 8260;
- Part 375 SVOCs via USEPA Method 8270;
- TAL Metals via USEPA Method 6010 & 7343 (Field Filtered Only); &
- PCBs via USEPA Method 8082 (1 location).

The temporary monitoring wells were removed following sampling, and all soil borings were backfilled to grade with native material and the surface restored to the approximate original condition.

2.4 Vapor Sampling

On October 8, 2024, a total of six (6) vapor samples were collected throughout the subject property. Four (4) exterior vapor probes were installed via a track-mounted Geoprobe™ unit to a depth of 4-feet below grade surface. Probes were constructed of a stainless-steel mesh vapor probe installed at the bottom of the borehole and connected to polyethylene tubing extending to the ground surface; annular space surrounding the mesh interval was backfilled with clean filter sand while the remaining annular space was backfilled with hydrated bentonite to ground surface to create a seal. Two (2) sub-slab soil vapor samples were collected through the concrete slab of the single-story garage. PVE installed the interior temporary vapor probes using a hammer drill and 5/8-inch drill bit and sealed the probe at the surface with non-VOC emitting clay. Two (2) ambient indoor air samples were collected proximate to a sub-slab soil vapor sample and placed on 'hold' pending the results of the sub-slab vapor samples and authorization by the client to analyze these samples. All soil vapor probes were purged of one to three volumes at a rate not to exceed 0.2L/min. A helium tracer test was conducted at each location to verify integrity and demonstrate that ambient air was not being drawn into the samples being collected.

Each sample was collected in a certified clean Summa canister with a regulator set to collect a sample over a 2-hour sampling period. Samples were submitted to a NYSDOH ELAP-certified laboratory for analysis of VOCs via USEPA Method TO-15 following standard chain-of-custody procedures.

3.0 RESULTS

Soil, groundwater, and soil vapor sample results are summarized in Tables 1-4, 5-8, and 9, respectively. Analytical reports are attached.

3.1 Soil Samples

Analytical results from soil samples are summarized in Table 1-3 and compared to Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Soil Cleanup Objectives (RRSCOs) as defined in 6NYCRR Part 375. Analytical reports are attached. See Figure 3 for soil boring sampling locations.

3.1.1 VOCs

Several VOCs were detected in seven (7) of the ten (10) soil samples collected and analyzed for VOCs. Two (2) VOCs were detected at concentrations exceeding UUSCOs; no VOCs were detected at concentrations exceeding RRSCOs. Exceedances are defined below:

- SB-4 (10-12-feet)
  - Benzene (0.14 mg/kg)

- SB-8 (6-8-feet)
  - Acetone (0.062 mg/kg)

3.1.2 SVOCs

Several SVOCs were detected in all (10) soil samples collected and analyzed for SVOCs. SVOCs were detected in two (2) of the ten (10) soil samples at concentrations exceeding both UUSCOs and RRSCOs. Exceedances are defined below:

- SB-4 (10-12-feet)
  - **Benzo(A)Anthracene (57.9 mg/kg)**
  - **Benzo(A)Pyrene (41.2 mg/kg)**
  - **Benzo(B)Fluoranthene (36.2 mg/kg)**
  - **Benzo(K)Fluoranthene (34.3 mg/kg)**
  - **Chrysene (63.6 mg/kg)**
  - **Dibenz(A,H)Anthracene (5.64 mg/kg)**
  - Dibenzofuran (24.1 mg/kg)
  - **Fluoranthene (172 mg/kg)**
  - **Indeno(1,2,3-C,D)Pyrene (21.2 mg/kg)**
  - Naphthalene (86.7 mg/kg)
  - **Phenanthrene (217 mg/kg)**
  - Phenol (2.05 mg/kg)
  - **Pyrene (173 mg/kg)**

- SB-10 (4.5-6-feet)
  - **Benzo(A)Anthracene (8.21 mg/kg)**
  - **Benzo(A)Pyrene (6.84 mg/kg)**
  - **Benzo(B)Fluoranthene (5.46 mg/kg)**
  - **Benzo(K)Fluoranthene (5.80 mg/kg)**
  - **Chrysene (7.70 mg/kg)**
  - **Dibenz(A,H)Anthracene (0.651 mg/kg)**
  - **Indeno(1,2,3-C,D)Pyrene (3.34 mg/kg)**

Bold font indicates RRSCO exceedance.

3.1.3 Metals

Metals were detected in all ten (10) of the soil samples collected and analyzed for metals. Metals were detected in nine (9) of the ten (10) soil samples at concentrations exceeding UUSCOs and/or RRSCOs. Exceedances are defined below:

- SB-1 (3-4-feet)
  - Copper (63.0 mg/kg)
  - **Lead (679 mg/kg)**
  - Zinc (483 mg/kg)
  - Mercury (0.238 mg/kg)

- SB-2 (3-4-feet)
  - Copper (115 mg/kg)
  - Lead (233 mg/kg)
  - Zinc (227 mg/kg)
  - Mercury (0.530 mg/kg)

- SB-3 (3-4-feet)
  - **Arsenic (48.2 mg/kg)**
  - Copper (83.8 mg/kg)
  - **Lead (638 mg/kg)**
  - Nickel (56.9 mg/kg)
  - Selenium (14.7 mg/kg)
  - Zinc (1,090 mg/kg)
  - **Mercury (16.6 mg/kg)**

- SB-4 (10-12-feet)
  - Barium (366 mg/kg)
  - Copper (151 mg/kg)
  - **Lead (1,410 mg/kg)**
  - Selenium (4.56 mg/kg)
  - Zinc (363 mg/kg)
  - **Mercury (6.92 mg/kg)**

- SB-5 (7-8-feet)
  - Arsenic (14.7 mg/kg)
  - Copper (56.0 mg/kg)
  - **Lead (2,230 mg/kg)**
  - Nickel (31.6 mg/kg)
  - Zinc (379 mg/kg)
  - **Mercury (3.36 mg/kg)**

- SB-6 (1.5-3-feet)
  - Lead (271 mg/kg)
  - Zinc (127 mg/kg)
  - **Mercury (2.42 mg/kg)**

- SB-7 (4-8-feet)
    - Copper (195 mg/kg)
    - **Lead (1,780 mg/kg)**
    - Zinc (364 mg/kg)
    - **Mercury (1.34 mg/kg)**

- SB-8 (6-8-feet)
    - **Mercury (0.900 mg/kg)**

- SB-9 (7-8-feet)
    - Lead (101 mg/kg)
    - Zinc (181 mg/kg)
    - **Mercury (1.15 mg/kg)**

- SB-10 (4.5-6-feet)
    - Lead (174 mg/kg)
    - **Mercury (1.36 mg/kg)**

Bold font indicates RRSCO exceedance.

3.1.4 PCBs

PCBs were not detected in any of the three (3) soil samples collected for analysis of PCBs.

3.2 Groundwater Samples

Groundwater sample results are summarized in Table 5-8 and compared to Class GA Groundwater Quality Standards (GQS) as defined in 6NYCRR Part 700-705. Analytical reports are attached. See Figure 3 for groundwater sampling locations.

3.2.1 VOCs

VOCs were detected in all four (4) of the groundwater samples collected and analyzed for VOCs. VOCs were detected in all four (4) samples at concentrations exceeding Class GA GQS. Exceedances are defined below:

- TMW-1
    - 1,2,4-Trimethylbenzene (7.0 µg/L)
    - Benzene (39.0 µg/L)
    - O-Xylene (1,2-Dimethylbenzene) (11 µg/L)
    - Toluene (26 µg/L)

- TMW-2
  - 1,2-Dichloroethane (0.89 µg/L)

- TMW-3
  - Benzene (3.6 µg/L)
  - Isopropylbenzene (Cumene) (67 µg/L)
  - N-Butylbenzene (29 µg/L)
  - N-Propylbenzene (83 µg/L)
  - Sec-Butylbenzene (60 µg/L)

- TMW-4
  - N-Butylbenzene (6.5 µg/L)
  - Sec-Butylbenzene (9.2 µg/L)

3.2.2 SVOCs

SVOCs were detected in three (3) of the (4) groundwater samples collected and analyzed for SVOCs. SVOCs were detected in the three (3) samples at concentrations exceeding Class GA GQS. Exceedances are defined below:

- TMW-1
  - Benzo(A)Anthracene (0.770 µg/L)
  - Benzo(A)Pyrene (0.820 µg/L)
  - Benzo(B)Fluoranthene (0.860 µg/L)
  - Benzo(K)Fluoranthene (0.860 µg/L)
  - Chrysene (0.940 µg/L)
  - Indeno(1,2,3-C,D)Pyrene (0.440 µg/L)
  - Naphthalene (112 µg/L)
  - Phenol (32.3 µg/L)

- TMW-3
  - Chrysene (0.330 µg/L)
  - Phenanthrene (52.1 µg/L)

- TMW-4
  - Acenaphthene (37.4 µg/L)
  - Phenanthrene (57.6 µg/L)

3.2.3 Metals

Metals were detected in all four (4) of the groundwater samples collected and analyzed for metals. Metals were detected in all four (4) samples at concentrations exceeding Class GA GQS. Exceedances are defined below:

- TMW-1
  - Iron (16.7 mg/L)
  - Manganese (1.39 mg/L)
  - Sodium (80.3 mg/L)

- TMW-2
  - Iron (0.342 mg/L)
  - Manganese (3.68 mg/L)

- TMW-3
  - Iron (13.5 mg/L)
  - Manganese (3.03 mg/L)
  - Sodium (382 mg/L)

- TMW-4
  - Iron (7.33 mg/L)
  - Manganese (2.28 mg/L)
  - Sodium (329 mg/L)

3.2.4 PCBs

PCBs were not detected in the one (1) groundwater sample (TMW-1) collected for analysis of PCBs.

3.3 Vapor Samples

Please note, on October 23, 2024, York Analytical Laboratories (York) informed PVE that there was an issue with one (one) of the instruments in their air lab during an analytical run, and two (2) samples [PVE IDs SV-1 20241008 & SSV-2 20241008] were impacted. As soon as the problem was identified, the analysis ceased, and the instrument was removed from service to uncover the underlying cause.

Upon further investigation, it was discovered that York experienced a rare instrument malfunction involving a multiport valve. This malfunction caused the calibration standard material to leak into the sample lines and contaminate the samples that were currently on the instrument for analysis. The malfunctioning part was replaced. York subsequently verified that the results for these samples are indicative of contamination for all target analytes. While the contamination levels are low overall, they are at or slightly above the RLs. Because of this, it was York's recommendation that the analysis be cancelled on the impacted samples. The two (2) impacted samples were discarded at the lab.

Analytical results from successfully analyzed soil vapor samples are summarized in Table 9 and compared to NYSDOH Decision Matrices as defined in *Guidance for Evaluating Soil Vapor Intrusion in the State of New York (February 2024)*. Analytical reports are attached. See Figure 3 for soil vapor sampling locations.

According to the NYSDOH *Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006)* and subsequent amendments, twenty-one (21) compounds are regulated by NYSDOH: 1,1-Dichloroethene (1,1-DCE); Cis-1,2-Dichloroethene (Cis-1,2-DCE); Vinyl Chloride (VC); 1,1,1 – Trichloroethane (1,1,1-TCA); Carbon Tetrachloride; Methylene Chloride; Tetrachloroethylene (PCE); Trichloroethylene (TCE); Benzene; Ethylbenzene; Naphthalene; Cyclohexane; Isooctane (2,2,4-Trimethylpentane); 1,2,4-Trimethlybenzene; 1,3,5-Trimethylbenzene; o-Xylene; m-Xylene; p-Xylene;

Heptane; Hexane; and Toluene. The following NYSDOH-regulated compounds were detected in the vapor samples collected:

- SSV-1
  - 1,1,1-Trichloroethane (TCA) (1.4 µg/m^3)
  - 1,1-Dichloroethene (0.60 µg/m^3)
  - 1,2,4-Trimethylbenzene (17 µg/m^3)
  - 1,3,5-Trimethylbenzene (Mesitylene) (4.1 µg/m^3)
  - 2,2,4-Trimethylpentane (9.8 µg/m^3)
  - Benzene (9.7 µg/m^3)
  - Carbon Tetrachloride (1.1 µg/m^3)
  - Cis-1,2-Dichloroethylene (1.1 µg/m^3)
  - Cyclohexane (4.4 µg/m^3)
  - Ethylbenzene (32 µg/m^3)
  - m,p-Xylene (39 µg/m3)
  - Methylene Chloride (ND< 0.96 µg/m^3)
  - Naphthalene (4.1 µg/m^3)
  - N-Heptane (5.7 µg/m^3)
  - N-Hexane (14 µg/m^3)
  - O-Xylene (1,2-Dimethylbenzene) (14 µg/m^3)
  - Tetrachloroethylene (PCE) (1.0 µg/m^3)
  - Toluene (32 µg/m^3)
  - Trichloroethylene (TCE) (9.6 µg/m^3)
  - Vinyl Chloride (0.32 µg/m^3)

- SV-2
  - 1,1,1-Trichloroethane (TCA) (12 µg/m^3)
  - 1,1-Dichloroethene (5.5 µg/m^3)
  - 1,2,4-Trimethylbenzene (36 µg/m^3)
  - 1,3,5-Trimethylbenzene (Mesitylene) (20 µg/m^3)
  - 2,2,4-Trimethylpentane (15 µg/m^3)
  - Benzene (19 µg/m^3)
  - Carbon Tetrachloride (13 µg/m^3)
  - Cis-1,2-Dichloroethylene (7.1 µg/m^3)
  - Cyclohexane (63 µg/m^3)
  - Ethylbenzene (210 µg/m^3)
  - m,p-Xylene (560 µg/m^3)
  - Methylene Chloride (12 µg/m^3)
  - Naphthalene (ND< 14 µg/m^3)
  - N-Heptane (26 µg/m^3)
  - N-Hexane (24 µg/m^3)
  - O-Xylene (1,2-Dimethylbenzene) (170 µg/m^3)
  - Tetrachloroethylene (PCE) (25 µg/m^3)
  - Toluene (70 µg/m^3)
  - Trichloroethylene (TCE) (16 µg/m^3)
  - Vinyl Chloride (3.9 µg/m^3)

- SV-3
    - 1,1,1-Trichloroethane (TCA) (2.4 µg/m^3)
    - 1,1-Dichloroethene (0.47 µg/m^3)
    - 1,2,4-Trimethylbenzene (23 µg/m^3)
    - 1,3,5-Trimethylbenzene (Mesitylene) (5.9 µg/m^3)
    - 2,2,4-Trimethylpentane (2.8 µg/m^3)
    - Benzene (3.2 µg/m^3)
    - Carbon Tetrachloride (1.3 µg/m^3)
    - Cis-1,2-Dichloroethylene (0.83 µg/m^3)
    - Cyclohexane (1.6 µg/m^3)
    - Ethylbenzene (61 µg/m^3)
    - m,p-Xylene (96 µg/m^3)
    - Methylene Chloride (2.4 µg/m^3)
    - Naphthalene (4.2 µg/m^3)
    - N-Heptane (4.4 µg/m^3)
    - N-Hexane (4.3 µg/m^3)
    - O-Xylene (1,2-Dimethylbenzene) (29 µg/m^3)
    - Tetrachloroethylene (PCE) (6.1 µg/m^3)
    - Toluene (38 µg/m^3)
    - Trichloroethylene (TCE) (1.1 µg/m^3)
    - Vinyl Chloride (0.53 µg/m^3)

- SV-4
    - 1,1-Dichloroethene (3.5 µg/m^3)
    - 1,2,4-Trimethylbenzene (34 µg/m^3)
    - 1,3,5-Trimethylbenzene (Mesitylene) (13 µg/m^3)
    - 2,2,4-Trimethylpentane (3400 µg/m^3)
    - Benzene (27 µg/m^3)
    - Carbon Tetrachloride (5.5 µg/m^3)
    - Cis-1,2-Dichloroethylene (44 µg/m^3)
    - Cyclohexane (700 µg/m^3)
    - Ethylbenzene (110 µg/m^3)
    - m,p-Xylene (290 µg/m^3)
    - N-Heptane (97 µg/m^3)
    - N-Hexane (320 µg/m^3)
    - O-Xylene (1,2-Dimethylbenzene) (110 µg/m^3)
    - Toluene (81 µg/m^3)
    - Vinyl Chloride (180 µg/m^3)

Based on the concentrations of the NYSDOH regulated compound detected in the soil vapor, the following actions may be required:

- SV-2
    - **Mitigate**
- SV-3
    - **Monitor**

- SV-4
  - **Mitigate**
- SSV-1
  - **Monitor**

None of the remaining ambient indoor air samples held at the laboratory were analyzed based on the VOC concentrations detected in the co-located sub-slab samples.

4.0 DISCUSSION and CONCLUSIONS

4.1 Soil

1. Ten (10) soil borings were installed throughout the subject property. One (1) soil sample was collected from each of the ten (10) soil borings for laboratory analysis.
2. Two (2) soil samples detected VOCs at concentrations exceeding UUSCOs; no VOCs were detected at concentrations exceeding RRSCOs.
3. Two (2) soils samples detected SVOCs at concentrations exceeding both UUSCOs and RRSCOs.
4. Nine (9) of the ten (10) soil samples detected metals at concentrations exceeding UUSCOs and RRSCOs.
5. PCBs were not detected in any of the three (3) soil samples collected for analysis of PCBs.

4.2 Groundwater

1. Four (4) temporary monitoring wells were installed throughout the subject property. One (1) groundwater sample was collected from each of the four (4) temporary monitoring wells for laboratory analysis.
2. VOCs were detected in all four (4) samples at concentrations exceeding Class GA GQS.
3. SVOCs were detected in three (3) of the four (4) samples at concentrations exceeding Class GA GQS.
4. Metals were detected in all four (4 samples at concentrations exceeding Class GA GQS.
5. PCBs were not detected in the one (1) groundwater sample (TMW-1) collected for analysis of PCBs.

4.3 Vapor

1. A total of four (4) soil vapor samples, two (2) sub-slab soil vapor samples and two (2) ambient indoor air samples were collected from the subject property. On October 23, 2024, York informed PVE that there was an issue with one of the instruments in their air lab during an analytical run, and two samples [PVE IDs SV-1 20241008 & SSV-2 20241008] were impacted. Impacted samples were discarded at the lab.
2. Chlorinated VOCs were detected in three (3) of the four (4) soil vapor samples requiring further action; mitigation is required in one (1) of the locations regardless of ambient indoor air concentrations.

5.0 RECOMMENDATIONS

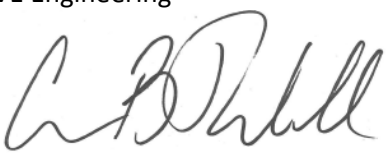
1. VOCs, SVOCs and metals were detected in soil and groundwater samples at concentrations exceeding applicable State Standards (residential use) and the intended use of the subject property indicative of impacts from past site operations (uses including an automotive repair shop, transit garage, lumber yard, and filling station). SVOCs and metals concentrations are consistent with historical fill; some concentrations of mercury detected in soil may be related to historic lumber treatment/storage practices on-site. It should be noted, mercury was not detected in any of the groundwater samples collected. Further, petroleum impacts were observed in soils, predominantly in the eastern portion of the 130 Ontario Street area of the subject property.

   a. If soil is excavated from the site, collection and analysis of additional soil samples would be necessary to characterize soil for purposes of waste characterization, proper handling and selecting an appropriate disposal facility.
2. Redevelopment of the Site will require special handling, testing and potentially off-site disposal of contaminated soils.
3. This investigation is limited in scope, impacts to subsurface media from past site operations in other locations of the property cannot be ruled out.
4. Based on the concentrations of NYSDOH regulated compounds detected in soil vapor, a VEC may exist at the site. Consideration should be given to the design and installation of a sub-slab depressurization system (SSDS) to be incorporated into renovated and/or future on-site structures to prevent exposure to building occupants.
5. Unconsolidated materials (below surface cover) throughout the subject properties contained urban fill (glass, brick, coal fragments, wood, and coal ash). If requested, PVE can prepare a Soil and Materials Management Plan (SMMP) adhering to 6 NYCRR Part 360 which will outline processes for the excavation and handling of this urban fill during any future site earthwork activities.
6. Alternatively, the client may consider applying the property for admittance into the New York State Department of Conservation (NYSDEC) Brownfield Cleanup Program (BCP) for further investigation and remediation as a volunteer.

If you have any questions, please do not hesitate to contact us.

Sincerely,

PVE Engineering

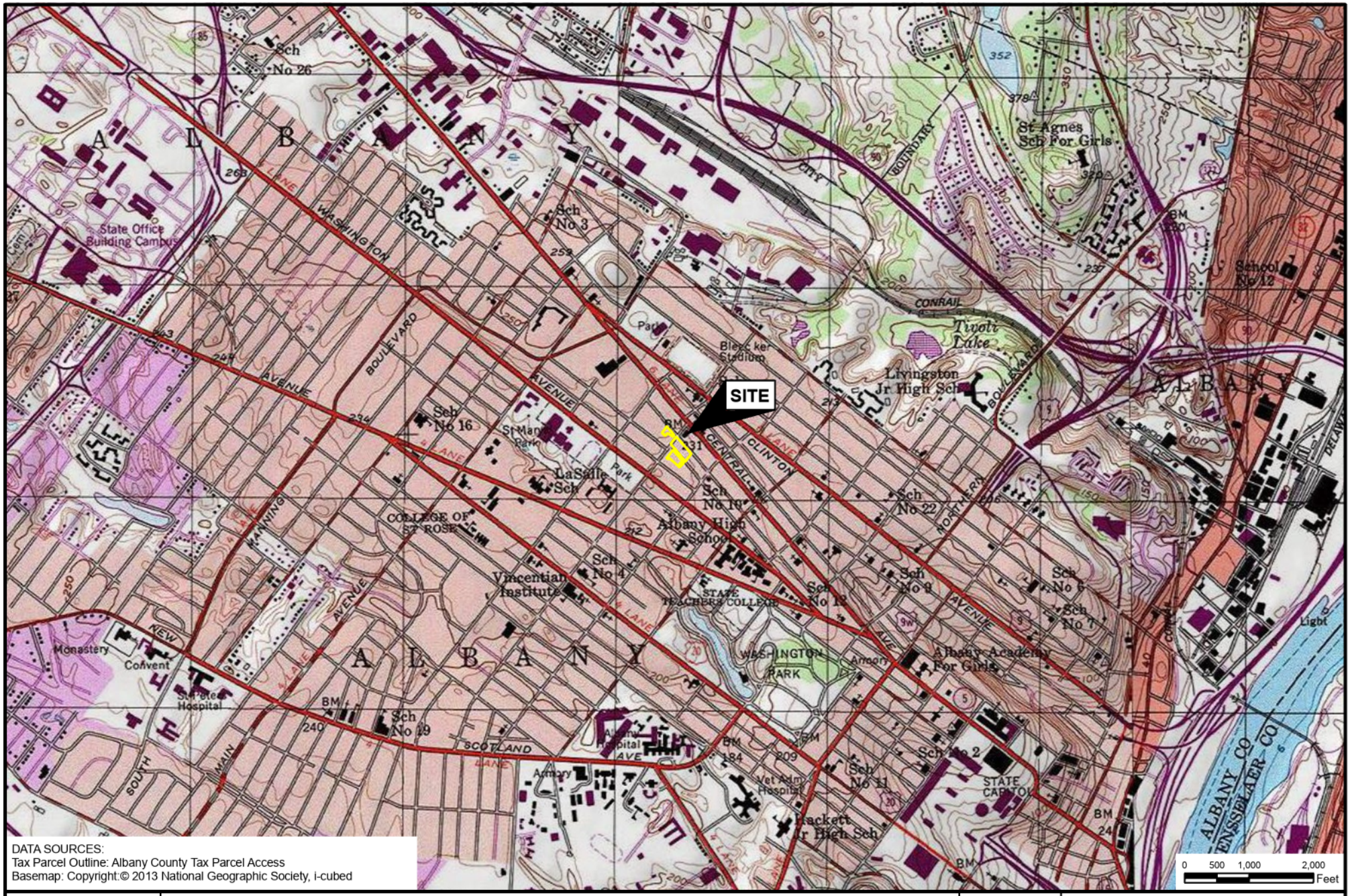


Conor B. Tarbell, QEP
Regional Director of Environmental Services

Attachments:

Figure 1 – Site Location Map
Figure 2 – Selected Site Features
Figure 3 – Sample Location Map
Soil, Groundwater, and Soil Vapor Tables (1 – 9)
Soil Boring Logs
Vapor Logs
Analytical Lab Report

FIGURES



PVE
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

SITE LOCATION MAP

130 & 135 ONTARIO STREET
134 & 154 WEST STREET
CITY OF ALBANY
ALBANY COUNTY, NEW YORK

PROJECT NO. 20230102	**FIGURE 1**
	DATE: 03/08/2023
	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE

DATA SOURCES:
Tax Parcel Outline: https://gisservices.its.ny.gov/arcgis/rest/services/NYS_Tax_Parcels_Public/FeatureServer
Basemap: NYS ITS Geospatial Services, Westchester County GIS , Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

PVE
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

SELECTED SITE FEATURES

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO.	FIGURE 2
20240102	DATE: 10/03/2024
N	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE

PVE
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

PROPOSED SAMPLE LOCATION MAP

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO. 20240102	**FIGURE 3**
N	**DATE: 10/18/2024**
	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE

APPENDIX F

FISH AND WILDLIFE RESOURCE IMPACT ANALYSIS
PART I

130 ONTARIO STREET, 134 WEST STREET & 154 WEST STREET

CITY OF ALBANY
ALBANY COUNTY, NEW YORK 12206

PREPARED FOR:

Ontario West LLC
1055 Saw Mill River Road, Suite 204
Ardsley, New York 10502

PREPARED BY:

PVE Engineering
48 Springside Avenue
Poughkeepsie, New York 12603
Phone: 845-454-2544 – Fax: 845-454-2655

April 11, 2025
PVE File #20230102

TABLE OF CONTENTS

APPENDICES:

Appendix A- Site Mapping

Appendix B- Photographs

Appendix C- Correspondence

Appendix D- Qualifications

FISH AND WILDLIFE RESOURCES IMPACT ANALYSIS PART 1
130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

1.0 INTRODUCTION

As part of the New York Department of Environmental Conservation's (NYDEC) Brownfield Cleanup Program (BCP), Partridge Venture Engineering, PC, dba PVE Engineering (PVE) is required to perform a Fish and Wildlife Resources Impact Analysis (FWRIA) Part 1 for three (3) parcels located at 130 Ontario Street, 134 & 154 West Street in Albany, New York. The FWRIA identifies potential risks to wildlife from chemicals potentially migrating from the project parcel due to previous site usage. PVE conducted a site visit to evaluate current conditions on August 29, 2024 and March 6, 2025.

The subject parcels are located at 130 Ontario Street (Tax ID #65.54-1-67), 134 (Tax ID #65.54-2-2) & 154 West Street (Tax ID #65.54-2-1) totaling 1.55 acres which is located along Ontario Street, West Street and Bradford Street in the City of Albany, Albany County, New York. The parcels are currently undergoing a New York State Department of Environmental Conservation (NYSDEC) Brownfield Program investigation as part of a redevelopment plan for the parcels. Figures located in Appendix A illustrate the project location.

1.1 Project Area Description

The subject parcel is located in an urban setting which has been impacted by prior site development. The proposed BCP Site is bordered to the north by 368 Central Avenue (Auto Body), 352 Central Avenue (Commercial), 382 Central Avenue (Parking Lot), 388 Central Avenue (Veterinary), and 135 Ontario Street (Vacant Educational Facility), to the west by 137 Ontario Street (Residential), 139 Ontario Street (Residential), 141 Ontario Street (Residential), 145 Ontario Street (Residential), 148-160 Ontario Street (Residential), to the south by 31-37 Benson Street (Residential), 29 Benson Street (Storage), 25 Benson Street (Vacant Residential Land), 23 Benson Street and to the west by (Residential), 21 Benson Street (Vacant Residential Land), and 19 Benson Street (Residential), and to the east by 186 Bradford Street (Apartments) and 124 West Street (Auto Body).

The site at 130 Ontario Street is improved with one (1) 24,000 sq. ft.(approx.) one-story building and paved parking lot. The parcel at 134 consists of a partially paved/partially vegetated vacant lot. The parcel at 154 West Street consists of broken pavement areas with some vegetation in cracked pavement areas. The site is currently zoned by the City of Albany as "MU-FM (Mixed-Use, Form-Based Midtown)". The proposed project area is adjacent to commercial and residential properties.

The property at 130 Ontario Street past uses include various outreach services and help centers from 1965-2017, residential from 1892-1908 and 1934-1951, a lumber yard from 1892-1908 and 1934-1951, and a one-story commercial structure most recently used as an office building and currently vacant (present).

The property at 134 West Street past uses include a Lumber yard storage from 1934-1951 and 1989-1997, and a parking lot (present).

The property at 154 West Street past uses include Lumber yard storage from 1934-1950 and parking lot (present).

Ecological communities present on the parcels are described in detail in Section 3 of this report. Appendix B includes photographs depicting the parcels and surrounding areas.

2.0 METHODOLOGY

The FWRIA was prepared in accordance with New York State Department of Environmental Conservation Fish and Wildlife Impact Analysis for Inactive Hazardous Waste Sites (NYSDEC 1994).

Vegetative community types were described according to Ecological Communities of New York State, Second Edition (2014).

The United States Department of the Interior, Fish and Wildlife Service (USFWS) and New York State Department of Environmental Conservation (NYSDEC) Natural Heritage Program (NHP) were contacted for information on rare, threatened and endangered species and significant natural communities in proximity to the parcels; this correspondence is included in Appendix C. The response from the Natural Heritage Program is still pending. The NYSDEC Environmental Resources Mapper (ERM) was used to identify the presence of NYS freshwater wetlands, other mapped aquatic resources, and significant ecological communities in the project vicinity. Information from the ERM review was used to develop the Fish and Wildlife Resource Map (Appendix A). Google Maps was used to perform a desktop analysis of the land uses within 0.5 mile of the subject parcels; this information was used to develop the General Cover Types Map (Appendix A).

A site visit was conducted on March 6, 2025 to inventory the resources of the parcels and land uses within 0.5 mile of the parcels. Conditions during the site visit consisted of cloudy, cool weather. Observations during the site visit were used to:

- develop the attached Fish and Wildlife Topographic Map and General Cover Types Map (included in Appendix A),
- observe wildlife species, identify significant ecological resources, and observe evidence of stressors on plants and animals, if any, from site-related contaminants.

Wildlife use in the subject parcels and areas within 0.5 mile was characterized based on evaluation of desktop resources and observations during the March 6, 2025 site visit. Evidence of use observed during the site visit included vocalizations, tracks, scat, tree damage, direct observations of animals, and other indications suggesting presence. Food and cover availability were also noted.

3.0 FISH & WILDLIFE RESOURCES

The area comprising the subject parcels and surrounding area is an urban environment with little to no natural vegetation present. Years of urban development pressure have transformed the area into a highly impacted ecosystem, when compared to an undeveloped site. Vegetation in the area consists of isolated

pockets with a high degree of invasive, opportunistic species present. The area is characterized by multi-story dwellings and intermixed commercial and older industrial buildings. Two terrestrial ecological communities were identified within the subject parcel. These include paved road/ path and urban structure exterior.

Terrestrial ecological communities identified outside of the subject parcels but within ½ mile include mowed lawn, mowed lawn with trees, paved road/path, and urban structure exterior. The approximate boundaries of these cover types are illustrated on the General Cover Type Map located in Appendix A.

3.1 Terrestrial Resources

3.1.1 Cover Type 1: Mowed Lawn

The subject parcels do not contain any mowed lawn, however many residential and commercial properties within 0.5 mile of the project contain this cover type. This community is typified by its regularly mowed herbaceous stratum that is dominated by grasses (Poa pratensis and Digitaris spp.) and forbs such as common dandelion (Taraxacum officinale), red clover (Trifolium pratense) and chicory (Cichorium intybus).

This community type provides some foraging habitat for common wildlife species that have adapted to the urban environment, but due to its openness it is not suitable for nesting.

3.1.2 Cover Type 2: Mowed Lawn with Trees

Small pocket areas within the 0.5 mile radius of the site exist and are primarily associated with the residential and commercial properties that dominate the area. This community is typified by its regularly mowed herbaceous stratum that is dominated by grasses and forbs. Scattered shrubs and trees occur as ornamentals. Common shrubs include border privet (Ligustrum obtusifolium), yew (Taxus spp.) and winged euonymus (Euonymus alatus). Tree species generally include Norway spruce (Picea abies), red maple (Acer rubrum), and Norway maple (Acer platanoides).

This community type provides foraging, roosting, nesting, and other habitat for common wildlife species that are adapted to urban environments, such as eastern grey squirrel (Sciurus carolinensis), eastern cottontail (Sylvilagus floridanus), woodchuck (Marmota monax) and American robin (Turdus migratorius).

3.1.3 Cover Type 3: Paved Road/Path

This community type occurs throughout the review area and primarily consists of paved roads for vehicle use. The subject parcels parcels is in the middle of a large contiguous network of paved road paths.

This community provides no wildlife habitat, but it is typically bordered by remnant vegetation that may consist of exotic and/or invasive species. Common urban species are usually found in this habitat type. Wildlife use of the parcels is also limited by surrounding roadways, which discourage or, in the case of road kills, prevent access.

3.1.4 Cover Type 4: Urban Structure Exterior

This is the dominant ecological community within a 0.5 mile radius. Exterior surfaces of the residential and commercial buildings and other developed infrastructure throughout the review area can provide some habitat for wildlife species. Some surfaces may be partially vegetated by mosses, lichens, vines and/or other vegetation.

These structures provide potential nesting and roosting habitat for wildlife that has adapted to the urban environment. Species likely include house sparrow (Passer domesticus) and house finch (Haemorhous mexicanus). Other species may include rock pigeons (Columba livia) and in some cases bats.

3.2 Aquatic Resources

3.2.1 Cover Type 5: Reservoir/artificial impoundment:

The aquatic community consists of an artificial lake created by the impoundment of a stream with a dam. Reservoirs are constructed to collect water for municipal and/or agricultural water use, to provide hydroelectric power, and to improve opportunities for recreational activities (*e.g.,* boating, swimming), and development. These impoundments typically have perennially flowing inlets and human-regulated outlets. Characteristic fishes include chain pickerel (*Esox niger*), and other pikes (Esocidae); brown bullhead (*Ameiurus nebulosus*) or yellow bullhead (*A natalis*) or both of these; bluegill (*Lepomis macrochirus*) or pumpkinseed (*Lepomis gibbosus*) or both of these; golden shiner (*Notemigonus crysoleucas*), and fathead minnow (*Pimephales promelas*). Reservoirs are often stocked with rainbow trout (*Salmo gairdneri*).

3.3 Freshwater Wetlands

Based on desktop review and site visit observations, wetlands are not present on or adjacent to the subject parcel. There is no impact to offsite wetlands from this site.

3.4 Fish and Wildlife Resources

Review of the Environmental Resource Mapper (ERM) identified that the subject parcel is outside of rare species or significant natural communities polygons. The parcel is not known to support rare, threatened, or endangered species or significant natural communities as the species listed as there are no trees and minimal vegetation on the parcels. The USFWS IPaC Trust Resource List (included in Appendix C) identified that the subject parcels are in the vicinity of the northern long eared bat (Myotis septentrionalis, NYS and federal endangered) and Tricolored Bat (Myotis septentrionalis, NYS and federal proposed endangered) and that there are no critical habitats for these species at this location. The list also identified one species that warrant special attention within 0.5 mile of the project location. These include:

- Monarch butterfly (Danaus plexippus) - federal proposed endangered

Based on available habitat observed during the site visit, none of these species are expected to utilize the site.

The subject parcels provide limited wildlife value due to the previously developed nature of the parcels and the minimal existing vegetation. In addition, the presence of concrete slabs and asphalt further inhibit plant growth which could provide habitat. Wildlife species likely to be present are those that adapt well to an urban setting. The subject parcels do not support Northern Long Eared Bat or Tricolor Bat due to a lack of suitable habitat. The parcel could not support common milkweed (Asclepias syriaca), the host plant for the monarch butterfly. Milkweed or other pollinator friendly species were not observed during the site visit. The impervious nature of the site restricts the growth of any suitable nectar species that could be food sources for monarchs.

The surrounding 0.5-mile radius consists of residential and commercial properties in an urban setting. Naturally occurring ecological communities are not likely due to the highly urbanized surrounding areas. The ecological communities are not consistent or well connected and therefore do not support diverse wildlife populations. Any species present are primarily those that have adapted to the urban environment. Washington Park Lake provides the best wildlife habitat within 0.5 mile of the subject parcels but is far enough from the subject parcel that it would not be affected by any contaminants from the subject parcel.

3.5 Observations Of Stress

During the March 6, 2025 site visit, PVE searched for evidence of chemical and physical stressors on flora and fauna inhabiting the subject parcels. This included searching for stressors such as, but not limited to, wildlife mortality, seeps, exposed waste, absence of plants and animals, dead or dying vegetation, discolored soils, and unusual odors.

The subject parcel and surrounding lands have been heavily developed/altered for commercial and residential uses. This has significantly reduced the viability of these areas to support diverse ecological communities and associated fish and wildlife populations. Indications of stress on flora or fauna were not detected during the site visit. Much of the site was previously developed for residential/commercial use. A building, asphalt and concrete remain limiting uses for wildlife.

3.6 Recorded Fish Kills or other Instances of Wildlife Mortality Associated with Subject Parcels

Records of fish kills or other instances of wildlife mortality were not found for the parcels.

3.7 Fish or Wildlife Consumption Advisories

Fish and wildlife consumption opportunities are not associated with the project parcel as there are no streams or waterbodies on the site, therefore hunting and fishing opportunities do not exist within the subject parcel. As a result, no NYS Department of Health (NYSDOH) fish consumption advisories are relevant.

3.8 Value of Habitat to Associated Fauna

As previously discussed, the developed/urban nature of the subject parcel and surrounding lands greatly limits any wildlife uses and constrains plant life to invasive species that are well adapted to the urban environment. Likely wildlife associations are provided in Sections 3.1, 3.2 and 3.3 above.

Vegetative growth is significantly limited by previous disturbances and the extent of existing pavement and concrete. Broken asphalt and concrete can provide cover for small invertebrates such as worms, snails and millipedes. These cover objects may also be utilized by small amphibians and small snakes. As typically found on abandoned urban sites, common invasive species of plants such as Golden Feather Moss (Campyliadelphus chrysophyllus), Crabgrass (Digitaria sanguinalis) and Asian Bittersweet (Celastrus orbiculatus) were identified on the property. The habitat value associated with the parcel are minimal and do not offer quality habitat for common species or those that are able to adapt to degraded ecological communities and disturbed habitat.

3.9 Value of Resources to Humans

Except for commercial and residential use, the subject parcels currently provide minimal value to humans in terms of fish and wildlife resources as the parcel is not used for recreational purposes. The urban setting prevents hunting, and the degraded ecological habitats are not significant for wildlife viewing. Fishing in the Washington Park Lake is the nearest environmental outdoor recreational resources within a 0.5-mile radius of the parcel.

Recreation opportunities are not available at the subject parcel nor will they be available in the future, as the project is planned for residential development with no recreational amenities planned.

4.0 EXPOSURE PATHWAYS & ANALYSIS

Based on a review of the existing site conditions, topography, soil boring logs, sampling information, and analytical data, exposure pathways appear limited to direct contact of onsite wildlife species with the limited broken pavement/concrete areas. The presence of blacktop and concrete essentially act as a barrier to burrowing and potential ingestion of contaminated grit. The lack of any aquatic resources on site also limits the potential exposure pathways to any aquatic species.

Contaminants in shallow soil at the project parcels have a very limited exposure to wildlife and a low potential for offsite migration to aquatic resources. Shallow soils were only evaluated since most biological activities occur within approximately three feet of the surface.

Based on previous investigations, groundwater beneath the site was encountered in eight (8) of the ten (10) soil borings. Groundwater was located at a depth of eight (8) feet or greater. Due to the distance to surface water bodies, the flat topography of the area and the depth of groundwater encountered in the borings, exposure to groundwater contaminants is not anticipated.

4.1 Chemicals of Potential Ecological Concern

Table 375-6.8(b) in Title 6 New York Code of Rules and Regulations (NYCRR) Part 375 lists Restricted Use Soil Cleanup Objectives (SCOs) for Protection of Ecological Resources. Table 375-6.8(a) lists Unrestricted Use SCOs. Soil concentrations at the subject parcels were compared to Restricted Use SCOs for Protection of Ecological Resources to determine what chemicals were those of potential ecological concern. Where an SCO for the Protection of Ecological Resources was not specified for a particular compound, the Unrestricted Use SCO was used as a guidance value.

Based on the soil analytical results reported for the subject parcels, chemicals of potential ecological concern in soil include:

- Benzo(a)anthracene,
- Benzo(a)pyrene,
- Benzo(b)fluoranthene,
- Benzo(k)fluoranthene,
- Dibenz(a,h)anthracene,
- Indeno(1,2,3-c,d)pyrene,
- Fluoranthene,
- Phenanthrene,
- Pyrene
- Chrysene,
- Arsenic,
- Lead, and
- Mercury.

As discussed above, contaminants of concern were evaluated only in shallow (0-3.5 feet depth) soil.

Groundwater was not encountered in any of the ten (10) borings performed.

4.2 Exposure Pathways

Complete exposure pathways include:

- Surface soil contamination that may be ingested by invertebrates and other wildlife, especially burrowing animals,
- Sediment transport of contaminated soil during precipitation, snowmelt and other events that transport surface sediment, and
- Dermal exposure of invertebrates and other wildlife to surface soil contamination especially during burrowing.

Invertebrates such as earthworms and insects likely ingest contaminants through ingestion of contaminated soils and vegetation present onsite. Burrowing mammals, such as chipmunks (Tamias striatus) or woodchuck (Marmota monax), could also have direct contact with surficial soil contamination. The contaminants are then transported through the food chain when larger wildlife (e.g., birds) feed on the invertebrates or small mammals. Due to the nature of the existing impervious cover, burrowing is not anticipated on this site.

5.0 IDENTIFICATION OF APPLICATION FISH & WILDLIFE REGULATORY CRITERIA

Contaminant-specific criteria applicable to the remediation of fish and wildlife resources at the project parcels likely include:

- NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1
- Division of Fish and Wildlife Screening and Assessment of Contaminated Sediment

- NYSDEC DER-10: Technical Guidance for Site Investigation and Remediation

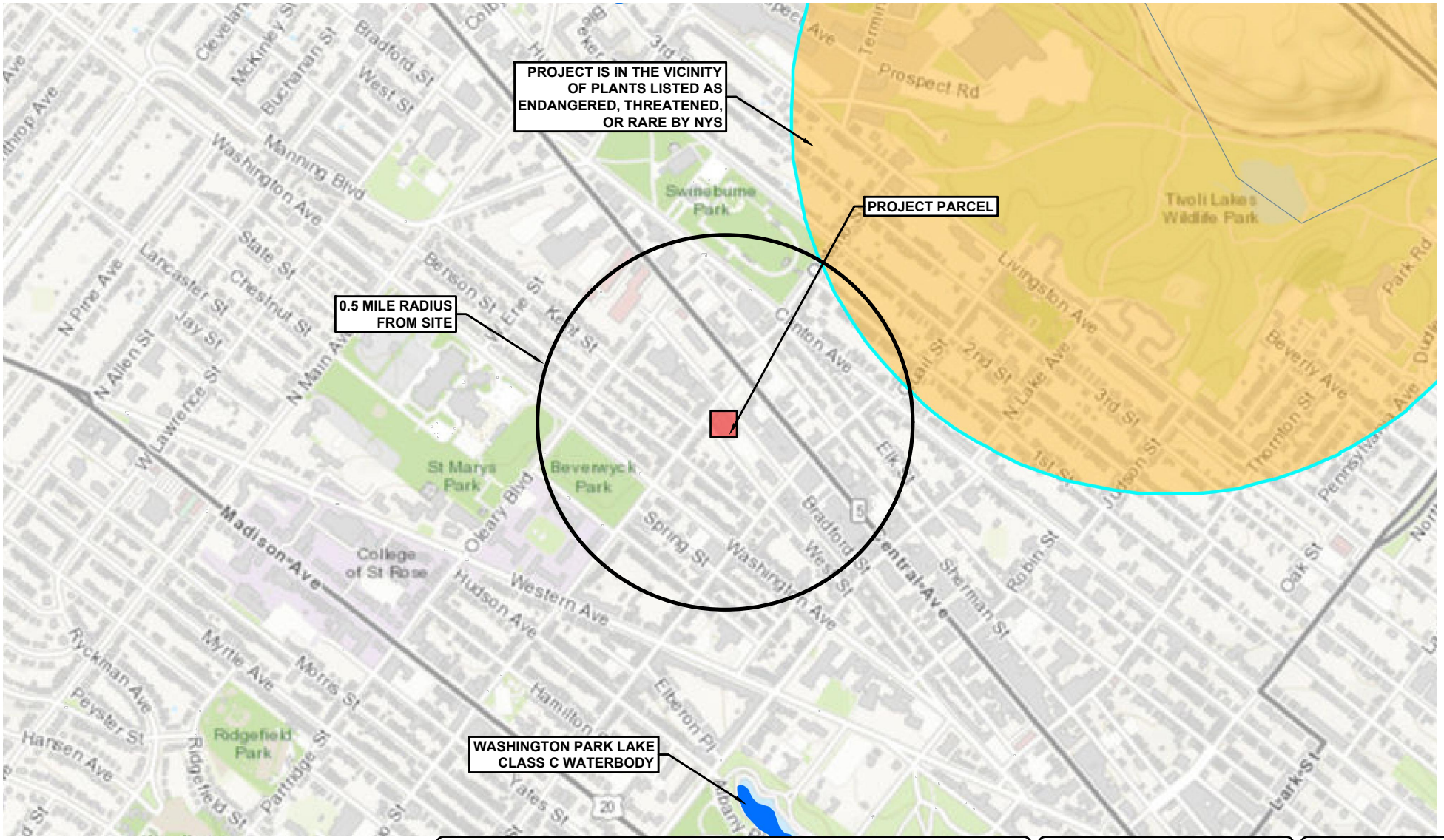
Site-specific criteria such as the NYS Freshwater Wetlands Act (FWA), the Tidal Wetland Act (TWA) and 401 Water Quality Certification (WQC) are not applicable to the project parcels because aquatic resources are not present within the parcel.

6.0 CONCLUSIONS

The site's use as habitat for wildlife is substantially restricted due to the impervious nature and past uses of the site. These past uses have resulted in the discharge of contaminants into the soil, however the impervious cover will protect against direct contact with wildlife. Burrowing, direct soil contact and sediment transport are not anticipated with the site's current land cover. No aquatic resources are located on site and the nearest surface water is 0.46 miles to the southeast. As shown in the US Fish and Wildlife Service Official Species List, no critical habitats are within the project area. Redevelopment of the property may be able to provide some future wildlife habitat by utilizing softscape areas with plant selections that will provide food, habitat and shelter.

APPENDIX A

SITE MAPPING



ENVIRONMENTAL RESOURCE MAP

130 ONTARIO STREET, 134 & 154 WEST STREET

CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PVE

Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143

P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

Civil Engineering | Land Development | Planning
Landscape Architecture | Structures | Environmental

NORTH

DATE:	04/10/2025
SCALE:	1"=1,000'
PROJECT NUMBER:	20230102

FIGURE 1

DATA SOURCES:
Tax Parcel Outline: https://gisservices.its.ny.gov/arcgis/rest/services/NYS_Tax_Parcels_Public/FeatureServer
Basemap: NYS ITS Geospatial Services, Westchester County GIS , Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

PVE
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

SELECTED SITE FEATURES

130 ONTARIO STREET, 134 & 154 WEST STREET
CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PROJECT NO.	FIGURE 2
20240102	DATE: 10/03/2024
N	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE

LAND COVER TYPE MAP

130 ONTARIO STREET, 134 & 154 WEST STREET

CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PVE

Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143

P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

Civil Engineering | Land Development | Planning
Landscape Architecture | Structures | Environmental

NORTH

DATE:	04/10/2025
SCALE:	1"=1,000'
PROJECT NUMBER:	20230102

FIGURE 3

APPENDIX B

SITE PHOTOGRAPHS

Photo 1 – 130 Ontario Street facing Northwest

Photo 2 – 130 Ontario Street facing Southwest

Photo 3 –130 Ontario Street facing Northeast

Photo 4 – 134 & 154 West Street facing East

Photo 5 – 134 & 154 West Street facing West

Photo 6 – 134 & 154 West Street facing southwest

Photo 7 – Broken Pavement area with vegetation

Photo 8 – 134 & 154 West Street facing Southeast

APPENDIX C

CORRESPONDENCE

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: 04/09/2025 19:29:36 UTC
Project Code: 2025-0081145
Project Name: 130 Ontario St, Albany, NY, 12206, USA

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. **Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.**

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

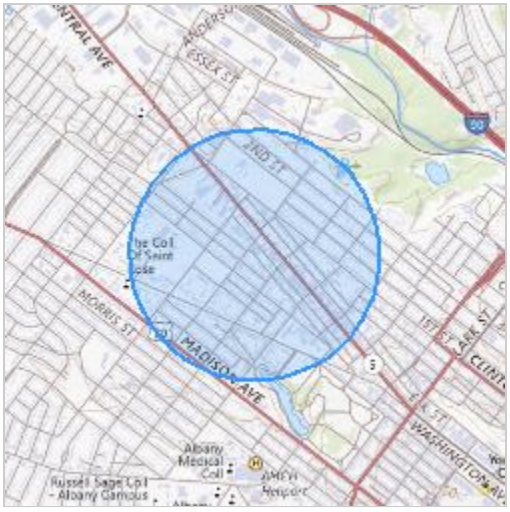
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

PROJECT SUMMARY

Project Code: 2025-0081145
Project Name: 130 Ontario St, Albany, NY, 12206, USA
Project Type: Residential Construction
Project Description: Project consists of the demolition of current structures and replacing them with housing units.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.665779099999995,-73.77565823907291,14z



Counties: Albany County, New York

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency:	Private Entity
Name:	Matthew Carroll
Address:	Waterfront Corporate Park III,
Address Line 2:	2000 Georgetown Drive, Suite 101
City:	Sewickley
State:	PA
Zip:	15143-0000
Email	mcarroll@pve-llc.com
Phone:	3303325200

APPENDIX D

QUALIFICATIONS

MATTHEW T. CARROLL, CPESC

Permitting Specialist
Civil + Land Development

mcarroll@pve-llc.com
724-444-1100

ABOUT

Matt's background consists of permitting and aquatic resource identification and delineation for large and small land development, utility, municipal and transportation projects. He has considerable experience in the application and acquisition of Local, State and Federal permits for stream and wetlands encroachments, wetland mitigation, riparian buffer offsetting, stormwater discharges from construction activities, erosion and sediment control, and developing permits through coordination with various agencies, including the Ohio Environmental Protection Agency, multiple County Conservation Districts, the Pennsylvania Department of Environmental Protection and the US Army Corps of Engineers (Pittsburgh, Buffalo and Huntingdon Districts).

PROFESSIONAL PRACTICE AREAS

- Eastern Mountain And Piedmont Regional Supplement Training
- Ohio Rapid Assessment Methodology (ORAM) Training
- PADEP Chapter 105 General Permits including GP-3, GP-4. GP-5, GP-7, and GP-8
- PADEP Sam Safety Permitting
- PADEP Sewage Facilities Planning Modules
- Stream Restoration and Stream Habitat Enhancement Plans
- US Army Corps of Engineers Nationwide Permitting
- Wetland Delineation and Management Training

EDUCATION

Youngstown State University
Bachelor of Science, Civil Engineering

Additional Training
NPDES Permits
Preparation of Erosion and Sedimentation Control Plans
Stormwater Management
Wetland Delineation and Mitigation

LICENSES & CERTIFICATIONS

Certified Professional in Erosion and Sedimentation Control (CPESC)

AFFILIATIONS

Nation Council of Examiners for Engineering and Surveying

TENURE

PVE: Since 2013

TREVOR TREGLIA

Scientist

ttreglia@pve-llc.com
O: 845-454 2544 M: 914-943-2606

ABOUT

Trevor is an experienced Scientist with a broad-based knowledge of field investigations, including soil, surface and groundwater sampling, and vapor/air monitoring. At PVE, his responsibilities include field sampling, coordination with subcontractors, correspondence with regulatory agencies, data management, including tabulation and comparison to regulatory standards, reporting, and customer relations. Trevor is also responsible for assembling information, site inspections, and completing Phase I and II Environmental Site Assessments, including all associated reporting.

PROFESSIONAL PRACTICE AREAS

- Collects Analysis of Soil Gathered Samples
- Conducts Site Visits
- Groundwater Samples
- Historical Research of Properties
- Indoor Ambient Air Samples
- Monitoring of Landfill Gases and Leachate
- Phase I and II Environmental Site Assessments
- Sub-Slab Soil Vapor Samples

EDUCATION

SUNY Environmental Science and Forestry
Bachelor of Science, Environmental Science

LICENSES & CERTIFICATIONS

CPR/AED Certified

First Aid Certified

OSHA 40-HR Hazardous Waste Operations and Emergency Response Health & Safety Training

OSHA 30-HR Hazard Recognition Training for the Construction Industry

Radon Measurement Professional Certification

TENURE

PVE: Since 2019

KEN ATKINS

Environmental Technician

katkins@pve-llc.com
845-454-2544 ext. 313

ABOUT

Ken is an experienced Environmental Technician with broad-based knowledge of inspections and environmental compliance on various types of projects. He is responsible for field sampling, coordination and oversight of subcontractors, correspondence with regulatory agencies, data management, and reporting. Ken also has experience working on a hazardous materials response team and has responded to spills and completed clean up and restoration of affected areas.

PROFESSIONAL PRACTICE AREAS

- Community Air Monitoring
- Drilling Rig Operation & Maintenance
- Field Investigations
- Flora & Fauna Identification
- Groundwater Sampling
- Major Oil Storage Facility Inspections and Compliance
- Monitoring Well Development
- Petroleum Bulk Storage Tank Removal
- Phase I & II Environmental Site Assessments
- Site Inspections
- Soil Vapor Intrusion Investigations
- Unified Soil Classification System

EDUCATION

Mount Saint Mary College:
Bachelor of Arts, Biology

LICENSES & CERTIFICATIONS

OSHA 40-HR training on Hazardous Waste Operations and Emergency Response

OSHA 10-HR construction training

TENURE

PVE: Since 2025

Prior Experience: 6 Years