NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

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

PART A (note: application is separated into Parts A and B for DEC review purposes) ***BCP App Rev 11***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #: _____

NAME HMQ 1890, LLC

ADDRESS 420 East German Street, Suite 18

CITY/TOWN Herkimer, NY ZIP CODE 13350

PHONE (315) 868-2784 | FAX | E-MAIL scott@humancalculator.com

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

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

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

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

Section II. Project Description

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

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

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

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and **Please see attached**
- the date the Certificate of Completion is anticipated. **Please see attached**

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***): **See attached**

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do not submit paper copies of supporting documents.** **See attached; docs. provided electronically**

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

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

***Please describe:** _____

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

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

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

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

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

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

Other:_____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME HMQ Site Restoration and STEAM Center

ADDRESS/LOCATION 220 North Prospect Street

CITY/TOWN Herkimer, NY ZIP CODE 13350

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Village of Herkimer, Town of Herkimer

COUNTY Herkimer SITE SIZE (ACRES) 1.428

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
43 ° 01 ‘ 34 “	74 ° 59 ‘ 18 “

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

Parcel Address	Section No.	Block No.	Lot No.	Acreage
220 North Prospect Street, Herkimer	120.	-25	-01.22	0.673
Also120.25-1-26 (0.409 acres); 120.25-1-25 (0.216 acres).	120.	-25	-01.23	0.130

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

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

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

   If yes, identify census tract : Herkimer County Census Tract 112

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

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

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

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

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

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

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder	Description

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

Type	Issuing Agency	Description

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

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

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

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

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

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

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

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

Initials of each Requestor: _____ _____ _____ _____ _____ _____

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

Section V. Additional Requestor Information
See Instructions for Further Guidance

DEC USE ONLY
BCP SITE NAME: _____
BCP SITE #:_____

NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Scott Flansburg		
ADDRESS 420 East German Street, Suite 18		
CITY/TOWN Herkimer, NY		ZIP CODE 13204
PHONE 602-999-0630	FAX	E-MAIL scott@humancalculator.com
NAME OF REQUESTOR'S CONSULTANT James F. Blasting, Ambient Environmental, Inc.		
ADDRESS 828 Washington Avenue		
CITY/TOWN Albany, NY		ZIP CODE 22030
PHONE 315-263-3388	FAX	E-MAIL jimb@ambient-env.com
NAME OF REQUESTOR'S ATTORNEY Douglas Zamelis		
ADDRESS 7629A State Route 80		
CITY/TOWN Cooperstown, NY		ZIP CODE 13326
PHONE (315) 858-7111	FAX	E-MAIL dzamelis@windstream.net

Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME Same as Requestor		OWNERSHIP START DATE: 7/27/2021
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
CURRENT OPERATOR'S NAME Site is idle/vacant/not in operation		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

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

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

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

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

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

Section VII. Requestor Eligibility Information (continued)

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

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

☐ PARTICIPANT

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

☑ VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

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

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

☐ Yes ☑ No

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
   If yes, please provide relevant information as an attachment. ☐ Yes ☑ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☑ Yes ☐ No
   If yes, please provide: Site #622024 Class # N See attached
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☑ No
   If yes, please provide: Permit type:_____ EPA ID Number:_____
   Date permit issued:_____ Permit expiration date:_____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. See attached ☑ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
   If yes, please provide: Order #_____ ☐ Yes ☑ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
   If yes, please provide explanation as an attachment. ☐ Yes ☑ No

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? Commercial

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

   ☐ Residential ☑ Commercial ☐ Industrial

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

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

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

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

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

4. Do current historical and/or recent development patterns support the proposed use? ☑ Yes ☐ No

   The site is in a distressed but historical section of the Village of Herkimer.

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. ☑ Yes ☐ No

   Yes. All parcels/properties are zoned commercial and the intended use is allowed under current zoning laws.

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. ☑ Yes ☐ No

   The proposed use, a small museum, S.T.E.A.M. learning center for youth and adults, and incubator for new businesses, is 100% in compliance with the 2020 Village of Herkimer Master Plan, which can be found at https://www.voherkimer2020.com/

   See attached for details.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Managing Member (title) of HMQ 1890, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 9/27/21 Signature: J Scott Flansberg

Print Name: J Scott Flansberg

SUBMITTAL INFORMATION:

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

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

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

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 11

Property is in Bronx, Kings, New York, Queens, or Richmond counties. ☐ Yes ☐ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. ☐ Yes ☐ No
Please answer questions below and provide documentation necessary to support answers.
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information. ☐ Yes ☐ No
2. Is the property upside down or underutilized as defined below? Upside Down? ☐ Yes ☐ No Underutilized? ☐ Yes ☐ No **From ECL 27-1405(31):** "Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated. **From 6 NYCRR 375-3.2(l) as of August 12, 2016:** (Please note: Eligibility determination for the underutilized category can only be made at the time of application) 375-3.2: (l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and (1) the proposed use is at least 75 percent for industrial uses; or (2) at which: (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses; (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and (iii) one or more of the following conditions exists, as certified by the applicant: (a) property tax payments have been in arrears for at least five years immediately prior to the application; (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or (c) there are no structures. "Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

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

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

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

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

☐ This is Not an Affordable Housing Project.

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: HMQ Site Restoration and STEAM Center **Site Address:** 220 North Prospect Street
City: Herkimer, NY **County:** Herkimer **Zip:** 13350

Tax Block & Lot
Section (if applicable): 120. **Block:** -25 **Lot:** -01.22

Requestor Name: HMQ 1890, LLC **Requestor Address:** 420 East German Street, Suite 18
City: Herkimer, NY **Zip:** 13350 **Email:** scott@humancalculator.com

Requestor's Representative (for billing purposes)
Name: Scott Flansburg **Address:** 420 East German Street, Suite 18
City: Herkimer, NY **Zip:** 13204 **Email:** scott@humancalculator.com

Requestor's Attorney
Name: Douglas Zamelis **Address:** 7629A State Route 80
City: Cooperstown, NY **Zip:** 13326 **Email:** dzamelis@windstream.net

Requestor's Consultant
Name: James F. Blasting, Ambient Environmental, Inc. **Address:** 828 Washington Avenue
City: Albany, NY **Zip:** 22030 **Email:** jimb@ambient-env.com

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

DER Determination: ☐ Agree ☐ Disagree

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

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

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

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

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

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

BCP APPLICATION ATTACHMENTS: TABLE OF CONTENTS

220 North Prospect Street, Village of Herkimer, Herkimer County

SITE NAME: HMQ Site Restoration and STEAM Center

BCP SUPPORT DOCUMENTS

Section I: Requestor Information (refer to Attachment 1)

Section II: Description

Section III. Property Environmental History (Refer to Attachment 2- Environmental Evaluation Documents):

1. Ambient Phase I ESA, August 13, 2021 (cover and TOC only)
2. Superfund Contract Support Team, Sampling Report for the H.M. Quackenbush Site, Village of Herkimer, New York, February 21-24, 2006" completed by U.S. Environmental Protection Agency (USEPA) dated August 2, 2006 (cover and TOC only)
3. Site Characterization Report, H.M. Quackenbush Facility, Site No. 6-22-024; 220 North Prospect Street, Village of Herkimer, Herkimer County, New York completed by Remedial Bureau C, Division of Environmental Remediation, dated October 2010 (cover and TOC only)
4. Site drawings indicating sample locations, date of sampling, key contaminants and concentrations detected;
5. Analytical results tables

Section IV. Property Information (Refer to Attachment 3: Topographic Map with Site Location; Survey Map, Google Earth Image with Site Limits, Tax Map with Site Limits, Survey Map with Site Limits, Site Photographs)

- Item 10. Property Description Narrative (see also Attachment 4)

Section VI. Current Property Owner Information

Section VII. Requestor Eligibility Information

Section VIII: Property Eligibility Information (Refer to Attachment 5: NYSDEC Hazardous Site Listing and Bankruptcy Information)

Section IX. Contact List Information (Refer to Attachment 6: Site Contact List and letter of agreement from repository)

Section X: Land Use Factors

ATTACHMENTS

1. Department of State Entity Information
2. Environmental Evaluation Documents
3. BCP Site Maps
4. Property Description Narrative
5. Brownfield Site Contact List, with repository acceptance

BCP Application Support Documents
HMQ Site Restoration and STEAM Center
220 North Prospect Street, Village of Herkimer, Herkimer County, NY
Provided by Requestor: HMQ 1890, LLC

Section I. Requestor Information
Requestor is HMQ 1890, LLC

Requestor address is: HMQ 1890 LLC, 420 East German Street, Suite 18, Herkimer, NY 13350

The contact is:
Mr. Scott Flansburg, HMQ 1890 LLC, 420 East German Street, Suite 18, Herkimer, NY 13350
(315) 868-2784 scott@humancalculator.com

Members: Scott Flansburg 80%; Brion Carroll 20%

Refer to Attachment 1: Dept. of State Entity info.

Section II. Description

Item 3. Short description of the overall development project.

The vacant and abandoned historic HMQ buildings were constructed in the late 1890s/early 1900s and are the 'linchpin' of the Historic District of the Village of Herkimer. Remediating and restoring the historic site is vital to the Village's rebirth. The purpose of the project is to remediate Site surface soil, subsurface soil, and groundwater; decontaminate and restore historic buildings; and place buildings into productive use, including a much-needed S.T.E.A.M center and associated business incubator.

The subject property consists of four parcels totaling approximately 1.428 acres as follows:

- 120.25-1-22 (0.673 acres); 120.25-1-23 (0.130 acres); 120.25-1-26 (0.409 acres); 120.25-1-25 (0.216 acres).

The Site currently includes the following vacant and dilapidated buildings (Site Plan attached):

- 1874 Wooden Structure;
- 1880 Chimney Building;
- 1884 Connector Building;
- 1890 Factory Building;
- 1946 Plating Building;
- 1984 Steel Warehouse; and
- 1996 Split Block Warehouse.

Historic use of these now-vacant structures has resulted in contamination by metals (and cyanide), Volatile Organic Compounds (VOCs), and Semi-Volatile Organic Compounds (SVOCs). Free-phase petroleum is present on groundwater below the Site.

Site investigation work will include sampling and analyses of surface soil, subsurface soil, contents of sumps and pits, and groundwater which will be described in the Remedial Investigation Workplan (RIW) for the Site. Remediation work will include remediation of all affected media, and site restoration will allow for development to place this now-idle property into productive use.

The Requestor intends to initiate the BCP Remedial Investigation (RI) as soon as the Brownfield Cleanup Agreement (BCA) is executed and a RIW is approved. Assuming BCA execution and acceptance by 12 November 2021 and RIW acceptance by late-December 2021, RI work will be completed by 1 March 2022 with the RI Report issued in 1 April 2022. It is anticipated that the Remedial Action Workplan (RAW) will be approved no later than 1 June 2022. RAW implementation will begin in summer 2022. The Final Engineering Report will be issued fall 2022 along with other required documents. A Certificate of Completion will be issued by NYSDEC fall/winter 2022.

Section III. Property Environmental History

Manufacturing (including metal finishing and plating in the later years) conducted at the Site since the late 1800s/early 1900s has resulted in soil and groundwater contamination. A Phase I Environmental Site Assessment (ESA) conducted in July and August 2021, as presented in Ambient's Phase I ESA report dated August 13, 2021, identified several areas of concern as summarized below (please refer to full Phase I ESA report).

An extensive set of analytical data generated by USEPA (2006) and NYSDEC (2008) investigations document that soil samples collected from various Site locations contained Contaminants of Concern (CoCs) at concentrations that exceeded current Restricted Residential Use Soil Cleanup Objectives (SCOs), indicating presence of contamination on-site [NOTE- some concentrations exceed Commercial Use SCOs and Industrial Use SCOs]. Groundwater samples contain VOCs, SVOCs and metals at concentrations exceeding NYS Groundwater Standards (GWS).

The Site is listed as an open petroleum spill site (NY Spill #95-05909) due to the presence of contaminated soil and groundwater encountered during the 1995 removal of a 10,000-gallon fuel oil underground storage tank (UST) from the paved area just south of the 1874 Wooden Structure. Free product was identified in monitoring wells MW-1 and MW-3 (near the former UST); remedial efforts to date have been unsuccessful in removing of the free product. In the NYSDEC 2010 report, NYSDEC noted that petroleum-contaminated subsurface soil and groundwater indicated a potential for soil vapor intrusion associated with the Site.

A gasoline station (reportedly owned/operated by Sears Oil Company) was located in the northeastern portion of the Site from about 1950 until 1988. A GPR survey conducted by NYSDEC as part of the 2008 investigation identified a suspect anomaly in the area of the former gas station; that anomaly was similar in size and shape of a UST, present about three to four feet below grade, and was about four to five feet in diameter. Soil and groundwater investigations completed by NYSDEC in 2008 did not identify presence of petroleum contamination in the area of the former gasoline station; however, investigation was not completed in the area of the anomaly. Additional investigation is needed in this area. Sampling results are shown on the attached figures; data is provided on associated tables.

Refer to Attachment 2: Environmental Evaluation Documents

1. **Ambient Phase I ESA, August 13, 2021 (cover and TOC only)**
2. **Superfund Contract Support Team, Sampling Report for the H.M. Quackenbush Site, Village of Herkimer, New York, February 21-24, 2006" completed by U.S. Environmental Protection Agency (USEPA) dated August 2, 2006 (cover and TOC only)**
3. **Site Characterization Report, H.M. Quackenbush Facility, Site No. 6-22-024; 220 North Prospect Street, Village of Herkimer, Herkimer County, New York completed by Remedial Bureau C, Division of Environmental Remediation, dated October 2010 (cover and TOC only)**
4. **Site drawings indicating sample location, date of sampling event, key contaminants and concentrations detected**
5. **Analytical Results Tables**

Section IV. Property Information

The subject property consists of four complete tax parcels totaling approximately 1.428 acres as follows:

- 120.25-1-22 (0.673 acres); 120.25-1-23 (0.130 acres); 120.25-1-26 (0.409 acres); 120.25-1-25 (0.216 acres).

Site boundaries correspond to tax map boundaries. All of this property is owned by the Requestor: HMQ 1890, LLC

Refer to Attachment 3: Topographic Map with Site location, Google Earth Image with Site limits, Tax Map with Site limits, BCP Site Limits shown on Survey Map, Site Photographs

Item 10. Property Description Narrative

Refer to Attachment 4: Property Description Narrative

Section VI. Current Property Owner Information

The property is currently owned by the Requestor: HMQ 1890, LLC. The current owner obtained title from the Herkimer County Industrial Development Association (IDA) on July 27, 2021.

The Site was initially developed and called HM Quackenbush Company in 1874 until 1933, when the business was incorporated as HM Quackenbush, Inc. The entity was owned and/or operated by the 'Quackenbush family' from 1874 to 2005. A summary of ownership is as follows.

- 1874 Established on the current Site by Henry Marcus Quackenbush;
- 1933 HM Quackenbush died and was succeeded by son Paul H. Quackenbush; incorporated as HM Quackenbush, Inc. in 1933;
- 1946 Paul H. Quackenbush died, succeeded by Franks Quackenbush as President;
- 1968 Bronson Quackenbush succeeds Franks Quackenbush as President;
- 1986 Paul H. Quackenbush II succeeds father, Bronson, as President;
- Paul H. Quackenbush II passed away suddenly in 1991 (auto accident);
- Bronson Hager and Fritz Hager acquired in 1991 (equal owners);
- Bronson Hager sold 95% of shares to a partnership in 2000;
- Business operations ceased July 2005 (at some point, Herkimer County IDA obtained title).

On 16 March 2005, H.M. Quackenbush, Inc. and affiliated companies filed for Chapter 11 bankruptcy: case no. 05-61683 (see Attachment 5). All operations ceased in July, 2005. Additional documentation regarding the bankruptcy is not available to the Requestor at this time.

The most recent contact information for H.M. Quackenbush, Inc. is below; however, this entity has not been in operation since 2005:

220 North Prospect Street, Herkimer, NY 13350
315-866-3000

The Requestor has no relationship to any past owners/operators of the facility/Site/operation.

Section VII. Requestor Eligibility Information

The Requestor is a Volunteer.

The Requestor has no relationships with the past owners/operators. The Requestor was never involved in site operations

The contamination detected at the Site has no relationship to the Requestor and occurred well before the Requestor considered the potential purchase and redevelopment of the Site.

Section VIII: Property Eligibility Information

Refer to Attachment 5: NYSDEC Hazardous Site Listing; bankruptcy information

Section IX. Contact List Information

A detailed contact list is provided. The document repository will be located at:
Frank J. Basloe Library
245 North Main Street
Herkimer, NY 13350
Phone: 315.866.1733
Director: Christine Fleischer

Refer to Attachment 6: Site Contact List and letter of agreement from repository

Section X: Land Use Factor

Current Use
Manufacturing (including metal fabrication, metal finishing and plating in the later years) was conducted at the Site since the late 1800s/early 1900s. Plating and the use of quenching oils and lubricants, as well as the use of a former petroleum underground storage tanks, has resulted in Site contamination. The Site has been idle, and all the buildings vacant (except for waste and debris) since 2005. The property has fallen into disrepair.

Reasonably anticipated use Post Remediation

HMQ 1890 LLC has been formed to execute all activities necessary to remediate, restore and revitalize the HM Quackenbush (HMQ) facility located at 220 North Prospect Street in the Village of Herkimer, NY. The facility currently consists of a brick three-story structure built in 1890 along with the connector building and chimney building, both constructed in the late 1890s. Several other buildings are located on the HMQ Site but it is anticipated that those buildings would be demolished as part of Site redevelopment.

This historic landmark is located in the center of the Village of Herkimer business district. It has been vacant since manufacturing ceased in 2005 and has fallen into disrepair.

HMQ 1890 LLC has applied for the NYSDEC Brownfield Cleanup Program (BCP) to help achieve Site investigation and remediation and ultimately receive a 'Certificate of Completion' from NYSDEC, leading to Site redevelopment as a STEAM (Science, Technology, Engineering, Arts, & Math) Center for area youth and adults, as well as an Incubator Lab & Business Development Center. This much-needed center fits perfectly into the Village of Herkimer Master Plan. Preliminary redevelopment and reuse plans are summarized below.

The 1st floor office area will partially serve as the Quackenbush Museum where the Quackenbush family and others will provide a broad number of historic items and documents that represent the inventions and product breakthroughs that were achieved by Henry Marcus Quackenbush (1847-1933), including the air rifle, .22 caliber rifle, extension ladder, nutcracker, bicycle, foot-power wood lathe, Kaleidoscope, and garment hangers.

The following bulleted list provides a summary of the plans to leverage the remediated and renovated HM Quackenbush facility.

- K-12 STEAM Learning Center (1st Floor)
    - Focused primarily on K-12 level development
    - Establish national membership in applicable STEM/STEAM programs
    - Augment local pubic (and private) educational school systems/curriculums
    - Facilitate internships in local business / manufacturing / industries
- "STEAM for all ages" Learning Center (2nd Floor)
    - Focused on adult learning; job skill development
    - Support job displacement with high-tech skills, tools, etc.
    - Intern program with local engineering / manufacturing companies
    - Conduct Job fairs
- Incubator Lab (3rd Floor)
    - Support product and service offering ideation
    - Enable product/service offering validation, proof of concept initiatives
    - Collaboration activities with local businesses and educational learning centers
    - Take productive advantage of the STEAM Learning Center on 2nd floor
- Business Center for Entrepreneur Development (3rd Floor)
    - Support Incubator Lab ideation to business profiling
    - Collaboration activities with local businesses and educational learning centers
    - Provide business consulting to new business entities for local manufacturing
    - Support patent protection analysis, review, and submission

Support business financing for new product/service offering

The proposed use, a small museum, S.T.E.A.M. learning center for youth and adults, and incubator for new businesses, is 100% in compliance with the 2020 Village of Herkimer Master Plan, which can be found at https://www.voherkimer2020.com.

The 2020 Village of Herkimer Master Plan specifically states the following:
"It is also anticipated per the profile detailed in the section on Community Demography that the employment opportunities will continue to increase as industry investment continues in science-based technology such as nano-computing, software services, and drone device development and testing. The Village needs to be considered an educational starting point for its residents in STEM, and thereby become a community that is sought after by those employed in those technology-based industries localized within driving distance of the Village."
The 2020 Village of Herkimer Master Plan specifically provides the following "Action Plan":
"Establish a Junior-Senior High School to Collegiate STEM Partner Program that provides opportunities for students of all ages to collaborate in STEM related projects and programs-

bringing those in the Village of Herkimer into position for technology-based jobs that are destined for the Mohawk Valley region."
The proposed use of the subject Site (HMQ Site Restoration and STEAM Center) will help the Village of Herkimer implement its vision.

ATTACHMENT 1

Department of State Entity Information

Department of State

Division of Corporations

Entity Information

Entity Details

ENTITY NAME:HMQ 1890, LLC

DOS ID:6007425

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: Active

DATE OF INITIAL DOS FILING: 05/06/2021

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 05/06/2021

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY:Herkimer

NEXT STATEMENT DUE DATE: 05/31/2023

JURISDICTION: New York, United States

NFP CATEGORY:

Service of Process Name and Address

Name: HMQ 1890, LLC

Address:420 EAST GERMAN STREET, SUITE 18, HERKIMER, NY, United States, 13350

Chief Executive Officer's Name and Address

Name: Address:

Principal Executive Office or Owner Name and Address

Name: Address:

Registered Agent Name and Address

Name: Address:

Entity Primary Location Name and Address

Name: Address:

Farmcorpflag

Is The Entity A Farm Corporation:No

ATTACHMENT 2

Environmental Evaluation Documents

Ambient Environmental, Inc.
Building Science and EHS Solutions
NYS Certified WBE,
SBA EDWOSB & DBE

Phase I Environmental Site Assessment

Site Location:

H.M. Quackenbush Facility
220 North Prospect Street
Herkimer, NY 13350

Prepared for:

HMQ 1890, LLC
420 East German Street, Suite 18
Herkimer, NY 13350

Prepared by:

Ambient Environmental, Inc.
828 Washington Avenue
Albany, NY 12203

Ambient Project No. 210105ENVA

August 13, 2021

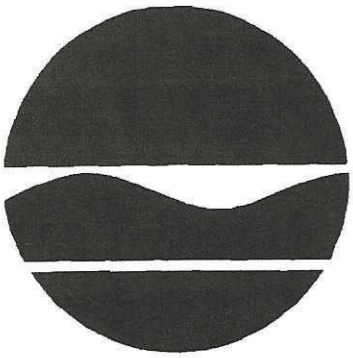
Contents

Attachments

SITE CHARACTERIZATION REPORT

H. M. Quackenbush Facility

Site No. 6-22-024



220 North Prospect Street
Village of Herkimer
Herkimer County, New York

October 2010

Prepared by:
Remedial Bureau C
Division of Environmental Remediation

TABLE OF CONTENTS

TABLES

FIGURES

APPENDICES

SUPERFUND CONTRACT SUPPORT TEAM

SAMPLING REPORT

for the

H.M. QUACKENBUSH SITE

VILLAGE OF HERKIMER, NEW YORK

February 21 – 24, 2006

Participating Personnel: United States Environmental Protection Agency
Diane Salkie, Environmental Scientist
Joseph Hudek, Superfund Contract Support Team Leader
Pat Sheridan, Project Quality Assurance Officer

Report Prepared by: _____
Diane Salkie, Environmental Scientist

Date Prepared: August 02, 2006

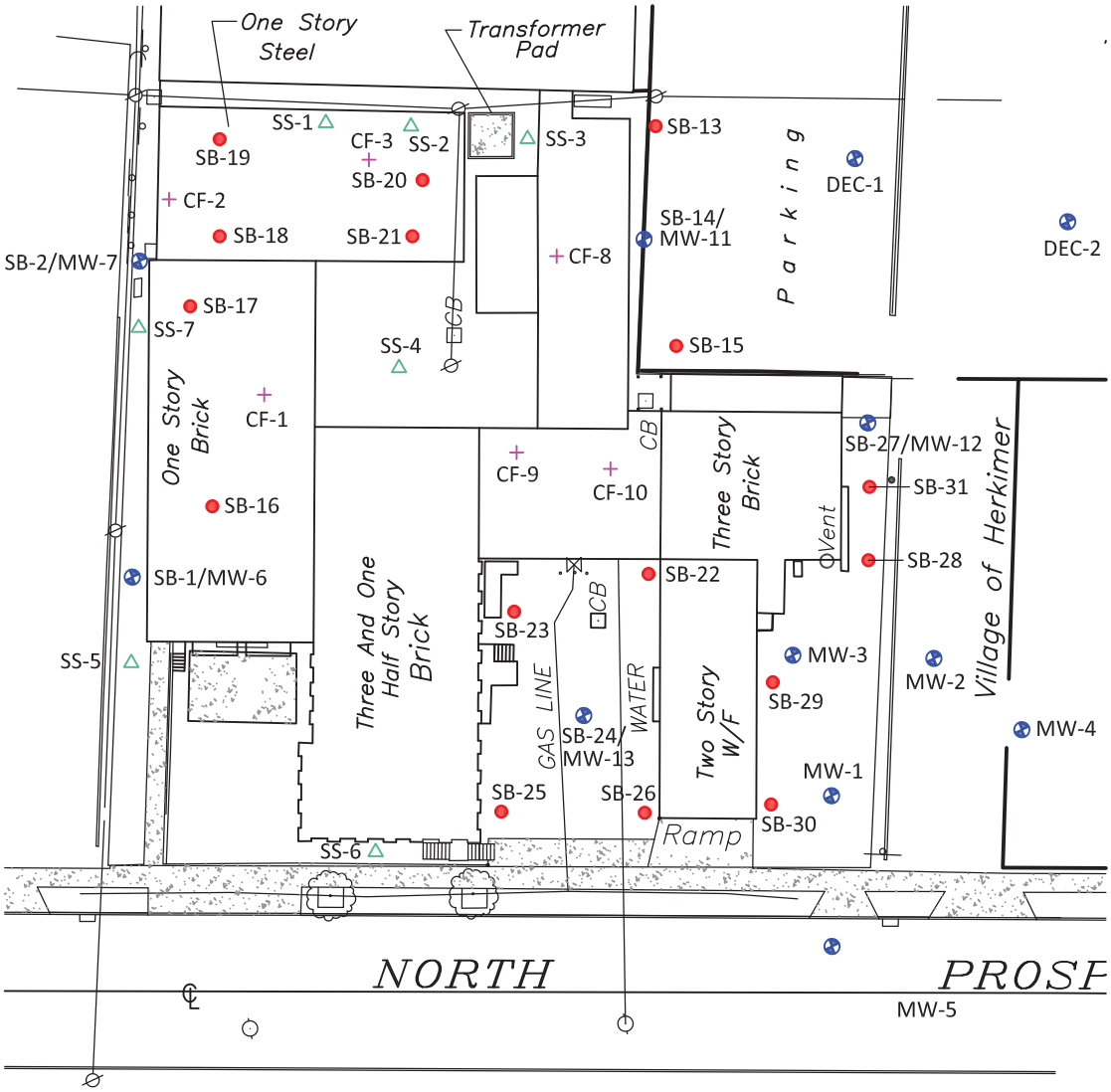
Approved for the Director by: _____
Robert Runyon, Chief, Hazardous Waste Support Branch

TABLE OF CONTENTS

TABLES

APPENDICES

APPENDIX A:	Site Maps
APPENDIX B:	Quality Assurance Project Plan
APPENDIX C:	Contract Laboratory Program Organic Data Package
APPENDIX D:	Contract Laboratory Program Cyanide Data Package
APPENDIX E:	U.S. EPA Mobile Analytical Laboratory Branch Inorganic Data Package
APPENDIX F:	Soil and Well Data Sheets
APPENDIX G:	N.Y.D.E.C. (New York Department of Environmental Conservation). Division Technical and Administrative Guidance Memorandum on Determination of Soil Cleanup Objectives and Cleanup Levels. January 1994. *Tables 1 - 4 Recommended Soil Cleanup Objectives.*
APPENDIX H:	U.S. EPA Superfund. *Supplemental Guidance for Developing Soil Screening Levels for Superfund Sites. Exhibit A-2 Generic SSLs for Commercial/Industrial Scenario: Outdoor Worker Receptor.* Peer Review Draft. March 2001.
APPENDIX I:	U.S. Code of Federal Regulations (CFR). Title 40: Protection of Environment. Part 141: National Primary Drinking Water Regulations. Subpart G: National Revised Primary Drinking Water Regulations: Maximum Contaminant Levels. Section 61: *Maximum Contaminant Levels for Organic Contaminants.* 7-1-97 Edition
APPENDIX J:	New York State Department of Environmental Conservation: 6 NYCRR Part 703 *Surface Water and Groundwater Quality Standards and Groundwater Effluent Limitations*
APPENDIX K:	Quackenbush Site Trip Report



LEGEND

- = SOIL BORING (SB)
- + = CONCRETE FLOOR (CF)
- △ = SURFACE SOIL (SS)
- = MONITORING WELL (MW)

Ambient Environmental, Inc.
Building Science and EHS Solutions
828 Washington Avenue, Albany, NY 12203
PH: 518.482.0704 FAX:518.482.0750
www.ambient-env.com

PROJECT LOCATION
220 NORTH PROSPECT STREET HERKIMER, NY
PREPARED FOR: HMQ 1890, LLC

DRAWING TITLE
SOUTHWEST SECTION

REVISIONS	

DATE: 09/18/2021	SCALE: 1" = 50'
PROJECT NO.	210818ENVA
DRAWN BY	KJ
CHECKED BY	JB

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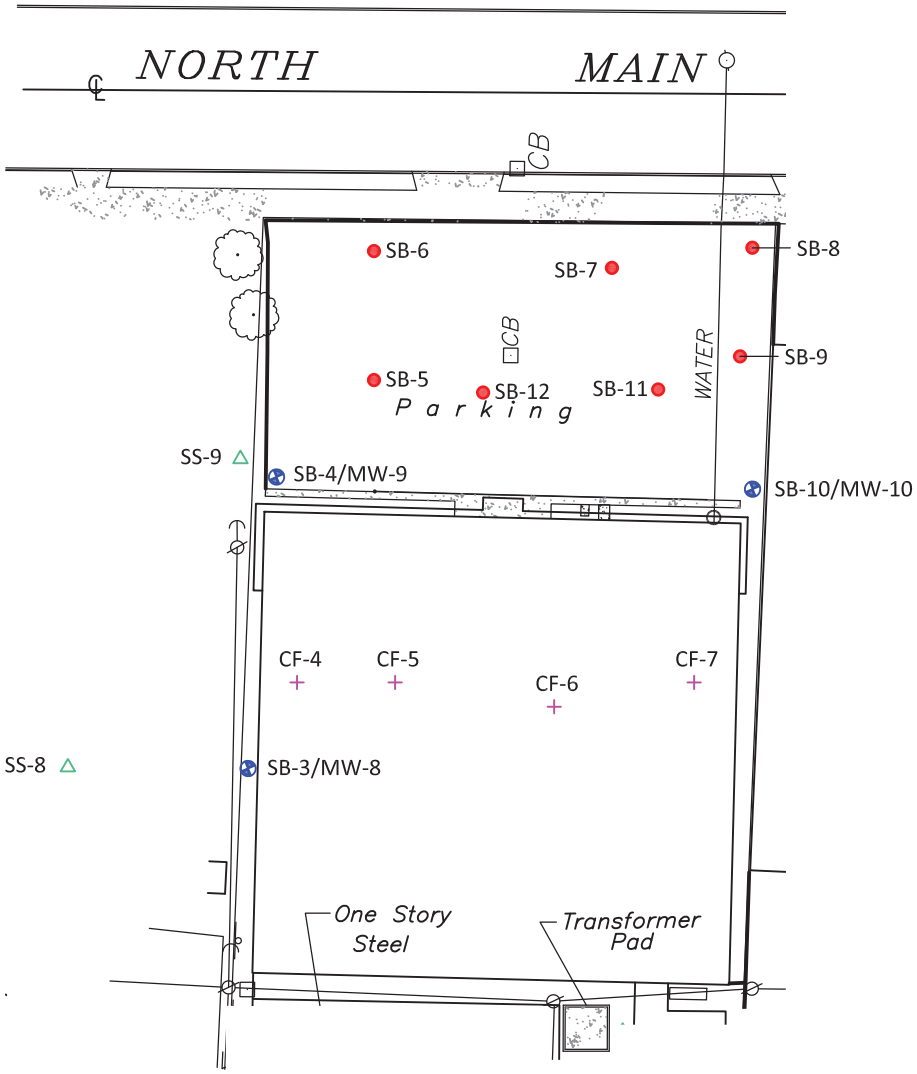

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DRAWING TITLE
NORTHEAST SECTION

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CHECKED BY	JB

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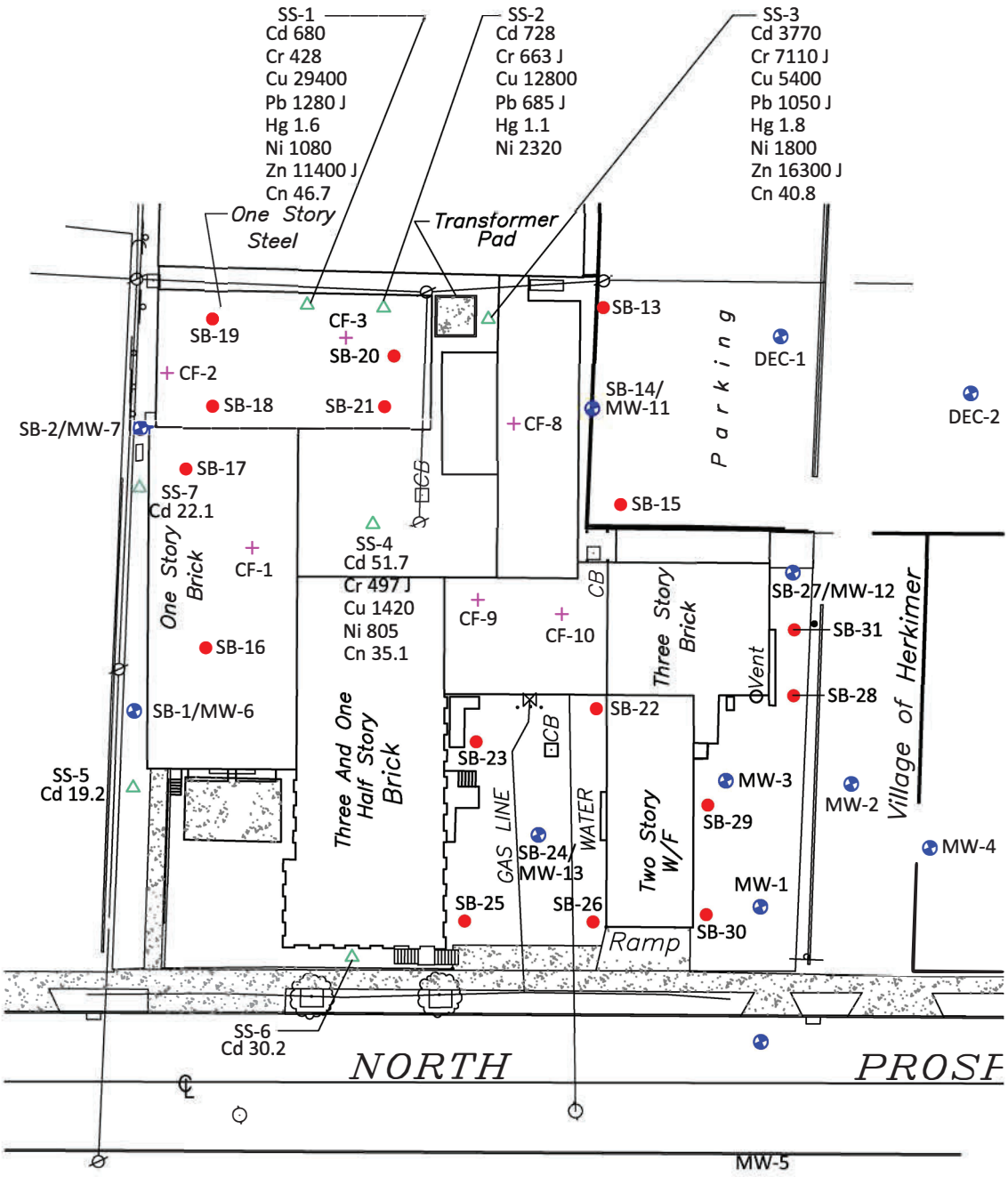

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NOTE: ALL CONCENTRATIONS IN PPM ONLY THOSE VALUES EXCEEDING RESTRICTED RESIDENTIAL SCOs ARE SHOWN

REVISIONS		

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PROJECT LOCATION
220 NORTH PROSPECT STREET HERKIMER, NY
PREPARED FOR: HMQ 1890, LLC

DRAWING TITLE
SOUTHWEST SECTION SURFACE SOIL SAMPLE RESULTS NYSDEC 2010

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DRAWN BY	KJ
CHECKED BY	JB

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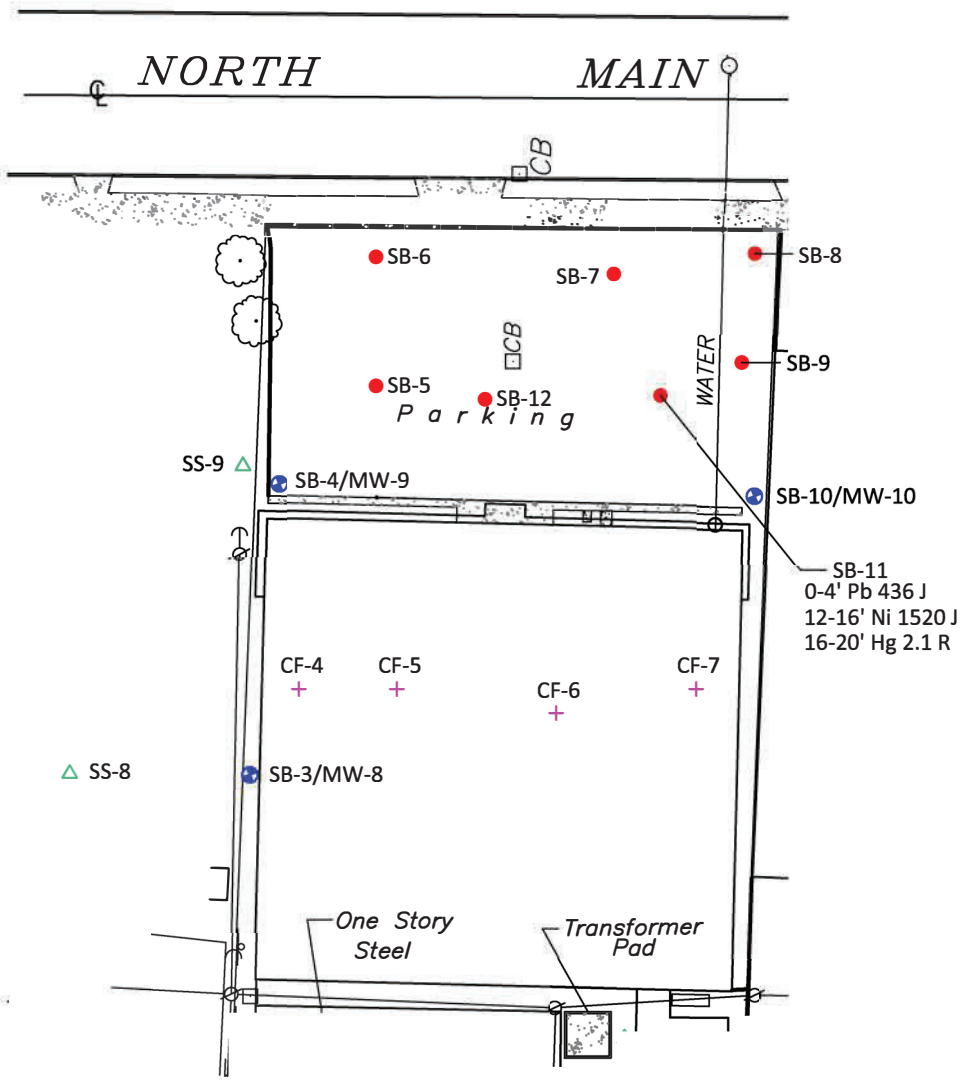

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PROJECT LOCATION
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PREPARED FOR: HMQ 1890, LLC

DRAWING TITLE
NORTHEAST SECTION SUBSURFACE SOIL SAMPLE RESULTS NYSDEC 2010

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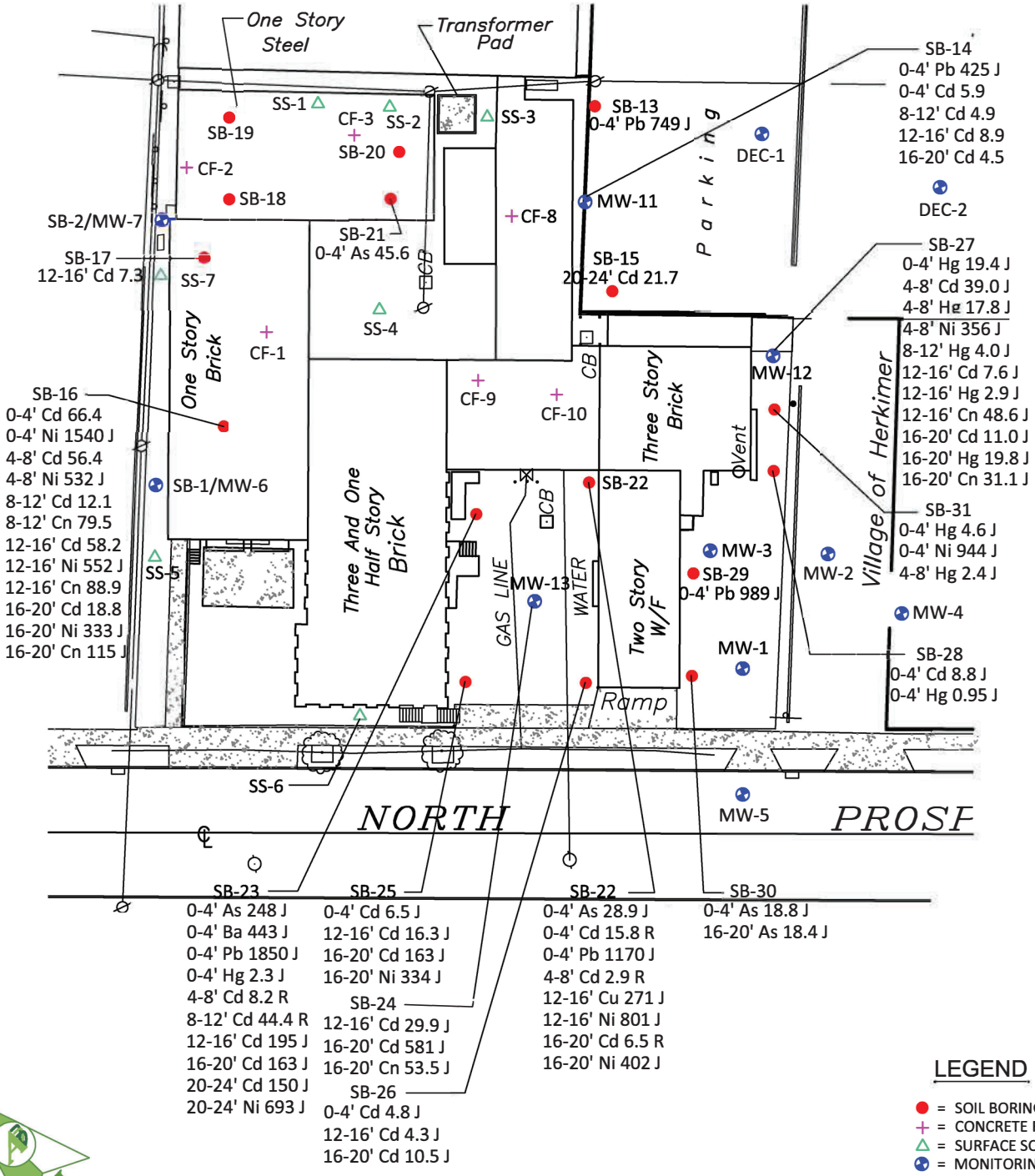

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SOUTHWEST SECTION SUBSURFACE SOIL SAMPLE RESULTS NYSDEC 2010

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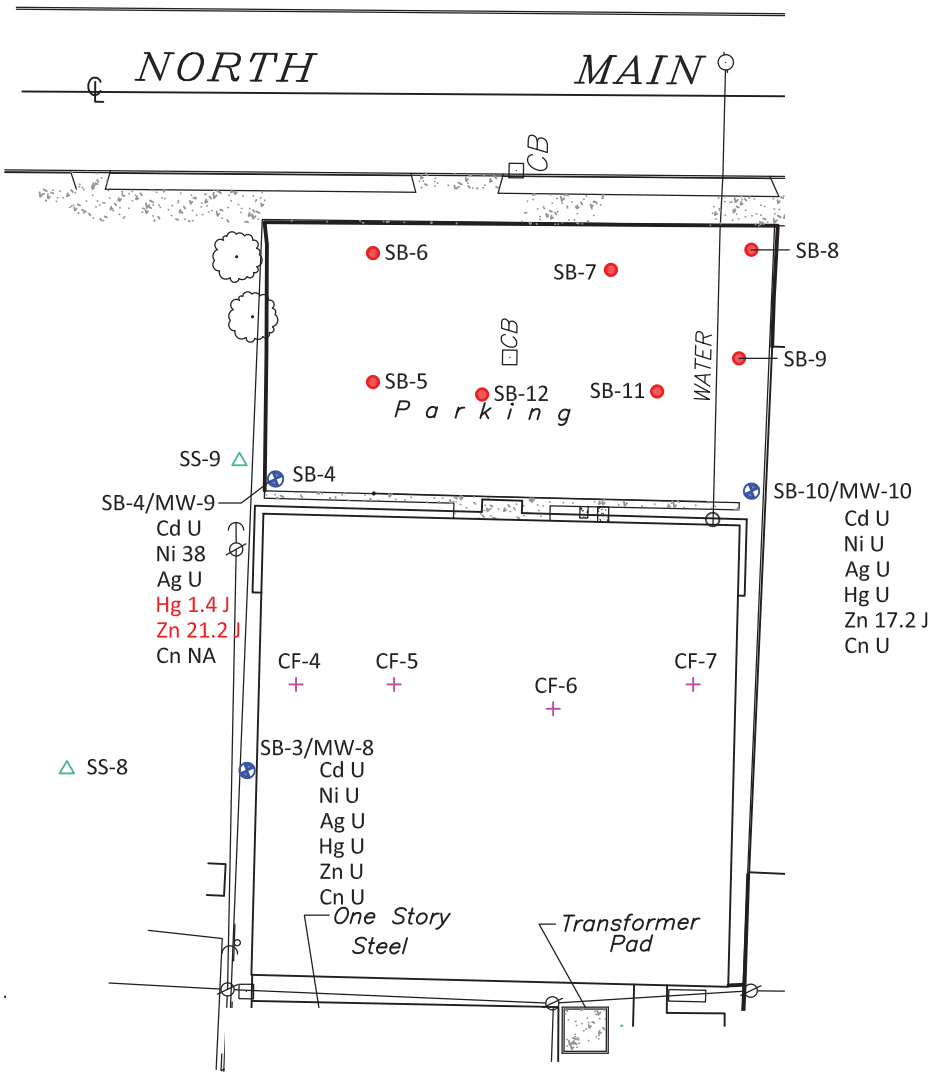

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RED VALUES = EXCEEDS GWS

NOTE: ALL CONCENTRATIONS IN PPB
ONLY ANALYTES EXCEEDING GWS IN
AT LEAST ONE SAMPLE ARE SHOWN

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PROJECT LOCATION
220 NORTH PROSPECT STREET HERKIMER, NY
PREPARED FOR: HMQ 1890, LLC

DRAWING TITLE
NORTHEAST SECTION GROUNDWATER SAMPLE RESULTS NYSDEC 2010

REVISIONS	
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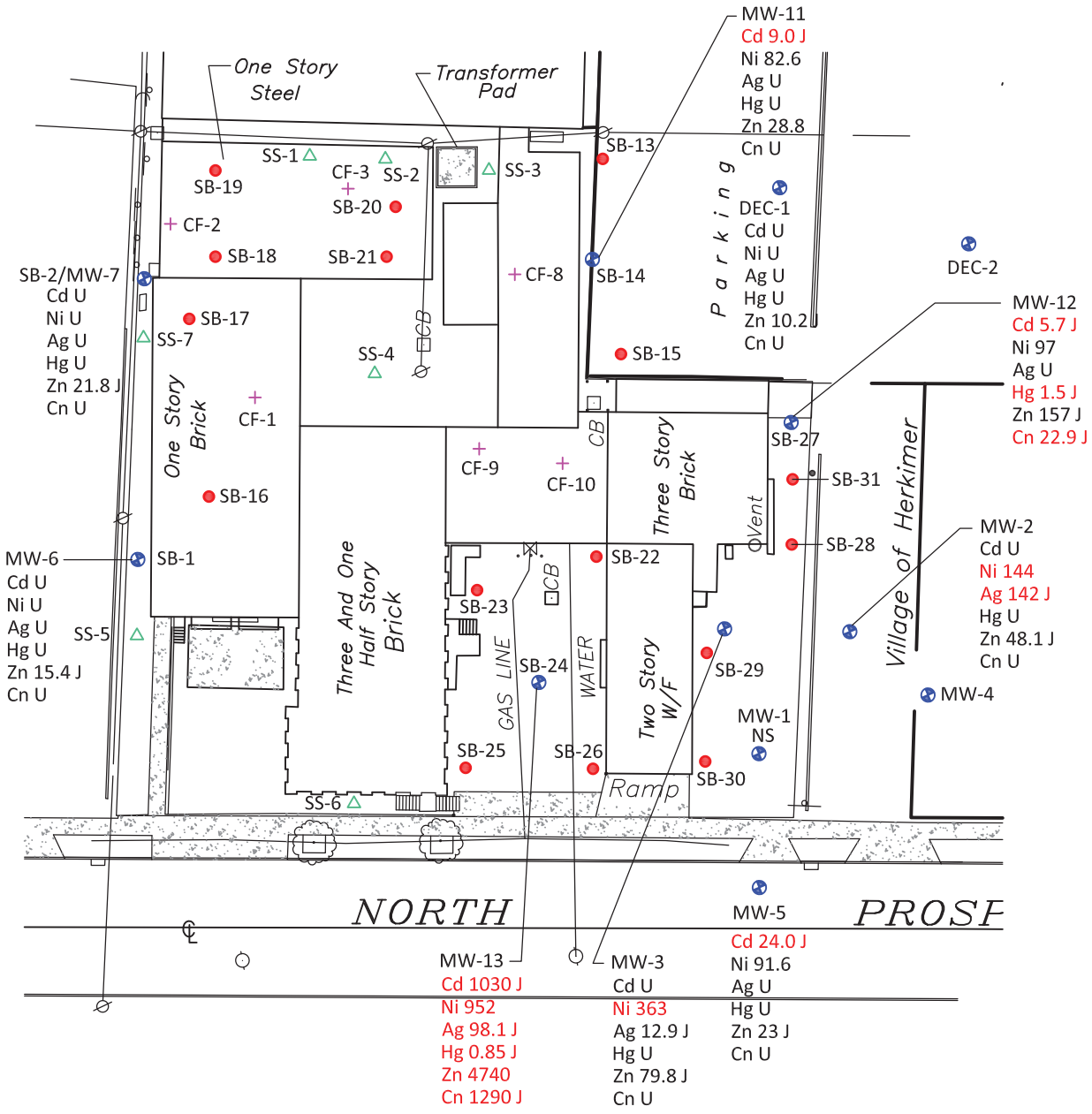

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REVISIONS		
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PROJECT NO.	210818ENVA	
DRAWN BY	KJ	
CHECKED BY	JB	

DWG. NO. Figure 7

Inorganic Soil Sample Analytical Results
NYSDEC October 2010 Site Characterization Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID									
			SS-1	SS-2	SS-3	SS-4	SS-5	SS-6	SS-7	SS-8	SS-9	Field Duplicate
			0-2"	0-2"	0-2"	0-2"	0-2"	0-2"	0-2"	0-2"	0-2"	0-2"
Metals												
Arsenic	13	16	4.4	3	2.7 U	2.3 U	11.5	5.6	8.1	5.9	5.3	10.3
Barium	350	400	22.1 B	27.3 B	34.5 B	65.1	67.6	69.1	70	53.7	61	67
Cadmium	2.5	4.3	**680**	**728**	**3770**	**51.7**	**19.2**	**30.4**	**22.1**	2.2	1.9	**14.7**
Chromium	30	180	**428**	**663 J**	**7,110 J**	**497 J**	**84.7 J**	**65.6 J**	**36.3 J**	14.0 J	12.2 J	**58.2 J**
Copper	50	270	**29400**	**12800**	**5400**	**1420**	**106**	**201**	**87.5**	21.9	24.5	**74.8**
Lead	63	400	**1,280 J**	**685 J**	**1,050 J**	**316 J**	52.2 J	**314 J**	51.1 J	37.7 J	37.1 J	43.5 J
Mercury	0.18	0.81	**1.6**	**1.1**	**1.8**	**0.58**	0.058 U	**0.38**	0.11	0.058 U	**0.27**	0.076
Nickel	30	310	**1080**	**2320**	**11800**	**805**	**114**	**279**	**109**	21.8	23.9	**69.4**
Selenium	3.9	180	**4.8 J**	1.2 U	1.4 U	1.2 U	1.2 U	1.3 U	1.2 U	1.2 U	1.2 U	1.2 U
Zinc	109	10000	**11,400 J**	**4,600 J**	**16,300 J**	**862 J**	**132 J**	**399 J**	**127**	73	70	98.2
Cyanide	27	27	**46.7**	26.9	**40.8**	**35.1**	1.7	1.3 U	1.2 U	1.2 U	1.2U	4.2

Notes:
All soil results reported in mg/kg – parts per million (ppm).
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NS – Not Sampled
BOLD – Unrestricted use SCO exceedance. **BOLD** – Restricted Residential SCO exceeded.
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R – Rejected – analytical data considered to be unreliable.

Only those metals detected in at least one sample are presented on this table.

Inorganic Soil Sample Analytical Results
NYSDEC October 2010 Site Characterization Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID														
			SB-1A	SB-1B	SB-1C	SB-1D	SB-1E	SB-2A	SB-2B	SB-2C	SB-2D	SB-2E	SB-2F	SB-3A	SB-3B	SB-3C	SB-3D	SB-3E
			0-4'	4-8'	8-12'	12-16'	16-20'	0-4'	4-8'	8-12'	12-16'	16-20'	20-24'	0-4'	4-8'	8-12'	12-16'	16-20'
Metals																		
Arsenic	13	16	4.2 J	2.2 J	2.2 UJ	2.2 UJ	2.2 UJ	5.2 J	6.8 J	2.1 UJ	2.1 UJ	2.6 J	2.3 UJ	5.4 J	5.9 J	2.2 UJ	2.2 UJ	3.4
Barium	350	400	85.3 J	29.4 BJ	37.2 BJ	25.0 BJ	27.1 BJ	48.5 J	37.0 BJ	29.2 BJ	24.6 BJ	30.8 BJ	29.3 BJ	107 J	55.6 J	19.6 BJ	33.2 BJ	18.5 B
Cadmium	2.5	4.3	1.7 J	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	2.0 J	1.7 J	1.0 UJ	1.0 UJ	1.1 UJ	1.1 UJ	1.4 J	1.3 J	1.1 UJ	1.1 UJ	1.1 U
Chromium	30	180	8.9 J	4.0 J	7.5 J	5.5 J	6.0 J	9.7 J	9.3 J	5.0 J	6.4 J	7.3 J	7.6 J	10.2 J	9.4 J	3.9 J	8.7 J	6
Copper	50	270	27.9 J	9.6 J	17.8 J	10.8 J	10.8 J	12.6 J	22.1 J	22.3 J	10.5 J	15.8 J	13.0 J	18.6 J	13.0 J	8.9 J	15.2 J	5.6
Lead	63	400	**71.4 J**	3.9 J	15.4 J	1.6 J	4.5 J	65.8 J	13.8 J	0.63 UJ	1.7 J	6.0 J	3.8 J	45.7 J	41.9 J	3.9 J	1.0 J	4
Mercury	0.18	0.81	0.057 UJ	0.054 UJ	0.16 J	0.055 UJ	0.055 UJ	0.081 J	0.059 UJ	0.052 UJ	0.052 UJ	0.054 UJ	0.057 UJ	**0.20 J**	0.11 J	0.054 UJ	0.055 UJ	0.054 U
Nickel	30	310	23.8 J	7.4 BJ	12.8 J	7.7 BJ	9.3 J	24.8 J	17.6 J	9.7 J	15.9 J	13.7 J	11.1 J	25.9 J	15.2 J	6.9 BJ	12.3 J	6.4 U
Selenium	3.9	180	1.1 UJ	**4.2 J**	1.4 J	2.9 J	1.5 J	1.1 UJ	1.2 UJ	3.0 J	**4.3 J**	2.2 J	1.1 UJ	1.2 UJ	1.2 UJ	1.1 UJ	1.1 UJ	1.1 UJ
Zinc	109	10000	71.7 J	26.2 J	37.5 J	28.0 J	30.0 J	74.7 J	63.7 J	17.5 J	25.4 J	31.5 J	27.6 J	66.7 J	43.0 J	24.5 J	33.0 J	36.3 J
Cyanide	27	27	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.0 UJ	1.0 UJ	1.1 UJ	1.1 UJ	1.2 UJ	1.2 UJ	1.1 UJ	1.1 UJ	1.1 UJ

Notes:
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Inorganic Soil Sample Analytical Results
NYSDEC October 2010 Site Characterization Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID														
			Field Duplicate 1	SB-3F	SB-4A	SB-4B	SB-4C	SB-4D	SB-4E	SB-4F	SB-5A	SB-5B	SB-5C	SB-5D	SB-5E	SB-6A	SB-6B	SB-6C
				20-24'	0-4'	4-8'	8-12'	12-16'	16-20'	20-24'	0-4'	4-8'	8-12'	12-16'	16-20'	0-4'	4-8'	8-12'
Metals																		
Arsenic	13	16	4.3	2.2 U	4.4	5.4	4.2	5.1	3.2	7.2	4.5	**13.1**	3.9	6.7	8.2	2.3 U	2.1 UJ	2.1 UJ
Barium	350	400	23.0 B	26.6 B	35.7 B	41.7	39.5 B	48.7	142.0	224.0	51.3	17.1 B	21.4 B	67.5	131.0	64.3	44.6 J	33.5 BJ
Cadmium	2.5	4.3	5.7	1.1 U	1.1 U	1.2 U	1.1 U	1.1 U	1.3 U	1.4 U	1.1 U	1.1 U	1.0 U	1.1 U	1.4 U	1.1 U	1.1 UJ	1.1 UJ
Chromium	30	180	5.3	6.0	13.1	19.4	9.7	12.4	23.8	**40.3**	14.5	6.1	4.9	13.8	21.1	29.2	5.1 J	4.7 J
Copper	50	270	11.7	9.2	10.5	17.8	16.2	23.2	21.9	37.8	14.8	7.6	8.5	24.4	21.7	11.0	9.6 J	8.8 J
Lead	63	400	2.9	2.6	13.2	9.1	29.1	7.5	8.1	14.1	9.7	5.7	1.6	8.4	8.5	20.5	0.64 UJ	0.67 J
Mercury	0.18	0.81	**0.25**	0.056 U	0.067	0.11	0.054 U	0.056 U	0.066 U	0.068 U	0.11	0.054 UJ	0.052 U	0.055 U	0.068 U	0.12	0.054 UJ	0.053 UJ
Nickel	30	310	9.7	8.7	12.3	18.1	16.5	19.2	28.0	**45.5**	17.2	6.9 B	7.2 B	22.1	26.2	16.6	6.4 UJ	6.3 UJ
Selenium	3.9	180	1.2 U	1.1 U	1.1 U	1.2 U	1.1 U	1.1 U	1.3 U	1.4 U	1.1 U	1.1 U	1.0 U	1.1 U	1.4 U	1.1 U	1.1 UJ	1.1 UJ
Zinc	109	10000	68.1 J	29.2 J	54.8 J	74.4 J	62.0 J	56.8 J	80.7 J	**127 J**	50.1 J	11.5 J	28.5 J	58.4 J	77.2 J	53.5 J	21.3 J	18.6 J
Cyanide	27	27	1.2 U	1.1 U	1.1 U	1.2 U	1.1 U	1.1 U	1.3 U	1.4 U	1.1 U	1.1 U	1.0 U	1.1 U	1.4 U	1.1 U	1.1 UJ	1.1 UJ

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NYSDEC October 2010 Site Characterization Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID															
			SB-6D	SB-6E	SB-7A	SB-7B	SB-7C	SB-7D	SB-7E	SB-8A	SB-8B	SB-8C	SB-8D	SB-8E	Field Duplicate 2	SB-9A	SB-9B	SB-9C
			12-16'	16-20'	0-4'	4-8'	8-12'	12-16'	16-20'	0-4'	4-8'	8-12'	12-16'	16-20'		0-4'	4-8'	8-12'
Metals																		
Arsenic	13	16	5.2 J	3.7 J	5.4 J	2.2 J	2.5 J	4.2 J	4.5 J	4.2 J	3.2 J	2.2 UJ	3.7 UJ	4.0 J	3.5 J	8.3 J	5.6 J	2.2 UJ
Barium	350	400	97.7 J	135 J	56.3 J	30.7 BJ	26.5 BJ	126 J	132 J	341 J	209 J	29.8 J	147 J	171 J	115 J	124 J	95.9 J	25.0 BJ
Cadmium	2.5	4.3	1.4 UJ	1.3 UJ	1.1 UJ	1.0 UJ	1.0 UJ	1.3 UJ	1.4 UJ	1.3 UJ	1.2 UJ	1.1 UJ	1.3 UJ	1.4 UJ	1.3 UJ	1.1 U	1.2 U	1.1 U
Chromium	30	180	18.3 J	22.1 J	9.4 J	9.0 J	9.2 J	21.3 J	21.8 J	8.5 J	13.4 J	6.5 J	23.3 J	26.6 J	20.6 J	12.7 J	12.5 J	6.9 J
Copper	50	270	28.1 J	21.5 J	12.8 J	9.3 J	10.2 J	20.7 J	22.7 J	31.0 J	25.7 J	11.2 J	20.4 J	23.3 J	19.7 J	20.7 J	19.0 J	11.7 J
Lead	63	400	9.9 J	7.7 J	70.3 J	33.2 J	13.1 J	7.2 J	9.0 J	**99.1 J**	**117 J**	5.4 J	6.7 J	7.6 J	6.8 J	**93.2 J**	27.3 J	2.8 J
Mercury	0.18	0.81	0.069 UJ	0.067 UJ	0.059 J	0.052 UJ	0.052 UJ	0.066 UJ	0.068 UJ	**0.42 J**	0.15 J	0.055 UJ	0.067 UJ	0.070 UJ	0.081 J	0.11 R	0.067 R	0.054 R
Nickel	30	310	26.7 J	27.6 J	10.3 J	7.3 BJ	7.2 BJ	27.2 J	27.2 J	12.9 J	14.7 J	9.3 J	25.9 J	29.1 J	26.2 J	15.6 J	16.4 J	9.4 J
Selenium	3.9	180	1.4 UJ	1.3 UJ	1.1 UJ	1.0 UJ	1.0 UJ	1.3 UJ	1.4 UJ	1.3 UJ	1.2 UJ	1.1 UJ	1.3 UJ	1.4 UJ	1.3 UJ	1.1 U	1.2 U	1.1 U
Zinc	109	10000	68.2 J	75.4 J	47.5 J	27.2 J	29.2 J	73.4 J	77.2 J	75.2 J	72.1 J	24.5 J	72.7 J	88.9 J	71.3 J	69.9 J	62.7 J	28.3 J
Cyanide	27	27	1.4 UJ	1.3 UJ	0.011 UJ	1.0 UJ	1.0 UJ	1.3 UJ	1.4 UJ	1.3 UJ	1.2 UJ	1.1 UJ	1.3 UJ	1.4 UJ	1.3 UJ	1.1 U	1.2 U	1.1 U

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NYSDEC October 2010 Site Characterization Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID															
			SB-9D	SB9E	SB-10A	SB-10B	SB-10C	SB-10D	SB-10E	SB-10F	SB-11A	SB-11B	SB-11C	SB-11D	SB-11E	Dup. 3	Dup. 4	SB-12A
			0-4'	4-8'	0-4'	4-8'	8-12'	12-16'	16-20'	20-24'	0-4'	4-8'	8-12'	12-16'	16-20'			0-4'
Metals																		
Arsenic	13	16	2.1 UJ	5.6 J	3.2 J	4.6 J	2.2 UJ	6.1 J	5.4 J	6.8 J	12.3 J	4.2 J	2.5 J	5.5 J	3.2 J	10.9	5.2	4.8 J
Barium	350	400	29.0 BJ	134 J	85.4 J	29.8 BJ	45.7 J	80.7 J	148 J	189 J	86.5 J	47.1 J	29.6 BJ	81.5 J	125 J	100	42.3	68.6 J
Cadmium	2.5	4.3	1.0 U	1.3 U	1.2 U	1.1 U	1.8	1.1 U	1.3 U	1.6	1.1 U	1.2 U	1.1 U	1.1 U	1.3 U	1.1 U	1.1 U	1.1 U
Chromium	30	180	5.1 J	23.5 J	9.8 J	9.5 J	12.7 J	17.0 J	24.0 J	**37.1 J**	13.2 J	8.9 J	6.0 J	16.5 J	21.8 J	13.6	14.5	10.2 J
Copper	50	270	5.8 J	22.5 J	9.8 J	17.1 J	19.2 J	21.9 J	22.5 J	36.6 J	28.5 J	14.1 J	13.7 J	25.9 J	22.5 J	25.9	19.6	18.4 J
Lead	63	400	4.2 J	7.6 J	45.8J	5.1 J	4.6 J	8.2 J	8.1 J	15.1 J	**436 J**	5.5 J	2.3 J	9.0 J	7.7 J	217	14.7	88.0J
Mercury	0.18	0.81	0.052 R	0.064 R	**0.22 R**	0.055 R	0.054 R	0.057 R	0.085 R	0.080 R	**0.33 R**	0.11 R	0.055 R	0.056 R	**2.1 R**	0.13	0.15	**0.19 R**
Nickel	30	310	6.3 UJ	27.4 J	8.7 J	14.6 J	17.7 J	22.9 J	28.9J	**43.5J**	18.3 J	13.8 J	10.7 J	**1,520J**	27.1 J	17.6	17.9	14.2 J
Selenium	3.9	180	1.0 U	1.3 U	1.2 U	1.1 U	1.1 U	1.1 U	1.3 U	1.3 U	1.1 U	1.2 U	1.1 U	1.1 U	1.3 U	1.1 U	1.1 U	1.1 U
Zinc	109	10000	21.9 J	79.5 J	46.6 J	52.1 J	**373 J**	61.5 J	79.7 J	**117 J**	**122 J**	42.1 J	29.3 J	68.5 J	75.6 J	**116**	53.5	79.1 J
Cyanide	27	27	1.0 U	1.3 U	1.2 U	1.1 U	1.1 U	1.1 U	1.3 U	1.3 U	1.1 U	1.2 U	1.1 U	1.1 U	1.3 U	1.1 U	1.1 U	1.1 U

Notes:
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HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID															
			SB-15A	SB-15B	SB-15C	SB-15D	SB-15E	SB-15F	SB-16A	SB-16B	SB-16C	SB-16D	SB-16E	SB-16F	SB-17A	SB-17B	SB-17C	SB-17D
			0-4'	4-8'	8-12'	12-16'	16-20'	20-24'	0-4'	4-8'	8-12'	12-16'	16-20'	20-24'	0-4'	4-8'	8-12'	12-16'
Metals																		
Arsenic	13	16	2.3	2.3 U	2.3 U	2.1 U	5.8	2.3	2.9	2.2 U	2.2 U	2.2 U	2.2 UJ	2.3 UJ	3.3 J	2.3 UJ	2.2 UJ	2.1 UJ
Barium	350	400	11.4 R	11.3 R	11.4 R	10.5 R	113	14.8 B	11.1 U	10.9 U	10.8 U	25.2 B	21.2 B	22.5 B	50.4	18.5 B	28.3 B	20.7 B
Cadmium	2.5	4.3	1.7	1.5	1.1 U	1.0 U	1.2 U	**21.7**	**66.4**	**56.4**	**12.1**	**58.2**	**18.8**	**3.2**	1.1 U	1.2 U	1.1 U	**7.3**
Chromium	30	180	7.3	8.4	7.4	4.5	9.1	16.9	**47.3**	**89**	19	**91.7**	7.1	5.9	11.1	5.3	7.2	6
Copper	50	270	18.1 J	14.6 J	15.1 J	12.6 J	**68.2 J**	**147 J**	**110 J**	**257 J**	**56.9J**	**256J**	**53.5J**	26.7 J	33.8	5.4	23.3	26.6 J
Lead	63	400	2.3 J	2.6 J	3.3 J	3.0 J	**196 J**	26.7 J	21.7 J	31.2 J	6.8 J	31.2 J	0.68 UJ	2.2 J	10.1 J	0.95 J	2.3 J	1.2 J
Mercury	0.18	0.81	**0.41 J**	0.13 J	0.091 R	0.095 R	0.10 R	0.10 R	**0.52 J**	0.11 J	**0.21 J**	0.14 J	0.14 J	R	0.11 J	0.15 J	0.12 J	0.096 R
Nickel	30	310	15.1 J	13.4 J	**38.2 J**	20.1 J	**33.9 J**	**309J**	**1,540 J**	**532 J**	**116 J**	**552 J**	**333J**	**166 J**	22.9 J	6.9 UJ	14.2 J	**73.4J**
Selenium	3.9	180	1.1 UJ	1.1 UJ	1.1 UJ	1.0 UJ	1.2 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	R	1.1 UJ	1.2 UJ	1.1 UJ	1.2 UJ	1.1 UJ	1.1 UJ
Zinc	109	10000	24.7 J	23.9 J	25.2 J	16.6 J	136 J	131 J	**405J**	**255J**	67.0 J	**260J**	**136J**	60.3 J	63.0 J	18.2 J	28.9 J	44.4 J
Cyanide	27	27	1.1 U	1.1 U	1.1 U	1.0 U	1.2 U	1.1 U	1.1 U	9.6	**79.5**	**88.9**	**115 J**	1.2 UJ	1.1 UJ	1.2 UJ	14.2 J	1.1 UJ

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			SB-17E	SB-18A	SB-18B	SB-18C	SB-18D	SB-18E	SB-19A	SB-19B	SB-19C	SB-19D	SB-19E	SB-20A	SB-21A	SB-21B	SB-21C	SB-21D
			16-20'	0-4'	4-8'	8-12'	12-16'	16-20'	0-4'	4-8'	8-12'	12-16'	16-20'	0-4'	0-4'	4-8'	8-12'	12-16'
Metals																		
Arsenic	13	16	2.5 J	4.2 J	2.1 UJ	3.6 J	2.1 U	2.2 U	2.5	2.1 U	2.1 U	2.1 U	2.3 U	8.4	**45.6**	2.1 U	2.1 UJ	2.1 UJ
Barium	350	400	23.2 B	28.1 B	10.6 U	109	17.4 B	32.2 B	43.6	32.3 B	21.0 B	27.3 B	34.5 B	31.3 B	98.6	16.1 BJ	18.7 BJ	16.1 BJ
Cadmium	2.5	4.3	1.1 U	1.1 U	1.1 U	1.1 U	1.0 U	1.1 U	1.1 U	1.0 U	1.1 U	1.1 U	1.2 U	1.1 U	1.6	1.0 U	1.1 R	1.0 R
Chromium	30	180	3.5	6	3.3	3.2	3.8	11.2	9.3	8.4	5.5	5.4	6.4	7.4	5.7	3.2	6.3 R	3.9 R
Copper	50	270	9.2	19.3	2.4 BJ	7.9	7.4	10.7 J	9.7	27.8	14.2 J	10.7 J	16.1 J	18.2	33.9	7.5 J	19.7 J	6.4 J
Lead	63	400	1.7 J	9.5 J	0.63 UJ	4.0 J	2.6	2	27.7	8.4	2.3	2	7.1	15.1	227	1.3	0.98 J	1.5 J
Mercury	0.18	0.81	0.095 R	0.12 J	0.098 R	0.074 R	0.092 R	0.085 R	0.15 J	0.11 J	0.079 R	0.091 R	0.11 R	0.084 R	0.19 J	0.14 J	0.078 J	0.052 UJ
Nickel	30	310	10.8 J	12.4 J	6.3 UJ	6.4 UJ	6.3 UJ	7.8 BJ	10.4 J	11.4 J	9.6 J	9.2 J	13.3 J	12.9 J	**35.1 J**	8.3 J	14.0 J	6.2 UJ
Selenium	3.9	180	1.1 UJ	1.1 UJ	1.1 UJ	1.1 R	1.0 R	1.1 R	1.1 R	1.0 R	1.1 R	1.1 R	1.2 R	1.1 R	1.2 R	1.0 R	1.1 U	1.0 U
Zinc	109	10000	21.8 J	51.8 J	10.7 J	12.1 J	21.0 J	30.3 J	38.0 J	34.2 J	31.0 J	29.2 J	40.6J	38.1 J	39.6 J	23.4 J	34.8 J	19.0 J
Cyanide	27	27	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.0 UJ	1.1 UJ	1.1 UJ	1.0 UJ	1.1 UJ	1.1 UJ	1.2 UJ	1.1 UJ	1.2 UJ	1.0 UJ	1.1 U	1.0 U

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Only those metals detected in at least one sample are presented on this table.

Inorganic Soil Sample Analytical Results
NYSDEC October 2010 Site Characterization Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID															
			SB-21E	SB-22A	SB-22B	SB-22C	SB-22D	SB-22E	SB-22F	SB-23A	SB-23B	SB-23C	SB-23D	SB-23E	SB-23F	SB-24A	SB-24B	SB-24C
			16-20'	0-4'	4-8'	8-12'	12-16'	16-20'	20-24'	0-4'	4-8'	8-12'	12-16'	16-20'	20-24'	0-4'	4-8'	8-12'
Metals																		
Arsenic	13	16	2.2 UJ	**28.9 J**	2.2 UJ	2.2 UJ	4.0 J	2.8 J	2.2 UJ	**248J**	**15.5 J**	7.0 J	2.1 U	2.3 U	2.2 U	8.2 J	2.2 U	2.1 U
Barium	350	400	31.5 BJ	102 J	22.2 BJ	**390J**	47.4 J	24.1 BJ	28.7 BJ	**443J**	24.4 BJ	60.7 J	14.8 BJ	11.5 U	17.2 B	128 J	19.6 BJ	17.6 BJ
Cadmium	2.5	4.3	1.1 R	**15.8 R**	**22.9 R**	1.1 R	**5.1 R**	**6.5 R**	1.1 R	**3.5 R**	**8.2 R**	**44.4R**	**195 J**	**16.3 J**	**150 J**	1.2 J	1.1 U	1.1 U
Chromium	30	180	7.1 R	12.4 R	**70.2 R**	4.5 R	**55.1 R**	10.3 R	5.0 R	5.5 R	27.9 R	**50.7 R**	10.4 J	**53.1 J**	**59.1 J**	7.0 J	4.2 J	3.2 J
Copper	50	270	15.4 J	**106 J**	43.6 J	20.3 J	**271 J**	**158 J**	18.5 J	**140 J**	**91.2 J**	**105 J**	**61.6 J**	**113 J**	**88.3 J**	**126 J**	7.3 J	6.0 J
Lead	63	400	4.9 J	**1,170 J**	31.8 J	0.64 UJ	3.1 J	1.7 J	0.68 UJ	**1,850 J**	27.7 J	34.5J	4.4 J	**73.7 J**	3.8 J	**91.8 J**	2.6 J	0.64 UJ
Mercury	0.18	0.81	0.057 J	**0.53 J**	0.068 J	0.054 UJ	0.054 UJ	0.054 UJ	0.113U	**2.3 J**	0.057 J	0.055 UJ	0.053 UJ	0.057 UJ	0.14 J	0.15 J	0.054 UJ	0.053 UJ
Nickel	30	310	**39.4J**	**91.0 J**	**129J**	**112 J**	**801 J**	**402J**	**92.3 J**	7.2 UJ	**38.9J**	**113 J**	**272J**	**284J**	**693J**	**78.5J**	6.5 UJ	6.4 UJ
Selenium	3.9	180	1.1 U	1.2 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	**7.5 J**	1.1 U	1.1 U	1.1 U	1.2 UJ	1.1 UJ	1.2 UJ	1.1 UJ	1.1 UJ
Zinc	109	10000	50.6 J	**3,710 J**	**640J**	43.6J	66.1 J	44.8 J	30.3 J	**117 J**	**115 J**	**1,710 J**	**306J**	**308 J**	**434J**	98.8 J	19.4 J	12.2 J
Cyanide	27	27	1.1 U	2.0 J	19.3 J	1.1 U	4.3 J	6.1 J	1.1 U	1.2 U	1.2 J	6.1 J	1.1 U	3.2 J	20.4 J	1.2 U	1.1 U	1.1 U

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Inorganic Soil Sample Analytical Results
NYSDEC October 2010 Site Characterization Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID															
			SB-24D	SB-24E	SB-25A	SB-25B	SB-25C	SB-25D	SB-25E	SB-26A	SB-26B	SB-26C	SB-26D	SB-26E	SB-27A	SB-27B	SB-27C	SB-27D
			12-16'	16-20'	0-4'	4-8'	8-12'	12-16'	16-20'	0-4'	4-8'	8-12'	12-16'	16-20'	0-4'	4-8'	8-12'	12-16'
Metals																		
Arsenic	13	16	2.1 U	2.2 U	2.2 U	5.6 J	2.2 U	2.1 U	2.3 U	**13.9 J**	2.2 U	2.1 U	2.2 U	2.2 U	2.2 U	2.2 U	2.2 UJ	2.2 UJ
Barium	350	400	23.2 BJ	17.3 BJ	46.7 J	17.2 BJ	20.8 BJ	18.9 BJ	24.6 BJ	164 J	23.0 BJ	17.8 BJ	66.6 J	18.3 BJ	24.2 BJ	29.7 BJ ,	27.5 BJ,	27.3 BJ
Cadmium	2.5	4.3	**29.9J**	**581 J**	**6.5 J**	1.1 U	1.1 U	**16.3 J**	**163 J**	**4.8 J**	1.1 U	1.1 U	**4.3 J**	**10.5J**	**3.0J**	**39.0J**	1.2 J	**7.6J**
Chromium	30	180	18.7 J	17.6 J	10.5 J	6.2 J	4.3 J	8.9 J	**36.8 J**	9.6 J	7.5 J	4.9 J	6.7 J	**31.1 J**	22.9 J	13.6 J	12.6 J	17.2 J
Copper	50	270	**55.6J**	21.2 J	**51.7 J**	9.5 J	8.2 J	5.5 J	**66.0J**	**56.9 J**	14.3 J	9.9 J	37.6 J	**99.2 J**	**69.2 J**	12.0 J	36.6 J	**94.3J**
Lead	63	400	10.0 J	2.4 J	**159 J**	6.6 J	1.5 J	1.4 R	2.1 R	**97.8 J**	2.9 R	3.6 R	3.2 R	14.8 J	6.7 R	4.2 R	3.3 J	7.5 J
Mercury	0.18	0.81	0.053 UJ	0.055 UJ	0.14 J	0.056 UJ	0.056 UJ	0.052 UJ	0.057 UJ	0.13 J	0.054 UJ	0.053 UJ	0.055 UJ	0.056 UJ	**19.4J**	**17.8J**	**4.0 J**	**2.9J**
Nickel	30	310	**54.1 J**	**183 J**	**94.7 J**	6.9 BJ	6.7 UJ	**172 J**	**334J**	**83.8 J**	9.2 J	7.3 BJ	**85.9J**	**220 J**	**187 J**	**356J**	**117 J**	**214J**
Selenium	3.9	180	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.0 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ
Zinc	109	10000	**626J**	**361 J**	79.0 J	12.3 J	18.1 J	**356J**	**498J**	94.0 J	24.3 J	31.8 J	227 J	**5,190 J**	**4,960J**	**416 J**	**2,810 J**	**628J**
Cyanide	27	27	1.1 U	**53.5J**	1.1 U	1.1 U	1.1 U	1.0 U	1.1 U	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	12.9 J	11.1 J	1.3 J	4.1 J	**48.6J**

Notes:
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NYSDEC October 2010 Site Characterization Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID															
			SB-27E	SB-28A	SB-28B	SB-28C	SB-28D	SB-28E	SB-28F	SB-29A	SB-29B	SB-29C	SB-29D	SB-29E	SB-29F	SB-30A	SB-30B	SB-30C
			16-20'	0-4'	4-8'	8-12'	12-16'	16-20'	20-24'	0-4'	4-8'	8-12'	12-16'	16-20'	20-24'	0-4'	4-8'	8-12'
Metals																		
Arsenic	13	16	2.2 UJ	8.1 J	2.1 UJ	2.1 UJ	2.1 UJ	2.2 UJ	2.3 UJ	32.5 J	2.3 UJ	2.2 UJ	2.2 UJ	2.2 UJ	2.2 UJ	**18.8 J**	2.5 J	2.1 UJ
Barium	350	400	31.9 BJ	72.4J	20.6 BJ	19.9 BJ	20.8 BJ	26.1 BJ	16.0 BJ	104 J	25.7 BJ	22.2 BJ	25.7 BJ	44.4 J	19.1 BJ	213 J	70.0 J	22.5 BJ
Cadmium	2.5	4.3	**11.0 J**	**8.8 J**	1.1 UJ	1.0 UJ	1.0 UJ	1.1 UJ	1.1 UJ	3.2 J	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.9 J	1.2 UJ	1.1 UJ
Chromium	30	180	**33.9J**	**58.0 J**	4.2 J	5.2 J	5.0 J	4.8 J	3.9 J	**75.2 J**	8.6 J	29.4 J	8.2 J	6.9 J	6.8 J	18.0 J	8.4 J	3.9 J
Copper	50	270	**159 J**	**75.8 J**	9.7 J	4.5 BJ	6.8 J	13.9 J	6.9 J	**242 J**	45.0 J	33.8 J	11.6 J	22.9 J	20.8 J	70.0 J	15.9 J	6.0 J
Lead	63	400	12.3 J	**301 J**	4.5J	0.63 UJ	2.7 J	4.0J	1.8 J	**989J**	12.8 J	55.8 J	27.8 J	4.0 J	5.3 J	**111 J**	29.5 J	1.3 J
Mercury	0.18	0.81	**19.8 J**	**0.95 J**	0.053 UJ	0.052 UJ	0.055 J	0.054 UJ	**0.32 J**	**0.26J**	0.088 J	0.13 J	0.075 J	0.056 UJ	0.055 UJ	**0.41 J**	**0.18 J**	**0.28 J**
Nickel	30	310	**306J**	**119 J**	9.8 J	6.3 UJ	7.6 BJ	13.0 J	10.4 J	**231 J**	12.3 J	17.7 J	26.0J	**153 J**	**85.3 J**	**40.4J**	13.0 J	6.3 UJ
Selenium	3.9	180	1.1 UJ	1.2 BJ	1.1 UJ	1.0 UJ	1.0 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.2 UJ	1.2 UJ	1.1 R
Zinc	109	10000	**1,980 J**	**578 J**	20.1 J	14.4 J	30.4 J	29.8 J	18.1 J	**296J**	28.5 J	121 J	26.0 J	25.3 J	22.2 J	150 J	47.9 J	22.7 J
Cyanide	27	27	**31.1 J**	3.6 J	1.1 UJ	1.0 UJ	1.0 UJ	1.1 BJ	1.1 UJ	3.6 J	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.1 UJ	1.2 UJ	1.2 UJ	1.1 UJ

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NYSDEC October 2010 Site Characterization Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

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			SB-30D	SB-30E	SB-30F	Field Dupicate 5	Field Dupicate 6	Field Dupicate 7	Field Dupicate 9	SB-31A	SB-31B	SB-31C	SB-31D	SB-31E
			12-16'	16-20'	20-24'					0-4'	4-8'	8-12'	12-16'	16-20'
Metals														
Arsenic	13	16	2.2 UJ	**18.4J**	2.2 UJ	2.1 UJ	**36.9J**	2.2 UJ	2.3 UJ	5.1 J	2.3 UJ	2.3 UJ	2.2 UJ	2.1 UJ
Barium	350	400	35.3 BJ	27.0 BJ	30.5 BJ	265 J	61.5 J	19.7 BJ	21.5 BJ	70.0 J	32.3 BJ	32.2 BJ	14.2 BJ	18.3 BJ
Cadmium	2.5	4.3	1.4 J	1.1 UJ	1.1 UJ	1.0 UJ	**42.7 J**	1.1 UJ	1.2 UJ	**3.0 J**	1.2 UJ	1.7 J	1.1 UJ	1.1 UJ
Chromium	30	180	5.9 J	4.8 J	4.0 J	3.0 J	10.5 J	14.1 J	16.1 J	15.9 J	4.8 J	5.7 J	28.7 J	3.9 J
Copper	50	270	23.0 J	9.9 J	7.8 J	2.1 UJ	**78.2 J**	17.7 J	21.5 J	**75.2 J**	**64.5J**	**50.1 J**	2.4 BJ	7.2 J
Lead	63	400	18.8 J	3.9 J	4.7 J	2.3 J	**418 J**	2.4 J	**68.5 J**	**169 J**	32.1 J	35.8 J	1.9 J	1.3 J
Mercury	0.18	0.81	0.056 UJ	0.054 UJ	0.061 J	0.053 UJ	0.074 J	**1.9 J**	0.058 UJ	**4.6 J**	**2.4 J**	**0.50 J**	0.054 UJ	0.053 UJ
Nickel	30	310	9.9 J	**152 J**	6.7 UJ	6.3 UJ	**189 J**	**91.5 J**	14.3 J	**944J**	**176J**	**97.9J**	7.7 BJ	8.8 J
Selenium	3.9	180	1.1 R	1.1 R	1.1 R	1.0 R	1.1 R	1.1 R	1.2 R	1.2 R	1.2 R	1.1 R	1.1 R	1.1 R
Zinc	109	10000	**269 J**	18.1 J	47.9 J	4.1 J	**2,250 J**	**1,420 J**	64.8 J	**274J**	**133 J**	**462J**	13.2 J	19.9 J
Cyanide	27	27	1.1 UJ	1.1 UJ	1.1 UJ	1.0 UJ	5.5 J	1.1 UJ	1.2 UJ	26.1 J	1.2 UJ	1.1 UJ	1.5 J	1.1 UJ

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Inorganic Soil Sample Analytical Results
EPA February 2006 Sampling Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID									
			B-1A	B-1B	B-1C	B-2A	B-2B	B-3A	B-3B	B-4A	B-4B	B-4C
			0-4'	4-8'	8-12'	0-4'	4-8'	0-4'	4-8'	0-4'	4-8'	8-12'
Metals												
Arsenic	13	16	ND	ND	ND	8.88	ND	ND	ND	ND	ND	ND
Barium	350	400	36.6	16.6	18.6	24.9	23.4	6.48	25.5	29	25.6	44.4
Cadmium	2.5	4.3	**67.9**	**29.1**	**68.5**	**195**	**134**	**34.8**	**67.3**	**405**	**78.4**	**68.9**
Chromium	30	180	**286**	**78.8**	**201**	**2170**	**485**	**335**	**705**	**153**	**259**	**760**
Copper	50	270	**119**	15.2	**174**	**573**	**378**	**1650**	**1770**	**431**	**208**	**1890**
Lead	63	400	29.8	4	34	**194**	**122**	**1350**	**2,370**	35.2	32.6	**822**
Nickel	30	310	**99.2**	25.9	**884**	**1700**	**1250**	9.12	**166**	**9830**	**9700**	**11000**
Selenium	3.9	180	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Zinc	109	10000	**1140**	**336**	**1120**	**758**	**822**	**607**	**1380**	**843**	**889**	**4690**
Cyanide	27	27	8.5	0.92	5.6	6.9	2.2	16.4	**57.1**	10.9	5.3	10.2

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			B-6A	B-6B	B-6C	B-6D	B-5A	B-5B	SS-Hole1	B-7A	B-7B	B-7C
			0-4'	4-8'	8-12'	12-16'	0-4'	4-6'	0-2"	0-4'	4-8'	8-12'
Metals												
Arsenic	13	16	ND	ND	ND	ND	**18.8**	**25.5**	3.18	ND	ND	ND
Barium	350	400	20.6	30.9	25.9	24.1	183	98.4	8.55	20.1	19.7	17.7
Cadmium	2.5	4.3	**106**	**99.2**	**197**	**215**	**72.4**	**1960**	**445**	**68.4**	**115**	**298**
Chromium	30	180	**54.5**	**44.8**	**43**	**40.4**	**130**	**4800**	**79.1**	**61**	**92.9**	**34.8**
Copper	50	270	**877**	**938**	**645**	**596**	**3540**	**12500**	**963**	35.2	**978**	**592**
Lead	63	400	33.2	**398**	**104**	**97.8**	**932**	2200	108	11	1140	8.46
Nickel	30	310	**4120**	**632**	**1600**	**1380**	**602**	**45,900**	**49.8**	**49.9**	**34.7**	**210**
Selenium	3.9	180	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Zinc	109	10000	**843**	**1840**	**1050**	**942**	**4610**	**32,100**	**6,110**	107	**1,330**	**926**
Cyanide	27	27	**67.7**	23.2	24.5	27.9	**39.4**	**50.6**	21.2	8	7.1	9

Notes:
All soil results reported in mg/kg – parts per million (ppm).
ND – Compound not detected.
NS – Not Sampled
BOLD – Unrestricted use SCO exceedance. **BOLD** – Restricted Residential SCO exceeded.
U – Compound was analyzed for, but not detected.
B – The analyte was detected above the reporting limit in the associated method blank.
J, UJ and BJ – Estimated value. The target analyte concentration is below the quantitation limit (RL) but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for Solid-Phase Microextraction (SPME) – related analysis.
R – Rejected – analytical data considered to be unreliable.

Only those metals detected in at least one sample are presented on this table.

Inorganic Soil Sample Analytical Results
EPA February 2006 Sampling Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID									
			B-9A	B-9B	B-9C	B-9D	B-10A	B-10B	B-10C	B-11A	B-11B	B-11D
			0-4'	4-8'	8-12'	12-16'	0-4'	4-8'	8-12'	0-4'	4-8'	12-16'
Metals												
Arsenic	13	16	ND	ND	ND	ND	**21.4**	ND	ND	2.18	ND	ND
Barium	350	400	76.2	24	55.6	24.8	83.7	51.1	45.6	37.9	27	25
Cadmium	2.5	4.3	1.98	**7.81**	**5.72**	**9.21**	**3.29**	**3.24**	**9.11**	1.12	1.11	0.96
Chromium	30	180	**30.4**	**70.8**	**94.5**	**37.1**	**409**	**246**	**86.2**	**33.9**	**34.3**	27.9
Copper	50	270	21.7	**691**	**292**	**209**	**218**	**354**	**180**	**72.3**	**96.8**	40.6
Lead	63	400	**116**	13	39	6.9	**260**	58	41	12.5	5.2	3.5
Nickel	30	310	**34.6**	**292**	**214**	**414**	**108**	**327**	**157**	16.7	14.9	13.4
Selenium	3.9	180	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Zinc	109	10000	100	**198**	**200**	**245**	**193**	**145**	88.5	90	**112**	108
Cyanide	27	27	1.4	ND	0.53	ND	14.5	0.19	0.11	0.87	ND	0.13

Notes:
All soil results reported in mg/kg – parts per million (ppm).
ND – Compound not detected.
NS – Not Sampled
BOLD – Unrestricted use SCO exceedance. **BOLD** – Restricted Residential SCO exceeded.
U – Compound was analyzed for, but not detected.
B – The analyte was detected above the reporting limit in the associated method blank.
J, UJ and BJ – Estimated value. The target analyte concentration is below the quantitation limit (RL) but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for Solid-Phase Microextraction (SPME) – related analysis.
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Only those metals detected in at least one sample are presented on this table.

Inorganic Soil Sample Analytical Results
EPA February 2006 Sampling Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID									
			B-11C	B-12A	B-12B	B-12C	B-13A	B-13B	B-13C	B-14A	B-14C	B-14D
			8-12'	0-4'	4-8'	8-12'	0-4'	4-8'	8-12'	0-4'	8-12'	12-16'
Metals												
Arsenic	13	16	ND	ND	ND	ND	8.64	ND	ND	3.71	ND	ND
Barium	350	400	40.1	75.1	24.9	17.4	148	52.1	42.2	109	90.9	59.3
Cadmium	2.5	4.3	**2.52**	**5.83**	0.43	0.22	**32.6**	**5.16**	**12.8**	0.33	0.24	0.25
Chromium	30	180	**106**	18	11.3	6.33	**94.1**	**59.2**	**54.4**	6.68	11.4	9.12
Copper	50	270	**618**	42.2	15.5	9.45	**119**	31	37.3	20.5	28.5	27.2
Lead	63	400	53.3	81	54.1	4.58	**210**	**70.3**	39	**233**	**178**	**121**
Nickel	30	310	28.4	**160**	21.7	9.24	**188**	**71.3**	**63.7**	12.6	12.3	10.3
Selenium	3.9	180	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Zinc	109	10000	**633**	92.4	46.2	34.2	**264**	91.5	**321**	**169**	**112**	98.8
Cyanide	27	27	1.4	1.7	0.52	ND	30.7	1.6	3.8	ND	5.2	ND

Notes:
All soil results reported in mg/kg – parts per million (ppm).
ND – Compound not detected.
NS – Not Sampled
BOLD – Unrestricted use SCO exceedance. **BOLD** – Restricted Residential SCO exceeded.
U – Compound was analyzed for, but not detected.
B – The analyte was detected above the reporting limit in the associated method blank.
J, UJ and BJ – Estimated value. The target analyte concentration is below the quantitation limit (RL) but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for Solid-Phase Microextraction (SPME) – related analysis.
R – Rejected – analytical data considered to be unreliable.

Only those metals detected in at least one sample are presented on this table.

Inorganic Soil Sample Analytical Results
EPA February 2006 Sampling Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID									
			B-15A	B-15B	B-15C	B-16A	CSR-1A	CSR-1B	CSR-2A	CSR-2B	B-17A	B-17B
			0-4'	4-8'	8-12'	0-4'	0-4'	4-8'	0-4'	4-8'	0-4'	4-8'
Metals												
Arsenic	13	16	2.07	ND	7.92	ND	1.61	ND	ND	1.41	ND	ND
Barium	350	400	95.8	34.9	32.1	48.1	10.2	19.2	11.2	16.98	74.8	72.6
Cadmium	2.5	4.3	0.1	ND	ND	0.1	**45.4**	0.99	0.31	1.5	0.5	0.3
Chromium	30	180	7.85	9.51	7.94	6.38	**139**	**45.1**	29.4	**59.7**	10.8	8.43
Copper	50	270	22.2	12.8	13.6	20.4	10.6	27.7	10.7	10.6	17.6	12.1
Lead	63	400	**208**	9	8.93	**125**	6.37	22.2	4	31.5	**215**	**228**
Nickel	30	310	27.8	11.4	9.03	16.6	10.7	7.5	7.95	12.7	18.2	12.6
Selenium	3.9	180	1.15	ND	ND	ND	ND	ND	ND	ND	ND	ND
Zinc	109	10000	**116**	86.7	41	**132**	**353**	**119**	103	79	**165**	**153**
Cyanide	27	27	ND	ND	ND	ND	0.3	ND	ND	ND	ND	ND

Notes:
All soil results reported in mg/kg – parts per million (ppm).
ND – Compound not detected.
NS – Not Sampled
BOLD – Unrestricted use SCO exceedance. **BOLD** – Restricted Residential SCO exceeded.
U – Compound was analyzed for, but not detected.
B – The analyte was detected above the reporting limit in the associated method blank.
J, UJ and BJ – Estimated value. The target analyte concentration is below the quantitation limit (RL) but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for Solid-Phase Microextraction (SPME) – related analysis.
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Only those metals detected in at least one sample are presented on this table.

Inorganic Soil Sample Analytical Results
EPA February 2006 Sampling Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID									
			B-17C	B-18A	B-18B	B-18C	B-19A	B-19B	B-19D	B-19C	B-20A	B-20B
			8-12'	0-4'	4-8'	8-12'	0-4	4-8'	12-16'	8-12'	0-4'	4-8'
Metals												
Arsenic	13	16	ND	3.73	ND	ND	ND	ND	ND	ND	9.51	ND
Barium	350	400	21.3	128	46.5	26.4	57.7	39.3	37.8	31.7	86.2	8.41
Cadmium	2.5	4.3	ND	0.12	ND	ND	ND	ND	ND	ND	ND	ND
Chromium	30	180	5.91	7.84	8.52	6.42	11.2	8.01	7.88	12.3	8.58	1.88
Copper	50	270	10.1	20.3	10.2	13.1	13.9	18.4	16.2	20	33.7	3.37
Lead	63	400	8.85	**244**	40.3	21.7	7.1	11.9	9	17.2	**809**	5.66
Nickel	30	310	12.8	10.1	7.94	21.2	19.2	24.8	24.7	**209**	7.53	**85**
Selenium	3.9	180	ND	ND	ND	1.18	ND	ND	ND	ND	ND	ND
Zinc	109	10000	37.5	**126**	48.3	47.2	45.8	45	45.01	**163**	87	19.8
Cyanide	27	27	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes:
All soil results reported in mg/kg – parts per million (ppm).
ND – Compound not detected.
NS – Not Sampled
BOLD – Unrestricted use SCO exceedance. **BOLD** – Restricted Residential SCO exceeded.
U – Compound was analyzed for, but not detected.
B – The analyte was detected above the reporting limit in the associated method blank.
J, UJ and BJ – Estimated value. The target analyte concentration is below the quantitation limit (RL) but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for Solid-Phase Microextraction (SPME) – related analysis.
R – Rejected – analytical data considered to be unreliable.

Only those metals detected in at least one sample are presented on this table.

Inorganic Soil Sample Analytical Results
EPA February 2006 Sampling Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID									
			B-20C	S-3A	S-4A	DB-1	B-21A	B-21B	B-22A	B-22B	B-23A	B-23B
			8-12'	0-4'	0-4'		0-4'	4-8'	0-4'	4-8'	0-4'	4-8'
Metals												
Arsenic	13	16	ND	ND	2.08	3.34	ND	ND	6.43	2.94	9.45	3.14
Barium	350	400	27.7	29.3	8.53	92.5	209	33.8	105	73.6	101	34.9
Cadmium	2.5	4.3	ND	**29.2**	**4.21**	**2,210**	ND	ND	0.27	0.31	1.12	0.35
Chromium	30	180	5.1	**665**	**302**	**4,840**	6.95	8	12	10.1	**40.7**	6.12
Copper	50	270	8.14	**2,450**	**1,990**	**3,370**	28	26.9	23.1	18.3	36.6	14.8
Lead	63	400	17	**282**	**93.1**	**822**	**208**	29.2	**208**	**185**	**137**	50.5
Nickel	30	310	5.5	**765**	**405**	**6,440**	19.8	11.1	16.3	13.9	21.9	12.5
Selenium	3.9	180	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Zinc	109	10000	40.4	**84,800**	**16,100**	**10,800**	75.1	45.5	98.6	61.9	**174**	57
Cyanide	27	27	ND	23.5	**28.5**	**43.5**	ND	ND	ND	ND	ND	ND

Notes:
All soil results reported in mg/kg – parts per million (ppm).
ND – Compound not detected.
NS – Not Sampled
BOLD – Unrestricted use SCO exceedance. **BOLD** – Restricted Residential SCO exceeded.
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Only those metals detected in at least one sample are presented on this table.

Inorganic Soil Sample Analytical Results
EPA February 2006 Sampling Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID									
			B-24A	B-24B	B-24C	B-25A	B-25B	DB-2A	DB-2B	B-26A	B-26B	B-27A
			0-4'	4-8'	8-12'	0-4'	4-8'	0-4'	4-8'	0-4	4-8'	0-4'
Metals												
Arsenic	13	16	**16.3**	3.73	2.01	6.77	4.32	5.81	11.7	9.03	4.57	29.3
Barium	350	400	46	44.2	24.9	120	104	47	92.5	132	86.6	79
Cadmium	2.5	4.3	1.19	2.32	1	0.24	0.3	**1,780**	1.27	**22.1**	2.45	1.27
Chromium	30	180	10.2	12.8	6.54	5.15	13	358	1,270	69.2	13.1	8.22
Copper	50	270	29.4	23.3	41.8	48.2	27.1	705	799	62.5	24.3	56.7
Lead	63	400	45.4	16	4.9	**283**	**510**	**768**	**727**	**443**	45.6	**231**
Nickel	30	310	25.9	**48**	**40.2**	12.2	10.8	**1,170**	**631**	**138**	22.7	27.1
Selenium	3.9	180	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Zinc	109	10000	**264**	**418**	103	93.9	86.9	**1,420**	**992**	**210**	78.2	88.1
Cyanide	27	27	ND	ND	ND	ND	ND	6.7	4.9	5.3	ND	ND

Notes:
All soil results reported in mg/kg – parts per million (ppm).
ND – Compound not detected.
NS – Not Sampled
BOLD – Unrestricted use SCO exceedance. **BOLD** – Restricted Residential SCO exceeded.
U – Compound was analyzed for, but not detected.
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R – Rejected – analytical data considered to be unreliable.

Only those metals detected in at least one sample are presented on this table.

Inorganic Soil Sample Analytical Results
EPA February 2006 Sampling Report
HM Quackenbush, 220 North Prospect Street, Herkimer, NY

Analyte	NYSDEC Unrestricted Use SCO (ppm)	NYSDEC Restricted Residential Use SCO (ppm)	Sample ID										
			B-27D	B-27B	B-27C	BG-1A	BG-1B	S-3B	S-4B	DB-3A	DB-3B	RB-01	RB-02
			0-4'	4-8'	8-12'	0-4'	4-8'	0-4'	4-8'	8-12'	0-4'		
Metals													
Arsenic	13	16	**25.4**	3.21	1.92	6.01	6.94	ND	ND	11.1	8.98	ND	ND
Barium	350	400	77.5	27.3	19.1	86.8	119	31.2	11.6	54.7	113	0.69	0.36
Cadmium	2.5	4.3	1.31	**27.2**	**38.6**	1.65	1.86	**6.62**	**6.76**	**205**	**791**	0.09	0.45
Chromium	30	180	9.51	29.8	**75.5**	12.1	23.4	**355**	**312**	**951**	**1,320**	1.76	1.84
Copper	50	270	48	**93.4**	**95.6**	28.2	41.6	**1,370**	**3,180**	**795**	**2,850**	28.4	1.55
Lead	63	400	**258**	12.8	7.12	**413**	**759**	**318**	**299**	**502**	**636**	0.62	0.18
Nickel	30	310	21.7	**41.3**	**49.1**	22	27.9	**230**	**577**	**571**	**1,710**	1.1	1.43
Selenium	3.9	180	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Zinc	109	10000	78.3	**177**	**249**	**245**	**256**	**69,900**	**43,800**	**1,130**	**5,100**	28.1	8.38
Cyanide	27	27	1.5	9.6	**29.5**	2.8	2.8	6.6	**78.9**	**596**	**95.5**	ND	ND

Notes:
All soil results reported in mg/kg – parts per million (ppm).
ND – Compound not detected.
NS – Not Sampled
BOLD – Unrestricted use SCO exceedance. **BOLD** – Restricted Residential SCO exceeded.
U – Compound was analyzed for, but not detected.
B – The analyte was detected above the reporting limit in the associated method blank.
J, UJ and BJ – Estimated value. The target analyte concentration is below the quantitation limit (RL) but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for Solid-Phase Microextraction (SPME) – related analysis.
R – Rejected – analytical data considered to be unreliable.

Only those metals detected in at least one sample are presented on this table.

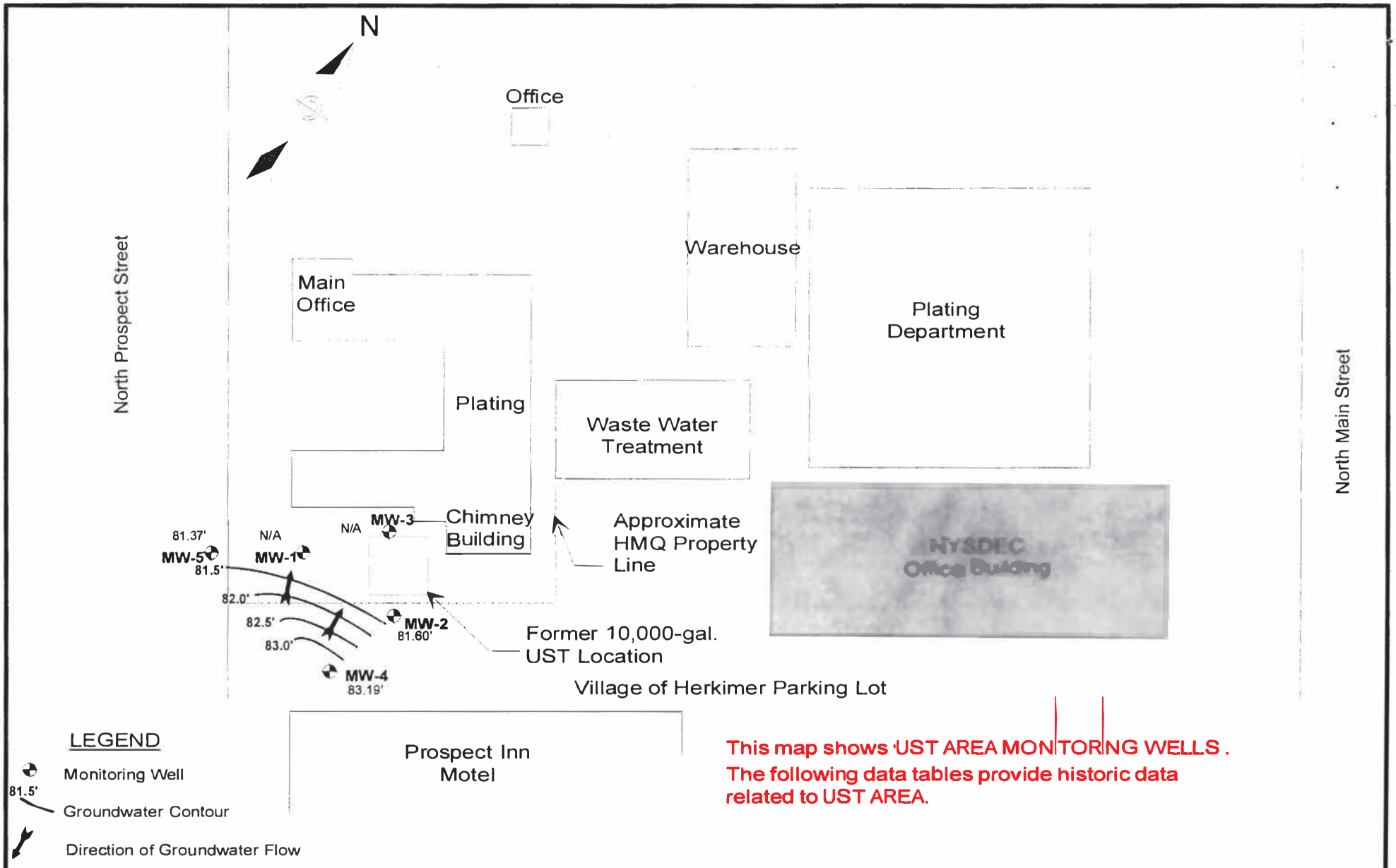
From: NYS DEC 2010 Site Characterization Report
220 North Prospect Street, Herkimer

Table 11
Groundwater Analytical Results -Inorganics (Metals/Cyanide)
H.M. Quackenbush Site
Site No. 622024
Herkimer, New York

should not be used

Analytes	TOGS 1.1.1 Guidance Values (ppb) *	MW-2	MW-3	MW-5	MW-6	MW-7	MW-8	MW-9	MW-10	MW-11	MW-12	MW-13	DEC-1	Field Dup
Cyanide	200	0.01 UJ	0.01 UJ	0.01 UJ	0.01 UJ	0.01 UJ	0.01 UJ	—	0.01 UJ	0.01 UJ	**22.9 J**	**1,290 J**	0.01 UJ	0.01 UJ
Aluminum		1,540 J	788 J	100 UJ	157 J	1,110 J	215 J	338 J	289 J	882 J	1,440 J	261 J	619 J	100 UJ
Antimony		15 U	15 U	15 U	15 U	15 U	15 U	15 U	15 U	15 U	R	15 U	15 U	15 U
Arsenic	20	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U
Barium	1,000	429	725	50 U	50 U	74.3	84.9	595	91.4	69.3	85.5	206	82	78.2
Beryllium	3	3 U	3 U	3 U	3 U	3 U	3 U	3 U	3 U	3 U	3 U	3 U	3 U	3 U
Cadmium	5	5 U	5 U	**24.0 J**	5 U	5 U	5 U	5 U	5 U	**9.0 J**	**5.7 J**	**1,030 J**	5 U	5 U
Calcium		916,000 J	969,000 J	88,300 J	94,100 J	133,000 J	95,600 J	749,000 J	67,700 J	129,000 J	143,000 J	803,000 J	140,000 J	89,200 J
Chromium	50	5.9	5.4	13.8	5 U	5.1	5 U	5.1	5 U	36.3	14	5 U	5 U	5 U
Cobalt	5	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	**50.8**	20 U	20 U
Copper	200	10 U	10.3	10 U	10 U	13.5	10 U	10 U	10 U	10 U	17	10 U	10 U	10 U
Iron	300	**12,300**	**5,500**	215	290	**3,840**	**603**	**406**	**480**	**2,700**	**2,390**	**422**	**1,220**	173
Lead	25	3 U	3.5 J	3 U	3 U	3.7 J	3 U	3 U	3 U	3 U	3.2 J	3 U	3 U	3 U
Magnesium	35,000	20,900	23,500	11,700	12,700	18,400	16,700	**36,400**	26,400	16,300	18,100	19,500	20,400	15,500
Manganese	300	**3,800**	**3,490**	20.2	47	**835**	**689**	**8,200**	185	**565**	**811**	**6,780**	183	**605**
Nickel	100	**144**	**363**	91.6	30 U	30 U	30 U	38	30 U	82.6	97	**952**	30 U	30 U
Potassium		6,490	9,290	7,850	6,450	5,470	11,600	8,420	2,310	10,700	8,070	12,400	9,680	11,400
Selenium	10	5 UJ	5 UJ	5 UJ	5 UJ	5 UJ	5 UJ	5 UJ	5 UJ	5 UJ	5 UJ	5 UJ	5 UJ	5 UJ
Silver	50	**142 J**	12.9 J	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	**98.1 J**	10 U	10 U
Sodium	20,000	**128,000 J**	**242,000 J**	**157,000 J**	**132,000 J**	**164,000 J**	**191,000 J**	**33,800 J**	**40,900 J**	**211,000 J**	**212,000 J**	**114,000 J**	**164,000 J**	**189,000 J**
Thallium	0.5	**99.3**	**104**	**39.4**	**45**	**58.4**	**46.9**	**98**	**39**	**58.6**	**51.2**	**101**	**56.3**	**41.7**
Vanadium	14	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U
Zinc	2,000	48.1 J	79.8 J	723 J	15.4 BJ	21.8 J	10 U	21.2 J	17.2 BJ	28.8 J	157 J	**4,740 J**	10.2 BJ	10 U
Mercury	0.7	0.2 UJ	0.2 UJ	0.2 UJ	0.2 UJ	0.2 UJ	0.2 UJ	**1.4 J**	0.2 UJ	0.2 UJ	**1.5 J**	**0.85 J**	0.2 UJ	0.2 UJ

Notes:
BOLD values indicate detections above TOGS Guidance Values.
R = Unreliable data
J, UJ and BJ = Data provides usable estimation of conditons at time of sampling.
U = Compound was analyzed for, but not detected.
* = Guidance values in accordance with Technical & Operational Guidance Series (TOGS) 1.1.1.
All sample results reported in parts per billion (ppb).



ENVIRONMENTAL PRODUCTS & SERVICES, INC.		DATE: September 1997	PROJECT NO.: S2058
Groundwater Contour Map Data Collected on 9/30/97	H.M. Quackenbush, Inc. 220 Prospect Street Herkimer, New York	SCALE: Approx. 1' = 60'	FIGURE NO.: 1 1
		DRAWN BY: Geoscience	LOCATION: Herkimer , NY

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 10/10/1995
Ambient Project Number: 210818ENVA

Sample Location		MW-1	MW-2
Sample Date		10/10/1995	10/10/1995
Sample Time			
VOCs - EPA Method 8260	**NYSDEC SGVs**	**Results (µg/L)**	**Results (µg/L)**
1,2,4-Trimethylbenzene	5	1.2	**66.1**
1,3,5-Trimethylbenzene	5	2.1	**278**
Benzene	1	**3.2**	<25
Ethylbenzene	5	**5.6**	<25
Total Xylenes	5	6.2	106
Naphthalene	10	**24.9**	**745**
n-Butylbenzene	5	**9**	**410**
n-Propylbenzene	5	4.7	**460**
Isopropylbenzene	5	2.8	**69.4**
n-Propylbenzene	5	4.7	<25
sec-Butylbenzene	5	2.7	**162**
Toluene	5	0.8	<25

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).
µg/L = Micrograms per liter.
ND = Analyte was not detected at specified laboratory reporting limit.
N/A = Not Applicable.
Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 1/16/1996
Ambient Project Number: 210818ENVA

Sample Location		MW-4	MW-5
Sample Date		1/16/1996	1/16/1996
Sample Time			
VOCs - EPA Method 8260	**NYSDEC SGVs**	**Results (µg/L)**	**Results (µg/L)**
Trichloroethene	5	ND	**17.1**

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).
µg/L = Micrograms per liter.
ND = Analyte was not detected at specified laboratory reporting limit.
N/A = Not Applicable.
Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 4/2/1996
Ambient Project Number: 210818ENVA

Sample Location		MW-1	MW-2
Sample Date		4/2/1996	4/2/1996
Sample Time			
VOCs - EPA Method 8260	**NYSDEC SGVs**	**Results (µg/L)**	**Results (µg/L)**
1,2,4-Trimethylbenzene	5	**14.4**	<1
1,3,5-Trimethylbenzene	5	**6.3**	<1
Benzene	1	**1.3**	**4.3**
Ethylbenzene	5	**5.5**	<1
Total Xylenes	5	2.9	<1
Naphthalene	10	8.4	<1
n-Butylbenzene	5	**16.6**	3.9
n-Propylbenzene	5	**9.7**	5.5
4-Isopropyltoluene	5	1.6	<1
Isopropylbenzene	5	2	2.9
sec-Butylbenzene	5	5	1.9
Toluene	5	<1	<1
SVOCs - EPA Method 8270D			
Acenaphthene	20	4	2.3
Chrysene	0.002	**3.9**	**1**
Fluorene	50	7.7	3.1
Naphthalene	10	13.1	<1
Phenanthrene	50	23.3	6
Pyrene	50	4	1.2

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).
µg/L = Micrograms per liter.
ND = Analyte was not detected at specified laboratory reporting limit.
N/A = Not Applicable.
Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 7/3/1996
Ambient Project Number: 210818ENVA

Sample Location		MW-1	MW-2	MW-4	MW-5
Sample Date		7/3/1996	7/3/1996	7/3/1996	7/3/1996
Sample Time					
VOCs - EPA Method 8260	**NYSDEC SGVs**	**Results (µg/L)**	**Results (µg/L)**	**Results (µg/L)**	**Results (µg/L)**
1,2,4-Trimethylbenzene	5	**8**	<1	<1	<1
1,3,5-Trimethylbenzene	5	3.2	<1	<1	<1
Benzene	1	0.8	**2.4**	<1	<1
Ethylbenzene	5	3	<1	<1	<1
Total Xylenes	5	2.1	<1	<1	<1
Naphthalene	10	9.2	3.7	5.4	<1
n-Butylbenzene	5	**9.6**	**12.5**	2.3	<1
n-Propylbenzene	5	**5.4**	2.4	<1	<1
Isopropybenzene	5	1.3	1.7	<1	<1
sec-Butylbenzene	5	2.2	<1	<1	<1
SVOCs - EPA Method 8270D					
Acenaphthene	20	2.2	1.2	<1	<1
Chrysene	0.002	**1.5**	<1	2.2	<1
Fluoranthene	50	<1	<1	3.1	<1
Fluorene	50	4.5	1.7	1	<1
Naphthalene	10	4.7	<1	<1	<1
Phenanthrene	50	10	1.2	1.5	<1
Pyrene	50	1.4	<1	2.6	<1

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).
µg/L = Micrograms per liter.
ND = Analyte was not detected at specified laboratory reporting limit.
N/A = Not Applicable.
Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 10/24/1996
Ambient Project Number: 210818ENVA

Sample Location		MW-2	MW-4	MW-5
Sample Date		10/24/1996	10/24/1996	10/24/1996
Sample Time				
VOCs - EPA Method 8260	**NYSDEC SGVs**	**Results (µg/L)**	**Results (µg/L)**	**Results (µg/L)**
Benzene	1	**2.4**	<1	<1
Naphthalene	10	4.1	<1	<1
SVOCs - EPA Method 8270D				
Acenaphthene	20	1.6	<1	<1
Chrysene	0.002	**1.4**	<1	<1
Fluorene	50	3.1	<1	<1
Phenanthrene	50	4.9	<1	<1

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).
µg/L = Micrograms per liter.
ND = Analyte was not detected at specified laboratory reporting limit.
N/A = Not Applicable.
Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 1/15/1997
Ambient Project Number: 210818ENVA

Sample Location		MW-2	MW-4	MW-5
Sample Date		1/15/1997	1/15/1997	1/15/1997
Sample Time				
VOCs - EPA Method 8260	**NYSDEC SGVs**	**Results (µg/L)**	**Results (µg/L)**	**Results (µg/L)**
Benzene	1	**1**	<0.7	<0.7
Toluene	5	1	<1	<1
SVOCs - EPA Method 8270D				
Benzo(b)fluoranthene	0.002	**1**	**1**	<1
Chrysene	0.002	<1	**1**	<1
Fluoranthene	50	<1	1.4	<1
Fluorene	50	1	<1	<1
Phenanthrene	50	1.4	<1	<1

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).
µg/L = Micrograms per liter.
ND = Analyte was not detected at specified laboratory reporting limit.
N/A = Not Applicable.
Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 4/10/1997
Ambient Project Number: 210818ENVA

Sample Location		MW-2	MW-4	MW-5
Sample Date		4/10/1997	4/10/1997	4/10/1997
Sample Time				
SVOCs - EPA Method 8270D	**NYSDEC SGVs**	**Results (µg/L)**	**Results (µg/L)**	**Results (µg/L)**
Benzo(b)fluoranthene	0.002	**2.7**	<1	<1
Benzo(k)fluoranthene	0.002	**2.7**	<1	<1
Benzo(g,h,i)perylene	?	2.1	<1	<1
Chrysene	0.002	**2.6**	<1	<1
Fluoranthene	50	3.8	<1	<1
Indeno(1,2,3-cd)pyrene	0.002	**1.7**	<1	<1
Pyrene	50	3.1	<1	<1

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).

µg/L = Micrograms per liter.

ND = Analyte was not detected at specified laboratory reporting limit.

N/A = Not Applicable.

Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 9/30/1997
Ambient Project Number: 210818ENVA

Sample Location		MW-2	MW-4	MW-5
Sample Date		9/30/1997	9/30/1997	9/30/1997
Sample Time				
VOCs - EPA Method 8260	**NYSDEC SGVs**	**Results (µg/L)**	**Results (µg/L)**	**Results (µg/L)**
Benzene	1	**4.3**	<0.7	<0.7
Naphthalene	10	1.3	<1	<1
n-Propylbenzene	5	1.6	<1	<1
SVOCs - EPA Method 8270D				
Acenaphthene	20	2.1	<1	<1
Benzo(a)pyrene	0.0	<1	1.6	<1
Benzo(b)fluoranthene	0.002	<1	**2.2**	<1
Benzo(k)fluoranthene	0.002	<1	**1.6**	<1
Benzo(g,h,i)perylene	?	<1	1.4	<1
Chrysene	0.002	**2.6**	**2.5**	<1
Fluoranthene	50	<1	2.6	<1
Fluorene	50	3.4	<1	<1
Phenanthrene	50	4.8	<1	<1
Pyrene	50	2.6	2.1	<1

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).
µg/L = Micrograms per liter.
ND = Analyte was not detected at specified laboratory reporting limit.
N/A = Not Applicable.
Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 12/8/1997
Ambient Project Number: 210818ENVA

Sample Location		MW-2	MW-4	MW-5
Sample Date		12/8/1997	12/8/1997	12/8/1997
Sample Time				
VOCs - EPA Method 8260	**NYSDEC SGVs**	**Results (µg/L)**	**Results (µg/L)**	**Results (µg/L)**
Benzene	1	**2.3**	<0.7	<0.7
Naphthalene	10	1.9	<1	<1
n-Propylbenzene	5	1.1	<1	<1
SVOCs - EPA Method 8270D				
Acenaphthene	20	1.8	<1.3	<1
Benzo(a)pyrene	0.0	<1	3.3	<1
Benzo(b)fluoranthene	0.002	<1	**6.4**	<1
Benzo(k)fluoranthene	0.002	<1	**2.5**	<1
Chrysene	0.002	1.2	**4**	<1
Fluoranthene	50	<1	3.9	<1
Fluorene	50	2.4	<1.3	<1
Phenanthrene	50	4.4	<1.3	<1
Pyrene	50	<1	3.2	<1

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).

µg/L = Micrograms per liter.

ND = Analyte was not detected at specified laboratory reporting limit.

N/A = Not Applicable.

Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 12/11/1998
Ambient Project Number: 210818ENVA

Sample Location		MW-4	MW-5
Sample Date		12/11/1998	12/11/1998
Sample Time			
SVOCs - EPA Method 8270D	**NYSDEC SGVs**	**Results (µg/L)**	**Results (µg/L)**
Benzo(a)anthracene	0.002	<1	**1.3**
Chrysene	0.002	<1	**1.2**

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).
µg/L = Micrograms per liter.
ND = Analyte was not detected at specified laboratory reporting limit.
N/A = Not Applicable.
Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 6/7/2000
Ambient Project Number: 210818ENVA

Sample Location		HMQ-GW-MW2	HMQ-GW-MW4	HMQ-GW-MW5
Sample Date		6/7/2000	6/7/2000	6/7/2000
Sample Time				
VOCs - EPA Method 8260	**NYSDEC SGVs**	**Results (µg/L)**	**Results (µg/L)**	**Results (µg/L)**
n-Butylbenzene	5	2.4	<1	<1
n-Propylbenzene	5	4	<1	<1
Isopropybenzene	5	2.8	<1	<1
sec-Butylbenzene	5	2	<1	<1

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).
µg/L = Micrograms per liter.
ND = Analyte was not detected at specified laboratory reporting limit.
N/A = Not Applicable.
Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

Table 2 - Groundwater Sample Laboratory Analytical Results
Site: 220 North Prospect Street, Herkimer, NY
Sample Collection Date: 11/15/2000
Ambient Project Number: 210818ENVA

Sample Location		HMQ-GW-MW-02	HMQ-GW-MW-04	HMQ-GW-MW-05
Sample Date		11/15/2000	11/16/2000	11/15/2000
Sample Time				
VOCs - EPA Method 8260	NYSDEC SGVs	Results (µg/L)	Results (µg/L)	Results (µg/L)
n-Butylbenzene	5	1.1	<1	<1
n-Propylbenzene	5	2.7	<1	<1
Isopropybenzene	5	2	<1	<1
sec-Butylbenzene	5	1.8	<1	<1

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (NYSDEC SGVs).
µg/L = Micrograms per liter.
ND = Analyte was not detected at specified laboratory reporting limit.
N/A = Not Applicable.
Analytes detected with concentrations above NYSDEC SGVs are **bolded**.

ATTACHMENT 3

See Attachment 4 for property description

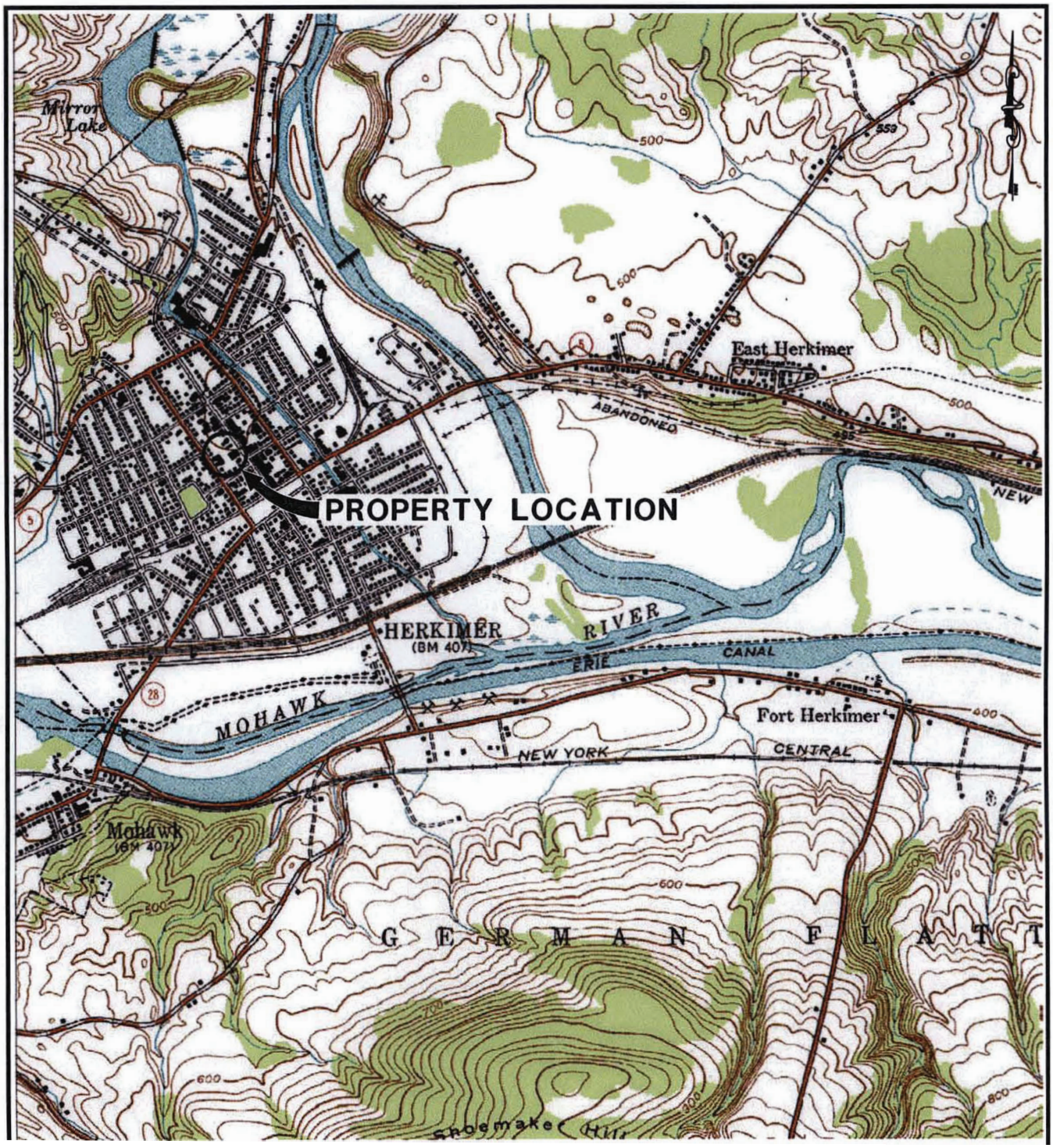
Topographic Map with Site location

Google Earth Image with Site limits

Tax Map with Site limits

BCP Site Limits shown on Survey Map

Site Photographs



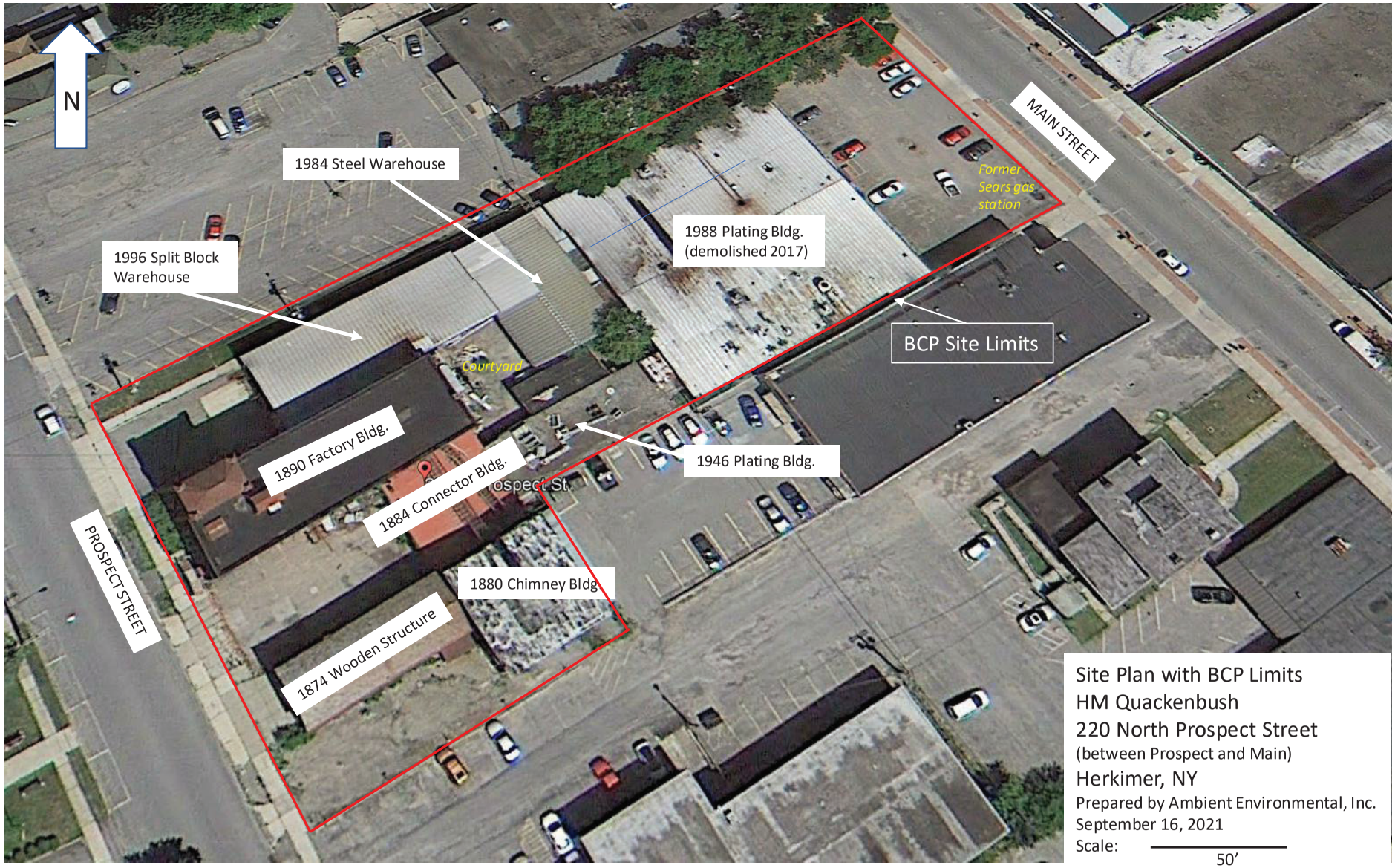
SOURCE: USGS 7.5 MIN. TOPOGRAPHIC QUADRANGLES – HERKIMER, NEW YORK, 1948.

Ambient Environmental, Inc.
Building Science and EHS Solutions
NYS Certified WBE,
SBA EDWOSB & DBE

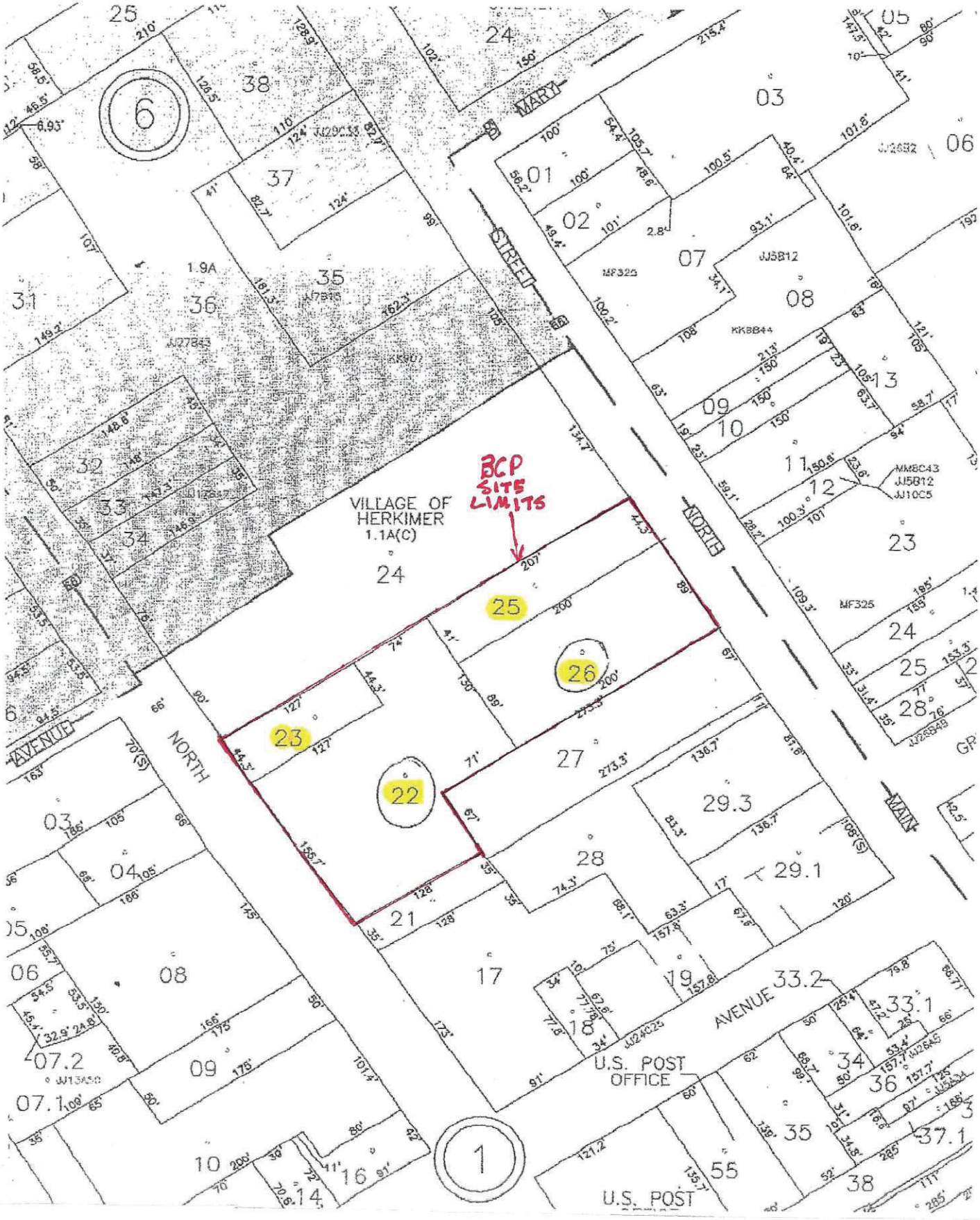
H. M. QUACKENBUSH FACILITY
220 NORTH PROSPECT STREET
HERKIMER, NEW YORK

SITE LOCATION

FIGURE NO.:
1



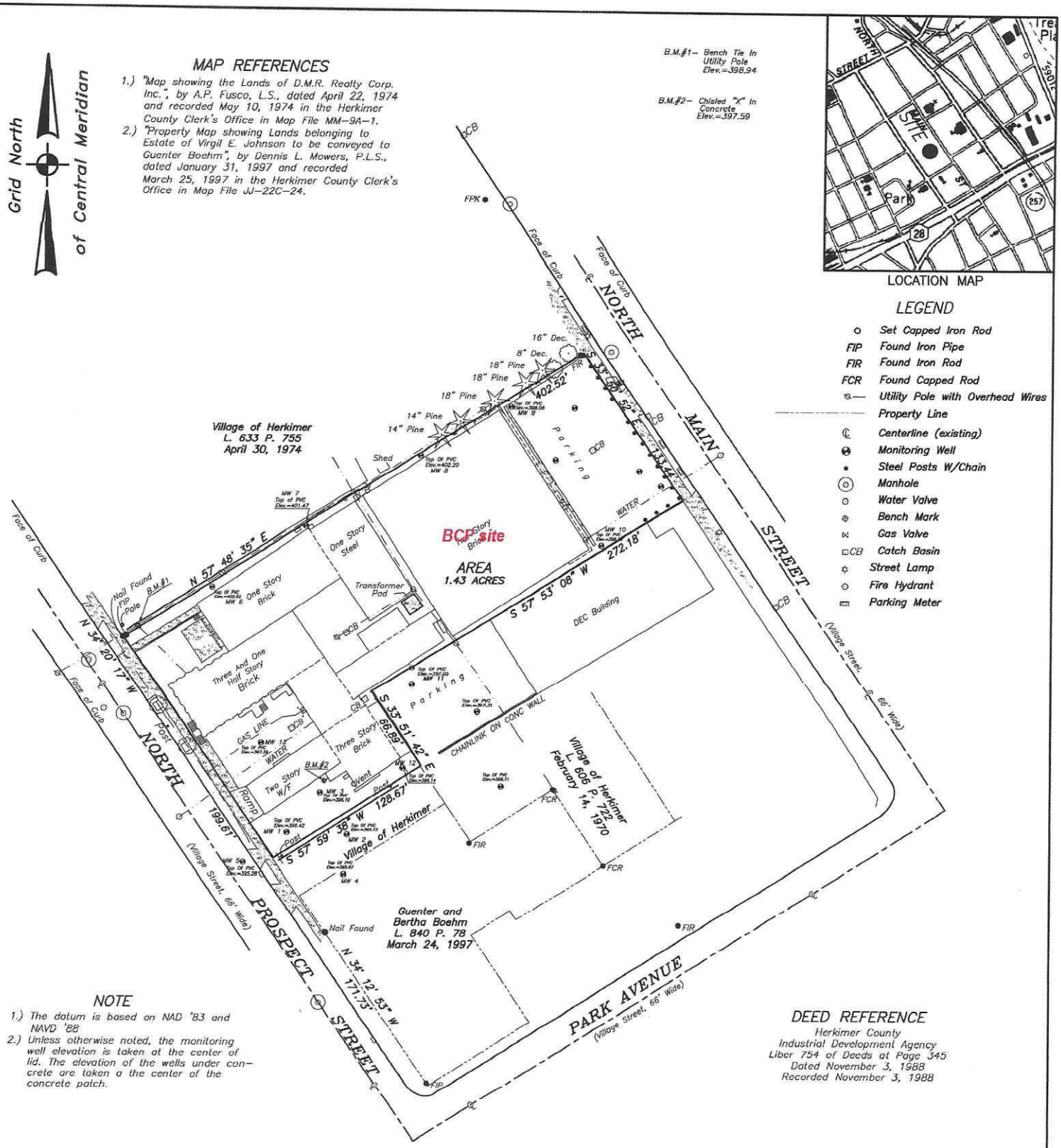
Site Plan with BCP Limits
HM Quackenbush
220 North Prospect Street
(between Prospect and Main)
Herkimer, NY
Prepared by Ambient Environmental, Inc.
September 16, 2021
Scale: 50'



Ambient Environmental, Inc.
Building Science and EHS Solutions
NYS Certified WBE, SBA EDWOSB & DBE

HM Quackenbush
220 North Prospect Street
Herkimer, NY

Figure 1
Tax Map



NOTE

1.) The datum is based on NAD '83 and NAVD '88
2.) Unless otherwise noted, the monitoring well elevation is taken at the center of lid. The elevation of the wells under concrete are taken a the center of the concrete patch.

DEED REFERENCE

Herkimer County
Industrial Development Agency
Liber 754 of Deeds at Page 345
Dated November 3, 1988
Recorded November 3, 1988

MAP

T.M. #120.025-1-22, 23, 25, 26

VILLAGE OF HERKIMER, COUNTY OF HERKIMER
STATE OF NEW YORK

Dated: July 25, 2008 Scale: 1" = 50'

Survey and Map by: Susan M. Anacker, Professional Land Surveyor

Susan M. Anacker, L.S. Lic # 50321
11082 Davis Road East, Deerfield, New York 13502
(315) 724-6800

08-33

Only apparent easements (if any) are shown on this survey. No abstract of title was available.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

Only copies from the original of this survey marked with an original seal shall be considered to be valid, true copies.

I, Susan M. Anacker, L.S., Lic. No. 50321, (N.Y.), do hereby certify that this Map was prepared by me from an instrument survey in accordance with the most current Code of Practice for Land Surveys, first adopted May 19,1973, by the N.Y.S. Association of Professional Land Surveyors. This Certification shall run only to the following:

1.) Herkimer County Industrial Development Agency

July 25, 2008

ORIGINAL STAMPED IN RED INK

HMQ BUILDING, 220 NORTH PROSPECT STREET, HERKIMER,NY

West face (main entrance)

South Face

Looking North: 1874 Wood Structure (foreground), 1880 Chimney Bldg. (right), 1890 Factory Bldg. (left)

1890 Factory Building: Basement

1890 Factory Building: First Floor

1890 Factory Building: Second Floor

1890 Factory Building: Third Floor

1946 Plating Building (later converted to waste water treatment building)

ATTACHMENT 4: Property Description Narrative

HMQ Site Restoration and STEAM Center
220 North Prospect Street, Village of Herkimer, Herkimer County, NY

Location

The proposed HMQ Site Restoration and STEAM Center site (Site) is located in the Historic District of the Village of Herkimer, in the Town and County of Herkimer. In general, the Site is bound to the east/northeast by North Main Street and to the west/southwest by North Prospect Street. The New York State Department of Environmental Conservation (NYSDEC) Herkimer Office adjoins the Site to the south, along with parking lots; and a parcel owned by the Village of Herkimer which includes the public library and associated parking lot is located to the north. Land use in the immediate area is primarily commercial and residential. Myers Park is located approximately 650 feet southwest of the Site, the Herkimer Post Office is 40 feet south of the Site. The Site is approximately 0.5 miles north of Exit 30 of the New York State Thruway.

Site Features

The Site is accessed from North Prospect Street, and includes seven vacant and dilapidated buildings, as listed below.

- 1874 Wooden Structure
- 1880 Chimney Building
- 1884 Connector Building
- 1890 Factory Building (includes basement)
- 1946 Plating Building
- 1984 Steel Warehouse
- 1996 Split Block Warehouse

A loading dock is located on the western side of the 1996 Split Block Warehouse and parking area is present between 1890 Factory Building and 1874 Wooden Structure. Additionally, a courtyard area is located in the middle of the buildings. The eastern portion of the Site, including Parcels 3 and 4, is current vacant and includes the slab-on-grade foundation for the former 1988 Plating Building (reportedly demolished in 2017) and parking areas.

Old, exposed wastewater treatment equipment exists in the central portion of the Site. Building interiors have been vandalized and are in disrepair; however, the buildings are structurally sound. Heavy metal contamination is present inside the buildings, and recent surveys have documented the presence of asbestos-containing materials (ACM), lead-based paint, and PCBs in the buildings.

Past Use of the Site

The Site was initially developed in 1874 as the H.M. Quackenbush (HMQ) company for manufacturing of air guns and other 'novelties'. Additional buildings were constructed in 1880, 1884, and 1890 to support expanding manufacturing operations. HMQ expanded from air gun and novelty manufacturing to tool and hardware manufacturing. In-house plating facilities were expanded in 1946 with an additional plating building, and again in 1984 with a steel warehouse and in 1988 with a plating building. A warehouse/distribution area was constructed in 1996. Historic documents indicate that the 1874 Wooden Structure building was also used as steam laundry in 1900 and the Herkimer Democrat (press room) in the early 1900s.

According to a 2010 NYSDEC Site Characterization report, HMQ operated as a manufacturing and plating operation from the 1860s through 2005 and produced products such as nutcrackers, automotive parts, nails and gun parts. The manufacturing process required use of concentrated acids, bases, cyanides and cutting oils, and each building contained chemical storage areas for various materials used on-site. Thousands of gallons of plating wastes remained in the buildings when operations ceased in 2005. This led to a removal action by USEPA to stabilize and dispose of all hazardous materials, which occurred from August 2005 and completed in April 2006. Since that time, the Site buildings have been vacant.

The northeastern portion of the Site on Parcel 3 was residential or a Knights of Columbus since the late 1880s until the 1940s. A filling station, identified as Sears Gas Station, was located on this area by 1950. That property was sold to HMQ in 1988; at which time Sears reportedly removed the tanks and conducted the cleanup that was required at the time. HMQ then constructed the 1988 Plating Building and associated paved parking area. The 1988 Plating Building was reportedly demolished in 2017.

The Site has been idle and abandoned since 2005.

Site Geology and Hydrogeology

The Site is generally flat, with an approximate elevation of 396 feet above mean sea level (amsl). Topography in the Site area generally slopes downward to the south and east. The Mohawk River if located about ¾ mile south of the Site, and West Canada Creek is located approximately ½ mile east of the Site. Additionally, a tributary for the Mohawk River is located less than ¼ mile east, as well as a second tributary less than ½ mile west of the Site. The two tributaries flow in a southerly directly, toward the Mohawk River.

According to the US Department of Agriculture (USDA) Soil Conservation Survey (SCS), the underlying site soils included Herkimer gravelly silt loam with 0 to 3 percent slopes. The soil was generally described as well drained, gravelly silt loam formed in alluvial fans and generated from shale and varying amounts of sandstone and limestone.

Information from previous investigations indicates that soils in the northern half of the Site consisted of an upper sand, silt and gravel material with some cobbles that extended about 12 to 14 feet below ground surface (bgs). A unit of gray clay with thin layers of fine sand and silt

was present below the upper granular soil. However, soils in the southern half of the Site consisted of a continuous unit of sand, silt, gravel and cobbles, and extended the depth of the borehole.

Based on previous investigations, depth to groundwater in the northern portion of the Site was present at the interface between the upper unit and underlying clay unit, about 12 to 14 feet bgs. The water bearing zone on the south portion of the Site varied in depth from about 14.5 to 19 feet bgs. Groundwater flow in the 2010 NYSDEC report was noted to be in a westerly direction.

Environmental Assessment

A Phase I Environmental Site Assessment (ESA) conducted in July and August 2021, as presented in Ambient's Phase I ESA report dated August 13, 2021, identified several areas of concern as summarized below (please refer to full Phase I ESA report).

An extensive set of analytical data generated by USEPA (2006) and NYSDEC (2008) investigations document that soil samples collected from various Site locations contained Contaminants of Concern (CoCs) at concentrations that exceeded current commercial use soil cleanup objectives (SCOs), indicating presence of contamination on-site. Groundwater samples contain VOCs, SVOCs and metals at concentrations exceeding NYS Groundwater Standards (GWS).

The Site is listed as an open petroleum spill site (NY Spill #95-05909) due to the presence of contaminated soil and groundwater encountered during the 1995 removal of a 10,000-gallon fuel oil underground storage tank (UST) from the paved area just south of the 1874 Wooden Structure. Free product was identified in monitoring wells MW-1 and MW-3 (near the former UST); however, due to the viscosity of the #6 fuel oil, remedial efforts to date have been unsuccessful in removing of the free product. In the NYSDEC 2010 report, NYSDEC noted that petroleum-contaminated subsurface soil and groundwater indicated a potential for soil vapor intrusion associated with the Site.

A gasoline station (reportedly owned/operated by Sears Oil Company) was located in the northeastern portion of the Site from about 1950 until 1988. A GPR survey conducted by NYSDEC as part of the 2008 investigation identified a suspect anomaly in the area of the former gas station; that anomaly was similar in size and shape of a UST, present about three to four feet below grade, and was about four to five feet in diameter. Soil and groundwater investigations completed by NYSDEC in 2008 did not identify presence of petroleum contamination in the area of the former gasoline station; however, investigation was not completed in the area of the anomaly. Additional investigation is needed in this area.

Data generated by others and compiled by Ambient are summarized below. Maps and data tables are provided.

Soil

A USEPA Site Investigation report dated August 2, 2006 summarizes data generated by their investigation that included completion of 27 soil borings and collection of groundwater samples from wells associated with a known fuel oil spill. The stated purpose of the USEPA investigation was *"to delineate the levels of contaminants underneath the buildings and in the perimeter of the buildings to determine if any metal or base neutral extractable compounds have leaked from past operations*." A total of 85 soil samples were collected for target analyte list (TAL) metals including cyanide, 11 soil samples for target compound list (TCL) volatile organic compounds (VOCs), and 26 soil samples for TCL semi-volatile organic compounds (SVOCs).

Concentrations of metals in most samples exceeded NYSDEC Part 375 Unrestricted Soil Cleanup Objectives (SCOs). Furthermore, the number of samples exceeding Restricted Residential SCOs is summarized below (**Note-** during the pre-application meeting for this Site, NYSDEC requested that data be compared to Restricted Residential SCOs due to planned use as a 'school' and public area).

metal	samples > RRSCO	Max. (ppm)
Arsenic	5	26
Cadmium	29	2,210
Chromium	10	4,840
Copper	19	12,500
Lead	13	932
Nickel	16	45,900
Zinc	8	84,800
Cyanide	9	596

It is important to note that USEPA did not map the locations at which subsurface soil samples were collected. Based on USEPA-provided samples descriptions, Ambient estimated sample locations and placed locations on a Site map (attached). Soil samples were collected under all manufacturing areas to depths up to 16 feet below finished floor. Elevated concentrations of metal were detected at all locations, including below the '1988 Plating Building' which has since been demolished.

The following SVOCs were detected in three USEPA-collected soil samples at concentrations exceeding Restricted Residential SCOs: benzo(a)anthracene, chrysene, bis(2-ethylhexyl)phthalate, benzo(b)fluoranthene, benzo(k) fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)-pyrene and dibenzo(a,h) anthracene.

VOCs were not detected in USEPA-collected soil samples at concentrations exceeding Restricted Residential SCOs.

NYSDEC completed a Site Characterization in June through August 2008 of the HMQ Site, as presented in their report dated October 2010. Investigation activities conducted by NYSDEC included a ground penetrating radar (GPR) survey over designated portions of the Site; surveying; surface soil sampling; concrete floor sampling; portable XRF measurements; gauging existing wells; a soil boring program that included 31 soil borings; installation of eight monitoring wells; and a groundwater monitoring program.

Metals were detected in the majority of the surface and subsurface soil samples, with concentrations above Restricted Residential SCOs summarized below.

	surface		subsurface	
metal	samples > RRSCO	Max. (ppm)	samples > RRSCO	Max. (ppm)
Arsenic	0	NA	6	248.0
Cadmium	7	3,770.0	27	581.0
Chromium	4	7,110.0	0	NA
Copper	4	29,400.0	1	271.0
Lead	3	1,280.0	4	1850.0
Mercury	3	1.8	11	19.4
Nickel	4	11,800.0	10	1540.0
Zinc	2	16,300.0	0	NA
Cyanide	3	46.7	6	115.0

VOCs and pesticides were detected in several NYSDEC-collected soil samples at concentrations below Restricted Residential SCOs

The SVOCs benzo(b)fluoranthene, and indeno(1,2,3-cd)-pyrene were detected in two surface soil samples at concentrations slightly above Restricted Residential SCOs.

It is important to note that NYSDEC also collected concrete floor samples at 15 locations throughout the facility. The concentration of at least one metal exceeded Commercial SCOs at each location.

Groundwater

The water table was generally encountered at a depth of 10 to 19 feet below grade.

A total of three monitoring wells were sampled for BNAs and total metals during the EPA sampling event. Results were compared to the following ARARS: *National Primary Drinking Water Regulations* (Title 40 CFR - Part 141, 1997) which can be found as Appendix I and the NYSDEC *Surface Water and Groundwater Quality Standards and Groundwater Effluent Limitations* (6 NYCRR Part 703). None of the organic analytical results were above either ARAR.

The inorganic samples exceeded the NYSDEC ARAR for antimony, cadmium, and nickel (as well as iron, manganese and sodium).

NYSDEC groundwater sampling conducted in 2008 detected free product in three groundwater monitoring wells located near the former UST (MW-1, MW-3 and MW-4). Concentrations of benzene and chlorobenzene exceeded the GWS in the sample collected from MW-3. The concentration of trichloroethene exceeded the GWS in the sample collected from MW-5. Concentrations of SVOCs did not exceed GWS. Pesticides and PCBs were not detected in groundwater samples.

Concentrations of several metals exceeded their associated GWS in several wells, including cyanide in MW-12 and MW-13; cadmium in MW-5, MW-11, MW-12 and MW-13; nickel in MW-2, MW-3 and MW-13; silver in MW-2 and MW-13; zinc in MW-13; and mercury in MW-9, MW-12 and MW-13. Concentrations of several other metals such as iron and manganese also exceeded GWS but these are not considered to be of consequence related to other analytes. Thallium was reported at concentrations exceeding the GWS in every groundwater sample.

Extensive groundwater sampling conducted by the previous operator and reported to NYSDEC as part of the investigation related to Spill No. 9505909 detected free product consistently in several well, and consistently recorded VOC and SVOC exceedances over time in groundwater samples from wells in the former UST area.

Sampling results are shown on the attached figures; data is provided on associated tables.

ATTACHMENT 5

NYSDEC Environmental Remediation Database Listing, Bankruptcy Information

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Environmental Remediation Databases Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: H.M. Quackenbush Facility
Site Code: 622024
Program: State Superfund Program
Classification: N *
EPA ID Number:

Location

DEC Region: 6
Address: 220 North Prospect Street
City: Herkimer Zip: 13350
County: Herkimer
Latitude: 43.026827393
Longitude: -74.988892009
Site Type:
Estimated Size: 1 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Current Owner(s) Address: 320 NORTH PROSPECT STREET
HERKIMER, NY, 13350

Site Document Repository

Name: Frank J. Basloe Library
Address: 245 North Main Street
Herkimer,NY 13350

Site Description

The H.M. Quackenbush Facility is an industrial site located in an area of mixed commercial and residential properties in the Village of Herkimer, Herkimer County, New York. The Quackenbush Facility occupies an area of approximately 1.5 acres in the middle of the Village, between North Prospect Street and North Main Street, approximately 300 feet north of Park Avenue. The currently inactive site features at least three vacant industrial buildings and paved parking areas. There are no surface water bodies either on or near the site property. The site is surrounded on all sides by commercial and

residential properties, with the nearest residential property located approximately 170 feet southwest of the site, across North Prospect Street. Until July 2005, manufacturing operations (predominantly metal plating) were conducted at the site dating back to the 1860s. The former plating operation was contained within a 56,000 square foot building. Multiple areas and floors contained over ten plating lines. Each line contained between ten and twenty vats, each of which held between 100 and 300 gallons of acids, caustics, plating materials, cyanides and other metal treatments. Thousands of gallons of plating waste including acids, corrosives, metal waste, cyanide, solvents, wastewater chemicals and sludges (F006, F007, F008, and F009 wastes) were left when the former operator filed for bankruptcy in 2005. In August 2005 the NYSDEC inspected the facility. After a request from the NYSDEC, the USEPA inspected the facility and determined that a removal action was warranted under the provisions of CERCLA. USEPA subsequently assumed control of the site and conducted an emergency removal to stabilize and dispose of all hazardous materials that threatened human health or the environment. In addition, site security measures were instituted to limit building access. The USEPA removal action was completed by the end of April 2006. In February of 2006 the USEPA conducted a soil and groundwater sampling event at the site. The purpose of the sampling event was to (1)delineate the levels of contaminants present in the soil underneath and between the buildings, and (2) determine if the contaminants have reached the groundwater in the vicinity of the site. The NYSDEC conducted a follow-up site investigation in 2008 to more fully delineate the nature and extent of contamination at this site. Data supports that the Site does not meet the definition of an inactive hazardous waste disposal site since hazardous wastes do not exist on-site, nor does the site pose a significant threat to human health or the environment. However, surface sampling results for metals from the on-site building floors and walls indicate possible occupational exposures should the current on-site buildings be re-occupied. The Department currently has an open spill (Spill No. 95-05909) associated with a leaking underground fuel oil storage tank (UST) on-site that was removed in 1995. As such, this site will continue to be managed by the Department's Spill Program. In a letter dated January 19, 2011 to the current property owner of the site, the NYSDEC, in cooperation with the NYSDOH, finalized and approved the Site Characterization Report (dated October 2010) for the H.M. Quackenbush Facility Site.

Site Environmental Assessment

Thousands of gallons of plating waste were abandoned by the previous operator in July 2005. Acids, corrosives, metal waste, cyanide, solvents, wastewater chemicals and sludges (F006, F007, F008, and F009 wastes) were left when the former operator filed for bankruptcy. In August 2005 the USEPA conducted an emergency removal to stabilize and dispose of all materials. The USEPA removal action was completed in 2006. In conjunction with the removal program, in February of 2006 the USEPA conducted soil and groundwater sampling. The 2006 USEPA subsurface investigation found primarily metals impacts (cadmium, chromium, copper, nickel and zinc) to the subsurface soils beneath the facility buildings exceeding Part 375 Unrestricted Use Soil Clean-Up Objectives. The USEPA investigation also found some metals (cadmium, manganese and nickel) and pH (4 to 5 SU) impacts to the groundwater at the SW corner of the site in exceedance of NYS water quality standards (TOGS 1.1.1). The metals and pH impacts to the subsurface soil and groundwater are associated with the former plating operations on-site. The NYSDEC conducted a follow-up site characterization investigation in 2008 to more fully delineate the nature and extent of contamination at this site. Data supports that the Site does not meet the definition of an inactive hazardous waste disposal site since hazardous wastes do not exist on-site, nor does the site pose a significant threat to human health or the environment. However, surface sampling results from the on-site building floors and walls indicate possible occupational exposures should the current on-site buildings be re-occupied. Therefore, measures should be evaluated by any future owner/occupants to prevent potential exposures should the current on-site buildings be re-occupied (e.g., urethane sealing of affected walls and floors). In addition, should any intrusive activity be

contemplated in conjunction with future site use (e.g., building demolition, underground utility work, etc.), appropriate precautions should be taken with regard to management and disposition of potentially-contaminated soils. The NYSDEC currently has an open spill (Spill No. 95-05909) associated with a leaking underground fuel oil storage tank (UST) on-site that was removed in 1995. Five monitoring wells were previously installed in the vicinity of the former UST location. Three of the five monitoring wells that were installed as a result of the fuel oil spill were observed to contain free product (LNAPL) during the 2008 groundwater investigation. As such, this site will continue to be managed by the Department's Spills Unit. The petroleum-contaminated subsurface soil and groundwater indicate a potential for soil vapor intrusion associated with the site. Should re-occupation of any of the current on-site buildings be considered, this potential pathway should be evaluated. Future remediation of this spill will not only stop the ongoing spread of the petroleum contamination, but will also help to improve groundwater quality in the affected portion of the site.

EPA Recovers A Quarter Million Dollars In Cleanup Costs at H.M. Quackenbush Site in Herkimer, N.Y., After EPA Removed Tons of Toxic Waste and Sludge

Release Date: 08/16/2010

Contact Information: Contact (News Media Only): John Senn, (212) 637-3667, senn.john@epa.gov

(New York, N.Y.) The U.S. Environmental Protection Agency (EPA) has reached a settlement with Frederick H. Hager, the former Chief Executive Officer, Chairman and majority shareholder of H.M. Quackenbush, Inc. for EPA's cleanup work at the H.M. Quackenbush Superfund site in the Village of Herkimer, New York. The 1.5-acre property was a manufacturing and metal plating factory between 1874 and 2005. In 2006, EPA removed and disposed of hazardous substances that remained on the property. Under the settlement, Mr. Hager is paying EPA $225,000 plus interest, which represents a portion of what EPA spent to conduct cleanup work at the site. The amount reflects Mr. Hager's ability to pay.

"This financial settlement illustrates the strength of our Superfund program and the requirement that the polluter pays," said EPA Regional Administrator Judith Enck. "Using money from the Superfund program, EPA took action, and completed and paid for this cleanup in 2006. We then took steps to recover as much money as possible from the part this is responsible for the pollution. This approach allows for a quicker and saves tax dollars."

EPA removed the worst of the contamination and addressed any immediate threats. Under a related settlement which EPA helped facilitate, Mr. Hager also resolved his potential liability to the Village of Herkimer for other contamination remaining at the site which EPA did not address under the Superfund removal program through the payment of $75,000 into an escrow account to be used for the Village's cleanup work at the H.M. Quackenbush site. The Village, which has been coordinating with the Universal Brownfield Revitalization Corporation from Syracuse, plans to seek state Brownfields funding to redevelop the property. EPA's total cleanup costs for the site are $1.7 million.

In June 2010, EPA also recovered approximately $137,000 in the bankruptcy action filed by H.M. Quackenbush in 2005, in which EPA was represented by the Department of Justice.

In April 2006, EPA completed the cleanup work at the site, which included disposal of all liquid and sludge waste, including 86 tons of waste sludge; 9,500 gallons of waste sludge; 17,340 gallons of waste cyanide liquids; 3,355 gallons of waste acids; 4,019 gallons of waste plating liquids; 5,500 gallons of acid oxidizers; 2,200 gallons of base oxidizers, 100 tons of miscellaneous hazardous solid materials and 4,959 gallons of miscellaneous liquid hazardous materials.

The H.M. Quackenbush site is a former manufacturing and plating factory that used various hazardous substances in different plating bath solutions, including acids, bases, and cyanides to plate guns, bicycles and nutcrackers. The property is located in the downtown residential and commercial area of the Village. In March 2005, H.M. Quackenbush and affiliated companies filed for Chapter 11 bankruptcy, intending to reorganize. In July 2005, after a court ordered auction, the bankruptcy court approved the sale of its assets. Because of the failure to identify a buyer for the company, there were not enough funds for the company to continue operating. That month, the company stopped manufacturing and abandoned the property, taking no steps to address the hazardous materials left behind, which included 80 tons of hazardous waste sludge that had been accumulating since late 2004.

At the request of the New York State Department of Environmental Conservation, EPA conducted a removal assessment on August 17, 2005, and that same day began a removal action under Superfund to address the large quantities of hazardous substances, including deteriorated containers that were releasing hazardous substances at the abandoned factory.

ATTACHMENT 6

Site Contact List and Supporting Documents

Adjacent Property Owners: 220 North Prospect Street, Herkimer, NY

245 N Main Street is owned by:
The Village of Herkimer
118 Green Street
Herkimer, NY 13350

235 N Prospect Street is owned by:
C. Scialdo & Sons, Inc.
5661 State Route 5
Herkimer, NY 13350

221 N Prospect Street is owned by:
Paul and Mary Deceglie
18 S Third Avenue
Ilion, NY 13357

219 N Prospect Street is owned by:
Bruce K Ward
219 N Prospect Street
Herkimer, NY 13350

209 N Prospect Street is owned by:
Rebru Properties, LLC
P.O. Box 431
Herkimer, NY 13350

200-12 N Prospect Street is owned by:
200 Prospect Street Realty, LLC
57 Collns Avenue Ste 111
Spring Valley, NY 10977

Parcel # 120.25-1-21 (listed address is N Prospect Street) is owned by:
Village Parking lot
118 Green Street
Herkimer, NY 13350

255 N Main Street is owned by:
New York State Department of Environmental Conservation
625 Broadway Street
Albany, NY 12233

Parcel # 12.25-1-28 (listed as N Main Street) is owned by:
The Village of Herkimer
118 Green Street
Herkimer, NY 13350

216-18 N Main Street is owned by:
Konstantinos Lambrakos
262 N Main Street
Herkimer, NY 13350

230 N Main Street is owned by:
Konstantinos Lambrakos
262 N Main Street
Herkimer, NY 13350

232-236 N Main Street is owned by:
Konstantinos Lambrakos
7919 Sixth Avenue
Brooklyn, NY 11209

240 N Main Street is owned by:
Weisser Roseanne Living Trust
240 N Main Street
Herkimer, NY 13350

246 N Main Street is owned by:
Homescape, LLC
74 Seaver Cir
Bridgeport, CT 06606

248-50 N Main Street is owned by:
Glory Ventures, LLC
5176 Riverside Station Blvd
Secaucus, NJ 07094

Municipalities

Mayor of Herkimer
Mark Netti
120 Green Street Herkimer, NY 13350
Ph: 315-866-3303

Town of Herkimer
Dominic J. Frank, Town Supervisor
114 North Prospect Street
Herkimer, NY 13350
Ph: 315-866-8104
Email: supervisor@townofherkimer.org

Town of Herkimer
Ken Collis, Codes Enforcement Officer
114 North Prospect Street
Herkimer, NY 13350
Ph: 315-866-8106

Herkimer County Administrator
James W. Wallace, Jr.
109 Mary Street Suit 1310
Herkimer, NY 13350
Ph: 315-86-1632

Herkimer County Assemblyman
Robert Smullen, Assembly District 118
5659 State Route 5 Suits 1-3
Herkimer, NY 13350
Ph: 315-866-1632

Frank Basloe Library
245 N Main Street
Herkimer, NY 13350
Ph: (315) 866-1733
herkimer@midyork.org

Media Contacts

Herkimer Times Telegram
221 Oriskany Plaza , Utica, NY 13350
315-866-2220

Public Water Supplier

Mohawk Valley Water Authority
1 Kennedy Plaza
Utica, NY 13502
Ph: 315-792-0301

From: Christine Fleischer <cfleischer@midyork.org>
Sent: Thursday, September 16, 2021 3:17 PM
To: Jim Blasting <jimb@ambient-env.com>
Subject: Re: document repository request

Hi Jim-

The Basloe Library will be happy to serve as a repository for the Brownfield Cleanup documents. We are always interested in serving our community any way we can.

Best,
Christine Fleischer
Director
Frank J. Basloe Library
245 N. Main St.
Herkimer, NY 13350
Phone: 315-866-1733
cfleischer@midyork.org
www.herkimerbasloelibrary.org

On Thu, Sep 16, 2021 at 2:12 PM Jim Blasting <jimb@ambient-env.com> wrote:
Christine,

As discussed with the library staff today, please confirm by return email that the Frank J. Basloe Library, 245 North Main Street, Herkimer, NY 13350 can be used as a 'repository' for documents related to a Brownfield Cleanup Program site in the Village of Herkimer, and that documents will be available for public viewing during normal library hours of operation.

Thank you. Best Regards. Jim

James F. Blasting, PG
Senior Consultant
Ambient Environmental, Inc. (*NYS-Certified WBE*)
(315) 263-3388
jimb@ambient-env.com

www.ambient-env.com

HMQ site, Prospect Street, Herkimer, NY