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 UR-ban Villages PFA, LLC

ADDRESS 925 7th North Street

CITY/TOWN Liverpool ZIP CODE 13088

PHONE 315.877.9112 | FAX 315.457.0728 | E-MAIL vittorio@pdm-llc.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.

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
- the date the Certificate of Completion is anticipated.

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***):

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.**

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			
Chlorinated Solvents			
Other VOCs	X	X	
SVOCs	X	X	
Metals	X		
Pesticides			
PCBs			
Other*			

***Please describe:** _____

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

- **SAMPLE LOCATION**
- **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?* ☑ **Yes** ☐ **No**
(*answering No will result in an incomplete application)

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 Urban Villages

ADDRESS/LOCATION 100 Buckley Road

CITY/TOWN Salina ZIP CODE 13088

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

COUNTY Onondaga SITE SIZE (ACRES) 11.41

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
43 ° 04 ‘ 47.5 “	-76 ° 10 ‘ 32.1 “

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.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
100 Buckley Road, Salina, New York	086	01	15.2	11.41

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 : _____

   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
The County of Onondaga	12 ft. wide sanitary sewer easement - west side of site.

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**? ☑ 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 Vittorio Pascarella		
ADDRESS 925 Seventh North Street		
CITY/TOWN Liverpool		ZIP CODE 13088
PHONE 315.877.9112	FAX 315.457.0728	E-MAIL vittorio@pdm-llc.com
NAME OF REQUESTOR'S CONSULTANT Nevin Bradford, P.E. - C & S Engineers, Inc.		
ADDRESS 499 Col. Eileen Collins Boulevard		
CITY/TOWN Syracuse		ZIP CODE 13212
PHONE 315.455.2000	FAX	E-MAIL nbradford@cscos.com
NAME OF REQUESTOR'S ATTORNEY Thomas J. Fucillo - Hancock Estabrook, LLP		
ADDRESS 1800 AXA Tower I, 100 Madison Street		
CITY/TOWN Syracuse		ZIP CODE 13202
PHONE 315.565.4503	FAX 315.565.4603	E-MAIL tfucillo@hancocklaw.com
Section VI. Current Property Owner/Operator Information – if not a Requestor		
CURRENT OWNER'S NAME UR-ban Villages, PFA LLC		OWNERSHIP START DATE: 6/21/2021
ADDRESS 925 7th North Street		
CITY/TOWN Liverpool		ZIP CODE 13088
PHONE 315.877.9112	FAX 315.457.0728	E-MAIL vittorio@pdm-llc.com
CURRENT OPERATOR'S NAME Same		
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 #_____ Class # _____
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. ☐ 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:

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? RROD (Repurposing and R

   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.

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

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

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 MANAGER (title) of URBAN VILLAGES PFA, 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: 8/17/21 Signature: _____

Print Name: VITTORIO PASCARELLA

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: Urban Villages **Site Address:** 100 Buckley Road
City: Salina **County:** Onondaga **Zip:** 13088

Tax Block & Lot
Section (if applicable): 086 **Block:** 01 **Lot:** 15.2

Requestor Name: UR-ban Villages PFA, LLC **Requestor Address:** 925 7th North Street
City: Liverpool **Zip:** 13088 **Email:** vittorio@pdm-llc.com

Requestor's Representative (for billing purposes)
Name: Vittorio Pascarella **Address:** 925 Seventh North Street
City: Liverpool **Zip:** 13088 **Email:** vittorio@pdm-llc.com

Requestor's Attorney
Name: Thomas J. Fucillo - Hancock Estabrook, LLP **Address:** 1800 AXA Tower I, 100 Madison Street
City: Syracuse **Zip:** 13202 **Email:** tfucillo@hancocklaw.com

Requestor's Consultant
Name: Nevin Bradford, P.E. - C & S Engineers, Inc. **Address:** 499 Col. Eileen Collins Boulevard
City: Syracuse **Zip:** 13212 **Email:** nbradford@cscos.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:

New York State Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM

BROWNFIELD CLEANUP PROGRAM APPLICATION
SUPPLEMENTAL AND SUPPORTING INFORMATION

for

Former Will & Baumer Candle Co., Inc. Site
Proposed Urban Villages Development
100 Buckley Road
Town of Salina, Onondaga County, New York

August 2021
Revised: October 8, 2021

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION

Former Will & Baumer Candle Co., Inc. Site, Proposed Urban Villages Development
100 Buckley Road, Town of Salina, Onondaga County, New York

BCP APPLICATION – ADDITIONAL INFORMATION

FIGURES

TABLES

ATTACHMENTS

ACRONYM LIST

Acronym	Description
BCP Site, Site, Project, or Property	100 Buckley Road, Salina, New York
BOA	Brownfield Opportunity Area
Town	Town of Salina
EJ	Environmental Justice
En-zone	Environmental Zone
ESA	Environmental Site Assessment
ESD	Empire State Development
FEMA	Federal Emergency Management Agency
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
PCB	Poly-chlorinated Biphenyls
SCO	Soil Cleanup Objective
SVI	Soil Vapor Intrusion
SVOC	Semi-Volatile Organic Compound
TCL	Target Compound List
TOGS	Technical and Operational Guidance Series
USEPA	United States Environmental Protection Agency
USGS	United States Geologic Society
UST	Underground Storage Tank
VOC	Volatile Organic Compound

This document and its attachments supplement the Brownfield Cleanup Program (BCP) Application. The information is organized by the BCP Application sections. If no additional information is required, it is noted under its relevant section.

Section I - Requestor Information

The requestor is:

UR-ban Villages PFA, LLC
925 7th North Street
Liverpool, New York 13088

Authorized Representative: Mr. Vittorio Pascarella
Phone: (315) 877-9112
Email: vittorio@pdm-llc.com

New York State Department of State Corporation & Business Entity Database printout for the Volunteer is provided in **Attachment A.** The sole member of UR-ban Villages PFA, LLC is Pascarella Family Associates, LLC. The members of Pascarella Family Associates, LLC are as follows:

- Florindo Pascarella
- Vittorio Pascarella

An executed corporate resolution from UR-ban Villages PFA, LLC authorizing Mr. Vittorio Pascarella to act as representative in BCP application is also located in **Attachment A**.

Section II – Project Description

The proposed project will involve the cleanup and redevelopment of the former Will & Baumer Candle Co., Inc. site located at 100 Buckley Road in the Town of Salina, Onondaga County, New York. The Site includes one tax parcel of 11.68 acres in land area. The site is developed with eleven former buildings (currently vacant and unused, except for one building that is leased by a local furniture retailer and used for temporary storage of office furniture inventory) that were associated with the operations of the Will & Baumer Candle Co. throughout its history at the property. The eleven buildings were historically used as offices, manufacturing spaces, a laboratory, press and pan rooms, multiple sheds, a digester house, still house, a store room, a machine shop, a bleach house, a bleach yard, an oil house, and packaging and decorating areas. Multiple storage tanks including grease and oil as well as an acid tank and a fuel oil tank were identified on historic maps in the southeastern portions of the Site. Railroad spurs run between the site buildings on the eastern portion of the Site running north and south from at least 1911 until at least 1990. In addition, a refinery building was located adjacent south in at least 1911.

The metes and bounds description of the proposed Brownfield Cleanup Program Site ("BCP Site") boundary is as follows:

BEGINNING AT A POINT*, said point being the following courses and distances from the intersection of the westerly line of Interstate Route 81 and the northerly line of Park Street, North28 degrees 23 minutes 00 seconds East a distance of 11.58' & North 03 degrees 15 minutes 40 seconds West for a distance of 102.78 feet to the northerly line of the City of Syracuse and the southerly line of the Town of Salina.*

THENCE *North 58 degrees 08 minutes 30 seconds West for a distance of 265.25 feet along the southerly line of the Town of Salina to a point;*

THENCE *North 42 degrees 19 minutes 10 seconds West for a distance of 139.24 feet along the southerly line of the Town of Salina to a point on the northeasterly line of Buckley Road;*

THENCE *South 47 degrees 32 minutes 35 seconds East for a distance of 93.97 feet along the easterly line of the town of Salina to a point;*

THENCE *North 20 degrees 00 minutes 00 seconds West for a distance of 8.87 feet to a point;*

THENCE *North 26 degrees 45 minutes 00 seconds West for a distance of 247.42 feet to a point;*

THENCE *North 01 degrees 09 minutes 02 seconds West for a distance of 17.16 feet to a point;*

THENCE *North 01 degrees 51 minutes 38 seconds East for a distance of 409.02 feet along the northeasterly line of Buckley Road to a point;*

THENCE *South 59 degrees 53 minutes 50 seconds East for a distance of 235.97 feet to a point;*

THENCE *North 29 degrees 32 minutes 00 seconds East for a distance of 350.27 feet to a point;*

THENCE *South 58 degrees 56 minutes 10 seconds East for a distance of 488.12 feet to a point on the westerly line of Interstate Route 81;*

THENCE *South 14 degrees 19 minutes 35 seconds West for a distance of 210.22 feet along the westerly line of Interstate Route 81 to a point;*

THENCE *South 20 degrees 05 minutes 22 seconds West for a distance of 300.19 feet continuing along the westerly line of Interstate Route 81 to a point;*

THENCE *South 27 degrees 51 minutes 43 seconds West for a distance of 320.89 feet continuing along the westerly line of Interstate Route 81* ***TO THE POINT AND PLACE OF BEGINNING****.*

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 11.68 acres more or less.

The current survey map of the parcel is provided in **Attachment D. Figure 1** depicts the proposed Brownfield Cleanup Program Site ("BCP Site") on a USGS 7.5 minute quadrangle map.

The project will consist of the rehabilitation and reuse of the eleven abandoned factory buildings on the 11.68-acre parcel. The new site will see the transformation of the above-mentioned parcel from a factory and warehouse site to a mixed-use multi-family / commercial site. The redeveloped site will house approximately 250 apartment units, indoor and covered parking, site offices, recreational facilities, a banquet house, a brew house, and common areas. The construction will happen in three (3) phases, the first of which will accommodate all site improvements, the second of which will encompass rehabilitation of the existing structures, and the third of which will include the construction of two (2) to three (3) new buildings.

The Conceptual Development Plan is included with this application as **Attachment E.** Based on the planned use, it is believed that Restricted-Residential Use Soil Cleanup Objectives (SCOs) are applicable to the redevelopment project and, as such, have been applied in this application.

The site is bounded to the north by medical offices, to the south by the convergence of several roadways (Buckley Road, Park Street, Old Liverpool Road, and Onondaga Lake Parkway), followed by Onondaga Lake, east by Interstate Route 81 and its Exit 22/23A/23B interchange, and northwest by Buckley Road, followed by single-family residential parcels. Properties surrounding the Site are a mix of residential and commercial in nature.

The Site was the subject of recent environmental investigations, which demonstrated that the Site has been affected by past uses and may be a candidate for inclusion in the BCP. The results of the recent investigations are discussed in Section III.

<u>Estimated Project Schedule</u>:

October 2021	Brownfield Cleanup Program (BCP) Application Submission
December 2021	Brownfield Cleanup Agreement (BCA) Executed and RIWP Submitted
December 2021	Remedial Investigation Work Plan (RIWP) Submission
February/March 2022	Remedial Investigation (RI) commenced
Summer 2022	Decision Document
Fall 2023	Certificate of Completion (COC) Issued

Section III - Property's Environmental History

Environmental Reports

Environmental information currently exists for the Site from a Phase I Environmental Site Assessment (ESA) completed at the Site by LaBella in April 2020, a Phase II ESA completed at the Site by LaBella in May 2020, and a Supplemental Historic Fill Investigation completed at the Site by C & S in May 2021. The following summarizes those efforts. These reports are provided in **Attachment B**.

LaBella Phase I ESA Report –August 2020

The April 2020 Phase I ESA report prepared by LaBella identified the following RECs:

- **Historic Operations and Regulatory Listings at the Site:** "Based on historical records reviewed, it appears that the Site has historically been used by the Will & Baumer Candle Co. as a bees wax and candle manufacturing facility since at least 1911 to approximately 2010. The Site included offices, a candle factory, a laboratory, press and pan rooms, multiple sheds, a digester house, still house, a store room, a machine shop, a bleach house, a bleach yard, an oil house, and packaging and decorating areas. Multiple storage tanks including grease and oil as well as an acid tank and a fuel oil tank were identified on historic maps in the southeastern portions of the Site. Railroad spurs run between the site buildings on the eastern portion of the Site running north and south from at least 1911 until at least 1990. In addition, a refinery building was located adjacent south in at least 1911.

  Regulatory listings were identified for the Site including former aboveground storage tanks (ASTs) containing fuel oil and gasoline, and a chemical AST of unknown nature. These tanks are listed as having been removed from the Site. An inactive NYSDEC spill is associated with the Site (Spill #9200872), indicates contamination of fuel oil was found while decommissioning old ASTs. No additional information was made available regarding this spill. In addition, hazardous waste generation was identified at the Site from at least 1982 through at least 2010. Wastes generated include spent non halogenated solvents, ignitable wastes, corrosive wastes, chromium, methyl ethyl ketone, lead, benzene, chloroform, spent halogenated solvents, mercury, and cresol.

  A prior soil and groundwater investigation completed in 2010 included the installation of six soil borings which were converted to temporary groundwater monitoring wells at the Site. Laboratory analytical results indicated the presence of several constituents in shallow fill and groundwater with concentrations generally low and below applicable standards, with the exception of toluene which was identified at concentrations above groundwater standards at three locations. These exceedances were attributed to residual impacts from the historic ASTs in the southeast portion of the Site and prior Spill incidents closed by NYSDEC.

  While no further work was recommended as a result of this 2010 investigation, the prior work was limited in scope and appears insufficient to assess potential environmental impacts based on the industrial history and nature of the Site."

- **Drums of Unknown Nature located at the Site:** Six 55-gallon drums of what appeared to be soil were identified to the north of Building #7. Three of these drums were tipped over spilling their contents to the ground surface. The origin and nature of this material is unknown.

LaBella Phase II ESA – May 2020

The Phase II ESA (i.e., Investigation) was completed to obtain an overview of the environmental and subsurface conditions and resolve possible issues identified in the Phase I ESA. The LaBella report indicates that the Investigation was performed consistent with ASTM E1903-19 *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*. The investigation included the following:

- Completion of a geophysical survey;
- A subsurface investigation, which included the advancement of twenty-one (21) direct-push soil borings and installation of seven (7) temporary groundwater monitoring wells;
- The collection of subsurface soil and groundwater samples; and
- Laboratory analysis of the soil and groundwater samples.

The following table summarizes the areas investigated, as well as the number and types of samples collected during the LaBella Phase II ESA.

Area	Sampling Method(s)	No. of Samples	Analysis
Site Exterior Sub-Surface Soil	Geoprobe Borings (21)	7	VOC, SVOC, PCBs, Metals
Site Groundwater	Temporary Monitoring Wells	7	VOC, SVOC

Field observations made during the investigation indicated the presence of petroleum odors in two of the soil borings. Elevated PID headspace screening results were also observed at these two locations, with headspace readings up to 161 parts-per-million detected. Additionally, historic fill material (HFM) was encountered in the upper five feet of soil at the majority of the boring locations.

The principle contaminants detected at the site through the Phase II ESA are VOCs, SVOCs (PAHs – polycyclic aromatic hydrocarbons), and metals, as follows:

- Acetone (a VOC) was detected at concentrations greater than the Unrestricted Use SCO in four of the seven soil samples submitted for laboratory analysis. Other VOCs, including 2-butanone, benzene, carbon disulfide, ethylbenzene, n-butylbenzene, n-propylbenzene, naphthalene, o-xylene, p-isopropyltoluene, m & p-xylene, and toluene were detected in several of the soil samples at concentrations below the respective Unrestricted Use SCOs.
- SVOCs, including benzo(a)anthracene, benzo(b)fluoranthene, chrysene, fluoranthene, phenanthrene, and pyrene were detected at concentrations below the corresponding Unrestricted Use SCOs at three of the seven soil sampling locations.

- Lead was detected at concentrations greater than the Unrestricted Use SCO in two of the seven soil samples.
- Acetone was detected in six of the seven groundwater samples at concentrations below the groundwater standard of 50 ug/L. 2-butanone was detected in one groundwater sample at a concentration below the groundwater standard of 50 ug/L, and vinyl chloride was detected in one groundwater sample at a concentration below the groundwater standard of 2 ug/L.
- SVOCs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene were detected in six of the seven groundwater samples at concentrations greater than the respective groundwater standards. Other SVOCs were also detected, but at concentrations less than the corresponding groundwater standards. The Labella report noted that "these detections may not be representative of actual groundwater conditions but rather particulate matter within the sample". No additional sampling (i.e., filtered sample analysis) was performed to verify this assertion.

Summaries of the laboratory data associated with the LaBella Phase II ESA are provided as **Tables 1 through 6**, attached to this application.

C & S Supplemental Historic Fill Investigation – June 2021

The conditions encountered within the soil borings conducted during the LaBella Phase II ESA indicated that HFM containing black material, brick, ash, etc., was encountered in the upper five feet of soil in the majority of the soil borings. Only one of the soil samples collected during the Phase II ESA for laboratory analysis was obtained from the intervals containing HFM. As such, C & S conducted a supplemental investigation to further assess the nature of the HFM and to determine if certain contaminants that are common to HFM of similar nature were present above currently recognized SCOs established by NYSDEC. The supplemental investigation included the following:

- The advancement of sixteen (16) machine-excavated test pits across the eastern portion of the site where HFM was most prominent;
- The collection of surface soil samples at two (2) locations adjacent to a former transformer house positioned at the western side of the former machine shop;
- The collection of surface soil samples at six (6) locations where former rail spurs traversed the east side of the site; and
- Laboratory analysis of the HFM and surface soil samples.

The following table summarizes the areas investigated, as well as the number and types of samples collected during the C&S Investigation.

Area	Sampling Method(s)	No. of Samples	Analysis
Site Exterior Shallow Sub-Surface Soil (HFM)	Test Pits (16)	7	SVOC, PCB, Metals
Site Exterior Surface Soil	Manual	2	PCB
Site Exterior Surface Soil	Manual	6	SVOC, PCB, Metals

Field observations made during the investigation indicated the presence of HFM in all test pits. The HFM contained assorted materials, including concrete, brick, coal debris/dust, ash, slag, metal shavings, railroad ties, and plastic bottles. In most locations, the HFM extended to depths of 4.5 to 5 feet below grade. Elevated PID headspace screening results were also observed at two locations, with headspace readings up to 36 parts-per-million detected.

The principle contaminants detected at the site through the Phase II ESA are VOCs, SVOCs (PAHs – polycyclic aromatic hydrocarbons), PCBs, pesticides, and metals, as follows:

- Various SVOCs were detected at concentrations greater than the Industrial SCOs in two (2) of the seven (7) test pit soil samples, and in two (2) of the six (6) surface soil samples submitted for laboratory analysis. SVOCs were detected at concentrations greater than Restricted Residential SCOs in two (2) of seven (7) test pit/HFM samples and in five (5) of six (6) surface soil samples collected. The same PAHs were detected at concentrations above the Protection of Groundwater SCOs in two (4) of the seven (7) test pit samples and two (2) of the six (6) surface samples collected.
- PCBs were detected at concentrations above Unrestricted Use SCOs in surface soil (0-2 inches in depth) at the two locations adjacent to the former transformer house, and at one (1) additional surface soil sample location.
- Two (2) pesticides (4,4'-DDE and 4,4'-DDT) were detected in two (2) surface soil samples at concentrations exceeding Unrestricted Use SCOs.
- Various metals, including zinc, arsenic, nickel, and lead were detected at concentrations exceeding Unrestricted Use SCOs in various surface soil samples. Arsenic was present at concentrations exceeding Industrial SCOs in four (4) of seven (7) test pit/HFM samples, zinc was detected at concentrations exceeding Industrial SCOs in two (2) of seven (7) test pit/HFM samples, and lead was detected at a concentration exceeding Industrial SCOs in one (1) of seven (7) test pit/HFM samples. Cadmium and copper were detected at concentrations exceeding Commercial SCOs in one (1) of seven (7) test pit/HFM samples. Other metals, including copper, arsenic, mercury, zinc, and lead were also detected in other test pit/HFM samples at concentrations exceeding Unrestricted Use SCOs.

Summaries of the laboratory data associated with the HFM investigation are provided as **Tables 7 through 10**, attached to this application.

Site Figures

Numerous figures have been generated depicting pertinent details concerning the site and adjacent properties. These figures are referenced throughout this document and include:

Figure Number	Information Depicted
1	Site Location, USGS 7.5" Topographic Format
2	Site Layout, Aerial Format
3	Subject and Adjacent Land Ownership
4	Existing Land Use in Vicinity
5	Existing Surface Soil Data (Exceedances of SCOs)
6	Existing Subsurface Soil Data (Exceedances of SCOs)
7	Existing Groundwater Data (Exceedances of Standards)

Past Land Uses:

Available historical information compiled by LaBella in connection with the Phase I ESA indicates that the Site has been used as a bees wax and candle manufacturing facility by Will & Baumer Candle Co., Inc. (and/or its predecessors and successors) from at least 1911 (and possibly as early as 1904) until 2010. Other than the use of one building for temporary storage of office furniture by Sustainable Office Solutions, LLC, the site has remained vacant and unused since that time. Historic city directories indicate that CNY Logistics and Light Four Life Candles, LLC were present at the site address (100 Buckley Road) in 2014 and Light Four Life Candles, LLC was present in 2018. These are believed to have been lessees under the ownership of Syracuse Gateway Holdings, LLC.

Adjacent Usage:

The site is bounded to the north by medical offices, to the south by the convergence of several roadways (Buckley Road, Park Street, Old Liverpool Road, and Onondaga Lake Parkway), followed by Onondaga Lake, east by Interstate Route 81 and its Exit 22/23A/23B interchange, and northwest by Buckley Road, followed by single-family residential parcels. Properties surrounding the Site are a mix of residential and commercial in nature.

Section IV - Property Information

The Former Will & Baumer Candle Co., Inc. Brownfield Cleanup Program Site is located at 100 Buckley Road (SBL: 086.-01-15.2).

1. Tax Map Boundaries

The proposed BCP Site boundary corresponds to the existing parcel boundary. A metes and bounds description of the BCP Site boundary, a copy of the Onondaga County Tax Map associated with the Site, and a Site Survey Map are provided in **Attachment D.**

2. Property Base Map

A map showing the proposed BCP Site on an aerial photograph is included as **Figure 2. Figure 3** shows parcel lines, tax map parcel numbers and owner information for adjacent parcels. **Figure 4** depicts land use for the local area**.**

3. En-Zone

Designation of En-Zones is limited to eligible 2013 Census Tracts with a poverty rate of at least 20% according to the 2013 American Community Survey five-year estimates and an unemployment rate of at least 125% of the New York State average, or a poverty rate of at least double the rate for the county in which the tract is located.

The BCP Site is not within a designated En-Zone.

4. Multiple Applications

The proposed project is a stand-alone project and is not the subject of multiple applications.

5. Property Description Narrative

5.1 Location

The Site is on the south end of the Town of Salina, immediately north of its border with the City of Syracuse. Interstate Route 81 is located immediately east of the Site, and Onondaga Lake is located approximately 750 feet southwest of the Site. The site is bounded to the north by medical offices, to the south by the convergence of several roadways (Buckley Road, Park Street, Old Liverpool Road, and Onondaga Lake Parkway), followed by Onondaga Lake, east by Interstate Route 81 and its Exit 22/23A/23B interchange, and northwest by Buckley Road, followed by single-family residential parcels. Properties surrounding the Site are a mix of residential and commercial in nature.

5.2 Site Features

The site is developed with eleven former buildings (currently vacant and unused, except for one building that is leased by a local furniture retailer and used for temporary storage of office furniture inventory) that were associated with the operations of the Will & Baumer Candle Co. throughout its history at the property. The eleven buildings were historically used as offices, manufacturing spaces, a laboratory, press and pan rooms, multiple sheds, a digester house, still house, a store room, a machine shop, a bleach house, a bleach yard, an oil house, and packaging and decorating areas. Multiple storage tanks including grease and oil as well as an acid tank and a fuel oil tank were identified on historic maps in the southeastern portions of the Site. Railroad spurs run between the site buildings on the eastern portion of the Site running north and south from at least 1911 until at least 1990. In addition, a refinery building was located adjacent south in at least 1911. A metes and bounds description and survey of the BCP Site boundary is provided in **Attachment D**.

The Site is located at approximately 376 feet above mean sea level (amsl) and slopes gently to the south towards Onondaga Lake, which lies approximately 1,300 feet south of the Site.

5.3 Current Zoning and Land Use

The Site is currently zoned by the Town of Salina as *Repurposing and Reuse Floating Overlay District*. The properties surrounding the Site are zoned for a mix of commercial or residential uses.

5.4 Past Use of the Site

Available historical information compiled by LaBella in connection with the Phase I ESA indicates that the Site has been used as a bees wax and candle manufacturing facility by Will & Baumer Candle Co., Inc. (and/or its predecessors and successors) from at least 1911 (and possibly as early as 1904) until 2010. Other than the use of one building as an office furniture warehouse under Syracuse Gateway Holdings, LLC, the site has remained vacant and unused since that time. Historic city directories indicate that CNY Logistics and Light Four Life Candles, LLC were present at the site address (100 Buckley Road) in 2014 and Light Four Life Candles, LLC was present in 2018. These are believed to have been lessees under the ownership of Syracuse Gateway Holdings, LLC.

5.5 Site Geology and Hydrogeology

The Site contains HFM (containing black material, brick, ash, etc.) across a significant portion of the Site from grade to approximately five feet bgs. Underlying soil consists of grey and brown silt and clay. Groundwater was previously observed at depths ranging from 0.4 to 7.2 feet below grade in the temporary wells installed during the LaBella Phase II ESA. Groundwater flow direction and gradient has not previously been studied, but groundwater flow is expected to be toward the south to southwest, in the direction of Onondaga Lake.

5.6 Environmental Assessment

Based on the Investigation, the known contaminants of concern are generally present in surface soil and the HFM across the site. Documented contaminants of concern include SVOCs, PCBs,

pesticides, and metals. Impacts generally appear to be present from grade to depths of approximately five feet bgs within the HFM. Groundwater impacts by SVOC and acetone have also been documented to exist at the site.

The following tables indicates the number of samples that contained contaminants at concentrations greater than a respective SCO.

Soil Sample Type	Restricted-Residential	Commercial	Industrial
Surface Soil	4 of 8	3 of 8	2 of 8
Subsurface Soil	3 of 20	1 of 20	1 of 20

Soil Assessment

Acetone was detected in subsurface soil at concentrations equal to or greater than Unrestricted Use SCOs and greater than Protection of Groundwater SCOs at five (5) of seven (7) sampling locations. 2-Butanone was detected in low concentrations in all seven (7) soil samples subjected to VOC analysis, but at concentrations below both Unrestricted Use and Protection of Groundwater SCOs. Vinyl chloride, though detected in low concentrations in groundwater, was not detected in any of the seven subsurface soil samples subjected to VOC analysis.

PAHs were detected at concentrations greater than the Industrial SCOs in two (2) of the seven (7) test pit soil samples, and in two (2) of the six (6) surface soil samples submitted for laboratory analysis. SVOCs were detected at concentrations greater than Restricted Residential SCOs in two (2) of seven (7) test pit/HFM samples and in five (5) of six (6) surface soil samples collected. The same PAHs were detected at concentrations above the Protection of Groundwater SCOs in two (4) of the seven (7) test pit samples and two (2) of the six (6) surface samples collected.

Pesticides (4,4'-DDE and 4,4'-DDT) were detected in two (2) surface soil samples at concentrations exceeding Unrestricted Use SCOs.

PCBs were detected in surface soil samples at three locations at concentrations greater than Unrestricted Use SCOs at three (3) locations.

Various metals, including zinc, arsenic, nickel, and lead were detected at concentrations exceeding Unrestricted Use SCOs in various surface soil samples. Arsenic was present at concentrations exceeding Industrial SCOs in four (4) of seven (7) test pit/HFM samples, zinc was detected at concentrations exceeding Industrial SCOs in two (2) of seven (7) test pit/HFM samples, and lead was detected at a concentration exceeding Industrial SCOs in one (1) of seven (7) test pit/HFM samples. Cadmium and copper were detected at concentrations exceeding Commercial SCOs in one (1) of seven (7) test pit/HFM samples. Other metals, including copper, arsenic, mercury, zinc, and lead were also detected in other test pit/HFM samples at concentrations exceeding Unrestricted Use SCOs.

The various soil data collected during the LaBella Phase II ESA and the supplemental HFM investigation completed by C & S are summarized in comparison to the SCOs established in Part 375 in attached Tables 1 through 4 and 7 through 10.

Sub-Slab Soil Vapor Assessment

No soil vapor intrusion assessment has been performed to date.

Groundwater Assessment

Comparison of the groundwater analytical data to the TOGs 1.1.1 Class GA Ambient Water Quality Standards indicates:

- Various SVOCs (including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene) were detected at concentrations greater than TOGS 1.1.1 Class GA Ambient Water Quality Standards during the LaBella Phase II ESA in May 2020. The Labella report noted that "these detections may not be representative of actual groundwater conditions but rather particulate matter within the sample". No additional sampling (i.e., filtered sample analysis) was performed to verify this assertion.

- Acetone, 2-butanone, and vinyl chloride were detected, but concentrations were below the corresponding TOGS 1.1.1 Class GA Ambient Water Quality Standards.

The groundwater data collected during the LaBella Phase II ESA are summarized in comparison to the SCOs established in Part 375 in attached Tables 5 and 6.

There is no indication that current operations have contributed to the existing contamination at the property. Investigation data collected to date suggests that the existing contamination is associated with historic fill material that has been placed across a large portion of the eastern section of the site, and past handling and storage of petroleum products, coal, coal combustion by-products, and other materials in the vicinity of the former boiler house and an adjacent rail spur on the eastern portion of the site.

Section V - Additional Requestor Information

No additional information is required.

Requestor's Authorized Representative:	Mr. Vittorio Pascarella UR-ban Villages PFA, LLC 925 7th North Street Liverpool, New York, 13088 Phone: 315-877-9112 vittorio@pdm-llc.com
Requestor's Consultant:	Nevin Bradford, P.E. C&S Engineers, Inc. 499 Colonel Eileen Collins Blvd. Syracuse, NY 13212 Phone: 315-703-4284 Fax: 315-703-9667 nbradford@cscos.com
Requestor's Attorney:	Thomas J. Fucillo, Esq. Hancock Estabrook, LLP 1800 AXA Tower I 100 Madison Street Syracuse, New York 13202 Office: 315-565-4503 Fax: 315-565-4603 tfucillo@hancocklaw.com

Section VI – Current Property Owner/Operator Information

The Former Will & Baumer Candle Co., Inc. proposed Brownfield Cleanup Program Site includes Onondaga County Tax Parcel 086.-01-15.2. For the purpose of this application, the proposed site address is 100 Buckley Road, Liverpool, Onondaga County, New York 13088.

1. Parcel owner name and information are provided below:

Parcel SBL:	086.-01-15.2
Parcel Address:	100 Buckley Road, Salina, Onondaga County, New York 13088
Owner / Operator:	UR-ban Villages PFA, LLC
Ownership Start Date:	June 21, 2021
Owner Address:	925 7th North Street, Liverpool, Onondaga County, New York 130088
Phone:	(315) 877-9112
Fax:	(315) 457-0728
Email:	vittorio@pdm-llc.com

2. Previous Property owners, occupants, and information are provided below:

OWNER OF RECORD	DATE ACQUIRED	DATE SOLD
UR-ban Villages PFA, LLC 925 7th North Street Liverpool, New York 13088	June 21, 2021	-
PDM Estates, LLC 925 7th North Street Liverpool, New York 13088	April 7, 2021	June 21, 2021
Syracuse Gateway Holdings, LLC c/o Syracuse Gateway Holdings Canada, Inc. 93 Lamay Crescent Scarborough, Ontario, Canada M1 X1 J4	September 24, 2010	April 7, 2021
Will & Baumer, Inc. Old Liverpool Road Liverpool, New York 13088	April 4, 1984	September 24, 2010
W & F Mfg. Co., Inc. 2299 Kenmore Avenue Tonawanda, New York	March 30, 1984	April 4, 1984
Onondaga County Industrial Development Agency 421 Montgomery Street Syracuse, New York	March 28, 1980	March 30, 1984
W & F Mfg. Co., Inc. 251 Seneca Street Buffalo, New York	March 2, 1979	March 28, 1980

Syracuse China Company (in interest to Will & Baumer Candle Co., Inc. by merger) 2900 Court Street Syracuse, New York	March 26, 1976 (merger)	March 2, 1979
The Will & Baumer Co. Syracuse, New York (name changed to Will & Baumer Candle Co., Inc. on January 25, 1963)	March 29, 1904	March 26, 1976
Louis & Augusta Will and Anthony & Matilda Will Syracuse, New York	Unknown	March 29, 1904

Based on the city directory reports provided in the Phase I ESA, the historical occupants of the Site are as follows:

Year	**Address**	**Last Known Phone Number**	**Relationship to Requestor**
2018	**100 Buckley Road** - Light Four Life Candles, LLC	Unknown	None
2014	**100 Buckley Road** - Light Four Life Candles, LLC CNY Logistics	Unknown	None
2009	**100 Buckley Road** – Will & Baumer, Inc.	Unknown	None
2005	**100 Buckley Road** – Will & Baumer, Inc.	Unknown	None
2001	**100 Buckley Road** – Will & Baumer, Inc.	Unknown	None
1999	**Buckley Road and Old Liverpool Road** – Will & Baumer Candle Co.	Unknown	None
1992	**Buckley Road and Old Liverpool Road** – Will & Baumer Candle Co.	Unknown	None
1987	**Buckley Road and Old Liverpool Road** – Will & Baumer Candle Co.	Unknown	None
1983	**Buckley Road and Old Liverpool Road** – Will & Baumer Candle Co.	Unknown	None
1980	**Buckley Road and Old Liverpool Road** – Will & Baumer Candle Co.	Unknown	None
1968*	**100 Buckley Road** – Robb Clifford H, Hall Edna Mrs, Mc Nulty Edw, Cooney Joseph E	Unknown	None
1963*	**100 Buckley Road** –Reschke Fredk A, Mc Nulty Edw, Wilborn LeRoy B, Hall Edna Mrs		

*__NOTE:__ 100 Buckley Road address believed to have been assigned to westerly neighboring residential property at this time.

Neither the requestor nor its members have any relationship with or prior connection to any of the past owners or operators of the site.

Section VII – Requestor Eligibility Information (ECL §27-1407)

The Requestor, UR-ban Villages PFA, LLC, qualifies as a Volunteer with respect to the Site as it did not own or operate the Site at the time of the release or disposal of media that resulted in the contamination and did not otherwise contribute to or exacerbate the contamination at the Site. The Requestor performed all appropriate inquiries into the Site's history and condition prior to its purchase through retaining a qualified environmental consultant to conduct a Phase I Environmental Site Assessment (Phase I ESA), a subsequently a Phase II Environmental Site Assessment (Phase II ESA), pursuant to currently recognized industry standards and practices. UR-ban Villages PFA, LLC is voluntarily applying to be accepted into the New York State Brownfield Cleanup Program with the intent of remediating contamination at the Site to a level that is suitable for the intended future use.

There is no indication that current operations have contributed to the existing contamination at the property. Investigation data collected to date suggests that the existing contamination is associated with historic fill material that has been placed across a large portion of the eastern section of the site, and past handling and storage of petroleum products, coal, coal combustion by-products, and other materials in the vicinity of the former boiler house and an adjacent rail spur on the eastern portion of the site.

Section VIII - Property Eligibility Information (ECL §27-1405)

The Site is not on the National Priorities List, not on the NYS Registry of Inactive Hazardous Waste Disposal Sites, not subject to permitting under ECL Article 27-16305, not subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10, and not subject to current state or federal enforcement actions related to hazardous waste or petroleum.

The anticipated post remediation use of the site is a mixed-use residential / commercial development. The completed project is expected to realize the rehabilitation and reuse of the eleven abandoned factory buildings on the 11.68-acre parcel. The redeveloped site will house approximately 250 apartment units, indoor and covered parking, site offices, recreational facilities, a banquet house, a brew house, and common areas. The construction will happen in three (3) phases, the first of which will accommodate all site improvements, the second of which will encompass rehabilitation of the existing structures, and the third of which will include the construction of two (2) to three (3) new buildings. In order to do so, the Volunteer must remediate the Property to Restricted-Residential Soil Clean-up levels (Track 4) under 6 NYCRR Part 375.

In addition to the above, the Phase I and II ESAs and supplemental investigations have documented contamination and historical uses of the Property that complicate the redevelopment of the site for residential purposes, and also creates a financial burden for the Volunteer.

Section IX – Site Contact List

1. Local Government – Town of Salina and Onondaga County

Colleen A. Gunnip
Town of Salina Supervisor
201 School Road
Liverpool, New York 13088
Telephone: 315.457.6661
Facsimile: 31.457.4476
Email: Supervisor@salina.ny.us

Mark Lafaver
Town of Salina Planning and Development Director
201 School Road
Liverpool, New York 13088
Telephone: 315.451.0492
Facsimile: 315.457.4785

J. Ryan McMahon, II
Onondaga County Executive
John H. Mulroy Civic Center, 14th Floor
Syracuse, New York 13202
Telephone: 315.435.3516
Facsimile: 315.435.8582

Dan Kwasnowski, AICP, Planning Director
Syracuse-Onondaga County Planning Agency
John H. Mulroy Civic Center
421 Montgomery Street, 11th Floor
Syracuse, New York 13202
Telephone: 315.435.2611
Facsimile: 315.435.2439

Katelyn Wright, Executive Director
Greater Syracuse Land Bank
431 E. Fayette Street, Suite 375
Syracuse, NY 13202
Telephone: 315.422.2301

2. Residents, Owners and Occupants of Property and Property Adjacent to Site:

Adjacent land owners are listed below and shown on **Figure 3**.

Tax Parcel 086.-01-15.4
CNY Retina Holdings, LLC
200 Greenfield Parkway
Liverpool, New York 13088
Tel: Not Available

Tax Parcel 086.-01-15.3
JHK Development, LLC
2027 Limber Pine Circle
Manlius, New York 13104
Tel: Not Available

Tax Parcel 086.-02-19.1
Salina Hiawatha Properties, LLC
6163 Eastern Avenue
Syracuse, New York 13211
Tel: Not Available

Tax Parcel 001.2-02-23.0
UR-ban Villages PFA, LLC
925 7th North Street
Liverpool, New York 13088
Tel: 315.877.9112

Tax Parcel 092.-01-02.0
Onondaga County
650 Hiawatha Blvd. West
Syracuse, New York 13204
Tel: 315.435.2260

Tax Parcel 087.-02-19.1
Charles, Michael P.
914 Old Liverpool Road
Liverpool, New York 13088

Charles, Cynthia S.
1 Orangewood Drive
Liverpool, New York 13090
Tel: Not Available

Tax Parcel 087.-02-18.3
Hernandez, Jenny R.
8125 Cicero Mills Road
Cicero, New York 13039
Tel: Not Available

Tax Parcel 087.-02-18.2
Kemp, James & Dawn A
101 Buckley Road
Liverpool, New York 13088
Tel: Not Available

Tax Parcel 087.-02-18.1
Stone, Jeffery & Palmer, Kristina
103 Buckley Road
Liverpool, New York 13088
Tel: Not Available

Tax Parcel 087.-02-17.1
Amponsah, Gloria
105 Buckley Road
Liverpool, New York 13088
Tel: Not Available

Tax Parcel 087.-02-16.0
Stepien, Daniel E. Jr. & Tesha L
107 Buckley Road
Liverpool, New York 13088
Tel: Not Available

Tax Parcel 087.-02-15.0
Hoang Le, Du
100 Tradewinds Circle
N. Syracuse, New York 13212
Tel: Not Available

Tax Parcel 087.-02-14.0
Hoang Le, Du
100 Tradewinds Circle
N. Syracuse, New York 13212
Tel: Not Available

3. Local Media:

Local Newspaper:
Syracuse Post Standard
220 South Warren Street
Syracuse, New York 13202
(315) 470-0011
http://www.syracuse.com

Local Television:
WSYR – TV Channel 9
1000 Hiawatha Boulevard
Syracuse, New York 13204
(315) 446-9900
http://www.localsyr.com

WSTM, WSTQ, WTVH – TV Channel 3, 5, CW6
1030 James Street
Syracuse, New York 13203
(315) 477-9400
http://www.cnycentral.com

Radio:
WSYR 570 AM Radio
500 Plum Street
Syracuse, New York 13204
(315) 472-9797
http://www.wsyr.iheart.com

WCNY 91.3 FM Radio
P.O. Box 2400
Syracuse, New York 13220-2400
(315) 453-2424
http://www.wcny.org

4. Local Water Supplier:

Onondaga County Water Authority
P.O. Box 4949
Syracuse, New York 13221-4949

5. Persons Requesting to be Placed on Contact List:

To Be Completed as Necessary

6. School and Day Care Facilities:

There are several schools or day care facilities located on or in the vicinity (1 mile) of the proposed BCP Site.

Schools:

Chestnut Hill Elem. School (Liverpool CSD)
200 Saslon Park Drive
Liverpool, NY 13088
Principal: Todd Bourcy
Telephone: 315.453.0242

Lemoyne Elementary School (Syracuse CSD)
1528 Lemoyne Avenue
Syracuse, New York 13208
Principal: Jason Armstrong
Telephone: 315.435.4590

OCM BOCES
110 Elwood Davis Drive
Liverpool, NY 13088
District Superintendent: Matthew L. Cook, Ed.D.
Telephone: 315.433.2600

Grant Middle School (Syracuse CSD)
2400 Grant Boulevard
Syracuse, NY 13208
Principal: Doug Kasouf
Telephone: 315.453.4433

Ihsan School of Excellence
1406 Park Street
Syracuse, NY 13208
Principal: Mrs. Emily Reilly

Daycares:

North Area Head Start
201 School Road
Liverpool, NY 13208
Director: Unknown
Telephone: 315.451.9577

Building Bonds Daycare
306 Kenwood Avenue
Syracuse, NY 13208
Director: Unknown
Telephone: 315.372.2765

Yoli's Day Care WeeCare
219 Craig Street
Syracuse, NY 13208
Director: Yolennis Amat
Telephone: 315.544.3918

Rainbow WeeCare
620 Wolf Street
Syracuse, NY 13208
Director: Mayra N. Solermo
Telephone: 315.325.8902

Binto Daycare
1224 Park Street
Syracuse, NY 13208
Director: Unknown
Telephone: 315.237.8142

Little Gigants
104 Delong Avenue
Syracuse, NY 13208
Director: Unknown
Telephone: 608.201.4905

7. Document Repositories:

The Liverpool Public Library was identified as a document repository due to its proximity to the Site and flexible hours. The address is 310 Tulip Street, Liverpool, New York 13088. C&S requested repository duties from the Liverpool Public Library on April 6, 2021. The Liverpool Public Library agreed to repository duties on the same date. A copy of the correspondence with the Liverpool Public Library indicating that they agree to act as the repository for the project is provided in **Attachment C.**

Section X - Land Use Factors

1. *Current Zoning*

The Site was recently re-zoned by the Town of Salina as *Repurposing and Reuse Floating Overlay District.* This zoning classification was created to facilitate the mixed-use development planned by UR-ban Villages PFA, LLC.

2. *Current Uses: Summary of Business Operations*

Other than a commercial tenant occupying a portion of Building 5 at the northern end of the Site, the former Will & Baumer Candle Co., Inc. site is currently vacant and unused, with plans for redevelopment pending. The commercial tenant that occupies a portion of Building 5 is Sustainable Office Solutions, LLC, a retailer of office furniture (pre-owner/used, new, and custom furniture). This firm uses the space in Building 5 for temporary storage of office furniture inventory.

There is no indication that current operations have contributed to the existing contamination at the property. Investigation data collected to date suggests that the existing contamination is associated with historic fill material that has been placed across a large portion of the eastern section of the site, and past handling and storage of petroleum products, coal, coal combustion by-products, and other materials in the vicinity of the former boiler house and an adjacent rail spur on the eastern portion of the site.

3. *Intended Use – Post Remediation*

UR-ban Villages PFA, LLC plans to complete the rehabilitation and reuse of 11 abandoned factory buildings on the 11.68-acre parcel. The new site will see the transformation of the above-mentioned parcel from a factory and warehouse site to a mixed-use apartment / commercial site. The redeveloped site will house approximately 250 apartment units, indoor and covered parking, site offices, recreational facilities, a banquet house, a brew house, and common areas. The construction will happen in three (3) phases, the first of which will accommodate all site improvements, the second of which will encompass rehabilitation of the existing structures, and the third of which will include the construction of two (2) to three (3) new buildings.

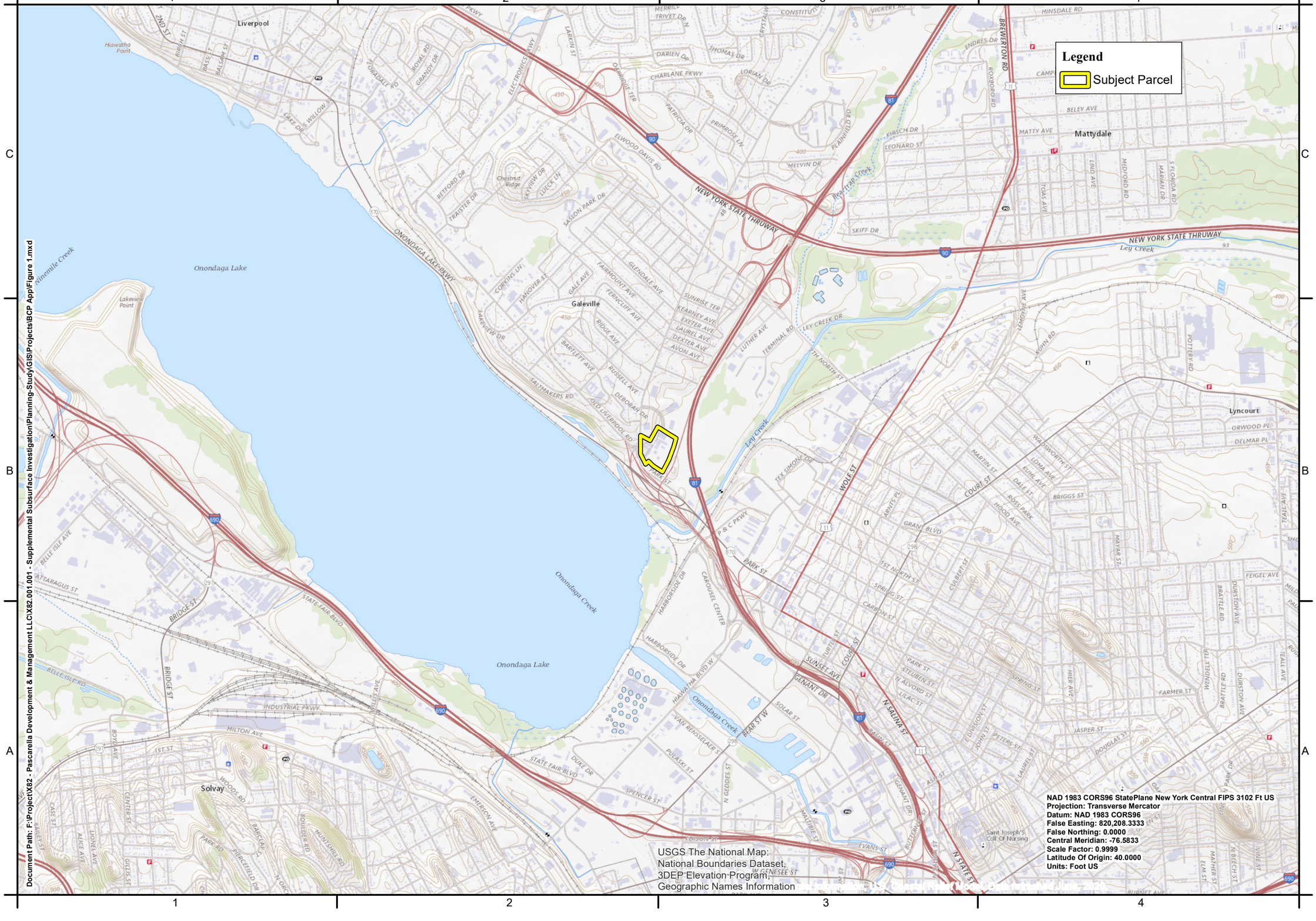
4. *Current, Historical and/or Recent Development Patterns*

UR-ban Villages PFA, LLC is currently working with Onondaga County and Town of Salina stakeholders to ensure the proposed site improvements are in concert with larger strategic development plans for the Town.

5. *Consistency with Zoning*

The Site was recently re-zoned by the Town of Salina as *Repurposing and Reuse Floating Overlay District.* This zoning classification was created to facilitate the mixed-use development planned by UR-ban Villages PFA, LLC. As such, the planned development is consistent with local zoning.

FIGURES



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N

0 2,000 Feet

1 inch = 2,000 feet

Brownfield Cleanup Program Application for Former Will & Baumer Candle Co., Inc. Site 100 Buckley Road, Liverpool, New York

PROJECT NO:	X82.001.001
DATE:	October 2021
SCALE:	AS SHOWN
DRAWN BY:	
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CHECKED BY:	

Modified: 10/8/2021 @ 9:45:16 AM

USGS Topographic Map

Figure 1

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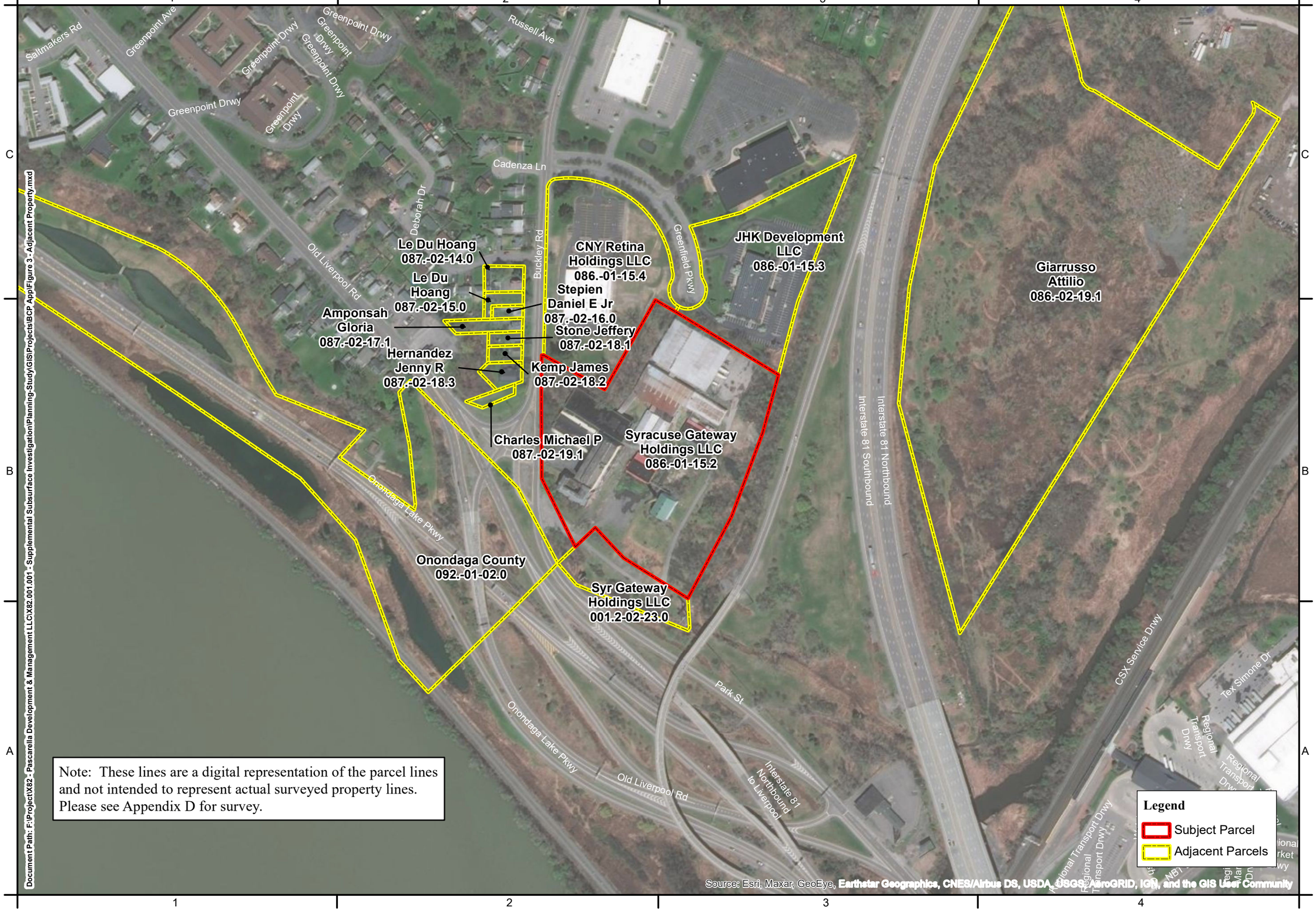
Site Layout Map

Figure 2



Note: These lines are a digital representation of the parcel lines and not intended to represent actual surveyed property lines. Please see Appendix D for survey.

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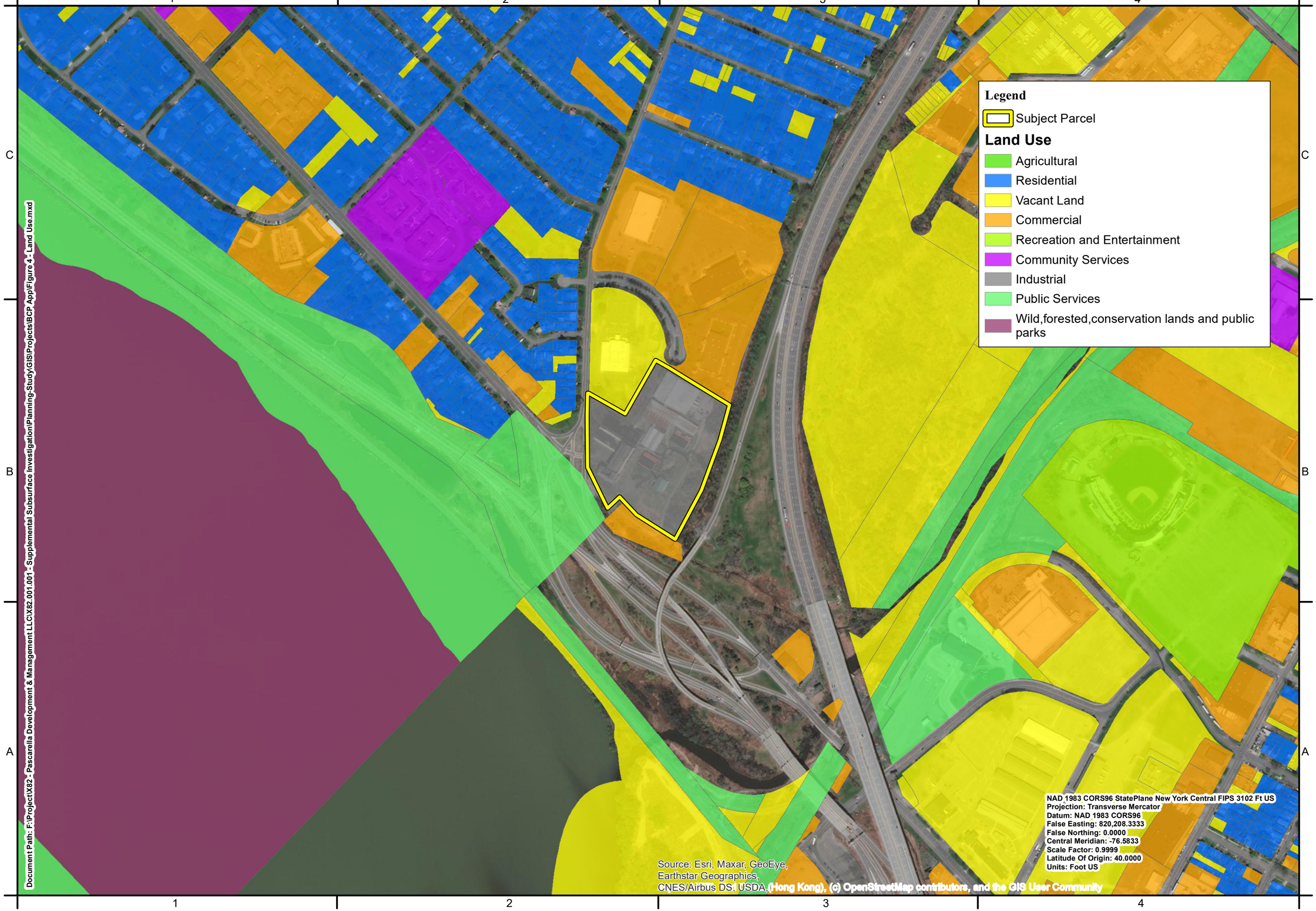
Adjacent Properties Map

Figure 3



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0 500 Feet

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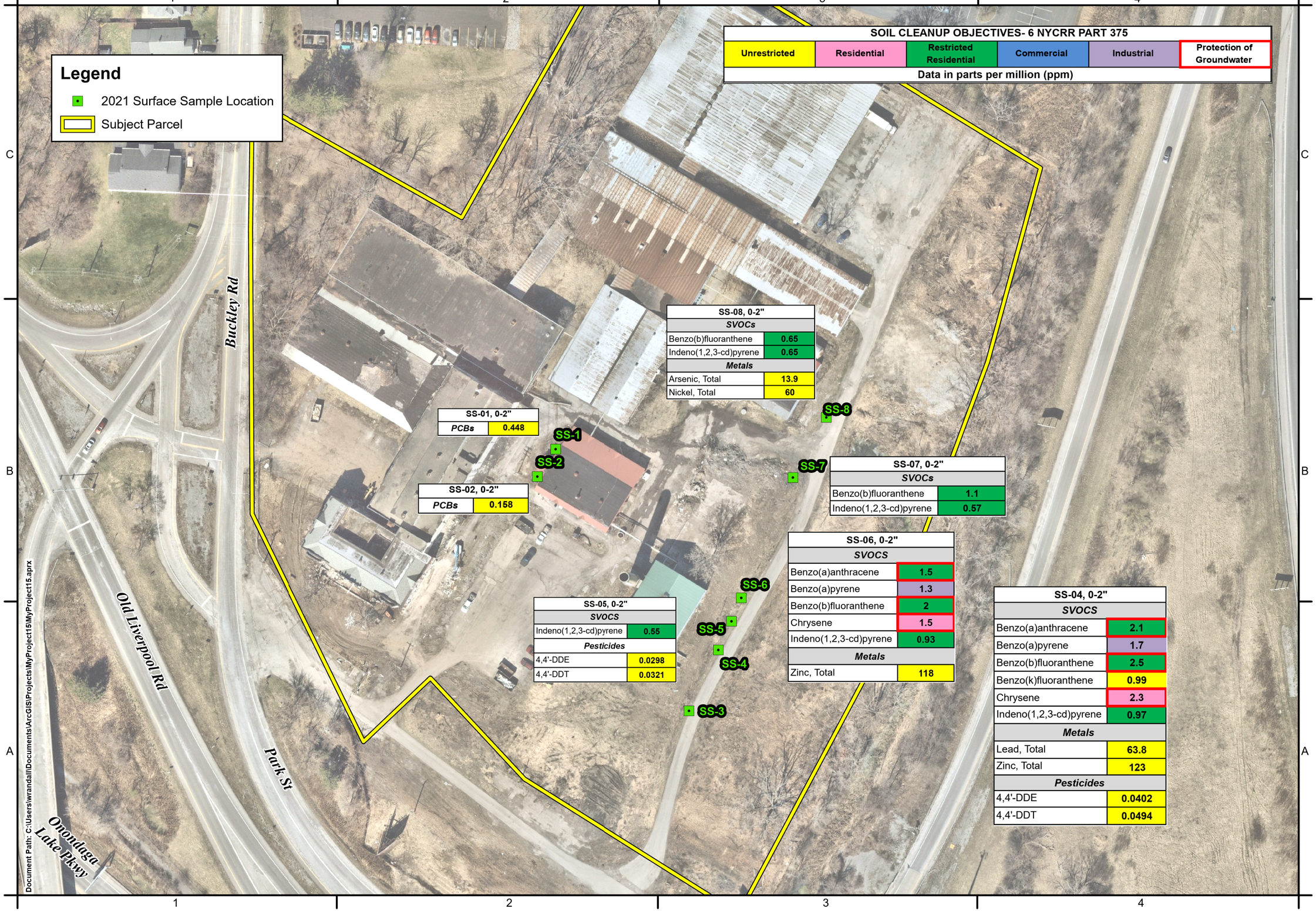
Existing Landuse Map

Figure 4



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Existing Surface Soil Data

Figure 5

Legend

- 2021 Test Pit Location
- 2020 Soil Borings/Monitoring Wells, By Others
- Subject Parcel
- 2020 Soil Borings, By Others

SOIL CLEANUP OBJECTIVES- 6 NYCRR PART 375

Unrestricted	Residential	Restricted Residential	Commercial	Industrial	Protection of Groundwater

Data in parts per million (ppm)

TP-05, 2-3'	
Metals	
Arsenic, Total	338
Mercury, Total	0.443
Senenium, Total	20.4

TP-02, 2-3'	
Metals	
Barium, Total	15.3
Cadmium, Total	27.5
Copper, Total	3140
Lead, Total	478
Zinc, Total	8260

TP-04, 2-3'	
SVOCS	
Acenaphthene	25
Fluoranthene	350
Naphthalene	48
Benzo(a)anthracene	140
Benzo(a)pyrene	85
Benzo(b)fluoranthene	140
Benzo(k)fluoranthene	44
Chrysene	120
Fluorene	33
Phenanthrene	160
Dibenzo(a,h)anthracene	14
Indeno(1,2,3-cd)pyrene	58
Pyrene	270
Dibenzofuran	23
Metals	
Arsenic, Total	29.2

TP-01, 3-5'	
Metals	
Copper, Total	66.7
Zinc, Total	412

TP-03, 1.5-2.5'	
Metals	
Arsenic, Total	14.5
Mercury, Total	0.257
Zinc, Total	165

TP-13 1.5-2.5'	
Metals	
Copper, Total	176
Lead, Total	218
Zinc, Total	527

TP-08, 1.5-3'	
SVOCS	
Benzo(a)anthracene	2.6
Benzo(a)pyrene	2.4
Benzo(b)fluoranthene	3.2
Benzo(k)fluoranthene	0.86
Chrysene	2.5
Dibenzo(a,h)anthracene	0.48
Indeno(1,2,3-cd)pyrene	1.8
Metals	
Arsenic, Total	16.5
Lead, Total	83
Mercury, Total	0.19

TP-06, 1.5-2.5'	
Metals	
Arsenic, Total	16.8
Mercury, Total	0.217

SB-11, SB-10, SB-09, SB-12, TP-11, SB-08, SB-05, SB-06/MW-03, SB-07, TP-12, TP-13, SB-04/MW-02, TP-14, TP-16, TP-10, TP-15, TP-8, SB-03, SB-01, SB-17/MW-05, TP-7, SB-13, TP-6, SB-15, TP-1, TP-5, TP-2, TP-4, TP-9, SB-16, SB-02/MW-01, SB-14/MW-04, TP-3, SB-18/MW-06, SB-19, SB-20/MW-07

Buckley Rd

Old Liverpool Rd

Onondaga Lake Pkwy

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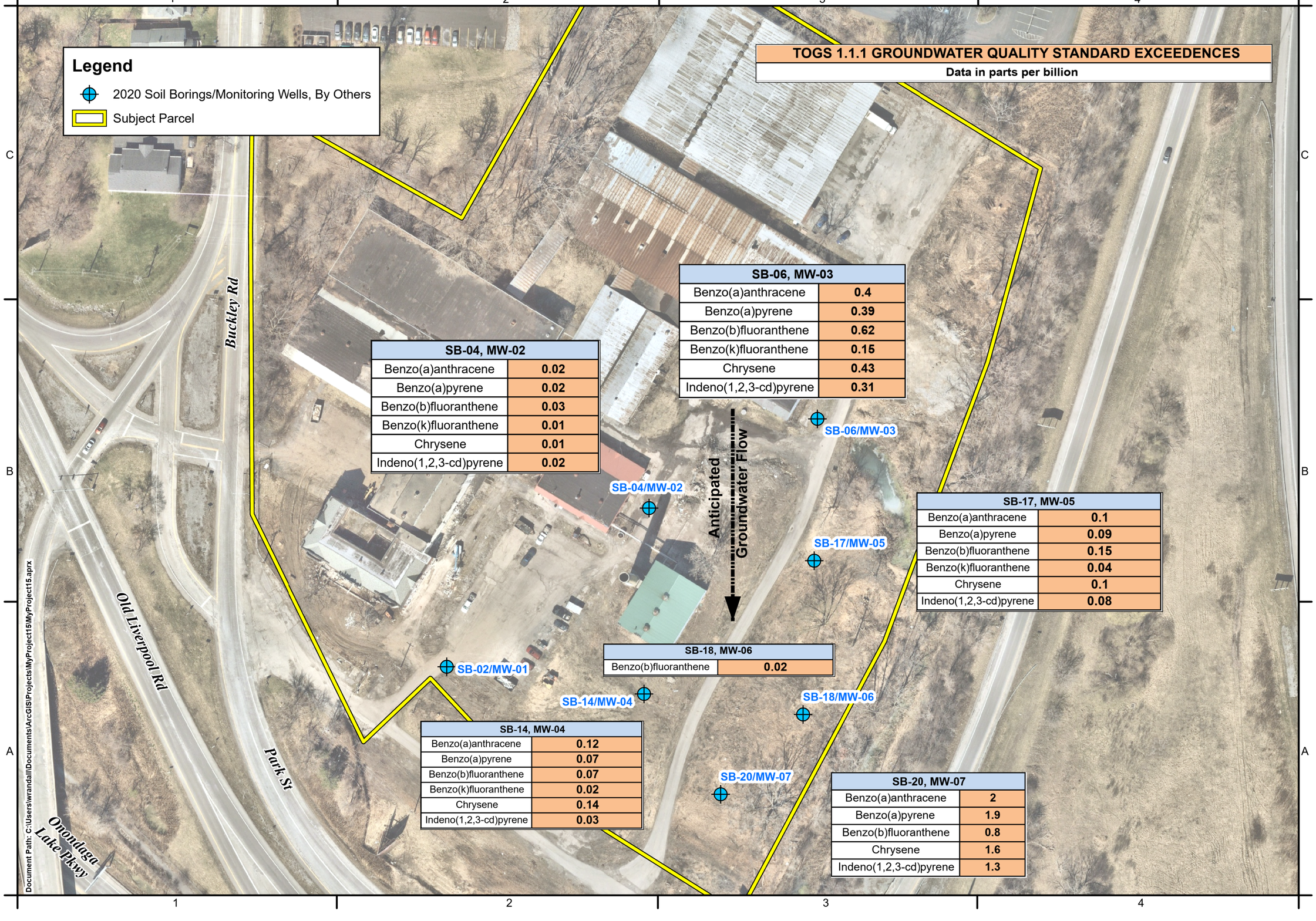
Existing Subsurface Data

Figure 6



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Existing Groundwater Data

Figure 7

TABLES

Table 1

Subsurface Soil VOC Data - LaBella Phase II ESA, May 2020

Sample ID	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Residential Use SCOs	NYCRR Part 375 Restricted Residential Use SCOs	NYCRR Part 375 Commercial Use SCOs	NYCRR Part 375 Industrial Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SB-03	SB-05	SB-05	SB-06	SB-14	SB-17	SB-18
Sample Depth (ft bgs)							7.5-10.0	2.5-5.0	8.0-10.0	5.0-7.5	7.5-10.0	5.0-10.0	12.5-15.0
Sample Date							4/20/2020	4/20/2020	4/20/2020	4/20/2020	4/20/2020	4/20/2020	4/20/2020
Volatile Organic Compounds													
1,1,1-Trichloroethane	0.68	100	100	500	1000	0.68	<0.00018 U	<0.0003 U	<0.00028 U	<0.00018 U	<0.00016 U	<0.00029 U	<0.00038 U
1,1,2,2-Tetrachloroethane	NL	NL	NL	NL	NL	NL	<0.00018 U	<0.0003 U	<0.00028 U	<0.00018 U	<0.00016 U	<0.00029 U	<0.00038 U
1,1,2-Trichloroethane	NL	NL	NL	NL	NL	NL	<0.00029 U	<0.00048 U	<0.00045 U	<0.0003 U	<0.00026 U	<0.00047 U	<0.0006 U
1,1-Dichloroethane	0.27	19	26	240	480	0.27	<0.00016 U	<0.00026 U	<0.00025 U	<0.00016 U	<0.00014 U	<0.00025 U	<0.00033 U
1,1-Dichloroethene	0.33	100	100	500	1000	0.33	<0.00026 U	<0.00043 U	<0.0004 U	<0.00026 U	<0.00023 U	<0.00042 U	<0.00054 U
1,2,4-Trichlorobenzene	NL	NL	NL	NL	NL	NL	<0.0003 U	<0.00049 U	<0.00046 U	<0.0003 U	<0.00027 U	<0.00048 U	<0.00062 U
1,2,4-Trimethylbenzene	3.6	47	52	190	380	3.6	<0.00037 U	0.0011 J	0.0024 J	0.00075 J	<0.00033 U	<0.00058 U	<0.00076 U
1,2-Dibromo-3-chloropropane	NL	NL	NL	NL	NL	NL	<0.0011 U	<0.0018 U	<0.0017 U	<0.0011 U	<0.00098 U	<0.0017 U	<0.0022 U
1,2-Dibromoethane	NL	NL	NL	NL	NL	NL	<0.0003 U	<0.00051 U	<0.00047 U	<0.00031 U	<0.00027 U	<0.00049 U	<0.00063 U
1,2-Dichlorobenzene	1.1	100	100	500	1000	1.1	<0.00016 U	<0.00026 U	<0.00024 U	<0.00016 U	<0.00014 U	<0.00025 U	<0.00032 U
1,2-Dichloroethane	0.02	2.3	3.1	30	60	0.02	<0.00028 U	<0.00047 U	<0.00044 U	<0.00028 U	<0.00025 U	<0.00045 U	<0.00058 U
1,2-Dichloropropane	NL	NL	NL	NL	NL	NL	<0.00014 U	<0.00023 U	<0.00021 U	<0.00014 U	<0.00012 U	<0.00022 U	<0.00028 U
1,3,5-Trimethylbenzene	8.4	47	52	190	380	8.4	<0.00021 U	<0.00035 U	0.00054 J	<0.00021 U	<0.00019 U	<0.00034 U	<0.00044 U
1,3-Dichlorobenzene	2.4	17	49	280	560	2.4	<0.00016 U	<0.00027 U	<0.00025 U	<0.00016 U	<0.00014 U	<0.00026 U	<0.00033 U
1,4-Dichlorobenzene	1.8	9.8	13	130	250	1.8	<0.00019 U	<0.00031 U	<0.00029 U	<0.00019 U	<0.00017 U	<0.0003 U	<0.00039 U
2-Butanone	0.12	100	100	500	1000	0.12	<0.0024 U	0.019	0.055	0.0082 J	0.012	0.0084 J	<0.005 U
2-Hexanone	NL	NL	NL	NL	NL	NL	<0.0013 U	<0.0021 U	<0.002 U	<0.0013 U	<0.0012 U	<0.0021 U	<0.0027 U
4-Methyl-2-pentanone	NL	NL	NL	NL	NL	NL	<0.0014 U	<0.0023 U	0.016 J	<0.0014 U	<0.0012 U	<0.0022 U	<0.0029 U
Acetone	0.05	100	100	500	1000	0.05	0.0056 J	***0.12***	***0.26***	***0.05***	***0.064***	***0.074***	0.033
Benzene	0.06	2.9	4.8	44	89	0.06	<0.00018 U	0.0028	0.012	0.0029	<0.00016 U	<0.00029 U	<0.00038 U
Bromodichloromethane	NL	NL	NL	NL	NL	NL	<0.00012 U	<0.0002 U	<0.00018 U	<0.00012 U	<0.00011 U	<0.00019 U	<0.00025 U
Bromoform	NL	NL	NL	NL	NL	NL	<0.00027 U	<0.00045 U	<0.00042 U	<0.00027 U	<0.00024 U	<0.00043 U	<0.00056 U
Bromomethane	NL	NL	NL	NL	NL	NL	<0.00064 U	<0.001 U	<0.00099 U	<0.00064 U	<0.00057 U	<0.001 U	<0.0013 U
Carbon disulfide	NL	NL	NL	NL	NL	NL	<0.005 U	0.0088 J	0.026	0.0057 J	<0.0045 U	<0.008 U	<0.01 U
Carbon tetrachloride	0.76	1.4	2.4	22	44	0.76	<0.00025 U	<0.00042 U	<0.00039 U	<0.00025 U	<0.00022 U	<0.0004 U	<0.00052 U
Chlorobenzene	1.1	100	100	500	1000	1.1	<0.00014 U	<0.00023 U	<0.00022 U	<0.00014 U	<0.00012 U	<0.00022 U	<0.00029 U
Chloroethane	NL	NL	NL	NL	NL	NL	<0.0005 U	<0.00082 U	<0.00077 U	<0.0005 U	<0.00044 U	<0.00079 U	<0.001 U
Chloroform	0.37	10	49	350	700	0.37	0.00066 J	<0.00025 U	<0.00024 U	<0.00015 U	<0.00014 U	<0.00024 U	<0.00032 U
Chloromethane	NL	NL	NL	NL	NL	NL	<0.001 U	<0.0017 U	<0.0016 U	<0.001 U	<0.00092 U	<0.0016 U	<0.0021 U
cis-1,2-Dichloroethene	0.25	59	100	500	1000	0.25	<0.00019 U	<0.00032 U	<0.0003 U	<0.00019 U	<0.00017 U	<0.00031 U	<0.0004 U
cis-1,3-Dichloropropene	NL	NL	NL	NL	NL	NL	<0.00017 U	<0.00029 U	<0.00027 U	<0.00017 U	<0.00016 U	<0.00028 U	<0.00036 U
Cyclohexane	NL	NL	NL	NL	NL	NL	<0.0006 U	<0.00099 U	<0.00092 U	<0.0006 U	<0.00053 U	<0.00095 U	<0.0012 U
Dibromochloromethane	NL	NL	NL	NL	NL	NL	<0.00015 U	<0.00025 U	<0.00024 U	<0.00015 U	<0.00014 U	<0.00024 U	<0.00032 U
Dichlorodifluoromethane	NL	NL	NL	NL	NL	NL	<0.001 U	<0.0017 U	<0.0016 U	<0.001 U	<0.0009 U	<0.0016 U	<0.0021 U
Ethylbenzene	1	30	41	390	780	1	<0.00015 U	0.00037 J	0.0023	0.001 J	<0.00014 U	<0.00025 U	<0.00032 U
Freon-113	NL	NL	NL	NL	NL	NL	<0.00076 U	<0.0012 U	<0.0012 U	<0.00077 U	<0.00068 U	<0.0012 U	<0.0016 U
Isopropylbenzene	NL	NL	NL	NL	NL	NL	<0.00012 U	<0.0002 U	0.00023 J	<0.00012 U	<0.00011 U	<0.00019 U	<0.00025 U
Methyl Acetate	NL	NL	NL	NL	NL	NL	<0.001 U	<0.0017 U	<0.0016 U	<0.001 U	<0.00093 U	<0.0017 U	<0.0021 U
Methyl cyclohexane	NL	NL	NL	NL	NL	NL	<0.00066 U	<0.0011 U	0.0011 J	<0.00067 U	<0.00059 U	<0.001 U	<0.0014 U
Methyl tert butyl ether	0.93	62	100	500	1000	0.93	<0.00022 U	<0.00036 U	<0.00034 U	<0.00022 U	<0.0002 U	<0.00035 U	<0.00045 U
Methylene chloride	0.05	51	100	500	1000	0.05	<0.0025 U	<0.0042 U	<0.0039 U	<0.0025 U	<0.0022 U	<0.004 U	<0.0052 U
n-Butylbenzene	12	100	100	500	1000	12	<0.00018 U	0.0013 J	0.0084	0.0082	<0.00016 U	<0.00029 U	<0.00038 U
n-Propylbenzene	3.9	100	100	500	1000	3.9	<0.00019 U	0.0005 J	0.0034	0.003	<0.00017 U	<0.0003 U	<0.00039 U
Naphthalene	12	100	100	500	1000	12	<0.00071 U	0.022	0.028	0.0063	<0.00064 U	<0.0011 U	<0.0015 U
o-Xylene	NL	NL	NL	NL	NL	NL	<0.00032 U	<0.00053 U	0.0019	0.00058 J	<0.00028 U	<0.00051 U	<0.00066 U
p-Isopropyltoluene	NL	NL	NL	NL	NL	NL	<0.00012 U	0.034	0.04	0.0021	<0.00011 U	<0.00019 U	<0.00025 U
p/m-Xylene	NL	NL	NL	NL	NL	NL	<0.00061 U	<0.001 U	0.0018 J	0.00067 J	<0.00055 U	<0.00098 U	<0.0013 U
sec-Butylbenzene	11	100	100	500	1000	11	<0.00016 U	<0.00026 U	<0.00025 U	<0.00016 U	<0.00014 U	<0.00026 U	<0.00033 U
Styrene	NL	NL	NL	NL	NL	NL	<0.00021 U	<0.00036 U	<0.00033 U	<0.00022 U	<0.00019 U	<0.00034 U	<0.00044 U
tert-Butylbenzene	5.9	100	100	500	1000	5.9	<0.00013 U	<0.00021 U	<0.0002 U	<0.00013 U	<0.00012 U	<0.00021 U	<0.00027 U
Tetrachloroethene	1.3	5.5	19	150	300	1.3	<0.00021 U	<0.00036 U	<0.00033 U	<0.00022 U	<0.00019 U	<0.00034 U	<0.00044 U
Toluene	0.7	100	100	500	1000	0.7	<0.0006 U	<0.00099 U	0.0025	0.00099 J	<0.00053 U	<0.00095 U	<0.0012 U
trans-1,2-Dichloroethene	0.19	100	100	500	1000	0.19	<0.00015 U	<0.00025 U	<0.00023 U	<0.00015 U	<0.00013 U	<0.00024 U	<0.00031 U
trans-1,3-Dichloropropene	NL	NL	NL	NL	NL	NL	<0.0003 U	<0.0005 U	<0.00046 U	<0.0003 U	<0.00027 U	<0.00048 U	<0.00062 U
Trichloroethene	0.47	10	21	200	400	0.47	<0.00015 U	<0.00025 U	<0.00023 U	<0.00015 U	<0.00013 U	<0.00024 U	<0.00031 U
Trichlorofluoromethane	NL	NL	NL	NL	NL	NL	<0.00076 U	<0.0013 U	<0.0012 U	<0.00077 U	<0.00068 U	<0.0012 U	<0.0016 U
Vinyl chloride	0.02	0.21	0.9	13	27	0.02	<0.00037 U	<0.00061 U	<0.00057 U	<0.00037 U	<0.00033 U	<0.00059 U	<0.00076 U
Total VOCs	--	--	--	--	--	--	0.00626 -	0.20987 -	0.46157 -	0.09039 -	0.076 -	0.0824 -	0.033 -

NOTES:

All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)

"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).

Bold font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO) Single underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Residential Use SCO

Red font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Restricted Residential Use SCO Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO

Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO

VOCs analyzed by USEPA Method 8260

NL indicates Not Listed

ND indicates None Detected

J indicates an estimated value

U indicates the analyte was not detected above laboratory MDLs

Table 2

Soil SVOC Data - LaBella Phase II ESA, May 2020

Sample ID Sample Depth (ft bgs) Sample Date Semi-volatile Organic Compounds	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Residential Use SCOs	NYCRR Part 375 Restricted Residential Use SCOs	NYCRR Part 375 Commercial Use SCOs	NYCRR Part 375 Industriialial Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SB-03 7.5-10.0 4/20/2020	SB-05 2.5-5.0 4/20/2020	SB-05 8.0-10.0 4/20/2020	SB-06 5.0-7.5 4/20/2020	SB-14 7.5-10.0 4/20/2020	SB-17 5.0-10.0 4/20/2020	SB-18 12.5-15.0 4/20/2020
Acenaphthene	20	100	100	500	1000	98	<0.021 U	<0.48 U	<0.026 U	<0.47 U	<0.02 U	<0.027 U	<0.028 U
Acenaphthylene	100	100	100	500	1000	107	<0.031 U	<0.71 U	<0.038 U	<0.7 U	<0.03 U	<0.041 U	<0.041 U
Anthracene	100	100	100	500	1000	1000	<0.04 U	<0.9 U	<0.048 U	<0.88 U	<0.038 U	<0.052 U	<0.052 U
Benzo(a)anthracene	1	1	1	5.6	11	1	<0.023 U	<0.52 U	<0.028 U	<0.51 U	<0.022 U	0.056 J	<0.03 U
Benzo(a)pyrene	1	1	1	1	1	22	<0.05 U	<1.1 U	<0.061 U	<1.1 U	<0.047 U	<0.065 U	<0.065 U
Benzo(b)fluoranthene	1	1	1	5.6	11	1.7	<0.034 U	<0.78 U	<0.042 U	<0.76 U	<0.033 U	0.061 J	<0.045 U
Benzo(ghi)perylene	100	100	100	500	1000	1000	<0.024 U	<0.54 U	<0.029 U	<0.53 U	<0.023 U	<0.031 U	<0.031 U
Benzo(k)fluoranthene	0.8	1	3.9	56	110	1.7	<0.032 U	<0.74 U	<0.04 U	<0.72 U	<0.031 U	<0.042 U	<0.042 U
Chrysene	1	1	3.9	56	110	1	<0.021 U	<0.48 U	<0.026 U	<0.47 U	<0.02 U	0.048 J	<0.028 U
Dibenzo(a,h)anthracene	0.33	0.33	0.33	0.56	1	1000	<0.024 U	<0.54 U	<0.029 U	<0.52 U	<0.022 U	<0.031 U	<0.031 U
Fluoranthene	100	100	100	500	1000	1000	<0.023 U	<0.53 U	0.034 J	<0.52 U	<0.022 U	0.091 J	<0.03 U
Fluorene	30	100	100	500	1000	386	<0.02 U	<0.45 U	<0.024 U	<0.44 U	<0.019 U	<0.026 U	<0.026 U
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.5	5.6	11	8.2	<0.028 U	<0.64 U	<0.035 U	<0.63 U	<0.027 U	<0.037 U	<0.037 U
Phenanthrene	100	100	100	500	1000	1000	<0.025 U	1.3 J	0.062 J	<0.55 U	<0.024 U	0.087 J	<0.032 U
Pyrene	100	100	100	500	1000	1000	<0.02 U	<0.46 U	0.026 J	<0.45 U	<0.019 U	0.08 J	<0.026 U
Total SVOCs	--	--	--	--	--	--	- -	1.3 -	0.122 -	- -	- -	0.423 -	- -

NOTES:

All values are in mg/kg.
SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.
NL = Not Listed
J indicates an estimated value.
U indicates that compound was not detected above laboratory detection limits.

Yellow highlighted cell indicates compound concentration above 6 NYCRR Part 375 Unrestricted Use SCO.
Pink highlighted cell indicates compound concentration above 6 NYCRR Part 375 Residential SCO.
Green highlighted cell indicates compound concentration above 6 NYCRR Part 375 Restricted Residential SCO.
Blue highlighted cell indicates compound concentration above 6 NYCRR Part 375 Commercial SCO.
Puple highlighted cell indicates compound concentration above 6 NYCRR Part 375 Industrial SCO.
Cells outlined in **RED** indicates compound concentration above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 3

Subsurface Soil Metals Data - LaBella Phase II ESA, May 2020

Sample ID Sample Depth (ft bgs) Sample Date Metals	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Residential Use SCOs	NYCRR Part 375 Restricted Residential Use SCOs	NYCRR Part 375 Commercial Use SCOs	NYCRR Part 375 Industrial Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SB-03 7.5-10.0 4/20/2020	SB-05 2.5-5.0 4/20/2020	SB-05 8.0-10.0 4/20/2020	SB-06 5.0-7.5 4/20/2020	SB-14 7.5-10.0 4/20/2020	SB-17 5.0-10.0 4/20/2020	SB-18 12.5-15.0 4/20/2020
Arsenic	13	16	16	16	16	16	2.47	1	4.05	1.28	3.51	2.52	<0.13 U
Barium	350	350	400	400	10000	820	4.7	61.9	87.3	40.2	16.6	20.2	38.2
Cadmium	2.5	2.5	4.3	9.3	60	7.5	0.171 J	<0.054 U	0.352 J	0.179 J	0.33 J	0.245 J	0.394 J
Chromium	30	36	180	1500	6800	NL	2.98	1.1	9.93	3.48	9.09	5.24	7.25
Lead	63	400	400	1000	3900	450	3.81	80.2	175	36.5	14.2	10.4	1.59 J
Mercury	0.18	0.81	0.81	2.8	6	0.73	<0.052 U	0.163	0.081 J	0.155	0.162	<0.077 U	<0.072 U
Selenium	3.9	36	180	1500	6800	4	0.166 J	<0.142 U	0.502 J	1.96	0.298 J	0.961 J	0.6 J
Silver	2	36	180	1500	6800	8.3	<0.134 U	<0.156 U	<0.163 U	<0.154 U	<0.13 U	<0.182 U	<0.177 U

NOTES:

All values are in mg/kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

J indicates estimated value.

U indicates compound not detected above laboratory detection limts.

Yellow highlighted cells indicate compound concentration above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink highlighted cells indicate compound concentration above 6 NYCRR Part 375 Residential SCO.

Green highlighted cells indicate compound concentration above 6 NYCRR Part 375 Restricted Residential SCO.

Blue highlighted cells indicate compound concentration above 6 NYCRR Part 375 Commercial SCO.

Purple highlighted cells indicate compound concentration above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentration above 6 NYCRR Part 375 Protection of Groundwater SCO.

NOTES:

All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)

"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).

Bold font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO) Single underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Residential Use SCO

Red font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Restricted Residential Use SCO Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO

Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO

Metals analyzed by USEPA Method 6010

NL indicates Not Listed

ND indicates None Detected

J indicates an estimated value

U indicates the analyte was not detected above laboratory MDLs

Table 4

Soil PCB Data - LaBella Phase II ESA, May 2020

Sample ID Sample Depth (ft bgs) Sample Date PCBs	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Residential Use SCOs	NYCRR Part 375 Restricted Residential Use SCOs	NYCRR Part 375 Commercial Use SCOs	NYCRR Part 375 Industrial Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SB-03 7.5-10.0 4/20/2020	SB-05 2.5-5.0 4/20/2020	SB-05 8.0-10.0 4/20/2020	SB-06 5.0-7.5 4/20/2020	SB-14 7.5-10.0 4/20/2020	SB-17 5.0-10.0 4/20/2020	SB-18 12.5-15.0 4/20/2020
Aroclor 1016	0.1	1	1	1	25	3.2	<0.00346 U	<0.00413 U	<0.00437 U	<0.00392 U	<0.0033 U	<0.0124 U	<0.00467 U
Aroclor 1221	0.1	1	1	1	25	3.2	<0.0039 U	<0.00466 U	<0.00494 U	<0.00442 U	<0.00372 U	<0.014 U	<0.00527 U
Aroclor 1232	0.1	1	1	1	25	3.2	<0.00826 U	<0.00987 U	<0.0104 U	<0.00936 U	<0.00788 U	<0.0296 U	<0.0112 U
Aroclor 1242	0.1	1	1	1	25	3.2	<0.00525 U	<0.00628 U	<0.00664 U	<0.00595 U	<0.00501 U	<0.0188 U	<0.00709 U
Aroclor 1248	0.1	1	1	1	25	3.2	<0.00585 U	<0.00698 U	<0.00739 U	<0.00662 U	<0.00558 U	<0.021 U	<0.00789 U
Aroclor 1254	0.1	1	1	1	25	3.2	<0.00426 U	<0.00509 U	<0.00539 U	<0.00483 U	<0.00407 U	<0.0153 U	<0.00576 U
Aroclor 1260	0.1	1	1	1	25	3.2	<0.0072 U	<0.0086 U	<0.0091 U	<0.00816 U	<0.00687 U	<0.0258 U	<0.00972 U
Aroclor 1262	0.1	1	1	1	25	3.2	<0.00495 U	<0.00591 U	<0.00626 U	<0.00561 U	<0.00472 U	<0.0177 U	<0.00668 U
Aroclor 1268	0.1	1	1	1	25	3.2	<0.00404 U	<0.00482 U	<0.0051 U	<0.00457 U	<0.00385 U	<0.0145 U	<0.00545 U
PCBs, Total	0.1	1	1	1	25	3.2	<0.00346 U	<0.00413 U	<0.00437 U	<0.00392 U	<0.0033 U	<0.0124 U	<0.00467 U

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

J indicates an estimated value.

U indicates compound was not detected above laboratory detection limits.

Yellow highlighted cells indicate compound concentration above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink highlighted cells indicate compound concentration above 6 NYCRR Part 375 Residential SCO.

Green highlighted cells indicate compound concentration above 6 NYCRR Part 375 Restricted Residential SCO.

Blue highlighted cells indicate compound concentration above 6 NYCRR Part 375 Commercial SCO.

Purple highlighted cells indicate compound concentration above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentration above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 5
Groundwater VOC Data - LaBella Phase II ESA, May 2020

Sample ID	TOGS 1.1.1 Groundwater Quality Standard or Guidance Value	SB-02, MW-01	SB-04, MW-02	SB-06, MW-03	SB-14, MW-04	SB-17, MW-05	SB-18, MW-06	SB-20, MW-07
Screened Interval (ft bgs)		5.0-15.0	5.0-10.0	5.0-10.0	5.0-15.0	5.0-10.0	5.0-15.0	5.0-15.0
Sample Date		4/21/2020	4/21/2020	4/21/2020	4/21/2020	4/21/2020	4/21/2020	4/21/2020
Volatile Organic Compounds								
1,1,1-Trichloroethane	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
1,1,2,2-Tetrachloroethane	5	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U
1,1,2-Trichloroethane	1	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloroethane	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
1,1-Dichloroethene	5	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U
1,2,4-Trichlorobenzene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
1,2,4-Trimethylbenzene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
1,2-Dibromo-3-chloropropane	0.04	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
1,2-Dibromoethane	0.0006	<0.65 U	<0.65 U	<0.65 U	<0.65 U	<0.65 U	<0.65 U	<0.65 U
1,2-Dichlorobenzene	3	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
1,2-Dichloroethane	0.6	<0.13 U	<0.13 U	<0.13 U	<0.13 U	<0.13 U	<0.13 U	<0.13 U
1,2-Dichloropropane	1	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U
1,3,5-Trimethylbenzene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
1,3-Dichlorobenzene	3	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
1,4-Dichlorobenzene	3	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
2-Butanone	50	<1.9 U	<1.9 U	<1.9 U	<1.9 U	<1.9 U	<1.9 U	2.5 J
2-Hexanone	50	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
4-Methyl-2-pentanone	NL	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
Acetone	50	2.8 J	8.8	<1.5 U	5.4	2.2 J	4.1 J	12
Benzene	1	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U
Bromodichloromethane	50	<0.19 U	<0.19 U	<0.19 U	<0.19 U	<0.19 U	<0.19 U	<0.19 U
Bromoform	50	<0.65 U	<0.65 U	<0.65 U	<0.65 U	<0.65 U	<0.65 U	<0.65 U
Bromomethane	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Carbon disulfide	60	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
Carbon tetrachloride	5	<0.13 U	<0.13 U	<0.13 U	<0.13 U	<0.13 U	<0.13 U	<0.13 U
Chlorobenzene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Chloroethane	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Chloroform	7	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Chloromethane	NL	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
cis-1,2-Dichloroethene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
cis-1,3-Dichloropropene	0.4	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U	<0.14 U
Cyclohexane	NL	<0.27 U	<0.27 U	<0.27 U	<0.27 U	<0.27 U	<0.27 U	<0.27 U
Dibromochloromethane	50	<0.15 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U
Dichlorodifluoromethane	5	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
Ethylbenzene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Freon-113	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Isopropylbenzene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Methyl Acetate	NL	<0.23 U	<0.23 U	<0.23 U	1.1 J	<0.23 U	1 J	<0.23 U
Methyl cyclohexane	NL	<0.4 U	<0.4 U	<0.4 U	<0.4 U	<0.4 U	<0.4 U	<0.4 U
Methyl tert butyl ether	10	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Methylene chloride	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
n-Butylbenzene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
n-Propylbenzene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Naphthalene	10	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
o-Xylene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
p-Isopropyltoluene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
p/m-Xylene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
sec-Butylbenzene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Styrene	930	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
tert-Butylbenzene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Tetrachloroethene	5	<0.18 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U
Toluene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
trans-1,2-Dichloroethene	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
trans-1,3-Dichloropropene	0.4	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U	<0.16 U
Trichloroethene	5	0.2 J	<0.18 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U	<0.18 U
Trichlorofluoromethane	5	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U	<0.7 U
Vinyl chloride	2	<0.07 U	<0.07 U	0.08 J	<0.07 U	<0.07 U	<0.07 U	<0.07 U
Total VOCs	--	3 -	8.8 -	0.08 -	6.5 -	2.2 -	5.1 -	14.5 -

NO TES:
All values displayed in micrograms per liter (ug/L) or parts per billion (ppb)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Yellow highlight indicates that the compound was detected at a concentration above its respective 6 NYCRR Part 703 Groundwater Quality Standard or Technical and Operational Guidance Series (TOGS 1.1.1) Guidance Value
VOCs analyzed by USEPA Method 8260
NL indicates Not Listed
J indicates an estimated value
U indicates the analyte was not detected above laboratory MDLs

Table 6

Groundwater SVOC Date - LaBella Phase II ESA, May 2020

Sample ID	TOGS 1.1.1 Groundwater Quality Standard or Guidance Value	SB-02, MW-01	SB-04, MW-02	SB-06, MW-03	SB-14, MW-04	SB-17, MW-05	SB-18, MW-06	SB-20, MW-07
Screened Interval (ft bgs)		5.0-15.0	5.0-10.0	5.0-10.0	5.0-15.0	5.0-10.0	5.0-15.0	5.0-15.0
		4/21/2020	4/21/2020	4/21/2020	4/21/2020	4/21/2020	4/21/2020	4/21/2020
Semi-volatile Organic Compounds								
Acenaphthene	20	<0.01 U	<0.01 U	0.13	0.65	0.03 J	<0.01 U	0.19
Acenaphthylene	NL	<0.01 U	<0.01 U	<0.01 U	<0.01 U	<0.01 U	<0.01 U	0.17
Anthracene	50	<0.01 U	<0.01 U	0.16	<0.01 U	0.04 J	<0.01 U	0.56
Benzo(a)anthracene	0.002	<0.02 U	**0.02** J	**0.4**	**0.12**	**0.1**	<0.02 U	**2**
Benzo(a)pyrene	0	<0.02 U	**0.02** J	**0.39**	**0.07** J	**0.09** J	<0.02 U	**1.9**
Benzo(b)fluoranthene	0.002	<0.01 U	**0.03** J	**0.62**	**0.07** J	**0.15**	**0.02** J	**2.4**
Benzo(ghi)perylene	NL	<0.01 U	0.02 J	0.27	0.04 J	0.07 J	<0.01 U	1.1
Benzo(k)fluoranthene	0.002	<0.01 U	**0.01** J	**0.15**	**0.02** J	**0.04** J	<0.01 U	**0.8**
Chrysene	0.002	<0.01 U	**0.01** J	**0.43**	**0.14**	**0.1** J	<0.01 U	**1.6**
Dibenzo(a,h)anthracene	NL	<0.01 U	<0.01 U	0.07 J	<0.01 U	<0.01 U	<0.01 U	0.27
Fluoranthene	50	<0.02 U	0.03 J	0.9	0.17	0.18	<0.02 U	
Fluorene	50	<0.01 U	<0.01 U	0.16	0.57	0.03 J	<0.01 U	
Indeno(1,2,3-cd)pyrene	0.002	<0.01 U	**0.02** J	**0.31**	**0.03** J	**0.08** J	<0.01 U	**1.3**
Phenanthrene	50	<0.02 U	0.03 J	0.66	0.11	0.14	<0.02 U	2.2
Pyrene	50	<0.02 U	0.03 J		0.33	0.16	<0.02 U	
Total SVOCs	50	- -	0.22 -		2.32 -	1.21 -	0.02 -	

NOTES:

All values displayed in micrograms per liter (ug/L) or parts per billion (ppb)

"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).

Blue highlight indicates that the compound was detected at a concentration above its respective 6 NYCRR Part 703 Groundwater Quality Standard or Technical and Operational Guidance Series (TOGS 1.1.1) Guidance Value

VOCs analyzed by USEPA Method 8260

NL indicates Not Listed

J indicates an estimated value

U indicates the analyte was not detected above laboratory MDLs

Table 7
SVOC Data - C & S Supplemental Investigation, May 2021

							SS-03, 0-2"				SS-04, 0-2"				SS-05, 0-2"				SS-06, 0-2"			
						SAMPLE ID:	SS-03, 0-2"				SS-04, 0-2"				SS-05, 0-2"				SS-06, 0-2"			
						LAB ID:	L2128854-03				L2128854-04				L2128854-05				L2128854-06			
						LECTION DATE:	5/28/2021				5/28/2021				5/28/2021				5/28/2021			
						SAMPLE MATRIX:	SURFACE SOIL				SURFACE SOIL				SURFACE SOIL				SURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO																
ANALYTE							**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
SEMIVOLATILE ORGANICS BY GC/MS																						
Acenaphthene	20	100	100	500	1000	98	ND		0.68	0.088	0.29		0.16	0.02	ND		0.17	0.022	0.11	J	0.16	0.021
Fluoranthene	100	100	100	500	1000	1000	0.38	J	0.51	0.097	3.4		0.12	0.023	0.9		0.13	0.025	2.8		0.12	0.023
Naphthalene	12	100	100	500	1000	12	0.15	J	0.84	0.1	2		0.2	0.024	2.4		0.22	0.026	0.57		0.2	0.024
Bis(2-ethylhexyl)phthalate	NL	NL	NL	NL	NL	NL	ND		0.84	0.29	0.86		0.2	0.068	0.14	J	0.22	0.075	2.1		0.2	0.069
Di-n-butylphthalate	NL	NL	NL	NL	NL	NL	ND		0.84	0.16	0.08	J	0.2	0.037	ND		0.22	0.041	0.13	J	0.2	0.038
Benzo(a)anthracene	1	1	1	5.6	11	1	0.22	J	0.51	0.095	**2.1**		0.12	0.022	0.57		0.13	0.024	**1.5**		0.12	0.023
Benzo(a)pyrene	1	1	1	1	1.1	22	0.21	J	0.68	0.21	**1.7**		0.16	0.048	0.49		0.17	0.053	**1.3**		0.16	0.049
Benzo(b)fluoranthene	1	1	1	5.6	11	1.7	0.3	J	0.51	0.14	**2.5**		0.12	0.033	0.63		0.13	0.037	**2**		0.12	0.034
Benzo(k)fluoranthene	0.8	1	3.9	56	110	1.7	ND		0.51	0.14	**0.99**		0.12	0.032	0.32		0.13	0.035	0.56		0.12	0.032
Chrysene	1	1	3.9	56	110	1	0.23	J	0.51	0.088	**2.3**		0.12	0.02	0.65		0.13	0.023	**1.5**		0.12	0.021
Acenaphthylene	100	100	100	500	1000	107	ND		0.68	0.13	0.31		0.16	0.03	ND		0.17	0.034	0.12	J	0.16	0.031
Anthracene	100	100	100	500	1000	1000	ND		0.51	0.16	0.72		0.12	0.038	0.27		0.13	0.042	0.32		0.12	0.039
Benzo(ghi)perylene	100	100	100	500	1000	1000	0.18	J	0.68	0.099	0.77		0.16	0.023	0.77		0.17	0.026	0.86		0.16	0.024
Fluorene	30	100	100	500	1000	386	ND		0.84	0.082	0.28		0.2	0.019	0.1	J	0.22	0.021	0.11	J	0.2	0.02
Phenanthrene	100	100	100	500	1000	1000	0.28	J	0.51	0.1	3.1		0.12	0.024	1.5		0.13	0.026	1.7		0.12	0.024
Dibenzo(a,h)anthracene	0.33	0.33	0.33	0.56	1.1	1000	ND		0.51	0.098	0.26		0.12	0.023	ND		0.13	0.025	0.23		0.12	0.023
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.5	5.6	11	8.2	0.16	J	0.68	0.12	**0.97**		0.16	0.028	**0.55**		0.17	0.03	**0.93**		0.16	0.028
Pyrene	100	100	100	500	1000	1000	0.32	J	0.51	0.084	3		0.12	0.02	0.84		0.13	0.022	2.4		0.12	0.02
Biphenyl	NL	NL	NL	NL	NL	NL	ND		1.9	0.2	0.26	J	0.45	0.046	0.29	J	0.5	0.05	0.066	J	0.46	0.046
Dibenzofuran	7	14	59	350	1000	210	ND		0.84	0.08	0.73		0.2	0.019	0.69		0.22	0.02	0.2		0.2	0.019
2-Methylnaphthalene	NL	NL	NL	NL	NL	NL	0.2	J	1	0.1	2.6		0.24	0.024	3		0.26	0.026	0.65		0.24	0.024
2-Methylphenol	NL	NL	NL	NL	NL	NL	ND		0.84	0.13	ND		0.2	0.031	ND		0.22	0.034	ND		0.2	0.031
3-Methylphenol/4-Methylphenol	NL	NL	NL	NL	NL	NL	ND		1.2	0.13	ND		0.28	0.031	ND		0.31	0.034	ND		0.29	0.031
Carbazole	NL	NL	NL	NL	NL	NL	ND		0.84	0.082	0.46		0.2	0.019	0.2	J	0.22	0.021	0.23		0.2	0.02
Benzaldehyde	NL	NL	NL	NL	NL	NL	ND		1.1	0.23	ND		0.26	0.053	ND		0.29	0.059	200	J	0.26	0.054
Total SVOCs	NL	NL	NL	NL	NL	NL	2.63	-	-	-	29.68	-	-	-	14.31	-	-	-	20.586	-	-	-

NOTES:
All values are in mg/Kg.
SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.
NL = Not Listed.
ND = Not Detected.
Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.
Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.
Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.
Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.
Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.
Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 7
SVOC Data - C & S Supplemental Investigation, May 2021

						SAMPLE ID:	SS-07, 0-2"				SS-08, 0-2"				TP-01, 3 to 5 FT.				TP-02, 2 to 3 FT.			
						LAB ID:	L2128854-07				L2128854-08				L2128854-09				L2128854-10			
						LECTION DATE:	5/28/2021				5/28/2021				5/28/2021				5/28/2021			
						SAMPLE MATRIX:	SURFACE SOIL				SURFACE SOIL				SUBSURFACE SOIL				SUBSURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO																
ANALYTE							**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
SEMIVOLATILE ORGANICS BY GC/MS																						
Acenaphthene	20	100	100	500	1000	98	0.08	J	0.15	0.019	0.091	J	0.14	0.018	ND		0.25	0.032	ND		0.17	0.022
Fluoranthene	100	100	100	500	1000	1000	1.6		0.11	0.021	1.9		0.1	0.02	0.063	J	0.19	0.036	0.27		0.13	0.024
Naphthalene	12	100	100	500	1000	12	0.096	J	0.18	0.022	0.082	J	0.17	0.021	ND		0.31	0.038	0.03	J	0.21	0.026
Bis(2-ethylhexyl)phthalate	NL	NL	NL	NL	NL	NL	0.44		0.18	0.063	0.077	J	0.17	0.06	ND		0.31	0.11	ND		0.21	0.073
Di-n-butylphthalate	NL	NL	NL	NL	NL	NL	ND		0.18	0.035	ND		0.17	0.033	ND		0.31	0.059	ND		0.21	0.04
Benzo(a)anthracene	1	1	1	5.6	11	1	0.84		0.11	0.02	0.96		0.1	0.02	ND		0.19	0.035	0.22		0.13	0.024
Benzo(a)pyrene	1	1	1	1	1.1	22	0.8		0.15	0.045	0.9		0.14	0.043	ND		0.25	0.076	0.26		0.17	0.052
Benzo(b)fluoranthene	1	1	1	5.6	11	1.7	**1.1**		0.11	0.031	**1.2**		0.1	0.029	ND		0.19	0.052	0.44		0.13	0.036
Benzo(k)fluoranthene	0.8	1	3.9	56	110	1.7	0.36		0.11	0.029	0.46		0.1	0.028	ND		0.19	0.05	0.15		0.13	0.034
Chrysene	1	1	3.9	56	110	1	0.89		0.11	0.019	0.98		0.1	0.018	ND		0.19	0.032	0.24		0.13	0.022
Acenaphthylene	100	100	100	500	1000	107	0.032	J	0.15	0.028	0.031	J	0.14	0.027	ND		0.25	0.048	0.072	J	0.17	0.033
Anthracene	100	100	100	500	1000	1000	0.2		0.11	0.036	0.25		0.1	0.034	ND		0.19	0.061	0.046	J	0.13	0.041
Benzo(ghi)perylene	100	100	100	500	1000	1000	0.51		0.15	0.022	0.54		0.14	0.02	ND		0.25	0.037	0.28		0.17	0.025
Fluorene	30	100	100	500	1000	386	0.066	J	0.18	0.018	0.075	J	0.17	0.017	ND		0.31	0.03	ND		0.21	0.02
Phenanthrene	100	100	100	500	1000	1000	0.96		0.11	0.022	1.1		0.1	0.021	ND		0.19	0.038	0.14		0.13	0.026
Dibenzo(a,h)anthracene	0.33	0.33	0.33	0.56	1.1	1000	0.14		0.11	0.021	0.16		0.1	0.02	ND		0.19	0.036	0.062	J	0.13	0.024
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.5	5.6	11	8.2	**0.57**		0.15	0.025	**0.65**		0.14	0.024	ND		0.25	0.043	0.28		0.17	0.029
Pyrene	100	100	100	500	1000	1000	1.4		0.11	0.018	1.5		0.1	0.017	0.047	J	0.19	0.031	0.21		0.13	0.021
Biphenyl	NL	NL	NL	NL	NL	NL	ND		0.42	0.042	ND		0.4	0.04	ND		0.71	0.072	ND		0.48	0.049
Dibenzofuran	7	14	59	350	1000	210	0.064	J	0.18	0.017	0.059	J	0.17	0.016	ND		0.31	0.029	ND		0.21	0.02
2-Methylnaphthalene	NL	NL	NL	NL	NL	NL	0.097	J	0.22	0.022	0.084	J	0.21	0.021	ND		0.37	0.038	ND		0.25	0.026
2-Methylphenol	NL	NL	NL	NL	NL	NL	ND		0.18	0.028	ND		0.17	0.027	ND		0.31	0.048	ND		0.21	0.033
3-Methylphenol/4-Methylphenol	NL	NL	NL	NL	NL	NL	ND		0.26	0.029	ND		0.25	0.027	ND		0.45	0.049	ND		0.3	0.033
Carbazole	NL	NL	NL	NL	NL	NL	0.15	J	0.18	0.018	0.19		0.17	0.017	ND		0.31	0.03	ND		0.21	0.02
Benzaldehyde	NL	NL	NL	NL	NL	NL	0.22	J	0.24	0.049	0.12	J	0.23	0.047	ND		0.41	0.084	ND		0.28	0.057
Total SVOCs	NL	NL	NL	NL	NL	NL	10.615	-	-	-	11.409	-	-	-	0.11	-	-	-	2.7	-	-	-

NOTES:
All values are in mg/Kg.
SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.
NL = Not Listed.
ND = Not Detected.
Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.
Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.
Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.
Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.
Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.
Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 7
SVOC Data - C & S Supplemental Investigation, May 2021

						SAMPLE ID:	TP-03, 1.5 to 2.5 FT.				TP-04, 2 to 3 FT.				TP-04, 2 to 3 FT.				TP-05, 2 to 3 FT.			
						LAB ID:	L2128854-11				L2128854-12				L2128854-12 R1				L2128854-13			
						LECTION DATE:	5/28/2021				5/28/2021				5/28/2021				5/28/2021			
						SAMPLE MATRIX:	SUBSURFACE SOIL				SUBSURFACE SOIL				SUBSURFACE SOIL				SUBSURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO																
ANALYTE							Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
SEMIVOLATILE ORGANICS BY GC/MS																						
Acenaphthene	20	100	100	500	1000	98	ND		0.83	0.11	**25**		2.6	0.33	-		-	-	ND		0.16	0.021
Fluoranthene	100	100	100	500	1000	1000	ND		0.62	0.12	**350**	E	1.9	0.37	**340**		9.7	1.8	0.068	J	0.12	0.023
Naphthalene	12	100	100	500	1000	12	1.3		1	0.13	**48**		3.2	0.39	-		-	-	0.38		0.2	0.024
Bis(2-ethylhexyl)phthalate	NL	NL	NL	NL	NL	NL	ND		1	0.36	ND		3.2	1.1	-		-	-	ND		0.2	0.07
Di-n-butylphthalate	NL	NL	NL	NL	NL	NL	ND		1	0.2	ND		3.2	0.61	-		-	-	ND		0.2	0.038
Benzo(a)anthracene	1	1	1	5.6	11	1	ND		0.62	0.12	**140**	E	1.9	0.36	**140**		9.7	1.8	0.061	J	0.12	0.023
Benzo(a)pyrene	1	1	1	1	1.1	22	ND		0.83	0.25	**85**		2.6	0.79	-		-	-	ND		0.16	0.049
Benzo(b)fluoranthene	1	1	1	5.6	11	1.7	ND		0.62	0.17	**140**	E	1.9	0.54	**160**		9.7	2.7	0.07	J	0.12	0.034
Benzo(k)fluoranthene	0.8	1	3.9	56	110	1.7	ND		0.62	0.17	**44**		1.9	0.52	-		-	-	ND		0.12	0.032
Chrysene	1	1	3.9	56	110	1	ND		0.62	0.11	**120**		1.9	0.34	-		-	-	0.14		0.12	0.021
Acenaphthylene	100	100	100	500	1000	107	ND		0.83	0.16	30		2.6	0.5	-		-	-	ND		0.16	0.031
Anthracene	100	100	100	500	1000	1000	0.23	J	0.62	0.2	37		1.9	0.63	-		-	-	ND		0.12	0.039
Benzo(ghi)perylene	100	100	100	500	1000	1000	ND		0.83	0.12	46		2.6	0.38	-		-	-	0.032	J	0.16	0.024
Fluorene	30	100	100	500	1000	386	ND		1	0.1	**33**		3.2	0.31	-		-	-	0.024	J	0.2	0.02
Phenanthrene	100	100	100	500	1000	1000	0.65		0.62	0.13	**160**	E	1.9	0.39	**160**		9.7	2	0.21		0.12	0.024
Dibenzo(a,h)anthracene	0.33	0.33	0.33	0.56	1.1	1000	ND		0.62	0.12	**14**		1.9	0.37	-		-	-	ND		0.12	0.023
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.5	5.6	11	8.2	ND		0.83	0.14	**58**		2.6	0.45	-		-	-	0.031	J	0.16	0.028
Pyrene	100	100	100	500	1000	1000	1		0.62	0.1	**270**	E	1.9	0.32	**260**		9.7	1.6	0.078	J	0.12	0.02
Biphenyl	NL	NL	NL	NL	NL	NL	ND		2.4	0.24	3.2	J	7.4	0.75	-		-	-	ND		0.46	0.047
Dibenzofuran	7	14	59	350	1000	210	0.28	J	1	0.098	**23**		3.2	0.3	-		-	-	0.092	J	0.2	0.019
2-Methylnaphthalene	NL	NL	NL	NL	NL	NL	3.2		1.2	0.12	18		3.9	0.39	-		-	-	0.36		0.24	0.024
2-Methylphenol	NL	NL	NL	NL	NL	NL	ND		1	0.16	ND		3.2	0.5	-		-	-	ND		0.2	0.031
3-Methylphenol/4-Methylphenol	NL	NL	NL	NL	NL	NL	ND		1.5	0.16	0.66	J	4.6	0.5	-		-	-	ND		0.29	0.031
Carbazole	NL	NL	NL	NL	NL	NL	ND		1	0.1	6.8		3.2	0.31	-		-	-	ND		0.2	0.02
Benzaldehyde	NL	NL	NL	NL	NL	NL	ND		1.4	0.28	ND		4.3	0.87	-		-	-	ND		0.26	0.054
Total SVOCs	NL	NL	NL	NL	NL	NL	6.66	-	-	-	1651.66	-	-	-	1060	-	-	-	1.546	-	-	-

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

NL = Not Listed.

ND = Not Detected.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 7
SVOC Data - C & S Supplemental Investigation, May 2021

						SAMPLE ID:	TP-06, 1.5 to 2.5 FT.				TP-08, 1.5 to 3 FT.				TP-13 1.5 to 2.5 FT.			
						LAB ID:	L2128854-14				L2128854-15				L2128854-16			
						LECTION DATE:	5/28/2021				5/28/2021				5/28/2021			
						SAMPLE MATRIX:	SUBSURFACE SOIL				SUBSURFACE SOIL				SUBSURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO												
ANALYTE							**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
SEMIVOLATILE ORGANICS BY GC/MS																		
Acenaphthene	20	100	100	500	1000	98	ND		0.15	0.02	ND		0.16	0.021	ND		13	1.7
Fluoranthene	100	100	100	500	1000	1000	0.33		0.11	0.022	4.3		0.12	0.023	2.8	J	10	1.9
Naphthalene	12	100	100	500	1000	12	2.5		0.19	0.023	3.4		0.2	0.024	ND		17	2
Bis(2-ethylhexyl)phthalate	NL	NL	NL	NL	NL	NL	ND		0.19	0.066	0.073	J	0.2	0.07	ND		17	5.8
Di-n-butylphthalate	NL	NL	NL	NL	NL	NL	ND		0.19	0.036	ND		0.2	0.038	ND		17	3.2
Benzo(a)anthracene	1	1	1	5.6	11	1	0.38		0.11	0.022	**2.6**		0.12	0.023	ND		10	1.9
Benzo(a)pyrene	1	1	1	1	1.1	22	0.22		0.15	0.047	**2.4**		0.16	0.049	ND		13	4
Benzo(b)fluoranthene	1	1	1	5.6	11	1.7	0.64		0.11	0.032	**3.2**		0.12	0.034	ND		10	2.8
Benzo(k)fluoranthene	0.8	1	3.9	56	110	1.7	0.21		0.11	0.031	**0.86**		0.12	0.032	ND		10	2.7
Chrysene	1	1	3.9	56	110	1	0.64		0.11	0.02	**2.5**		0.12	0.021	ND		10	1.7
Acenaphthylene	100	100	100	500	1000	107	ND		0.15	0.03	0.36		0.16	0.031	ND		13	2.6
Anthracene	100	100	100	500	1000	1000	0.076	J	0.11	0.037	0.68		0.12	0.039	ND		10	3.2
Benzo(ghi)perylene	100	100	100	500	1000	1000	0.2		0.15	0.022	1.8		0.16	0.024	ND		13	2
Fluorene	30	100	100	500	1000	386	0.11	J	0.19	0.018	0.3		0.2	0.02	ND		17	1.6
Phenanthrene	100	100	100	500	1000	1000	1.2		0.11	0.023	3.8		0.12	0.024	2.8	J	10	2
Dibenzo(a,h)anthracene	0.33	0.33	0.33	0.56	1.1	1000	0.083	J	0.11	0.022	0.48		0.12	0.023	ND		10	1.9
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.5	5.6	11	8.2	0.22		0.15	0.027	1.8		0.16	0.028	ND		13	2.3
Pyrene	100	100	100	500	1000	1000	0.4		0.11	0.019	3.8		0.12	0.02	2.1	J	10	1.6
Biphenyl	NL	NL	NL	NL	NL	NL	0.36	J	0.44	0.044	**0.48**		0.46	0.047	ND		38	3.8
Dibenzofuran	7	14	59	350	1000	210	0.72		0.19	0.018	**1.1**		0.2	0.019	ND		17	1.6
2-Methylnaphthalene	NL	NL	NL	NL	NL	NL	3.1		0.23	0.023	4.4		0.24	0.024	ND		20	2
2-Methylphenol	NL	NL	NL	NL	NL	NL	0.034	J	0.19	0.03	0.045	J	0.2	0.031	ND		17	2.6
3-Methylphenol/4-Methylphenol	NL	NL	NL	NL	NL	NL	ND		0.28	0.03	0.047	J	0.29	0.032	ND		24	2.6
Carbazole	NL	NL	NL	NL	NL	NL	0.088	J	0.19	0.018	0.48		0.2	0.02	ND		17	1.6
Benzaldehyde	NL	NL	NL	NL	NL	NL	ND		0.25	0.052	ND		0.27	0.054	ND		22	4.5
Total SVOCs	NL	NL	NL	NL	NL	NL	11.511	-	-	-	38.905	-	-	-	7.7	-	-	-

NOTES:
All values are in mg/Kg.
SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.
NL = Not Listed.
ND = Not Detected.
Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.
Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.
Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.
Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.
Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.
Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 8
Metals Data - C & S Supplemental Investigation, May 2021

						SAMPLE ID:	SS-03, 0-2"				SS-04, 0-2"				SS-05, 0-2"				SS-06, 0-2"			
						LAB ID:	L2128854-03				L2128854-04				L2128854-05				L2128854-06			
						COLLECTION DATE:	5/28/2021				5/28/2021				5/28/2021				5/28/2021			
						SAMPLE MATRIX:	SURFACE SOIL				SURFACE SOIL				SURFACE SOIL				SURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO															
ANALYTE							**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
TOTAL METALS																						
Aluminum, Total	NL	NL	NL	NL	NL	NL	1810		7.95	2.15	3110		9.18	2.48	2880		10.1	2.72	5340		9.64	2.6
Antimony, Total	NL	NL	NL	NL	NL	NL	0.477	J	3.98	0.302	0.716	J	4.59	0.349	0.765	J	5.03	0.382	0.858	J	4.82	0.366
Arsenic, Total	13	16	16	16	16	16	4.21		0.795	0.165	8.79		0.918	0.191	7.82		1.01	0.209	7.28		0.964	0.201
Barium, Total	350	350	400	400	10000	10000	22.8		0.795	0.138	79.7		0.918	0.16	133		1.01	0.175	59.9		0.964	0.168
Beryllium, Total	7.2	14	72	590	2700	2700	0.119	J	0.398	0.026	0.257	J	0.459	0.03	0.232	J	0.503	0.033	0.318	J	0.482	0.032
Cadmium, Total	2.5	2.5	4.3	9.3	60	60	0.27	J	0.795	0.078	0.753	J	0.918	0.09	0.513	J	1.01	0.099	0.617	J	0.964	0.095
Calcium, Total	NL	NL	NL	NL	NL	NL	275000		79.5	27.8	157000		91.8	32.1	184000		101	35.2	24300		96.4	33.8
Chromium, Total	30	36	180	1500	6800	6800	4.55		0.795	0.076	14.9		0.918	0.088	7.24		1.01	0.097	13.8		0.964	0.093
Cobalt, Total	NL	NL	NL	NL	NL	NL	4.18		1.59	0.132	5.55		1.84	0.152	4.03		2.01	0.167	6.08		1.93	0.16
Copper, Total	50	270	270	270	10000	10000	12.6		0.795	0.205	31.6		0.918	0.237	27.7		1.01	0.26	38.7		0.964	0.249
Iron, Total	NL	NL	NL	NL	NL	NL	5440		3.98	0.718	14100		4.59	0.829	13900		5.03	0.909	14400		4.82	0.871
Lead, Total	63	400	400	1000	3900	3900	15.8		3.98	0.213	63.8		4.59	0.246	26.7		5.03	0.27	53		4.82	0.258
Magnesium, Total	NL	NL	NL	NL	NL	NL	8260		7.95	1.22	10600		9.18	1.41	9120		10.1	1.55	7260		9.64	1.48
Manganese, Total	1600	2000	2000	10000	10000	10000	390		0.795	0.126	733		0.918	0.146	362		1.01	0.16	1360		0.964	0.153
Mercury, Total	0.18	0.81	0.81	2.8	5.7	5.7	0.068		0.066	0.043	0.074	J	0.078	0.051	0.272		0.085	0.055	0.056	J	0.078	0.051
Nickel, Total	30	140	310	310	10000	10000	7.96		1.99	0.192	13.6		2.29	0.222	8.62		2.52	0.244	15		2.41	0.233
Potassium, Total	NL	NL	NL	NL	NL	NL	535		199	11.4	553		229	13.2	492		252	14.5	550		241	13.9
Selenium, Total	3.9	36	180	1500	6800	6800	ND		1.59	0.205	0.964	J	1.84	0.237	0.825	J	2.01	0.26	1.36	J	1.93	0.249
Silver, Total	2	36	180	1500	6800	6800	ND		0.795	0.225	ND		0.918	0.26	ND		1.01	0.285	ND		0.964	0.273
Sodium, Total	NL	NL	NL	NL	NL	NL	170		159	2.5	153	J	184	2.89	211		201	3.17	81.4	J	193	3.04
Vanadium, Total	NL	NL	NL	NL	NL	NL	10.2		0.795	0.161	17.1		0.918	0.186	14.8		1.01	0.204	17.4		0.964	0.196
Zinc, Total	109	2200	10000	10000	10000	10000	65.5		3.98	0.233	123		4.59	0.269	59.5		5.03	0.295	118		4.82	0.282

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

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ND = Not Detected.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 8
Metals Data - C & S Supplemental Investigation, May 2021

						SAMPLE ID:	SS-07, 0-2"				SS-08, 0-2"				TP-01, 3 to 5 FT.				TP-02, 2 to 3 FT.			
						LAB ID:	L2128854-07				L2128854-08				L2128854-09				L2128854-10			
						COLLECTION DATE:	5/28/2021				5/28/2021				5/28/2021				5/28/2021			
						SAMPLE MATRIX:	SURFACE SOIL				SURFACE SOIL				SUBSURFACE SOIL				SUBSURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO																
ANALYTE							**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
TOTAL METALS																						
Aluminum, Total	NL	NL	NL	NL	NL	NL	3780		8.5	2.3	2070		8.16	2.2	9840		9.51	2.57	794		10.1	2.73
Antimony, Total	NL	NL	NL	NL	NL	NL	0.502	J	4.25	0.323	1.3	J	4.08	0.31	ND		4.76	0.361	0.799	J	5.06	0.384
Arsenic, Total	13	16	16	16	16	16	3.48		0.85	0.177	13.9		0.816	0.17	3.36		0.951	0.198	**15.3**		1.01	0.21
Barium, Total	350	350	400	400	10000	10000	49.6		0.85	0.148	57		0.816	0.142	21.2		0.951	0.166	37.8		1.01	0.176
Beryllium, Total	7.2	14	72	590	2700	2700	0.204	J	0.425	0.028	0.196	J	0.408	0.027	0.342	J	0.476	0.031	ND		0.506	0.033
Cadmium, Total	2.5	2.5	4.3	9.3	60	60	0.34	J	0.85	0.083	0.645	J	0.816	0.08	0.875	J	0.951	0.093	**27.5**		1.01	0.099
Calcium, Total	NL	NL	NL	NL	NL	NL	110000		85	29.8	185000		81.6	28.6	9130		9.51	3.33	2740		10.1	3.54
Chromium, Total	30	36	180	1500	6800	6800	9.87		0.85	0.082	5.56		0.816	0.078	14.8		0.951	0.091	2.49		1.01	0.097
Cobalt, Total	NL	NL	NL	NL	NL	NL	3.89		1.7	0.141	20.1		1.63	0.135	8.12		1.9	0.158	2.34		2.02	0.168
Copper, Total	50	270	270	270	10000	10000	18.6		0.85	0.219	24.4		0.816	0.21	66.7		0.951	0.245	**3140**		1.01	0.261
Iron, Total	NL	NL	NL	NL	NL	NL	8790		4.25	0.768	22600		4.08	0.737	19400		4.76	0.859	3380		5.06	0.914
Lead, Total	63	400	400	1000	3900	3900	15.3		4.25	0.228	27.6		4.08	0.219	8.11		4.76	0.255	**478**		5.06	0.271
Magnesium, Total	NL	NL	NL	NL	NL	NL	24900		8.5	1.31	11800		8.16	1.26	7990		9.51	1.46	271		10.1	1.56
Manganese, Total	1600	2000	2000	10000	10000	10000	406		0.85	0.135	598		0.816	0.13	208		0.951	0.151	32.3		1.01	0.161
Mercury, Total	0.18	0.81	0.81	2.8	5.7	5.7	ND		0.071	0.047	ND		0.068	0.044	ND		0.08	0.052	ND		0.081	0.053
Nickel, Total	30	140	310	310	10000	10000	9.92		2.13	0.206	60		2.04	0.197	18.1		2.38	0.23	6.69		2.53	0.245
Potassium, Total	NL	NL	NL	NL	NL	NL	546		213	12.2	420		204	11.8	991		238	13.7	452		253	14.6
Selenium, Total	3.9	36	180	1500	6800	6800	1.2	J	1.7	0.219	1.74		1.63	0.21	0.533	J	1.9	0.245	ND		2.02	0.261
Silver, Total	2	36	180	1500	6800	6800	ND		0.85	0.241	ND		0.816	0.231	ND		0.951	0.269	0.405	J	1.01	0.286
Sodium, Total	NL	NL	NL	NL	NL	NL	141	J	170	2.68	261		163	2.57	70.2	J	190	3	29.9	J	202	3.19
Vanadium, Total	NL	NL	NL	NL	NL	NL	10.9		0.85	0.173	8.43		0.816	0.166	18.3		0.951	0.193	2.77		1.01	0.205
Zinc, Total	109	2200	10000	10000	10000	10000	59.1		4.25	0.249	71.3		4.08	0.239	412		4.76	0.279	**8260**		5.06	0.296

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

NL = Not Listed.

ND = Not Detected.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 8
Metals Data - C & S Supplemental Investigation, May 2021

						SAMPLE ID:	TP-03, 1.5 to 2.5 FT.				TP-04, 2 to 3 FT.				TP-05, 2 to 3 FT.				TP-06, 1.5 to 2.5 FT.			
						LAB ID:	L2128854-11				L2128854-12				L2128854-13				L2128854-14			
						COLLECTION DATE:	5/28/2021				5/28/2021				5/28/2021				5/28/2021			
						SAMPLE MATRIX:	SUBSURFACE SOIL				SUBSURFACE SOIL				SUBSURFACE SOIL				SUBSURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO															
ANALYTE							**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
TOTAL METALS																						
Aluminum, Total	NL	NL	NL	NL	NL	NL	860		9.76	2.64	2620		10.2	2.76	830		9.63	2.6	764		8.89	2.4
Antimony, Total	NL	NL	NL	NL	NL	NL	ND		4.88	0.371	1.88	J	5.11	0.388	2.86	J	4.81	0.366	0.702	J	4.45	0.338
Arsenic, Total	13	16	16	16	16	16	**14.5**		0.976	0.203	**29.2**		1.02	0.213	**338**		0.963	0.2	**16.8**		0.889	0.185
Barium, Total	350	350	400	400	10000	10000	21		0.976	0.17	93.6		1.02	0.178	159		0.963	0.168	154		0.889	0.155
Beryllium, Total	7.2	14	72	590	2700	2700	0.127	J	0.488	0.032	0.409	J	0.511	0.034	0.221	J	0.481	0.032	0.231	J	0.445	0.029
Cadmium, Total	2.5	2.5	4.3	9.3	60	60	1.34		0.976	0.096	0.746	J	1.02	0.1	1.14		0.963	0.094	0.347	J	0.889	0.087
Calcium, Total	NL	NL	NL	NL	NL	NL	3320		9.76	3.42	23800		10.2	3.58	4470		96.3	33.7	2390		8.89	3.11
Chromium, Total	30	36	180	1500	6800	6800	9.47		0.976	0.094	5.61		1.02	0.098	1.35		0.963	0.092	1.83		0.889	0.085
Cobalt, Total	NL	NL	NL	NL	NL	NL	1.46	J	1.95	0.162	5.44		2.04	0.17	3.98		1.92	0.16	1.31	J	1.78	0.148
Copper, Total	50	270	270	270	10000	10000	13.1		0.976	0.252	28.1		1.02	0.264	20		0.963	0.248	9.95		0.889	0.229
Iron, Total	NL	NL	NL	NL	NL	NL	3890		4.88	0.882	36600		5.11	0.923	57200		48.1	8.69	18600		4.45	0.803
Lead, Total	63	400	400	1000	3900	3900	40.4		4.88	0.262	57.8		5.11	0.274	53.1		4.81	0.258	13.1		4.45	0.238
Magnesium, Total	NL	NL	NL	NL	NL	NL	3070		9.76	1.5	1290		10.2	1.57	412		9.63	1.48	243		8.89	1.37
Manganese, Total	1600	2000	2000	10000	10000	10000	33.1		0.976	0.155	63.6		1.02	0.162	112		0.963	0.153	32.2		0.889	0.141
Mercury, Total	0.18	0.81	0.81	2.8	5.7	5.7	**0.257**		0.08	0.052	0.111		0.084	0.055	**0.443**		0.078	0.051	**0.217**		0.073	0.048
Nickel, Total	30	140	310	310	10000	10000	12.4		2.44	0.236	9.54		2.56	0.247	6.45		2.41	0.233	3.7		2.22	0.215
Potassium, Total	NL	NL	NL	NL	NL	NL	177	J	244	14.1	378		256	14.7	370		241	13.9	317		222	12.8
Selenium, Total	3.9	36	180	1500	6800	6800	2.77		1.95	0.252	2.01	J	2.04	0.264	**20.4**		1.92	0.248	1.57	J	1.78	0.229
Silver, Total	2	36	180	1500	6800	6800	ND		0.976	0.276	ND		1.02	0.289	ND		0.963	0.272	ND		0.889	0.252
Sodium, Total	NL	NL	NL	NL	NL	NL	37.4	J	195	3.08	155	J	204	3.22	511		192	3.03	148	J	178	2.8
Vanadium, Total	NL	NL	NL	NL	NL	NL	9.12		0.976	0.198	14.5		1.02	0.207	13.8		0.963	0.195	7.9		0.889	0.18
Zinc, Total	109	2200	10000	10000	10000	10000	**165**		4.88	0.286	42.7		5110	299	37.1		4810	282	7.77		4.45	0.26

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

NL = Not Listed.

ND = Not Detected.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 8
Metals Data - C & S Supplemental Investigation, May 2021

						SAMPLE ID:	TP-08, 1.5 to 3 FT.				TP-13 1.5 to 2.5 FT.			
						LAB ID:	L2128854-15				L2128854-16			
						COLLECTION DATE:	5/28/2021				5/28/2021			
						SAMPLE MATRIX:	SUBSURFACE SOIL				SUBSURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO								
ANALYTE							**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
TOTAL METALS														
Aluminum, Total	NL	NL	NL	NL	NL	NL	7990		9.65	2.6	2510		13.1	3.53
Antimony, Total	NL	NL	NL	NL	NL	NL	1.21	J	4.82	0.367	1.54	J	6.53	0.496
Arsenic, Total	13	16	16	16	16	16	**16.5**		0.965	0.201	11.3		1.31	0.272
Barium, Total	350	350	400	400	10000	10000	191		0.965	0.168	69.3		1.31	0.227
Beryllium, Total	7.2	14	72	590	2700	2700	0.531		0.482	0.032	0.196	J	0.653	0.043
Cadmium, Total	2.5	2.5	4.3	9.3	60	60	0.84	J	0.965	0.095	2.25		1.31	0.128
Calcium, Total	NL	NL	NL	NL	NL	NL	11000		9.65	3.38	56200		13.1	4.57
Chromium, Total	30	36	180	1500	6800	6800	8.46		0.965	0.093	4.73		1.31	0.125
Cobalt, Total	NL	NL	NL	NL	NL	NL	5.04		1.93	0.16	5.17		2.61	0.217
Copper, Total	50	270	270	270	10000	10000	45.3		0.965	0.249	**176**		1.31	0.337
Iron, Total	NL	NL	NL	NL	NL	NL	32300		4.82	0.871	8530		6.53	1.18
Lead, Total	63	400	400	1000	3900	3900	**83**		4.82	0.259	**218**		6.53	0.35
Magnesium, Total	NL	NL	NL	NL	NL	NL	1620		9.65	1.49	1380		13.1	2.01
Manganese, Total	1600	2000	2000	10000	10000	10000	394		0.965	0.153	186		1.31	0.208
Mercury, Total	0.18	0.81	0.81	2.8	5.7	5.7	**0.187**		0.077	0.05	0.08	J	0.108	0.07
Nickel, Total	30	140	310	310	10000	10000	14.4		2.41	0.234	11.7		3.26	0.316
Potassium, Total	NL	NL	NL	NL	NL	NL	567		241	13.9	339		326	18.8
Selenium, Total	3.9	36	180	1500	6800	6800	1.53	J	1.93	0.249	1.72	J	2.61	0.337
Silver, Total	2	36	180	1500	6800	6800	ND		0.965	0.273	ND		1.31	0.37
Sodium, Total	NL	NL	NL	NL	NL	NL	355		193	3.04	227	J	261	4.11
Vanadium, Total	NL	NL	NL	NL	NL	NL	26.2		0.965	0.196	8.62		1.31	0.265
Zinc, Total	109	2200	10000	10000	10000	10000	101		4820	283	**527**		6.53	0.383

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

NL = Not Listed.

ND = Not Detected.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 9
Soil Pesticide Data - C & S Supplemental Investigation, May 2021

							SS-03, 0-2"				SS-04, 0-2"				SS-05, 0-2"				SS-06, 0-2"			
						SAMPLE ID:																
						LAB ID:	L2128854-03				L2128854-04				L2128854-05				L2128854-06			
						COLLECTION DATE:	5/28/2021				5/28/2021				5/28/2021				5/28/2021			
						SAMPLE MATRIX:	SURFACE SOIL				SURFACE SOIL				SURFACE SOIL				SURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO																
ANALYTE							**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
CHLORINATED HERBICIDES BY GC																						
MCPP	NL	NL	NL	NL	NL	NL	ND		3.4	1.07	ND		3.94	1.24	ND		4.41	1.39	ND		4.11	1.3
MCPA	NL	NL	NL	NL	NL	NL	ND		3.4	0.961	ND		3.94	1.11	ND		4.41	1.25	ND		4.11	1.16
Dalapon	NL	NL	NL	NL	NL	NL	ND		0.034	0.0111	ND		0.0394	0.0129	ND		0.0441	0.0144	ND		0.0411	0.0134
Dicamba	NL	NL	NL	NL	NL	NL	ND		0.034	0.00571	ND		0.0394	0.00661	ND		0.0441	0.00741	ND		0.0411	0.00691
Dichloroprop	NL	NL	NL	NL	NL	NL	ND		0.034	0.00975	ND		0.0394	0.0113	ND		0.0441	0.0126	ND		0.0411	0.0118
2,4-D	NL	NL	NL	NL	NL	NL	ND		0.17	0.0107	ND		0.197	0.0124	ND		0.22	0.0139	ND		0.206	0.013
2,4-DB	NL	NL	NL	NL	NL	NL	ND		0.17	0.00873	ND		0.197	0.0101	ND		0.22	0.0113	ND		0.206	0.0106
2,4,5-T	NL	NL	NL	NL	NL	NL	ND		0.17	0.00526	ND		0.197	0.0061	ND		0.22	0.00683	ND		0.206	0.00637
2,4,5-TP (Silvex)	3.8	58	100	500	1000	3.8	ND		0.17	0.00452	ND		0.197	0.00524	ND		0.22	0.00586	ND		0.206	0.00547
ORGANOCHLORINE PESTICIDES BY GC																						
Delta-BHC	0.04	100	100	500	1000	0.25	ND		0.00776	0.00152	ND		0.00918	0.0018	ND		0.0103	0.00201	ND		0.00968	0.0019
Lindane	0.1	0.28	1.3	9.2	23	0.1	ND		0.00324	0.00145	ND		0.00382	0.00171	ND		0.00428	0.00191	ND		0.00403	0.0018
Alpha-BHC	0.02	0.097	0.48	3.4	6.8	0.02	ND		0.00324	0.000919	ND		0.00382	0.00108	ND		0.00428	0.00121	ND		0.00403	0.00114
Beta-BHC	0.0036	0.072	0.36	3	14	0.09	ND		0.00776	0.00294	ND		0.00918	0.00348	ND		0.0103	0.00389	ND		0.00968	0.00367
Heptachlor	0.042	0.42	2.1	15	29	0.38	ND		0.00388	0.00174	ND		0.00459	0.00206	ND		0.00513	0.0023	ND		0.00484	0.00217
Aldrin	0.005	0.019	0.097	0.68	1.4	0.19	ND		0.00776	0.00273	ND		0.00918	0.00323	ND		0.0103	0.00361	ND		0.00968	0.00341
Heptachlor epoxide	NL	NL	NL	NL	NL	NL	ND		0.0146	0.00437	ND		0.0172	0.00516	ND		0.0192	0.00577	ND		0.0181	0.00544
Endrin	0.014	2.2	11	89	410	0.06	ND		0.00324	0.00133	ND		0.00382	0.00157	ND		0.00428	0.00175	ND		0.00403	0.00165
Endrin aldehyde	NL	NL	NL	NL	NL	NL	ND		0.00971	0.0034	ND		0.0115	0.00401	ND		0.0128	0.00449	ND		0.0121	0.00423
Endrin ketone	NL	NL	NL	NL	NL	NL	ND		0.00776	0.002	ND		0.00918	0.00236	ND		0.0103	0.00264	ND		0.00968	0.00249
Dieldrin	0.005	0.039	0.2	1.4	2.8	0.1	ND		0.00485	0.00243	ND		0.00574	0.00287	ND		0.00642	0.00321	ND		0.00605	0.00302
4,4'-DDE	0.0033	1.8	8.9	62	120	17	ND		0.00776	0.0018	**0.0402**		0.00918	0.00212	**0.0298**		0.0103	0.00237	ND		0.00968	0.00224
4,4'-DDD	0.0033	2.6	13	92	180	14	ND		0.00776	0.00277	ND		0.00918	0.00327	ND		0.0103	0.00366	ND		0.00968	0.00345
4,4'-DDT	0.0033	1.7	7.9	47	94	136	ND		0.0146	0.00624	**0.0494**		0.0172	0.00738	**0.0321**		0.0192	0.00825	ND		0.0181	0.00778
Endosulfan I	2.4	4.8	24	200	920	102	ND		0.00776	0.00183	ND		0.00918	0.00217	ND		0.0103	0.00242	ND		0.00968	0.00229
Endosulfan II	2.4	4.8	24	200	920	102	ND		0.00776	0.0026	ND		0.00918	0.00307	ND		0.0103	0.00343	ND		0.00968	0.00323
Endosulfan sulfate	2.4	4.8	24	200	920	1000	ND		0.00324	0.00154	ND		0.00382	0.00182	ND		0.00428	0.00204	ND		0.00403	0.00192
Methoxychlor	NL	NL	NL	NL	NL	NL	ND		0.0146	0.00453	ND		0.0172	0.00535	ND		0.0192	0.00599	ND		0.0181	0.00565
Toxaphene	NL	NL	NL	NL	NL	NL	ND		0.146	0.0408	ND		0.172	0.0482	ND		0.192	0.0539	ND		0.181	0.0508
cis-Chlordane	NL	NL	NL	NL	NL	NL	ND		0.00971	0.0027	ND		0.0115	0.0032	ND		0.0128	0.00358	ND		0.0121	0.00337
trans-Chlordane	NL	NL	NL	NL	NL	NL	ND		0.00971	0.00256	ND		0.0115	0.00303	ND		0.0128	0.00339	ND		0.0121	0.00319
Chlordane	0.0094	0.91	4.2	24	47	2.9	ND		0.0647	0.0257	ND		0.0765	0.0304	ND		0.0855	0.034	ND		0.0807	0.0321

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

ND = Not Detected.

NL = Not Listed.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in RED indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 9
Soil Pesticide Data - C & S Supplemental Investigation, May 2021

						SAMPLE ID:	SS-07, 0-2"				SS-08, 0-2"			
						LAB ID:	L2128854-07				L2128854-08			
						COLLECTION DATE:	5/28/2021				5/28/2021			
						SAMPLE MATRIX:	SURFACE SOIL				SURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO								
ANALYTE							**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
CHLORINATED HERBICIDES BY GC														
MCPP	NL	NL	NL	NL	NL	NL	ND		3.66	1.15	ND		3.52	1.11
MCPA	NL	NL	NL	NL	NL	NL	ND		3.66	1.04	ND		3.52	0.996
Dalapon	NL	NL	NL	NL	NL	NL	ND		0.0366	0.012	ND		0.0352	0.0115
Dicamba	NL	NL	NL	NL	NL	NL	ND		0.0366	0.00615	ND		0.0352	0.00591
Dichloroprop	NL	NL	NL	NL	NL	NL	ND		0.0366	0.0105	ND		0.0352	0.0101
2,4-D	NL	NL	NL	NL	NL	NL	ND		0.183	0.0115	ND		0.176	0.0111
2,4-DB	NL	NL	NL	NL	NL	NL	ND		0.183	0.00941	ND		0.176	0.00904
2,4,5-T	NL	NL	NL	NL	NL	NL	ND		0.183	0.00568	ND		0.176	0.00545
2,4,5-TP (Silvex)	3.8	58	100	500	1000	3.8	ND		0.183	0.00487	ND		0.176	0.00468
ORGANOCHLORINE PESTICIDES BY GC														
Delta-BHC	0.04	100	100	500	1000	0.25	ND		0.00851	0.00167	ND		0.0083	0.00162
Lindane	0.1	0.28	1.3	9.2	23	0.1	ND		0.00354	0.00158	ND		0.00346	0.00154
Alpha-BHC	0.02	0.097	0.48	3.4	6.8	0.02	ND		0.00354	0.00101	ND		0.00346	0.000982
Beta-BHC	0.0036	0.072	0.36	3	14	0.09	ND		0.00851	0.00323	ND		0.0083	0.00315
Heptachlor	0.042	0.42	2.1	15	29	0.38	ND		0.00425	0.00191	ND		0.00415	0.00186
Aldrin	0.005	0.019	0.097	0.68	1.4	0.19	ND		0.00851	0.003	ND		0.0083	0.00292
Heptachlor epoxide	NL	NL	NL	NL	NL	NL	ND		0.016	0.00479	ND		0.0156	0.00467
Endrin	0.014	2.2	11	89	410	0.06	ND		0.00354	0.00145	ND		0.00346	0.00142
Endrin aldehyde	NL	NL	NL	NL	NL	NL	ND		0.0106	0.00372	ND		0.0104	0.00363
Endrin ketone	NL	NL	NL	NL	NL	NL	ND		0.00851	0.00219	ND		0.0083	0.00214
Dieldrin	0.005	0.039	0.2	1.4	2.8	0.1	ND		0.00532	0.00266	ND		0.00519	0.00259
4,4'-DDE	0.0033	1.8	8.9	62	120	17	ND		0.00851	0.00197	ND		0.0083	0.00192
4,4'-DDD	0.0033	2.6	13	92	180	14	ND		0.00851	0.00304	ND		0.0083	0.00296
4,4'-DDT	0.0033	1.7	7.9	47	94	136	ND		0.016	0.00684	ND		0.0156	0.00667
Endosulfan I	2.4	4.8	24	200	920	102	ND		0.00851	0.00201	ND		0.0083	0.00196
Endosulfan II	2.4	4.8	24	200	920	102	ND		0.00851	0.00284	ND		0.0083	0.00277
Endosulfan sulfate	2.4	4.8	24	200	920	1000	ND		0.00354	0.00169	ND		0.00346	0.00164
Methoxychlor	NL	NL	NL	NL	NL	NL	ND		0.016	0.00496	ND		0.0156	0.00484
Toxaphene	NL	NL	NL	NL	NL	NL	ND		0.16	0.0447	ND		0.156	0.0436
cis-Chlordane	NL	NL	NL	NL	NL	NL	ND		0.0106	0.00296	ND		0.0104	0.00289
trans-Chlordane	NL	NL	NL	NL	NL	NL	ND		0.0106	0.00281	ND		0.0104	0.00274
Chlordane	0.0094	0.91	4.2	24	47	2.9	ND		0.0709	0.0282	ND		0.0692	0.0275

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

ND = Not Detected.

NL = Not Listed.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in RED indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 10

Soil PCB Data - C & S Supplemental Investigation, May 2021

							SAMPLE ID:	SS-01, 0-2"				SS-02, 0-2"				SS-03, 0-2"				SS-04, 0-2"			
							LAB ID:	L2128854-01				L2128854-02				L2128854-03				L2128854-04			
							COLLECTION DATE:	5/28/2021				5/28/2021				5/28/2021				5/28/2021			
							SAMPLE MATRIX:	SURFACE SOIL				SURFACE SOIL				SURFACE SOIL				SURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO																		
ANALYTE							Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
POLYCHLORINATED BIPHENYLS BY GC																						
Aroclor 1016	0.1	1.0	1.0	1.0	25	3.2	ND		0.0389	0.00346	ND		0.0356	0.00316	ND		0.033	0.00293	ND		0.0387	0.00344
Aroclor 1221	0.1	1.0	1.0	1.0	25	3.2	ND		0.0389	0.0039	ND		0.0356	0.00356	ND		0.033	0.00331	ND		0.0387	0.00388
Aroclor 1232	0.1	1.0	1.0	1.0	25	3.2	ND		0.0389	0.00826	ND		0.0356	0.00754	ND		0.033	0.007	ND		0.0387	0.0082
Aroclor 1242	0.1	1.0	1.0	1.0	25	3.2	ND		0.0389	0.00525	ND		0.0356	0.00479	ND		0.033	0.00445	ND		0.0387	0.00522
Aroclor 1248	0.1	1.0	1.0	1.0	25	3.2	ND		0.0389	0.00584	ND		0.0356	0.00534	ND		0.033	0.00496	ND		0.0387	0.0058
Aroclor 1254	0.1	1.0	1.0	1.0	25	3.2	ND		0.0389	0.00426	0.158		0.0356	0.00389	ND		0.033	0.00361	ND		0.0387	0.00423
Aroclor 1260	0,1	1.0	1.0	1.0	25	3.2	0.22		0.0389	0.0072	ND		0.0356	0.00657	ND		0.033	0.0061	0.0197	J	0.0387	0.00715
Aroclor 1262	0.1	1.0	1.0	1.0	25	3.2	ND		0.0389	0.00494	ND		0.0356	0.00452	ND		0.033	0.0042	ND		0.0387	0.00491
Aroclor 1268	0.1	1.0	1.0	1.0	25	3.2	0.228		0.0389	0.00403	ND		0.0356	0.00368	ND		0.033	0.00342	ND		0.0387	0.00401
PCBs, Total	0.1	1.0	1.0	1.0	25	3.2	0.448		0.0389	0.00346	0.158		0.0356	0.00316	ND		0.033	0.00293	0.0197	J	0.0387	0.00344

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

ND = Not Detected.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 10

Soil PCB Data - C & S Supplemental Investigation, May 2021

						SAMPLE ID:	SS-05, 0-2"				SS-06, 0-2"				SS-07, 0-2"				SS-08, 0-2"			
						LAB ID:	L2128854-05				L2128854-06				L2128854-07				L2128854-08			
						COLLECTION DATE:	5/28/2021				5/28/2021				5/28/2021				5/28/2021			
						SAMPLE MATRIX:	SURFACE SOIL				SURFACE SOIL				SURFACE SOIL				SURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO																
ANALYTE							Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
POLYCHLORINATED BIPHENYLS BY GC																						
Aroclor 1016	0.1	1.0	1.0	1.0	25	3.2	ND		0.0427	0.00379	ND		0.0397	0.00352	ND		0.0366	0.00325	ND		0.0352	0.00312
Aroclor 1221	0.1	1.0	1.0	1.0	25	3.2	ND		0.0427	0.00427	ND		0.0397	0.00398	ND		0.0366	0.00366	ND		0.0352	0.00352
Aroclor 1232	0.1	1.0	1.0	1.0	25	3.2	ND		0.0427	0.00904	ND		0.0397	0.00841	ND		0.0366	0.00775	ND		0.0352	0.00745
Aroclor 1242	0.1	1.0	1.0	1.0	25	3.2	ND		0.0427	0.00575	ND		0.0397	0.00535	ND		0.0366	0.00493	ND		0.0352	0.00474
Aroclor 1248	0.1	1.0	1.0	1.0	25	3.2	ND		0.0427	0.0064	ND		0.0397	0.00595	ND		0.0366	0.00548	ND		0.0352	0.00527
Aroclor 1254	0.1	1.0	1.0	1.0	25	3.2	ND		0.0427	0.00467	0.408		0.0397	0.00434	ND		0.0366	0.004	0.00399	J	0.0352	0.00385
Aroclor 1260	0.1	1.0	1.0	1.0	25	3.2	ND		0.0427	0.00788	ND		0.0397	0.00733	ND		0.0366	0.00676	ND		0.0352	0.0065
Aroclor 1262	0.1	1.0	1.0	1.0	25	3.2	ND		0.0427	0.00542	ND		0.0397	0.00504	ND		0.0366	0.00464	ND		0.0352	0.00446
Aroclor 1268	0.1	1.0	1.0	1.0	25	3.2	ND		0.0427	0.00442	ND		0.0397	0.00411	ND		0.0366	0.00379	ND		0.0352	0.00364
PCBs, Total	0.1	1.0	1.0	1.0	25	3.2	ND		0.0427	0.00379	0.408		0.0397	0.00352	ND		0.0366	0.00325	0.00399	J	0.0352	0.00312

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

ND = Not Detected.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 10

Soil PCB Data - C & S Supplemental Investigation, May 2021

							SAMPLE ID:	TP-01, 3 to 5 FT.				TP-02, 2 to 3 FT.				TP-03, 1.5 to 2.5 FT.				TP-04, 2 to 3 FT.			
							LAB ID:	L2128854-09				L2128854-10				L2128854-11				L2128854-12			
							COLLECTION DATE:	5/28/2021				5/28/2021				5/28/2021				5/28/2021			
							SAMPLE MATRIX:	SUBSURFACE SOIL				SUBSURFACE SOIL				SUBSURFACE SOIL				SUBSURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO																		
ANALYTE							**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
POLYCHLORINATED BIPHENYLS BY GC																						
Aroclor 1016	0.1	1.0	1.0	1.0	25	3.2	ND		0.0399	0.00354	ND		0.0419	0.00372	ND		0.0404	0.00359	ND		0.042	0.00373
Aroclor 1221	0.1	1.0	1.0	1.0	25	3.2	ND		0.0399	0.004	ND		0.0419	0.0042	ND		0.0404	0.00405	ND		0.042	0.0042
Aroclor 1232	0.1	1.0	1.0	1.0	25	3.2	ND		0.0399	0.00846	ND		0.0419	0.00888	ND		0.0404	0.00857	ND		0.042	0.0089
Aroclor 1242	0.1	1.0	1.0	1.0	25	3.2	ND		0.0399	0.00538	ND		0.0419	0.00565	ND		0.0404	0.00545	ND		0.042	0.00566
Aroclor 1248	0.1	1.0	1.0	1.0	25	3.2	ND		0.0399	0.00598	ND		0.0419	0.00628	ND		0.0404	0.00607	ND		0.042	0.0063
Aroclor 1254	0.1	1.0	1.0	1.0	25	3.2	ND		0.0399	0.00436	ND		0.0419	0.00458	ND		0.0404	0.00442	ND		0.042	0.00459
Aroclor 1260	0,1	1.0	1.0	1.0	25	3.2	ND		0.0399	0.00737	ND		0.0419	0.00774	ND		0.0404	0.00747	ND		0.042	0.00776
Aroclor 1262	0.1	1.0	1.0	1.0	25	3.2	ND		0.0399	0.00506	ND		0.0419	0.00532	ND		0.0404	0.00514	ND		0.042	0.00533
Aroclor 1268	0.1	1.0	1.0	1.0	25	3.2	ND		0.0399	0.00413	ND		0.0419	0.00434	ND		0.0404	0.00419	ND		0.042	0.00435
PCBs, Total	0.1	1.0	1.0	1.0	25	3.2	ND		0.0399	0.00354	ND		0.0419	0.00372	ND		0.0404	0.00359	ND		0.042	0.00373

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

ND = Not Detected.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 10

Soil PCB Data - C & S Supplemental Investigation, May 2021

							SAMPLE ID:	TP-05, 2 to 3 FT.				TP-06, 1.5 to 2.5 FT.				TP-08, 1.5 to 3 FT.				TP-13 1.5 to 2.5 FT.			
							LAB ID:	L2128854-13				L2128854-14				L2128854-15				L2128854-16			
							COLLECTION DATE:	5/28/2021				5/28/2021				5/28/2021				5/28/2021			
							SAMPLE MATRIX:	SUBSURFACE SOIL				SUBSURFACE SOIL				SUBSURFACE SOIL				SUBSURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO																		
ANALYTE								**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
POLYCHLORINATED BIPHENYLS BY GC																							
Aroclor 1016	0.1	1.0	1.0	1.0	25	3.2		ND		0.0394	0.0035	ND		0.0367	0.00326	ND		0.0406	0.0036	ND		0.0556	0.00494
Aroclor 1221	0.1	1.0	1.0	1.0	25	3.2		ND		0.0394	0.00395	ND		0.0367	0.00368	ND		0.0406	0.00406	ND		0.0556	0.00557
Aroclor 1232	0.1	1.0	1.0	1.0	25	3.2		ND		0.0394	0.00836	ND		0.0367	0.00779	ND		0.0406	0.0086	ND		0.0556	0.0118
Aroclor 1242	0.1	1.0	1.0	1.0	25	3.2		ND		0.0394	0.00532	ND		0.0367	0.00495	ND		0.0406	0.00547	ND		0.0556	0.00749
Aroclor 1248	0.1	1.0	1.0	1.0	25	3.2		ND		0.0394	0.00591	ND		0.0367	0.00551	ND		0.0406	0.00608	ND		0.0556	0.00834
Aroclor 1254	0.1	1.0	1.0	1.0	25	3.2		ND		0.0394	0.00431	ND		0.0367	0.00402	ND		0.0406	0.00444	ND		0.0556	0.00608
Aroclor 1260	0,1	1.0	1.0	1.0	25	3.2		ND		0.0394	0.00729	ND		0.0367	0.00679	0.0187	J	0.0406	0.0075	ND		0.0556	0.0103
Aroclor 1262	0.1	1.0	1.0	1.0	25	3.2		ND		0.0394	0.00501	ND		0.0367	0.00467	ND		0.0406	0.00515	ND		0.0556	0.00706
Aroclor 1268	0.1	1.0	1.0	1.0	25	3.2		ND		0.0394	0.00408	ND		0.0367	0.00381	ND		0.0406	0.0042	ND		0.0556	0.00576
PCBs, Total	0.1	1.0	1.0	1.0	25	3.2		ND		0.0394	0.0035	ND		0.0367	0.00326	0.0187	J	0.0406	0.0036	ND		0.0556	0.00494

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

ND = Not Detected.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

Table 10

Soil PCB Data - C & S Supplemental Investigation, May 2021

						SAMPLE ID:	TP-13 1.5 to 2.5 FT.			
						LAB ID:	L2128854-16 R1			
						COLLECTION DATE:	5/28/2021			
						SAMPLE MATRIX:	SUBSURFACE SOIL			
	6 NYCRR Part 375 Unrestricted Use SCO	6 NYCRR Part 375 Residential SCO	6 NYCRR Part 375 Restricted Residential SCO	6 NYCRR Part 375 Commercial SCO	6 NYCRR Part 375 Industrial SCO	6 NYCRR Part 375 Protection of Groundwater SCO				
ANALYTE							**Conc**	**Q**	**RL**	**MDL**
POLYCHLORINATED BIPHENYLS BY GC										
Aroclor 1016	0.1	1.0	1.0	1.0	25	3.2	ND		0.056	0.00498
Aroclor 1221	0.1	1.0	1.0	1.0	25	3.2	ND		0.056	0.00562
Aroclor 1232	0.1	1.0	1.0	1.0	25	3.2	ND		0.056	0.0119
Aroclor 1242	0.1	1.0	1.0	1.0	25	3.2	ND		0.056	0.00756
Aroclor 1248	0.1	1.0	1.0	1.0	25	3.2	ND		0.056	0.00841
Aroclor 1254	0.1	1.0	1.0	1.0	25	3.2	ND		0.056	0.00613
Aroclor 1260	0,1	1.0	1.0	1.0	25	3.2	ND		0.056	0.0104
Aroclor 1262	0.1	1.0	1.0	1.0	25	3.2	ND		0.056	0.00712
Aroclor 1268	0.1	1.0	1.0	1.0	25	3.2	ND		0.056	0.00581
PCBs, Total	0.1	1.0	1.0	1.0	25	3.2	ND		0.056	0.00498

NOTES:

All values are in mg/Kg.

SCO = Soil Cleanup Objective established in 6 NYCRR Part 375.

ND = Not Detected.

Yellow Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Unrestricted Use SCO.

Pink Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Residential SCO.

Green Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Restricted Residential SCO.

Blue Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Commercial SCO.

Purple Highlighted Cells indicate compound concentrations above 6 NYCRR Part 375 Industrial SCO.

Cells outlined in **RED** indicate compound concentrations above 6 NYCRR Part 375 Protection of Groundwater SCO.

ATTACHMENT A

New York State Department of State Database of Entities Printout and UR-ban Villages PFA, LLC Corporate Resolution

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME:
UR-BAN VILLAGES PFA, LLC

DOS ID:
5857858

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:
10/15/2020

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING:
10/15/2020

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS:
CURRENT

COUNTY:
Onondaga

NEXT STATEMENT DUE DATE:
10/31/2022

JURISDICTION:
New York, United States

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process Name and Address

Name: THE LLC

Address: 925 7TH NORTH STREET OFFICE, LIVERPOOL, NY, United States, 13088

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

Stock Information

Share Value	Number Of Shares	Value Per Share

Department of State
Division of Corporations

Entity Name History

Return to Results | Return to Search

Entity Details

ENTITY NAME:
UR-BAN VILLAGES PFA, LLC

DOS ID:
5857858

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:
10/15/2020

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING:
10/15/2020

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS:
CURRENT

COUNTY:
Onondaga

NEXT STATEMENT DUE DATE:
10/31/2022

JURISDICTION:
New York, United States

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Search

File Date	Document Type	Entity Name	File Number
10/15/2020	ARTICLES OF ORGANIZATION	UR-BAN VILLAGES PFA, LLC	201015000381

Rows per page: 5 1-1 of 1

Department of State
Division of Corporations

Entity Filing History

Return to Results | Return to Search

Entity Details

ENTITY NAME:
UR-BAN VILLAGES PFA, LLC

DOS ID:
5857858

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:
10/15/2020

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING:
10/15/2020

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS:
CURRENT

COUNTY:
Onondaga

NEXT STATEMENT DUE DATE:
10/31/2022

JURISDICTION:
New York, United States

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Search

File Date	Cert Code	Document Type	Description/Amended Information	Page Count	File Number
03/19/2021	49	CERTIFICATE OF PUBLICATION		6	210319000115
10/15/2020	01	ARTICLES OF ORGANIZATION		3	201015000381

Rows per page: 5 1-2 of 2

N. Y. S. DEPARTMENT OF STATE
DIVISION OF CORPORATIONS AND STATE RECORDS ALBANY, NY 12231-0001

FILING RECEIPT

ENTITY NAME: UR-BAN VILLAGES PFA, LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM LLC) COUNTY: ONON

FILED:10/15/2020 DURATION:********* CASH#:201015000402 FILM #:201015000381
DOS ID:5857858

FILER: EXIST DATE

SCOLARO FETTER GRIZANTI & 10/15/2020
MCGOUGH, P.C.
507 PLUM STREET, SUITE 300
SYRACUSE, NY 13204

ADDRESS FOR PROCESS:

THE LLC
925 7TH NORTH STREET OFFICE
LIVERPOOL, NY 13088

REGISTERED AGENT:

The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the biennial statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

SERVICE COMPANY: UNITED CORPORATE SERVICES SERVICE CODE: 37 *

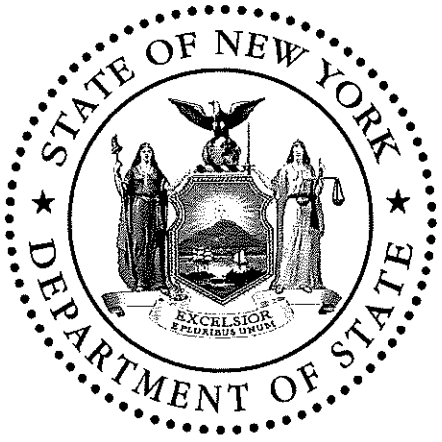
FEES	235.00	PAYMENTS	235.00
FILING	200.00	CASH	0.00
TAX	0.00	CHECK	0.00
CERT	0.00	CHARGE	0.00
COPIES	10.00	DRAWDOWN	235.00
HANDLING	25.00	OPAL	0.00
		REFUND	0.00

DOS-1025 (04/2007)

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on October 16, 2020.

Brendan C. Hughes
Executive Deputy Secretary of State

Rev. 10/20

UNI-37

201015000381

789719.1

ARTICLES OF ORGANIZATION

OF

UR-ban Villages PFA, LLC

Under Section 203 of the Limited Liability Company Law

FIRST: The name of the Limited Liability Company is:

UR-ban Villages PFA, LLC

SECOND: The County within this State in which the office of the Limited Liability Company is to be located is Onondaga County.

THIRD: The Secretary of State is designated as agent of the Limited Liability Company upon whom process against it may be served. The post office address within or without this State to which the Secretary of State shall mail a copy of any process against the Limited Liability Company served upon him or her is:

925 7th North Street
Office
Liverpool, New York 13088

FOURTH: The Articles of Organization shall be effective upon the filing of these Articles of Organization with the Secretary of State of New York.

FIFTH: The Limited Liability Company is to be managed by one or more managers.

SIXTH: The limited liability company's members may be divided into two (2) classes consisting of Voting Members and Non-Voting Members. The relative rights, preferences, and limitations of the Voting Members and the Non-Voting Members are to be the same, except that the Voting Members shall exclusively possess voting power for all purposes, and the Non-Voting Members shall not be entitled to vote on any matter except as otherwise provided for in the Operating Agreement or as required by law.

IN WITNESS WHEREOF, this Certificate has been subscribed this 14th day of October, 2020, by the undersigned who affirms that the statements made herein are true under the penalties of perjury.

Jeffrey M. Fetter, Esq.,
Organizer

381

789719.1

ARTICLES OF ORGANIZATION

OF

UR-ban Villages PFA, LLC

Under Section 203 of the Limited Liability Company Law

2020 OCT 15 AM 11:50

RECEIVED

STATE OF NEW YORK
DEPARTMENT OF STATE

FILED OCT 15 2020

TAX $
BY:

UNI-37

DRAWDOWN

SCOLARO FETTER GRIZANTI & McGOUGH, P.C.
507 Plum Street, Suite 300
Syracuse, New York 13204

402

UR-Ban Villages PFA, LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being all of the members of **UR-Ban Villages PFA, LLC**, a New York limited liability company (the "Company") hereby certify as of 07/08/2021, as follows and adopt the following resolutions and authorize the Company to authorize and direct Vittorio Pascarella (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to undertake actions necessary to redevelop 2336-2358 Park Street described as tax parcel ID 001.2-02-23.0 & 100 Buckley Road described as tax parcel ID 086.-01-15.2 (the "Property" or the "Site").

WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, enter into a Brownfield Cleanup Agreement ("BCA"); file related documents with the New York State Department of Environmental Conservation ("DEC") to participate in the BCP; and undertake certain environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA (including execution of the BCA), and make any filings required to comply with the BCA consistent with the Remedial Program Requirements; and be it further;

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

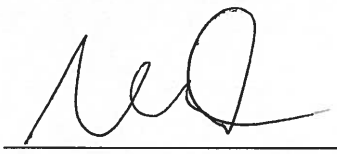
RESOLVED, the Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

Authorized Signatory	Title	Signature
Vittorio Pascarella	Member	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Member Consent on 7/8/2021

MEMBER:

UR-BAN VILLAGES PFA, LLC



By: VITTORIO PASCARELLA, MEMBER

ATTACHMENT B

Site Assessment / Investigation Documentation

(data provided in electronic format only)

ATTACHMENT C

Repository Documentation

Nevin Bradford

From: Glenna Wisniewski <glenna.wisniewski@lpl.org>
Sent: Monday, August 9, 2021 1:45 PM
To: Nevin Bradford
Cc: Ginny Withers; Kathryn Whitney
Subject: Re: Request for Document Repository

Nevin
The library would be happy to serve as repository.
Please put my name on any binder or other items that you are sending along, and I will make sure they make it to the proper location.

Glenna Wisniewski
Director
Liverpool Public Library
Liverpool, NY 13088
"be kind, everyone you meet is fighting a hard Battle"-John Watson

---

From: LPL Reference <refdesk1@lpl.org>
Sent: Monday, August 9, 2021 12:52 PM
To: Glenna Wisniewski <glenna.wisniewski@lpl.org>
Subject: FW: Request for Document Repository

Hello—Thought this was interesting. We used to get this in LH/G.
KJW

The Reference Staff
Liverpool Public Library
310 Tulip Street
Liverpool, NY 13088
315-457-0310

Check out lpl.org to

- Make and appointment to come inside or Garage Grab & Go holds pick up
- Learn a new language with **Mango**
- Stream with **Hoopla**
- Download five free songs with **Freegal**
- Check out ebooks with **Overdrive**
- **and much more!**

From: Nevin Bradford <NBradford@cscos.com>
Sent: Monday, August 9, 2021 11:15 AM

To: Info At LPL <info@lpl.org>
Subject: Request for Document Repository

Good morning. We are submitting an application under the New York State Brownfield Program for the former Will & Baumer Candle Co. property located at 100 Buckley Road in the Town of Salina. As part of this application, we need to identify a location that will serve as the document repository at which the public may readily access project-related documents produced throughout the project. This would generally involve maintaining a large binder or set of documents throughout the duration of the project, expected to be 1 to 1.5 years.

I am reaching out to your Library to inquire as to whether you may be willing to serve as the document repository for this effort. If so, could you please indicate your assent by replying to this email?

We appreciate your time and consideration.

Please feel free to contact me if there are any questions or concerns.

Thank you,
Nevin

H. Nevin Bradford, P.E.
Senior Principal
C&S Companies

nbradford@cscos.com | office: (315) 455-2000 | direct: (315) 703-4284 | cell: (315) 529-0482
499 Col. Eileen Collins Blvd. | Syracuse, NY 13212

Build your career at C&S! | www.cscos.com | Facebook | Twitter | Linkedin

ATTACHMENT D

Metes & Bounds Description, Property Deed, Property Survey Map, and Tax Map

D. W. HANNIG L. S., P.C.
SURVEYORS - PLANNERS - CONSULTANTS
THE MARKET PLACE, BUILDING # 1
MANLIUS, NEW YORK 13104
PHONE: (315) 682-5225 - FAX: (315) 682-7774

LEGAL DESCRIPTION

PROPOSED DESCRIPTION OF 100 BUCKLEY ROAD, TOWN OF SALINA, ONONDAGA COUNTY, NEW YORK.

BEGINNING AT A POINT, said point being the following courses and distances from the intersection of the westerly line of Interstate Route 81 and the northerly line of Park Street, North28 degrees 23 minutes 00 seconds East a distance of 11.58' & North 03 degrees 15 minutes 40 seconds West for a distance of 102.78 feet to the northerly line of the City of Syracuse and the southerly line of the Town of Salina.

THENCE North 58 degrees 08 minutes 30 seconds West for a distance of 265.25 feet along the southerly line of the Town of Salina to a point;
THENCE North 42 degrees 19 minutes 10 seconds West for a distance of 139.24 feet along the southerly line of the Town of Salina to a point on the northeasterly line of Buckley Road;
THENCE South 47 degrees 32 minutes 35 seconds East for a distance of 93.97 feet along the easterly line of the town of Salina to a point;
THENCE North 20 degrees 00 minutes 00 seconds West for a distance of 8.87 feet to a point;
THENCE North 26 degrees 45 minutes 00 seconds West for a distance of 247.42 feet to a point;
THENCE North 01 degrees 09 minutes 02 seconds West for a distance of 17.16 feet to a point;
THENCE North 01 degrees 51 minutes 38 seconds East for a distance of 409.02 feet along the northeasterly line of Buckley Road to a point;
THENCE South 59 degrees 53 minutes 50 seconds East for a distance of 235.97 feet to a point;
THENCE North 29 degrees 32 minutes 00 seconds East for a distance of 350.27 feet to a point;
THENCE South 58 degrees 56 minutes 10 seconds East for a distance of 488.12 feet to a point on the westerly line of Interstate Route 81;
THENCE South 14 degrees 19 minutes 35 seconds West for a distance of 210.22 feet along the westerly line of Interstate Route 81 to a point;
THENCE South 20 degrees 05 minutes 22 seconds West for a distance of 300.19 feet continuing along the westerly line of Interstate Route 81 to a point;
THENCE South 27 degrees 51 minutes 43 seconds West for a distance of 320.89 feet continuing along the westerly line of Interstate Route 81 **TO THE POINT AND PLACE OF BEGINNING**.

D. W. HANNIG L. S., P.C.
SURVEYORS - PLANNERS - CONSULTANTS
THE MARKET PLACE, BUILDING # 1
MANLIUS, NEW YORK 13104
PHONE: (315) 682-5225 - FAX: (315) 682-7774

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 11.68 acres more or less.

J182877 12/17/2020 RMP Rev'd 12/18/2020 Rev'd 8/17/2021

Lisa Dell, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :
SCHIANO LAW PLLC
126 N SALINA ST
STE 400
SYRACUSE, NY 13202-1063

Return To :
SCHIANO LAW PLLC
126 N SALINA ST
STE 400
SYRACUSE, NY 13202-1063

First PARTY 1
PDM ESTATES LLC

First PARTY 2
UR BAN VILLAGES PFA LLC

Index Type : Land Records
Instr Number : 2021-00028876
Book : **Page :**

Type of Instrument : Deed
Type of Transaction : Deed Comm Or Vacant
Recording Fee: $325.50
Recording Pages : 6

The Property affected by this instrument is situated in Salina, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # :	11821
Deed Amount :	$0.00
RETT Amount :	$0.00
Total Fees :	$325.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 06/22/2021

At (Recorded Time) : 3:51:05 PM

Doc ID - 042949960006

Lisa Dell, County Clerk

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: BHARPER Printed On : 06/22/2021 At : 3:51:53PM

WARRANTY DEED

THIS INDENTURE, made the 21st day of June, 2021.

BETWEEN, **PDM Estates, LLC**
with an office at 925 7th North Street, Syracuse, NY 13088 **Grantor**,

and

R+R → **UR-ban Villages PFA, LLC**,
with an office at 925 7th North Street, Syracuse, NY 13088 **Grantee**.

WITNESSETH, that the Grantor, in consideration of One Dollar ($1.00) lawful money of the United States, and for other good and valuable consideration, paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL THOSE TRACTS OR PARCELS OF LAND, situate in the Town of Salina and City of Syracuse, County of Onondaga and State of New York, being more particularly set forth and described on Schedule "A" incorporated by references herein.

Subject to easements, covenants and restrictions of record, if any.

Premises Known as: 100 Buckley Road, Liverpool, New York 13088 & 2336-58 Park Street, Syracuse, New York 13208.

THESE being the same properties conveyed by Will & Baumer, Inc. to Syracuse Gateway Holdings, LLC by Warranty Deed dated September 24, 2010 and recorded September 28, 2010 in the Onondaga County Clerk's Office in Book 5140 of Deeds at page 247.

Said properties are also the same as conveyed by Syracuse Gateway Holdings, LLC to PDM Estates, LLC by Warranty Deed dated February 16, 2021 and recorded in the Onondaga County Clerk's Office on April 12, 2021 as Instrument No. 2021-00015508.

PDM Estates, LLC (the Grantor herein) and UR-ban Villages PFA, LLC (the Grantee herein) are both subsidiaries of and controlled by the same member, Pascarella Family Associates, LLC. The $1 million purchase price paid on behalf of PDM Estates, LLC to purchase the above parcels from Syracuse Gateway Holdings, LLC was advanced by UR-ban Villages PFA, LLC. This conveyance is given without additional consideration to modify and/or supplement the prior deed—upon which the name of the Grantee could not be changed to UR-ban Villages PFA, LLC because paperwork necessary to accomplish the modification and amendment of a certain Easement recorded in the Onondaga County Clerk's Office on February 5, 2014 in Book 5269 of Deeds at page 584 had already been drafted showing PDM Estates, LLC as a party and had already been executed by LMRK PropCo LLC, the other party thereto. The resulting First Amendment to Easement and Assignment of Lease Agreement was thereafter recorded in the Onondaga County Clerk's Office on May 7, 2021 as Instrument No. 2021-00019827.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises, **TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, the heirs and assigns of the Grantee forever. **AND** said Grantor covenants as follows:
FIRST, That the Grantee shall quietly enjoy the said premises;
SECOND, That the Grantor will forever warrant the title to the said premises;

ELITE ABSTRACT SERVICES, LLC
TITLE FILE # 4051-286926

THIRD, That in compliance with Section 13 of the Lien Law, the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the same for any other purpose.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/their/its hand(s) and seal(s) the day and year first above written.

In presence of:

PDM Estates, LLC
by: Pascarella Family Associates, LLC

by: _____
Vittorio Pascarella, Authorized Manager

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

On the 21st day of June in the year 2021 before me, the undersigned, personally appeared **Vittorio Pascarella**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
(signature and office of individual taking acknowledgment)

MICHAEL E. SHANNON
Notary Public, State of New York
No. 02SH6089545
Qualified in Onondaga County
Commission Expires April 29, 2023

Parcel I: [100 Buckley Road, Liverpool, NY 13088 – Town of Salina SBL # 086.-01-15.2]

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Salina, County of Onondaga and State of New York, being part of Farm Lots 130 and 132 and part of 15 Acre Marsh Lots 14, 15 and 22 in said Town, bounded and described as follows:

BEGINNING AT A POINT, said point being the following courses and distances from the intersection of the westerly line of Interstate Route 81 and the northerly line of Park Street, North28 degrees 23 minutes 00 seconds East a distance of 11.58' & North 03 degrees 15 minutes 40 seconds West for a distance of 102.78 feet to the northerly line of the City of Syracuse and the southerly line of the Town of Salina.

THENCE North 58 degrees 08 minutes 30 seconds West for a distance of 265.25 feet along the southerly line of the Town of Salina to a point;

THENCE North 44 degrees 10 minutes 24 seconds West for a distance of 398.69 feet along the southerly line of the Town of Salina to a point on the northeasterly line of Buckley Road;

THENCE North 01 degrees 51 minutes 38 seconds East for a distance of 409.02 feet along the northeasterly line of Buckley Road to a point;

THENCE South 59 degrees 53 minutes 50 seconds East for a distance of 235.97 feet to a point;

THENCE North 29 degrees 32 minutes 00 seconds East for a distance of 350.27 feet to a point;

THENCE South 58 degrees 56 minutes 10 seconds East for a distance of 488.12 feet to a point on the westerly line of Interstate Route 81;

THENCE South 14 degrees 19 minutes 35 seconds West for a distance of 210.22 feet along the westerly line of Interstate Route 81 to a point;

THENCE South 20 degrees 05 minutes 22 seconds West for a distance of 300.19 feet continuing along the westerly line of Interstate Route 81 to a point;

THENCE South 27 degrees 51 minutes 43 seconds West for a distance of 320.89 feet continuing along the westerly line of Interstate Route 81 **TO THE POINT AND PLACE OF BEGINNING**.

Said property contains 11.41 acres more or less.

ALSO,

Parcel II: [2336-58 Park Street, Syracuse, NY 13208 – City of Syracuse SBL # 001.2-02-23.0]

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York, bounded and described as follows:

BEGINNING AT A POINT, said point being the intersection of the westerly line of Interstate Route 81 and the northerly line of Park Street.

THENCE North 67 degrees 45 minutes 02 seconds West for a distance of 315.40 feet along the northerly line of Park Street to a point;

THENCE North 54 degrees 30 minutes 36 seconds West for a distance of 119.00 feet continuing along the northerly line of Park Street to the point of intersection with the northeasterly line of Buckley Road;

THENCE North 15 degrees 25 minutes 30 seconds East for a distance of 61.42 feet along the northeasterly line of Buckley Road to a point;

THENCE North 20 degrees 00 minutes 00 seconds West for a distance of 56.34 feet continuing along the northeasterly line of Buckley Road to a point;

THENCE North 26 degrees 45 minutes 00 seconds West for a distance of 247.42 feet continuing along the northeasterly line of Buckley Road to a point;

THENCE North 01degrees 09 minutes 02 seconds West for a distance of 17.16 feet continuing along the northeasterly line of Buckley Road to a point on the northerly line of the City of Syracuse and the southerly line of the Town of Salina;

THENCE South 44 degrees 10 minutes 24 seconds East for a distance of 398.69 feet along the northerly line of the City Syracuse to a point;

THENCE South 58 degrees 08 minutes 30 seconds East for a distance of 265.25 feet continuing along the northerly line of the City Syracuse to a point on the westerly line of Interstate Route 81;

THENCE South 03 degrees 15 minutes 40 seconds East for a distance of 102.78 feet westerly line of Interstate Route 81 to a point;

THENCE South 28 degrees 23 minutes 00 seconds West for a distance of 11.58 feet continuing along the westerly line of Interstate Route 81 **TO THE POINT AND PLACE OF BEGINNING.**

Said property contains 1.63 acres more or less.

A modern perimeter description of both parcels prepared in accordance with a survey map by D. W. Hannig, L.S., P.C. dated May 1, 2020 is as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Salina and City of Syracuse, County of Onondaga and State of New York, being part of Farm Lots 130 and 132 and part of 15 Acre Marsh Lots 14, 15 and 22, bounded and described as follows:

BEGINNING AT A POINT, said point being the intersection of the westerly line of Interstate Route 81 and the northerly line of Park Street.

THENCE North 67 degrees 45 minutes 02 seconds West for a distance of 315.40 feet along the northerly line of Park Street to a point;

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THENCE South 03 degrees 15 minutes 40 seconds East for a distance of 102.78 feet westerly line of Interstate Route 81 to a point;

THENCE South 28 degrees 23 minutes 00 seconds West for a distance of 11.58 feet continuing along the westerly line of Interstate Route 81 TO THE POINT AND PLACE OF BEGINNING.

Said property contains 13.04 acres more or less.

Easement Area Description L. 5269 P. 584 Blanket in Nature, Covers entire Lot

Total Lot Area = 568,291+– Sq. Ft. = 13.04+– Acres

Farm Lots 130 & 132, Town of Salina
And Pt. of 15 Acre Marsh Lots 14, 15 & 22
Town of Salina & City of Syracuse, Onondaga Co., N.Y.

Scale 1" = 30'

May 01, 2020
Rev'd 8/07/2020–Wetlands
Rev'd 8/18/2020 – Town & City Line
Rev'd 8/20/2020 – Wetlands
Rev'd 9/08/2020 – Wetlands D
Rev'd 12/18/2020 – Title report
Rev'd 12/19/2020 – Sign Easements
Rev'd 1/28/2021 – Sign Easements – Certifications
Rev'd 8/17/2021 – City & Town Line
Projects/J182877/base plan/dwg/final map

D. W. HANNIG L.S., P.C.
SURVEYORS - PLANNERS - CONSULTANTS
THE MARKET PLACE, BUILDING #1
MANLIUS, NEW YORK 13104
PHONE: (315) 682-5225 - FAX: (315) 682-7774

Certified to: LMRK PropCo LLC;
400 Continental Blvd, Suite 500;
EL Segundo, Ca. 90245
BB132589

With the Benefit of an Abstract
In my professional opinion, and based on my observations and/or scope of service, I hereby certify this map was made from an actual survey on 8/07/2020, and this map is correct.

This certification is void unless signed in RED ink.

DAVID WILLIAM HANNIG, P.L.S., - N.Y.S. LIC. NO. 47411

NO. 047411

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities – Underground Facilities Protective Organization (315) 437-7333.

ONONDAGA COUNTY FINANCE DEPARTMENT
PREPARED MARCH 1, 2021

DATE	BLOCK	REVISION	DATE	BLOCK	REVISION

SPECIAL DISTRICT INFORMATION

SCHOOL	LIVERPOOL
FIRE	LIVERPOOL FIRE PROTECTION
WATER	COUNTY CITY VIEW EX 5; LUTHER AVE
SEWER	BUCKLEY RD EX 2 CT 1; SALINA 5 CT 1–4; SALINA 5 INC & IMP 5; TERMINAL PARK CT 1&2
DRAINAGE	BEAR TRAP – LEY CREEK
AMBULANCE	SALINA
REFUSE	SALINA CONS REFUSE
SANITARY	ONONDAGA COUNTY

LEGEND

AGRICULTURAL DISTRICT LINE	AG
AMBULANCE DISTRICT LINE	A
DRAINAGE DISTRICT LINE	D
FIRE DISTRICT LINE	F
HYDRANT DISTRICT LINE	H
LIGHTING DISTRICT LINE	L
PARK DISTRICT LINE	P
REFUSE DISTRICT LINE	R
SANITARY DISTRICT LINE	SD
SCHOOL DISTRICT LINE	SC
SEWER DISTRICT LINE	S
WATER DISTRICT LINE	W

PROPERTY PARCEL LINE
ORIGINAL LOT LINE
ROAD OR RAILROAD RIGHT-OF-WAY LINE
STREAM
RAILROAD TRACK
CITY LINE
TOWN LINE
VILLAGE LINE
BLOCK BOUNDARY
STREAM AND PARCEL LINE

PARCEL NUMBER	24
DEED AREA	(D)
CALCULATED AREA	(C)
DEED DIMENSION	(d)
SCALED DIMENSION	(s)
DEED LOT NUMBER	5
BLOCK NUMBER	2
DEED BLOCK NUMBER	3
PROPERTY CONNECTION SYMBOL	
ADJACENT SECTION MAP	25

SCALE : 1"= 200'
200' 0 200'
GRAPHIC SCALE
FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 86
TOWN OF SALINA

ONONDAGA COUNTY, NY

ATTACHMENT E

Conceptual Development Plan


Buckley Road
Approx. units
Approx parking in the building
= outside parking
North
South
Sewer Easement
Linear Park
Sport Field
Pavilion
Sport Court Yard
Common
Ramp
Ramp up
One way
Terrace
Turnaround
Wetlands
Walking Trail
Pond
Billboard
3A 28/28
3B Common 22/44
2 24/24
1 Common 14/14
4A 0/20
4B 20/32
4C 12/12
5 28/28
6 Common 0/0
7 12/0
8
New 1 18/20
New 2 18/20
140x80'
Garage 0/22
LaBella
Schematic Site Plan
6/9/2020
1"=40'-0"