FORMER ELMONT WELDING

NASSAU COUNTY

HEMPSTEAD, NEW YORK

SITE MANAGEMENT PLAN

NYSDEC Site Number: E130150

Prepared for:

Town of Hempstead

Prepared by:

New York State Department of Environmental Conservation

625 Broadway, Albany, NY 12233-7015

Revisions to Final Approved Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date

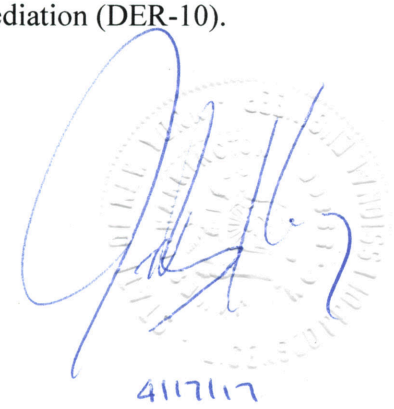
APRIL 2017

CERTIFICATION STATEMENT

I James B Harenberg certify that I am currently a Qualified Environmental Professional as in defined in 6 NYCRR Part 375 and that this Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

_____ QEP

4/17/17 DATE



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NASSAU COUNTY

HEMPSTEAD, NEW YORK

SITE MANAGEMENT PLAN

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List of Acronyms

ASP	Analytical Services Protocol
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CAMP	Community Air Monitoring Plan
C/D	Construction and Demolition
CFR	Code of Federal Regulation
CLP	Contract Laboratory Program
COC	Certificate of Completion
CP	Commissioner Policy
DER	Division of Environmental Remediation
EC	Engineering Control
ECL	Environmental Conservation Law
ELAP	Environmental Laboratory Approval Program
ERP	Environmental Restoration Program
EWP	Excavation Work Plan
HASP	Health and Safety Plan
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYCRR	New York Codes, Rules and Regulations
OSHA	Occupational Safety and Health Administration
OU	Operable Unit
PID	Photoionization Detector
PRR	Periodic Review Report
QA/QC	Quality Assurance/Quality Control
QAPP	Quality Assurance Project Plan
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RP	Remedial Party
SCG	Standards, Criteria and Guidelines
SCO	Soil Cleanup Objective
SMP	Site Management Plan
SOP	Standard Operating Procedures
SPDES	State Pollutant Discharge Elimination System
TAL	Target Analyte List
TCL	Target Compound List
TCLP	Toxicity Characteristic Leachate Procedure
USEPA	United States Environmental Protection Agency

ES EXECUTIVE SUMMARY

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance and reporting activities required by this Site Management Plan:

Site Identification: Site No. E130150, Former Elmont Welding

Institutional Controls:	1. The property may be used for restricted residential use;	
	2. Environmental Easement	
	3. All ECs must be inspected at a frequency and in a manner defined in the SMP.	
Engineering Controls:	1. Cover system	
Inspections:		Frequency
1. Cover Inspection		Annually
Reporting:		
1. Periodic Review Report		5 years

Further descriptions of the above requirements are provided in detail in the latter sections of this Site Management Plan.

1.0 INTRODUCTION

1.1 General

This Site Management Plan (SMP) is a required element of the remedial program for the Former Elmont Welding Site located in Hempstead, New York (hereinafter referred to as the "Site"). See Figure 1. The Site is currently in the New York State (NYS) Environmental Restoration Program (ERP), Site No. E130150 which is administered by New York State Department of Environmental Conservation (NYSDEC).

The Town of Hempstead entered into a New York Works II Environmental Restoration Project Agreement Index No. NYWII-E130150-12-14 on 2-24-2015 with the NYSDEC to remediate the site. A figure showing the site location and boundaries of this site is provided in Figure 2. The boundaries of the site are more fully described in the metes and bounds site description that is part of the Environmental Easement provided in Appendix C.

After completion of the remedial work, some contamination was left at this site, which is hereafter referred to as "remaining contamination". Institutional and Engineering Controls (ICs and ECs) have been incorporated into the site remedy to control exposure to remaining contamination to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Nassau County Clerk, requires compliance with this SMP and all ECs and ICs placed on the site.

This SMP was prepared to manage remaining contamination at the site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Environmental Easement and the grantor's successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

It is important to note that:

- This SMP details the site-specific implementation procedures that are required by the Environmental Easement. Failure to properly implement the SMP is a violation of the Environmental Easement, which is grounds for revocation of the Certificate of Completion (COC);
- Failure to comply with this SMP is also a violation of Environmental Conservation Law, 6NYCRR Part 375 and the New York Works II Environmental Restoration Project Agreement (Index #NYWII-E130150-12-14; Site E130150) for the site, and thereby subject to applicable penalties.

All reports associated with the site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for persons involved with the site is provided in Appendix A of this SMP.

This SMP was prepared by New York State Department of Environmental Conservation on behalf of the Town of Hempstead, in accordance with the requirements of the NYSDEC's DER-10 ("Technical Guidance for Site Investigation and Remediation"), dated May 2010 and the guidelines provided by the NYSDEC. This SMP addresses the means for implementing the ICs and ECs that are required by the Environmental Easement for the site.

1.2 Revisions

Revisions to this plan will be proposed in writing to the NYSDEC's project manager. Revisions will be necessary upon, but not limited to, the following occurring: a change in media monitoring requirements, post-remedial removal of contaminated soil, or other significant change to the site conditions. In accordance with the Environmental Easement for the site, the NYSDEC will provide a notice of any approved changes to the SMP, and append these notices to the SMP that is retained in its files.

1.3 Notifications

Notifications will be submitted by the property owner to the NYSDEC, as needed, in accordance with NYSDEC's DER – 10 for the following reasons:

- 60-day advance notice of any proposed changes in site use that are required under the terms of the New York Works II Environmental Restoration Project Agreement, 6NYCRR Part 375, and/or Environmental Conservation Law.
- 7-day advance notice of any field activity associated with the remedial program.
- 15-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan.
- Notice within 48-hours of any damage or defect to the EC that reduces or has the potential to reduce the effectiveness of an EC, and likewise, any action to be taken to mitigate the damage or defect.
- Verbal notice by noon of the following day of any emergency, such as a fire; flood; or earthquake that reduces or has the potential to reduce the effectiveness of ECs in place at the site, with written confirmation within 7 days that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.
- Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action submitted to the NYSDEC within 45 days describing and documenting actions taken to restore the effectiveness of the ECs.

Any change in the ownership of the site or the responsibility for implementing this SMP will include the following notifications:

- At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser/Remedial Party has been provided with a copy of the New York Works II Environmental Restoration Project Agreement and all approved work plans and reports, including this SMP.
- Within 15 days after the transfer of all or part of the site, the new owner's name, contact representative, and contact information will be confirmed in writing to the NYSDEC.

Table 1 on the following page includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix A.

Table 1: Notifications*

Name	Contact Information
NYSDEC Project Manager	Brian Jankauskas Brian.jankauskas@dec.ny.gov 518-402-9620
NYSDEC Regional HW Engineer	Walter Parish Walter.parish@dec.ny.gov 631-444-0240
NYSDEC Site Control	Chief, Site Control Section New York State Department of Environmental Conservation Division of Environmental Remediation, 625 Broadway Albany NY 12233-7020

* Note: Notifications are subject to change and will be updated as necessary.

2.0 SUMMARY OF PREVIOUS INVESTIGATIONS AND REMEDIAL ACTIONS

2.1 Site Location and Description

The site is located in Hempstead, Nassau County, New York and is identified as Section 32 Block 365 and Lots 57 through 61, 199, and 200 on the Nassau County Tax Map. The site is an approximately 0.350-acre area and is bounded by a residence to the north, Hempstead Turnpike to the south, a residence and Marguerite/Makofske Avenue to the east, and Louis Avenue to the west (see Figure 2 – Site Layout Map). The boundaries of the site are more fully described in Appendix C –Environmental Easement. The owner(s) of the site parcel(s) at the time of issuance of this SMP is:

Town of Hempstead

2.2 Physical Setting

2.2.1 Land Use

The Site consists of the following: a vacant lot. The Site is zoned commercial and is currently vacant.

The properties adjoining the Site and in the neighborhood surrounding the Site primarily include residential properties. The properties immediately south of the Site include commercial properties; the properties immediately north of the Site include, residential properties; the properties immediately east of the Site include residential properties; and the properties to the west of the Site include residential properties.

2.2.2 Geology & Hydrogeology

The soil consists mainly of sand. The depth to groundwater is 30 to 40 feet below ground surface dependent upon the site topography. Groundwater flow direction is towards the south.

A groundwater contour map is shown in Figure 3. Groundwater elevation data is provided in Table 2.

2.3 Investigation and Remedial History

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site. Full titles for each of the reports referenced below are provided in Section 7.0 - References.

The Former Elmont Welding property was originally used as an automobile garage as early as 1925. Past use of the building included an auto repair shop in the 1950s and 1960s. From the 1970s to 2006, the site was used as a welding shop, and the adjacent lot was used as a parking area for construction equipment. The site is currently inactive and vacant.

A Phase I Environmental Site Assessment was performed in 2000. A limited soil investigation was performed in 2002. The Department conducted a preliminary investigation of the property with the USEPA Targeted Site Assessment grant funding in 2006. The Site Investigation Report found that contamination above SCGs was only located in the soil. Based on the results of the investigation a Record of Decision was finalized on March 20, 2014. The Town of Hempstead applied to the Department's Environmental Restoration Program (ERP) for remedial program funding. The ERP agreement was finalized in February 2015. A Sampling and Analysis Plan for the pre-design investigation was completed in March 2015 and conducted in the summer of 2015. The Remedial Design Work Plan which documented the results of the pre-design investigation was completed in November 2015. Excavation and backfill activities were

conducted from February 25 to April 29, 2016. The Construction Completion Report was finalized in June 2016.

2.4 Remedial Action Objectives

The Remedial Action Objectives (RAOs) for the Site as listed in the Record of Decision dated March 20, 2014 are as follows:

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

2.5 Remaining Contamination

Based upon investigations conducted to date, the primary contaminants of concern include polycyclic aromatic hydrocarbons (PAHs) a class of semi-volatile organic compounds (SVOCs), and the metals, cadmium and lead.

No pattern was observed with respect to metals and SVOC concentrations in the soil based on the location within the grid developed as part of the pre-design. Exceedances of SVOCs and metals were detected within each depth interval, but the majority of the contamination was detected below the surface soils (0-2 inches bgs). The top two feet of soil was removed from most of the site and a demarcation layer was laid in each grid to denote the depth to which soil was removed. Then a layer of backfill, then topsoil, at various depths dependent upon the Remedial Design Work Plan were placed in each grid.

Table 3 summarize the results of all soil samples collected that exceed the Unrestricted Use SCOs and the Restricted Residential Use SCOs at the site after completion of the remedial action.

No site-related contaminants were found in the groundwater.

There are no surface waters or sediments on-site.

3 INSTITUTIONAL AND ENGINEERING CONTROL PLAN

3.1 General

Since remaining contamination exists at the site, Institutional Controls (ICs) and Engineering Controls (ECs) are required to protect human health and the environment. This IC/EC Plan describes the procedures for the implementation and management of all IC/ECs at the site. The IC/EC Plan is one component of the SMP and is subject to revision by the NYSDEC.

This plan provides:

- A description of all IC/ECs on the site;
- The basic implementation and intended role of each IC/EC;
- A description of the key components of the ICs set forth in the Environmental Easement;
- A description of the controls to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of IC/ECs, such as the implementation of the Excavation Work Plan (EWP) (as provided in Appendix B) for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the site; and
- Any other provisions necessary to identify or establish methods for implementing the IC/ECs required by the site remedy, as determined by the NYSDEC.

3.2 Institutional Controls

A series of ICs is required by the ROD to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to restricted residential uses only. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued

without an amendment to or extinguishment of the Environmental Easement. The IC boundaries are shown on Figure 4. These ICs are:

- The property may be used for: restricted residential use;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP.
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.
- Vegetable gardens and farming on the site are prohibited;

3.3 Engineering Controls

3.3.1 Cover

Exposure to remaining contamination at the site is prevented by a cover system placed over the site. This cover system is comprised of a minimum of 24 inches of clean soil to the limits of the entire site underlain by a demarcation layer of orange snow fence. The Excavation Work Plan (EWP) provided in Appendix B outlines the procedures required to be implemented in the event the cover system is breached, penetrated or temporarily removed, and any underlying remaining contamination is disturbed. Procedures for the inspection of this cover are provided in the Monitoring Plan included in Section 4.0 of this SMP. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) and associated Community Air Monitoring Plan (CAMP) prepared for the site and provided in Appendix D.

3.3.2 Criteria for Completion of Remediation/Termination of Remedial Systems

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC DER-10.

3.3.2.1 - Cover

The cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in accordance with this SMP in perpetuity. This cover system may consist of two-foot of soil, an asphalt cap for driveway or parking, or placement of a concrete slab for sidewalk or foundation.

4 MONITORING PLAN

4.1 General

This Monitoring Plan describes the measures for evaluating the overall performance and effectiveness of the remedy. This Monitoring Plan may only be revised with the approval of the NYSDEC.

This Monitoring Plan describes the methods to be used for:

- Assessing compliance with applicable NYSDEC standards, criteria and guidance (SCGs), particularly Part 375 SCOs for soil; and
- Evaluating site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment;

To adequately address these issues, this Monitoring Plan provides information on:

- Annual inspection and periodic certification.

Reporting requirements are provided in Section 6.0 of this SMP.

4.2 Site – wide Inspection

Site-wide inspections will be performed at a minimum of once per year. Modification to the frequency or duration of the inspections will require approval from the NYSDEC. Site-wide inspections will also be performed after all severe weather conditions that may affect ECs or monitoring devices. During these inspections, an inspection form will be completed as provided in Appendix E – Site Management Forms. The form will compile sufficient information to assess the following:

- Compliance with all ICs, including site usage;

- An evaluation of the condition and continued effectiveness of ECs;
- General site conditions at the time of the inspection;
- The site management activities being conducted including, where appropriate, a health and safety inspection; and
- Confirm that site records are up to date.

Inspections of all remedial components installed at the site will be conducted. A comprehensive site-wide inspection will be conducted and documented according to the SMP schedule, regardless of the frequency of the Periodic Review Report. The inspections will determine and document the following:

- Whether ECs continue to perform as designed;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement;
- Achievement of remedial performance criteria; and
- If site records are complete and up to date; and

Reporting requirements are outlined in Section 6.0 of this plan.

Inspections will also be performed in the event of an emergency. If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs that reduces or has the potential to reduce the effectiveness of ECs in place at the site, verbal notice to the NYSDEC must be given by noon of the following day. In addition, an inspection of the site will be conducted within 5 days of the event to verify the effectiveness of the IC/ECs implemented at the site by a qualified environmental professional, as determined by the NYSDEC. Written confirmation must be provided to the NYSDEC within 7 days of the event that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

5 OPERATION AND MAINTENANCE PLAN

5.1 General

The site remedy does not rely on any mechanical systems, such as groundwater treatment systems, sub-slab depressurization systems or air sparge/soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components is not included in this SMP.

6.0. REPORTING REQUIREMENTS

6.1 Site Management Reports

All site management inspection, maintenance and monitoring events will be recorded on the appropriate site management forms provided in Appendix E. These forms are subject to NYSDEC revision.

All applicable inspection forms and other records, including media sampling data and system maintenance reports, generated for the site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of Table 4 and summarized in the Periodic Review Report.

Table 4: Schedule of Interim Monitoring/Inspection Reports

Task/Report	Reporting Frequency*
Inspection Report	Annually
Periodic Review Report	5 year, or as otherwise determined by the Department

* The frequency of events will be conducted as specified until otherwise approved by the NYSDEC.

All interim monitoring/inspections reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;
- Description of the activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems noted (included either on the checklist/form or on an attached sheet);
- Copies of all field forms completed (e.g. documentation, etc.);

- Any observations, conclusions, or recommendations; and

Data will be reported in digital format as determined by the NYSDEC. Currently, data is to be supplied electronically.

6.2 Periodic Review Report

A Periodic Review Report (PRR) will be submitted to the Department beginning sixteen (16) months after the Certificate of Completion is issued. After submittal of the initial Periodic Review Report, the next PRR shall be submitted every 5 years to the Department or at another frequency as may be required by the Department. In the event that the site is subdivided into separate parcels with different ownership, a single Periodic Review Report will be prepared that addresses the site described in Appendix C - Environmental Easement. The report will be prepared in accordance with NYSDEC's DER-10 and submitted within 30 days of the end of each certification period. Media sampling results will also be incorporated into the Periodic Review Report. The report will include:

- Identification, assessment and certification of all ECs/ICs required by the remedy for the site.
- Results of the required annual site inspections and severe condition inspections, if applicable.
- All applicable site management forms and other records generated for the site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.
- A summary report presenting information generated during the reporting period, identification of any changes to site conditions that were and were not approved by NYSDEC and present any comments and conclusions.
- A site evaluation, which includes the following:
  - The compliance of the remedy with the requirements of the site-specific ROD;

- Recommendations regarding any necessary changes to the remedy; and
- The overall performance and effectiveness of the remedy.

7.2.1 Certification of Institutional and Engineering Controls

Following the last inspection of the reporting period, a qualified environmental professional will prepare, and include in the Periodic Review Report, the following certification as per the requirements of NYSDEC DER-10:

"For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

- *The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- *The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;*
- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- *Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;*
- *Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;*
- *If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- *Use of the site is compliant with the environmental easement;*
- *The engineering control systems are performing as designed and are effective;*
- *To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program and generally accepted engineering practices; and*

- *The information presented in this report is accurate and complete.*

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, [name], of [business address], am certifying as [Owner/Remedial Party or Owner's/Remedial Party's Designated Site Representative]

The signed certification will be included in the Periodic Review Report.

The Periodic Review Report will be submitted, in electronic format, to the NYSDEC Central Office, Regional Office in which the site is located and the NYSDOH Bureau of Environmental Exposure Investigation. The Periodic Review Report may need to be submitted in hard-copy format, as requested by the NYSDEC project manager.

7.3 Corrective Measures Work Plan

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control, a Corrective Measures Work Plan will be submitted to the NYSDEC for approval. This plan will explain the failure and provide the details and schedule for performing work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the Corrective Measures Work Plan until it has been approved by the NYSDEC.

7.0 REFERENCES

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

NYSDEC DER-10 – "Technical Guidance for Site Investigation and Remediation".

NYSDEC, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. June 1998 (April 2000 addendum).

Environmental Resources Management, "Site Investigation Report for Former Elmont Welding Site", November 2006.

NYSDEC, Sampling and Analysis Plan for Elmont Welding, March 2015.

NYSDEC, Remedial Design Work Plan for Elmont Welding, November 2015.

Environmental Assessment & Remediation, Construction Completion Report, June 2016.

Table 2
Summary of Groundwater Level/Elevation Data
Former Elmont Welding Site
546 Hempstead Turnpike, Elmont, New York
NYSDEC Site No: 1-30-150

Peizometer Designation	TOC Elevation (arbitrary ft)	Depth To Top of Screen (ft)	Depth To Bottom of Screen (ft)	Screen Length (ft)	Total Well Depth (ft)	Measured Total Well Depth (ft)	Well Material	Well Diameter in Feet	X Coordinate (Easting) (NAD 83)	Y Coordinate (Northing) (NAD 83)	DTGW (09/08/06) (arbitrary ft)	Groundwater Elevation (arbitrary ft)
TP-01	95.69	30	40	10	40	40	PVC	0.33	1065430.5	197553.6	19.67	76.02
TP-02	99.54	30	40	10	40	40	PVC	0.33	1065365.2	197439.7	23.61	75.93
TP-03	103.60	40	50	10	50	50	PVC	0.33	1065429.3	197439.5	27.72	75.88

Notes:
TOC - top of casing.
DTGW - depth to ground water.

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells A1 through A5
TestAmerica, Inc.
Methods: SW8270D, SW6010C

	Location	A1	A1	A2	A3	A3	A4	A5	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
	Date Collected	2/26/2016	3/24/2016	2/26/2016	4/13/2016	4/18/2016	4/8/2016	4/8/2016		
	Time Collected	11:45 AM	10:00 AM	11:50 AM	12:10 PM	9:40 AM	2:05 PM	2:00 PM		
Semi-Volatile Organic Compounds (ug/Kg)	1,1-Biphenyl	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	1,2,4,5-Tetrachlorobenzene	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	2,3,4,6-Tetrachlorophenol	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	2,4,5-Trichlorophenol	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	2,4,6-Trichlorophenol	<140	<160	<140	<150	<140	<140	<150	n/a	n/a
	2,4-Dichlorophenol	<140	<160	<140	<150	<140	<140	<150	n/a	n/a
	2,4-Dimethylphenol	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	2,4-Dinitrophenol	<280	<330	<290	<290	<280	<290	<300	n/a	n/a
	2,4-Dinitrotoluene	<71	<83	<72	<74	<71	<73	<75	n/a	n/a
	2,6-Dinitrotoluene	<71	<83	<72	<74	<71	<73	<75	n/a	n/a
	2-Chloronaphthalene	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	2-Chlorophenol	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	2-Methyl-4,6-dinitrophenol	<280	<330	<290	<290	<280	<290	<300	n/a	n/a
	2-Methylnaphthalene	<350	<410	**9.10 J**	**26 J**	**22 J**	**54 J**	**69 J**	n/a	n/a
	2-Nitroaniline	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	2-Nitrophenol	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	3,3-Dichlorobenzidine	<140	<160	<140	<150	<140	<140	<150	n/a	n/a
	3-Nitroaniline	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	4-Bromophenyl-phenylether	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	4-Chloro-3-methylphenol	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	4-Chloroaniline	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	4-Chlorophenyl-phenylether	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	4-Nitroaniline	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	4-Nitrophenol	<710	<830	<720	<740	<710	<730	<750	n/a	n/a
	Acenaphthene	<350	**14 J**	<350	**67 J**	**62 J**	<360	<370	**100,000**	**20,000**
	Acenaphthylene	<350	**15 J**	<350	**37 J**	**41 J**	<360	<370	**100,000**	**100,000**
	Acetophenone	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	Anthracene	<350	**62 J**	<350	**200 J**	**250 J**	<360	<370	**100,000**	**100,000**
	Atrazine	<140	<160	<140	<150	<140	<140	<150	n/a	n/a
	Benzaldehyde	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	Benzo(a)anthracene	**110**	**230**	**74**	**680**	**740**	**53**	**38**	**1,000**	**1,000**
	Benzo(a)pyrene	**120**	**220**	**73**	**700**	**710**	**45**	**32 J**	**1,000**	**1,000**
	Benzo(b)fluoranthene	**170**	**280**	**110**	**900**	**920**	**81**	**48**	**1,000**	**1,000**
	Benzo(g,h,i)perylene	**100 J**	**240 J**	**70 J**	**810**	**530**	**23 J**	<370	**100,000**	**100,000**
	Benzo(k)fluoranthene	**65**	**96**	**40**	**330**	**370**	**30 J**	<37	**3,900**	**800**
	bis(2-Chloroethoxy)methane	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	bis(2-Chloroethyl)ether	<35	<41	<35	<37	<35	<36	<37	n/a	n/a
	bis(2-Chloroisopropyl)ether	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	bis(2-Ethylhexyl)phthalate	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	Butylbenzylphthalate	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	Caprolactam	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	Carbazole	<350	**30 J**	<350	**86 J**	**88 J**	<360	<370	n/a	n/a
	Chrysene	**130 J**	**260 J**	**81 J**	**750**	**760**	**60 J**	**39 J**	**3,900**	**1,000**
	Dibenzo(a,h)anthracene	**21 J**	**41**	**24 J**	**190**	**130**	<36	<37	**330**	**330**
	Dibenzofuran	<350	<410	<350	**48 J**	**72 J**	<360	**15 J**	**59,000**	**7,000**
	Diethylphthalate	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	Dimethylphthalate	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	Di-n-butylphthalate	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	Di-n-octylphthalate	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	Fluoranthene	**150 J**	**440**	**100 J**	**1,400**	**1,700**	**81 J**	**61 J**	**100,000**	**100,000**
	Fluorene	<350	**24 J**	<350	**65 J**	**130 J**	<360	**10 J**	**100,000**	**30,000**
	Hexachlorobenzene	<35	<41	<35	<37	<35	<36	<37	**1,200**	**330**
	Hexachlorobutadiene	<71	<83	<72	<74	<71	<73	<75	n/a	n/a
	Hexachlorocyclopentadiene	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	Hexachloroethane	<35	<41	<35	<37	<35	<36	<37	n/a	n/a

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells A1 through A5
TestAmerica, Inc.
Methods: SW8270D, SW6010C

	Location	A1	A1	A2	A3	A3	A4	A5	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
	Date Collected	2/26/2016	3/24/2016	2/26/2016	4/13/2016	4/18/2016	4/8/2016	4/8/2016		
	Time Collected	11:45 AM	10:00 AM	11:50 AM	12:10 PM	9:40 AM	2:05 PM	2:00 PM		
	Indeno(1,2,3-cd)pyrene	130	230	81	930	640	24 J	<37	500	500
	Isophorone	<140	<160	<140	62 J	<140	<140	<150	n/a	n/a
	Naphthalene	<350	<410	<350	54 J	29 J	94 J	85 J	100,000	12,000
	Nitrobenzene	<35	<41	<35	<37	<35	<36	<37	n/a	n/a
	N-Nitrosodi-N-Propylamine	<35	<41	<35	<37	<35	<36	<37	n/a	n/a
	N-Nitrosodiphenylamine	<350	<410	<350	<370	<350	<360	<370	n/a	n/a
	o-cresol	<350	<410	<350	<370	<350	<360	<370	100,000	330
	p-cresol	<350	<410	<350	10 J	<350	<360	<370	100,000	330
	Pentachlorophenol	<280	<330	<290	<290	<280	<290	<300	6,700	800
	Phenanthrene	47 J	310 J	32 J	1,100	1,300	17 J	40 J	100,000	100,000
	Phenol (total)	<350	<410	<350	<370	<350	<360	<370	100,000	330
	Pyrene	150 J	370 J	99 J	1,200	1,500	83 J	61 J	100,000	100,000
Metals (mg/Kg)	Aluminum	3,610	5,830	4,240	5,750	5,010	11,200	11,600	n/a	n/a
	Antimony	<3.2	<4.7	<3.5	1.80 J	<3.8	<3.5	<3.6	n/a	n/a
	Arsenic	1.20 J	2 J	1.50 J	2.50 J	4	10.5	6.4	16	13
	Barium	104	81.1	24.20 J	213	57.6	45.7	377	400	350
	Beryllium	<0.32	<0.47	<0.35	<0.44	0.33 J	0.44	0.45	72	7.2
	Cadmium	<0.63	<0.94	<0.71	<0.88	<0.76	<0.7	<0.72	4.3	2.5
	Calcium	407 J	837 J	747 J	1,430	967	1,310	1,750	n/a	n/a
	Chromium (total)	6.1	8.9	7.3	12.5	8.3	15.7	18.7	n/a	n/a
	Cobalt	2.30 J	2.80 J	3.20 J	3.60 J	3.80 J	4.80 J	4.70 J	n/a	n/a
	Copper	5.9	8.5	8.1	94.7	137	14.5	178	270	50
	Iron	6,490	11,500	8,430	12,700	9,930	15,200	14,900	n/a	n/a
	Lead	913	194	18.1	856	523	57.2	2,140	400	63
	Magnesium	552 J	766 J	709 J	905 J	739 J	1,490	1,620	n/a	n/a
	Manganese	162	295	278	161	320	246	212	2,000	1,600
	Nickel	8.6	11.2	13.5	13.9	12.3	10.7	12.1	310	30
	Potassium	195 J	233 J	181 J	264 J	212 J	444 J	356 J	n/a	n/a
	Selenium	<3.2	<4.7	<3.5	<4.4	<3.8	<3.5	<3.6	180	3.9
	Silver	<1.6	<2.4	<1.8	<2.2	<1.9	<1.7	<1.8	180	2
	Sodium	<792	<1180	<885	<1100	<955	<873	<894	n/a	n/a
	Thallium	<3.2	<4.7	<3.5	<4.4	<3.8	<3.5	<3.6	n/a	n/a
	Vanadium	6.70 J	9.70 J	7.50 J	15.1	11.5	26.3	21.8	n/a	n/a
	Zinc	44.5	96.4	25.6	380	203	38	135	10,000	109

	Sample Elevation	47.79	47.1	47.6	47.86	47.85	50.45	52.34
	Total Cover (ft)	1.91	2.56	2.45	2.98	2.76	1.56	1.39

Notes:
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Unrestricted Use.
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Restricted Residential Use.
J - Indicates an estimated value below laboratory reporting limits.
n/a - Not applicable. No established value.

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - A5 (North & South at 6 & 12 inches below excavation base)
TestAmerica, Inc.
Methods: SW6010C

Location	A5_N_12	A5_N_6	A5_S_12	A5_S_6	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
Date Collected	4/12/2016	4/12/2016	4/12/2016	4/12/2016		
Time Collected	1:50 PM	2:00 PM	1:30 PM	1:40 PM		
Aluminum	9,700	10,100	10,800	9,540	n/a	n/a
Antimony	<4.3	<4.4	<4.3	<4.2	n/a	n/a
Arsenic	4	6.1	5.4	3.4	16	13
Barium	35.80 J	52.7	49	58.1	400	350
Beryllium	0.36 J	0.37 J	0.38 J	0.37 J	72	7.2
Cadmium	<0.85	0.58 J	<0.86	<0.84	4.3	2.5
Calcium	1030 J	1,160	1,230	966 J	n/a	n/a
Chromium (total)	18.9	15.2	15.8	14.8	n/a	n/a
Cobalt	6.40 J	4.80 J	6.10 J	4.90 J	n/a	n/a
Copper	13.7	15.4	14.2	10.3	270	50
Iron	16,400	14,800	15,200	13,400	n/a	n/a
Lead	14.1	24.9	117	58.1	400	63
Magnesium	1,520	1,420	1,630	1,480	n/a	n/a
Manganese	284	246	241	203	2,000	1,600
Nickel	16.3	12	12.3	13.9	310	30
Potassium	341 J	321 J	328 J	333 J	n/a	n/a
Selenium	1.50 J	<4.4	1.50 J	<4.2	180	3.9
Silver	<2.1	<2.2	<2.1	<2.1	180	2
Sodium	<1060	<1100	<1070	<1050	n/a	n/a
Thallium	<4.3	<4.4	<4.3	<4.2	n/a	n/a
Vanadium	17.7	18.6	19	16.8	n/a	n/a
Zinc	90.5	83.4	106	115	10,000	109

Sample Elevation	50.39	50.89	51.78	52.11
Total Cover (ft)	2.45	1.95	1.86	1.78

Notes:
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Unrestricted Use.
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Restricted Residential Use.
J - Indicates an estimated value below laboratory reporting limits.
n/a - Not applicable. No established value.

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells B1 through B4
TestAmerica, Inc.
Methods: SW8270D, SW6010C

	Location	B1	B2	B3	B4	B4	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
	Date Collected	2/26/2016	3/22/2016	3/30/2016	4/4/2016	4/8/2016		
	Time Collected	11:40 AM	1:05 PM	2:35 PM	1:15 PM	1:25 PM		
Semi-Volatile Organic Compounds (ug/Kg)	1,1-Biphenyl	<360	<1100	<350	<690	<350	n/a	n/a
	1,2,4,5-Tetrachlorobenzene	<360	<1100	<350	<690	<350	n/a	n/a
	2,3,4,6-Tetrachlorophenol	<360	<1100	<350	<690	<350	n/a	n/a
	2,4,5-Trichlorophenol	<360	<1100	<350	<690	<350	n/a	n/a
	2,4,6-Trichlorophenol	<150	<1100	<140	<280	<140	n/a	n/a
	2,4-Dichlorophenol	<150	<1100	<140	<280	<140	n/a	n/a
	2,4-Dimethylphenol	<360	<1100	<350	<690	<350	n/a	n/a
	2,4-Dinitrophenol	<290	<11000	<280	<560	<280	n/a	n/a
	2,4-Dinitrotoluene	<74	<1100	<71	<140	<71	n/a	n/a
	2,6-Dinitrotoluene	<74	<1100	<71	<140	<71	n/a	n/a
	2-Chloronaphthalene	<360	<1100	<350	<690	<350	n/a	n/a
	2-Chlorophenol	<360	<1100	<350	<690	<350	n/a	n/a
	2-Methyl-4,6-dinitrophenol	<290	<2100	<280	<560	<280	n/a	n/a
	2-Methylnaphthalene	<360	<1100	<350	**110 J**	**8.10 J**	n/a	n/a
	2-Nitroaniline	<360	<2100	<350	<690	<350	n/a	n/a
	2-Nitrophenol	<360	<1100	<350	<690	<350	n/a	n/a
	3,3-Dichlorobenzidine	<150	<2100	<140	<280	<140	n/a	n/a
	3-Nitroaniline	<360	<2100	<350	<690	<350	n/a	n/a
	4-Bromophenyl-phenylether	<360	<1100	<350	<690	<350	n/a	n/a
	4-Chloro-3-methylphenol	<360	<1100	<350	<690	<350	n/a	n/a
	4-Chloroaniline	<360	<1100	<350	<690	<350	n/a	n/a
	4-Chlorophenyl-phenylether	<360	<1100	<350	<690	<350	n/a	n/a
	4-Nitroaniline	<360	<2100	<350	<690	<350	n/a	n/a
	4-Nitrophenol	<740	<2100	<710	<1400	<710	n/a	n/a
	Acenaphthene	<360	<1100	**22 J**	**650 J**	<350	**100,000**	**20,000**
	Acenaphthylene	<360	<1100	**16 J**	**100 J**	<350	**100,000**	**100,000**
	Acetophenone	<360	<1100	<350	<690	<350	n/a	n/a
	Anthracene	<360	<1100	**55 J**	**1,600**	<350	**100,000**	**100,000**
	Atrazine	<150	<1100	<140	<280	<140	n/a	n/a
	Benzaldehyde	<360	<1100	<350	<690	<350	n/a	n/a
	Benzo(a)anthracene	<36	**110 J**	**240**	**3,700**	**100**	**1,000**	**1,000**
	Benzo(a)pyrene	**22 J**	<1100	**270**	**3,100**	**100**	**1,000**	**1,000**
	Benzo(b)fluoranthene	**31 J**	<1100	**330**	**3,600**	**130**	**1,000**	**1,000**
	Benzo(g,h,i)perylene	<360	**430 J**	**190 J**	**2,500**	**66 J**	**100,000**	**100,000**
	Benzo(k)fluoranthene	<36	<1100	**120**	**1,500**	**63**	**3,900**	**800**
	bis(2-Chloroethoxy)methane	<360	<1100	<350	<690	<350	n/a	n/a
	bis(2-Chloroethyl)ether	<36	<1100	<35	<69	<35	n/a	n/a
	bis(2-Chloroisopropyl)ether	<360	<1100	<350	<690	<350	n/a	n/a
	bis(2-Ethylhexyl)phthalate	<360	<1100	<350	<690	<350	n/a	n/a
	Butylbenzylphthalate	<360	<1100	<350	<690	<350	n/a	n/a
	Caprolactam	<360	<1100	<350	<690	<350	n/a	n/a
	Carbazole	<360	<1100	**35 J**	**320 J**	<350	n/a	n/a
	Chrysene	**25 J**	<1100	**280 J**	**3,600**	**110 J**	**3,900**	**1,000**
	Dibenzo(a,h)anthracene	<36	<1100	**55**	**510**	<35	**330**	**330**

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells B1 through B4
TestAmerica, Inc.
Methods: SW8270D, SW6010C

	Location	B1	B2	B3	B4	B4	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
	Date Collected	2/26/2016	3/22/2016	3/30/2016	4/4/2016	4/8/2016		
	Time Collected	11:40 AM	1:05 PM	2:35 PM	1:15 PM	1:25 PM		
	Dibenzofuran	<360	<1100	12 J	290 J	<350	59,000	7,000
	Diethylphthalate	<360	<1100	<350	<690	<350	n/a	n/a
	Dimethylphthalate	<360	<1100	<350	<690	<350	n/a	n/a
	Di-n-butylphthalate	<360	<1100	<350	<690	<350	n/a	n/a
	Di-n-octylphthalate	<360	<1100	<350	<690	<350	n/a	n/a
	Fluoranthene	29 J	160 J	500	7,700	160 J	100,000	100,000
	Fluorene	<360	<1100	19 J	620 J	<350	100,000	30,000
	Hexachlorobenzene	<36	<1100	<35	<69	<35	1,200	330
	Hexachlorobutadiene	<74	<1100	<71	<140	<71	n/a	n/a
	Hexachlorocyclopentadiene	<360	<1100	<350	<690	<350	n/a	n/a
	Hexachloroethane	<36	<1100	<35	<69	<35	n/a	n/a
	Indeno(1,2,3-cd)pyrene	<36	450 J	270	2,600	82	500	500
	Isophorone	<150	<1100	<140	110 J	<140	n/a	n/a
	Naphthalene	<360	<1100	<350	140 J	16 J	100,000	12,000
	Nitrobenzene	<36	<1100	<35	<69	<35	n/a	n/a
	N-Nitrosodi-N-Propylamine	<36	<1100	<35	<69	<35	n/a	n/a
	N-Nitrosodiphenylamine	<360	<1100	<350	<690	<350	n/a	n/a
	o-cresol	<360	<1100	<350	<690	<350	100,000	330
	p-cresol	<360	<2100	<350	<690	<350	100,000	330
	Pentachlorophenol	<290	<2100	<280	<560	<280	6,700	800
	Phenanthrene	9.70 J	<1100	300 J	7,000	60 J	100,000	100,000
	Phenol (total)	<360	<1100	<350	<690	<350	100,000	330
	Pyrene	31 J	<1100	380	6,700	180 J	100,000	100,000
Metals (mg/Kg)	Aluminum	8,260	4,890	3,480	4,650	5,920	n/a	n/a
	Antimony	<3.3	<3.6	<4.2	<3.9	<4.1	n/a	n/a
	Arsenic	2.30 J	<2.7	2.10 J	3.4	8.7	16	13
	Barium	52.8	29.80 J	430	109	26.40 J	400	350
	Beryllium	0.37	<0.36	<0.42	<0.39	<0.41	72	7.2
	Cadmium	<0.66	<0.72	<0.84	<0.78	<0.81	4.3	2.5
	Calcium	1,410	1,300	547 J	2,940	506 J	n/a	n/a
	Chromium (total)	9.7	6.4	6.3	10.1	9.8	n/a	n/a
	Cobalt	2.90 J	4 J	2.30 J	2.90 J	3 J	n/a	n/a
	Copper	10.1	5.5	19.8	22.5	11.6	270	50
	Iron	10,800	7,280	6,930	9,250	10,500	n/a	n/a
	Lead	49.3	30.1	2,120	312	19.4	400	63
	Magnesium	908	619 J	577 J	2,050	858 J	n/a	n/a
	Manganese	375	282	183	195	174	2,000	1,600
	Nickel	10.1	10.7	8.20 J	10.1	7.60 J	310	30
	Potassium	370 J	197 J	165 J	234 J	255 J	n/a	n/a
	Selenium	<3.3	<3.6	<4.2	<3.9	<4.1	180	3.9
	Silver	<1.7	<1.8	<2.1	<1.9	<2	180	2
	Sodium	<827	<902	<1050	<970	<1020	n/a	n/a
	Thallium	<3.3	<3.6	<4.2	<3.9	<4.1	n/a	n/a
	Vanadium	12.8	7 J	6.90 J	11.4	12.3	n/a	n/a

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells B1 through B4
TestAmerica, Inc.
Methods: SW8270D, SW6010C

Location	B1	B2	B3	B4	B4	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
Date Collected	2/26/2016	3/22/2016	3/30/2016	4/4/2016	4/8/2016		
Time Collected	11:40 AM	1:05 PM	2:35 PM	1:15 PM	1:25 PM		
Zinc	46	31.1	142	82.7	29.4	10,000	109
Sample Elevation	48.32	49.63	49.00	52.52	51.84		
Total Cover (ft)	2.73	2.07	3.41	1.67	2.17		

Notes:
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Unrestricted Use.
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Restricted Residential Use.
J - Indicates an estimated value below laboratory reporting limits.
n/a - Not applicable. No established value.

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells C1 through C5
TestAmerica, Inc.
Methods: SW8270D, SW6010C

	Location	C1	C2	C3	C4	C5	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
	Date Collected	2/29/2016	3/22/2016	3/18/2016	3/18/2016	4/4/2016		
	Time Collected	1:55 PM	1:00 PM	12:15 PM	12:20 PM	1:10 PM		
Semi-Volatile Organic Compounds (ug/Kg)	1,1-Biphenyl	<380	<3700	<3500	<3900	<350	n/a	n/a
	1,2,4,5-Tetrachlorobenzene	<380	<3700	<3500	<3900	<350	n/a	n/a
	2,3,4,6-Tetrachlorophenol	<380	<3700	<3500	<3900	<350	n/a	n/a
	2,4,5-Trichlorophenol	<380	<3700	<3500	<3900	<350	n/a	n/a
	2,4,6-Trichlorophenol	<150	<3700	<3500	<3900	<140	n/a	n/a
	2,4-Dichlorophenol	<150	<3700	<3500	<3900	<140	n/a	n/a
	2,4-Dimethylphenol	<380	<3700	<3500	<3900	<350	n/a	n/a
	2,4-Dinitrophenol	<300	<36000	<35000	<38000	<280	n/a	n/a
	2,4-Dinitrotoluene	<76	<3700	<3500	<3900	<70	n/a	n/a
	2,6-Dinitrotoluene	<76	<3700	<3500	<3900	<70	n/a	n/a
	2-Chloronaphthalene	<380	<3700	<3500	<3900	<350	n/a	n/a
	2-Chlorophenol	<380	<3700	<3500	<3900	<350	n/a	n/a
	2-Methyl-4,6-dinitrophenol	<300	<7100	<6900	<7600	<280	n/a	n/a
	2-Methylnaphthalene	50 J	<3700	<3500	<3900	<350	n/a	n/a
	2-Nitroaniline	<380	<7100	<6900	<7600	<350	n/a	n/a
	2-Nitrophenol	<380	<3700	<3500	<3900	<350	n/a	n/a
	3,3-Dichlorobenzidine	<150	<7100	<6900	<7600	<140	n/a	n/a
	3-Nitroaniline	<380	<7100	<6900	<7600	<350	n/a	n/a
	4-Bromophenyl-phenylether	<380	<3700	<3500	<3900	<350	n/a	n/a
	4-Chloro-3-methylphenol	<380	<3700	<3500	<3900	<350	n/a	n/a
	4-Chloroaniline	<380	<3700	<3500	<3900	<350	n/a	n/a
	4-Chlorophenyl-phenylether	<380	<3700	<3500	<3900	<350	n/a	n/a
	4-Nitroaniline	<380	<7100	<6900	<7600	<350	n/a	n/a
	4-Nitrophenol	<760	<7100	<6900	<7600	<700	n/a	n/a
	Acenaphthene	410	<3700	<3500	<3900	<350	100,000	20,000
	Acenaphthylene	230 J	<3700	<3500	<3900	<350	100,000	100,000
	Acetophenone	9.50 J	<3700	<3500	<3900	<350	n/a	n/a
	Anthracene	1,200	<3700	<3500	<3900	<350	100,000	100,000
	Atrazine	<150	<3700	<3500	<3900	<140	n/a	n/a
	Benzaldehyde	<380	<3700	<3500	<3900	<350	n/a	n/a
	Benzo(a)anthracene	3,800	610 J	1500 J	1200 J	<35	1,000	1,000
	Benzo(a)pyrene	4,000	540 J	1300 J	1000 J	26 J	1,000	1,000
	Benzo(b)fluoranthene	4,600	720 J	1700 J	1400 J	29 J	1,000	1,000
	Benzo(g,h,i)perylene	2,500	1600 J	2100 J	2100 J	21 J	100,000	100,000
	Benzo(k)fluoranthene	1,800	<3700	610 J	680 J	16 J	3,900	800
	bis(2-Chloroethoxy)methane	<380	<3700	<3500	<3900	<350	n/a	n/a
	bis(2-Chloroethyl)ether	<38	<3700	<3500	<3900	<35	n/a	n/a
	bis(2-Chloroisopropyl)ether	<380	<3700	<3500	<3900	<350	n/a	n/a
	bis(2-Ethylhexyl)phthalate	310 J	<3700	<3500	<3900	<350	n/a	n/a
	Butylbenzylphthalate	<380	<3700	<3500	<3900	<350	n/a	n/a
	Caprolactam	<380	<3700	<3500	<3900	<350	n/a	n/a
	Carbazole	180 J	<3700	<3500	<3900	<350	n/a	n/a
	Chrysene	3,800	<3700	1700 J	1300 J	22 J	3,900	1,000
	Dibenzo(a,h)anthracene	680	<3700	1600 J	1700 J	<35	330	330

Table 3
Post Remediation Endpoint
Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells C1 through C5
TestAmerica, Inc.
Methods: SW8270D, SW6010C

	Location	C1	C2	C3	C4	C5	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
	Date Collected	2/29/2016	3/22/2016	3/18/2016	3/18/2016	4/4/2016		
	Time Collected	1:55 PM	1:00 PM	12:15 PM	12:20 PM	1:10 PM		
	Dibenzofuran	130 J	<3700	<3500	<3900	<350	59,000	7,000
	Diethylphthalate	<380	<3700	<3500	<3900	<350	n/a	n/a
	Dimethylphthalate	<380	<3700	<3500	<3900	<350	n/a	n/a
	Di-n-butylphthalate	<380	<3700	<3500	<3900	<350	n/a	n/a
	Di-n-octylphthalate	<380	<3700	<3500	<3900	<350	n/a	n/a
	Fluoranthene	7,000	1100 J	3200 J	2700 J	38 J	100,000	100,000
	Fluorene	360 J	<3700	<3500	<3900	<350	100,000	30,000
	Hexachlorobenzene	<38	<3700	<3500	<3900	<35	1,200	330
	Hexachlorobutadiene	<76	<3700	<3500	<3900	<70	n/a	n/a
	Hexachlorocyclopentadiene	<380	<3700	<3500	<3900	<350	n/a	n/a
	Hexachloroethane	<38	<3700	<3500	<3900	<35	n/a	n/a
	Indeno(1,2,3-cd)pyrene	2,800	1600 J	2000 J	2000 J	<35	500	500
	Isophorone	<150	<3700	<3500	<3900	42 J	n/a	n/a
	Naphthalene	82 J	<3700	<3500	<3900	<350	100,000	12,000
	Nitrobenzene	<38	<3700	<3500	<3900	<35	n/a	n/a
	N-Nitrosodi-N-Propylamine	<38	<3700	<3500	<3900	<35	n/a	n/a
	N-Nitrosodiphenylamine	<380	<3700	<3500	<3900	<350	n/a	n/a
	o-cresol	<380	<3700	<3500	<3900	<350	100,000	330
	p-cresol	<380	<7100	<6900	<7600	<350	100,000	330
	Pentachlorophenol	<300	<7100	<6900	<7600	<280	6,700	800
	Phenanthrene	3,800	<3700	2300 J	2300 J	18 J	100,000	100,000
	Phenol (total)	<380	<3700	<3500	<3900	<350	100,000	330
	Pyrene	6,200	860 J	2400 J	1900 J	39 J	100,000	100,000
Metals (mg/Kg)	Aluminum	4,130	4,820	3,800	4,230	3,840	n/a	n/a
	Antimony	<4.4	<3.7	<3.3	<3.8	<4	n/a	n/a
	Arsenic	3 J	2 J	3.8	8.6	2 J	16	13
	Barium	93.7	73.4	307	223	36.80 J	400	350
	Beryllium	<0.44	0.32 J	<0.33	<0.38	<0.4	72	7.2
	Cadmium	<0.88	<0.73	0.93	0.87	<0.81	4.3	2.5
	Calcium	17,700	5,320	654 J	1,920	614 J	n/a	n/a
	Chromium (total)	9.6	20.5	11.4	17.1	7.7	n/a	n/a
	Cobalt	2.80 J	2.50 J	3.80 J	5.30 J	3.20 J	n/a	n/a
	Copper	17.2	20.1	31.7	34.8	11.1	270	50
	Iron	8,460	8,900	17,800	25,700	7,610	n/a	n/a
	Lead	344	138	1,520	1,170	31.9	400	63
	Magnesium	6,520	1,370	715 J	1,070	648 J	n/a	n/a
	Manganese	157	493	239	224	150	2,000	1,600
	Nickel	7.20 J	14.2	14.7	20.9	6.20 J	310	30
	Potassium	314 J	233 J	305 J	223 J	180 J	n/a	n/a
	Selenium	<4.4	<3.7	<3.3	<3.8	<4	180	3.9
	Silver	<2.2	<1.8	0.32 J	0.70 J	<2	180	2
	Sodium	<1110	<914	<834	<962	<1010	n/a	n/a
	Thallium	<4.4	<3.7	<3.3	<3.8	<4	n/a	n/a
	Vanadium	13.4	9.4	9.5	12.1	8.50 J	n/a	n/a

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells C1 through C5
TestAmerica, Inc.
Methods: SW8270D, SW6010C

Location	C1	C2	C3	C4	C5	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
Date Collected	2/29/2016	3/22/2016	3/18/2016	3/18/2016	4/4/2016		
Time Collected	1:55 PM	1:00 PM	12:15 PM	12:20 PM	1:10 PM		
Zinc	92	127	514	356	34.7	10,000	109
Sample Elevation	49.56	49.94	51	52.22	54.57		
Total Cover (ft)	3.48	3.96	3.92	3.18	1.59		

Notes:
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Unrestricted Use.
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Restricted Residential Use.
J - Indicates an estimated value below laboratory reporting limits.
n/a - Not applicable. No established value.

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells D2 through D3
TestAmerica, Inc.
Methods: SW8270D, SW6010C

	Location	D2	D3	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
	Date Collected	3/30/2016	3/30/2016		
	Time Collected	1:25 PM	2:10 PM		
le Organic Compounds (ug/Kg)	1,1-Biphenyl	<730	<710	n/a	n/a
	1,2,4,5-Tetrachlorobenzene	<730	<710	n/a	n/a
	2,3,4,6-Tetrachlorophenol	<730	<710	n/a	n/a
	2,4,5-Trichlorophenol	<730	<710	n/a	n/a
	2,4,6-Trichlorophenol	<300	<290	n/a	n/a
	2,4-Dichlorophenol	<300	<290	n/a	n/a
	2,4-Dimethylphenol	<730	<710	n/a	n/a
	2,4-Dinitrophenol	<590	<570	n/a	n/a
	2,4-Dinitrotoluene	<150	<140	n/a	n/a
	2,6-Dinitrotoluene	<150	<140	n/a	n/a
	2-Chloronaphthalene	<730	<710	n/a	n/a
	2-Chlorophenol	<730	<710	n/a	n/a
	2-Methyl-4,6-dinitrophenol	<590	<570	n/a	n/a
	2-Methylnaphthalene	**32 J**	<710	n/a	n/a
	2-Nitroaniline	<730	<710	n/a	n/a
	2-Nitrophenol	<730	<710	n/a	n/a
	3,3-Dichlorobenzidine	<300	<290	n/a	n/a
	3-Nitroaniline	<730	<710	n/a	n/a
	4-Bromophenyl-phenylether	<730	<710	n/a	n/a
	4-Chloro-3-methylphenol	<730	<710	n/a	n/a
	4-Chloroaniline	<730	<710	n/a	n/a
	4-Chlorophenyl-phenylether	<730	<710	n/a	n/a
	4-Nitroaniline	<730	<710	n/a	n/a
	4-Nitrophenol	<1500	<1400	n/a	n/a
	Acenaphthene	**120 J**	**35 J**	**100,000**	**20,000**
	Acenaphthylene	**240 J**	**53 J**	**100,000**	**100,000**
	Acetophenone	<730	<710	n/a	n/a
	Anthracene	**720 J**	**170 J**	**100,000**	**100,000**
	Atrazine	<300	<290	n/a	n/a
	Benzaldehyde	<730	<710	n/a	n/a
	Benzo(a)anthracene	**2,600**	**660**	**1,000**	**1,000**
	Benzo(a)pyrene	**2,600**	**710**	**1,000**	**1,000**
	Benzo(b)fluoranthene	**3,900**	**950**	**1,000**	**1,000**
	Benzo(g,h,i)perylene	**1,900**	**440 J**	**100,000**	**100,000**
	Benzo(k)fluoranthene	**1,600**	**390**	**3,900**	**800**
	bis(2-Chloroethoxy)methane	<730	<710	n/a	n/a
	bis(2-Chloroethyl)ether	<73	<71	n/a	n/a

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells D2 through D3
TestAmerica, Inc.
Methods: SW8270D, SW6010C

Location		D2	D3	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
Date Collected		3/30/2016	3/30/2016		
Time Collected		1:25 PM	2:10 PM		
Semi-Volati	bis(2-Chloroisopropyl)ether	<730	<710	n/a	n/a
	bis(2-Ethylhexyl)phthalate	360 J	38 J	n/a	n/a
	Butylbenzylphthalate	410 J	46 J	n/a	n/a
	Caprolactam	<730	<710	n/a	n/a
	Carbazole	170 J	41 J	n/a	n/a
	Chrysene	2,800	700 J	3,900	1,000
	Dibenzo(a,h)anthracene	560	120	330	330
	Dibenzofuran	58 J	<710	59,000	7,000
	Diethylphthalate	<730	<710	n/a	n/a
	Dimethylphthalate	<730	<710	n/a	n/a
	Di-n-butylphthalate	2,000	27 J	n/a	n/a
	Di-n-octylphthalate	<730	<710	n/a	n/a
	Fluoranthene	4,200	1,200	100,000	100,000
	Fluorene	130 J	36 J	100,000	30,000
	Hexachlorobenzene	<73	<71	1,200	330
	Hexachlorobutadiene	<150	<140	n/a	n/a
	Hexachlorocyclopentadiene	<730	<710	n/a	n/a
	Hexachloroethane	<73	<71	n/a	n/a
	Indeno(1,2,3-cd)pyrene	2,600	580	500	500
	Isophorone	<300	<290	n/a	n/a
	Naphthalene	47 J	<710	100,000	12,000
	Nitrobenzene	<73	<71	n/a	n/a
	N-Nitrosodi-N-Propylamine	<73	<71	n/a	n/a
	N-Nitrosodiphenylamine	<730	<710	n/a	n/a
	o-cresol	<730	<710	100,000	330
	p-cresol	<730	<710	100,000	330
	Pentachlorophenol	<590	<570	6,700	800
	Phenanthrene	1,700	500 J	100,000	100,000
	Phenol (total)	<730	<710	100,000	330
	Pyrene	3,100	690 J	100,000	100,000
	Aluminum	3,810	3,930	n/a	n/a
	Antimony	<4.2	<4.3	n/a	n/a
	Arsenic	5.3	3.10 J	16	13
	Barium	275	106	400	350
	Beryllium	<0.42	<0.43	72	7.2
	Cadmium	1.5	<0.85	4.3	2.5
	Calcium	5,910	1,450	n/a	n/a

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells D2 through D3
TestAmerica, Inc.
Methods: SW8270D, SW6010C

Location		D2	D3	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
Date Collected		3/30/2016	3/30/2016		
Time Collected		1:25 PM	2:10 PM		
Metals (mg/Kg)	Chromium (total)	12.7	7.7	n/a	n/a
	Cobalt	3.40 J	2.70 J	n/a	n/a
	Copper	45.5	23.6	270	50
	Iron	16,700	8,800	n/a	n/a
	Lead	1,170	236	400	63
	Magnesium	2,000	921 J	n/a	n/a
	Manganese	181	144	2,000	1,600
	Nickel	11.7	20.3	310	30
	Potassium	310 J	301 J	n/a	n/a
	Selenium	<4.2	<4.3	180	3.9
	Silver	<2.1	<2.1	180	2
	Sodium	<1050	<1070	n/a	n/a
	Thallium	<4.2	<4.3	n/a	n/a
	Vanadium	13	14	n/a	n/a
	Zinc	379	214	10,000	109
Sample Elevation		55.05	56.49		
Total Cover (ft)		3.35	2.29		

Notes:
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Unrestricted Use.
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Restricted Residential Use.
J - Indicates an estimated value below laboratory reporting limits.
n/a - Not applicable. No established value.

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells E2 through E4
TestAmerica, Inc.
Methods: SW8270D, SW6010C

	Location	E2	E4	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
	Date Collected	4/4/2016	4/4/2016		
	Time Collected	12:40 PM	1:00 PM		
le Organic Compounds (ug/Kg)	1,1-Biphenyl	<340	<350	n/a	n/a
	1,2,4,5-Tetrachlorobenzene	<340	<350	n/a	n/a
	2,3,4,6-Tetrachlorophenol	<340	<350	n/a	n/a
	2,4,5-Trichlorophenol	<340	<350	n/a	n/a
	2,4,6-Trichlorophenol	<140	<140	n/a	n/a
	2,4-Dichlorophenol	<140	<140	n/a	n/a
	2,4-Dimethylphenol	<340	<350	n/a	n/a
	2,4-Dinitrophenol	<270	<280	n/a	n/a
	2,4-Dinitrotoluene	<68	<72	n/a	n/a
	2,6-Dinitrotoluene	<68	<72	n/a	n/a
	2-Chloronaphthalene	<340	<350	n/a	n/a
	2-Chlorophenol	<340	<350	n/a	n/a
	2-Methyl-4,6-dinitrophenol	<270	<280	n/a	n/a
	2-Methylnaphthalene	<340	**10 J**	n/a	n/a
	2-Nitroaniline	<340	<350	n/a	n/a
	2-Nitrophenol	<340	<350	n/a	n/a
	3,3-Dichlorobenzidine	<140	<140	n/a	n/a
	3-Nitroaniline	<340	<350	n/a	n/a
	4-Bromophenyl-phenylether	<340	<350	n/a	n/a
	4-Chloro-3-methylphenol	<340	<350	n/a	n/a
	4-Chloroaniline	<340	<350	n/a	n/a
	4-Chlorophenyl-phenylether	<340	<350	n/a	n/a
	4-Nitroaniline	<340	<350	n/a	n/a
	4-Nitrophenol	<680	<720	n/a	n/a
	Acenaphthene	<340	<350	**100,000**	**20,000**
	Acenaphthylene	<340	**17 J**	**100,000**	**100,000**
	Acetophenone	<340	<350	n/a	n/a
	Anthracene	<340	**42 J**	**100,000**	**100,000**
	Atrazine	<140	<140	n/a	n/a
	Benzaldehyde	<340	<350	n/a	n/a
	Benzo(a)anthracene	<34	**300**	**1,000**	**1,000**
	Benzo(a)pyrene	**18 J**	**320**	**1,000**	**1,000**
	Benzo(b)fluoranthene	**25 J**	**440**	**1,000**	**1,000**
	Benzo(g,h,i)perylene	**23 J**	**340 J**	**100,000**	**100,000**
	Benzo(k)fluoranthene	<34	**170**	**3,900**	**800**
	bis(2-Chloroethoxy)methane	<340	<350	n/a	n/a
	bis(2-Chloroethyl)ether	<34	<35	n/a	n/a

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells E2 through E4
TestAmerica, Inc.
Methods: SW8270D, SW6010C

Location		E2	E4	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
Date Collected		4/4/2016	4/4/2016		
Time Collected		12:40 PM	1:00 PM		
Semi-Volati	bis(2-Chloroisopropyl)ether	<340	<350	n/a	n/a
	bis(2-Ethylhexyl)phthalate	<340	**190 J**	n/a	n/a
	Butylbenzylphthalate	**22 J**	**630**	n/a	n/a
	Caprolactam	<340	<350	n/a	n/a
	Carbazole	<340	**10 J**	n/a	n/a
	Chrysene	**18 J**	**330 J**	**3,900**	**1,000**
	Dibenzo(a,h)anthracene	<34	**73**	**330**	**330**
	Dibenzofuran	<340	<350	**59,000**	**7,000**
	Diethylphthalate	<340	<350	n/a	n/a
	Dimethylphthalate	<340	<350	n/a	n/a
	Di-n-butylphthalate	<340	**120 J**	n/a	n/a
	Di-n-octylphthalate	<340	<350	n/a	n/a
	Fluoranthene	**16 J**	**490**	**100,000**	**100,000**
	Fluorene	<340	**8.30 J**	**100,000**	**30,000**
	Hexachlorobenzene	<34	<35	**1,200**	**330**
	Hexachlorobutadiene	<68	<72	n/a	n/a
	Hexachlorocyclopentadiene	<340	<350	n/a	n/a
	Hexachloroethane	<34	<35	n/a	n/a
	Indeno(1,2,3-cd)pyrene	<34	**320**	**500**	**500**
	Isophorone	**100 J**	**210**	n/a	n/a
	Naphthalene	<340	**19 J**	**100,000**	**12,000**
	Nitrobenzene	<34	<35	n/a	n/a
	N-Nitrosodi-N-Propylamine	<34	<35	n/a	n/a
	N-Nitrosodiphenylamine	<340	<350	n/a	n/a
	o-cresol	<340	<350	**100,000**	**330**
	p-cresol	<340	<350	**100,000**	**330**
	Pentachlorophenol	<270	<280	**6,700**	**800**
	Phenanthrene	<340	**150 J**	**100,000**	**100,000**
	Phenol (total)	<340	<350	**100,000**	**330**
	Pyrene	**18 J**	**450**	**100,000**	**100,000**
	Aluminum	**2,240**	**2,660**	n/a	n/a
	Antimony	<3.8	<4	n/a	n/a
	Arsenic	**1.40 J**	**3.1**	**16**	**13**
	Barium	**15 J**	**77**	**400**	**350**
	Beryllium	<0.38	<0.4	**72**	**7.2**
	Cadmium	<0.76	**2.2**	**4.3**	**2.5**
	Calcium	**287 J**	**2,320**	n/a	n/a

Table 3
Post Remediation Endpoint Sample Results

Former Elmont Welding
546 Hempstead Turnpike
Elmont, NY
NYSDEC Site No. E130150

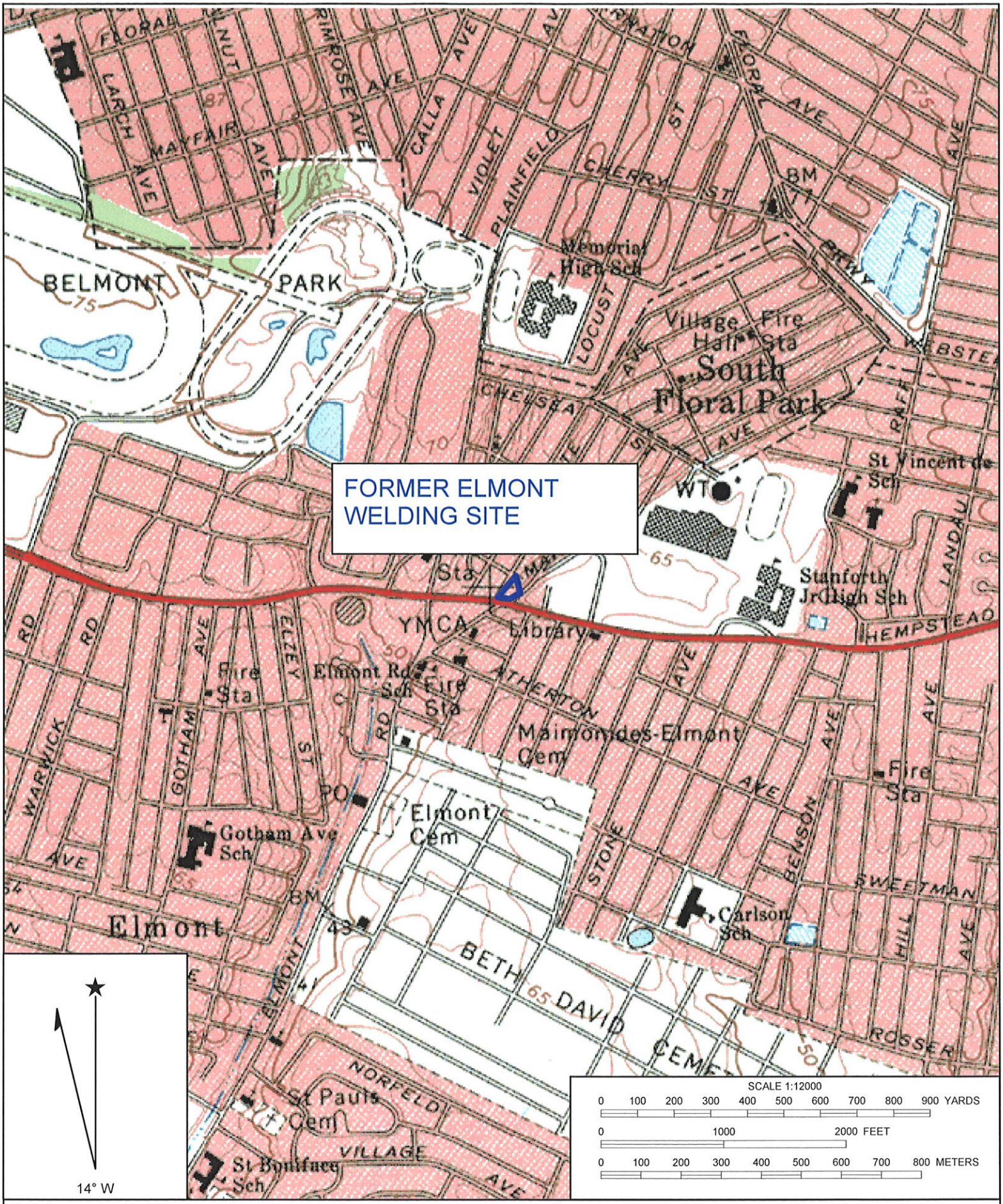
ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

Soil Analytical Results - Cells E2 through E4
TestAmerica, Inc.
Methods: SW8270D, SW6010C

Location		E2	E4	Table 375-6: Restricted Residential	Table 375-6: Unrestricted
Date Collected		4/4/2016	4/4/2016		
Time Collected		12:40 PM	1:00 PM		
Metals (mg/Kg)	Chromium (total)	4.3	18	n/a	n/a
	Cobalt	2 J	3.10 J	n/a	n/a
	Copper	7.2	37.5	270	50
	Iron	6,930	11,600	n/a	n/a
	Lead	25.7	414	400	63
	Magnesium	445 J	1,630	n/a	n/a
	Manganese	101	138	2,000	1,600
	Nickel	8.4	19.9	310	30
	Potassium	144 J	169 J	n/a	n/a
	Selenium	<3.8	<4	180	3.9
	Silver	<1.9	<2	180	2
	Sodium	<952	82.60 J	n/a	n/a
	Thallium	<3.8	<4	n/a	n/a
	Vanadium	6.90 J	11.2	n/a	n/a
	Zinc	71.5	211	10,000	109

Sample Elevation	57.44	56.47
Total Cover (ft)	2.47	2.49

Notes:
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Unrestricted Use.
-Concentration exceeds 6 NYCRR Part 375 soil cleanup objective value for Restricted Residential Use.
J - Indicates an estimated value below laboratory reporting limits.
n/a - Not applicable. No established value.



Name: LYNBROOK
Date: 7/13/2006
Scale: 1 inch equals 1000 feet

Location: 040° 42' 28.64" N 073° 42' 28.79" W
Caption: FIGURE 1
SITE LOCATION MAP
NYSDEC 1-30-150

GRAPHIC SCALE

10 0 5 10 20 40

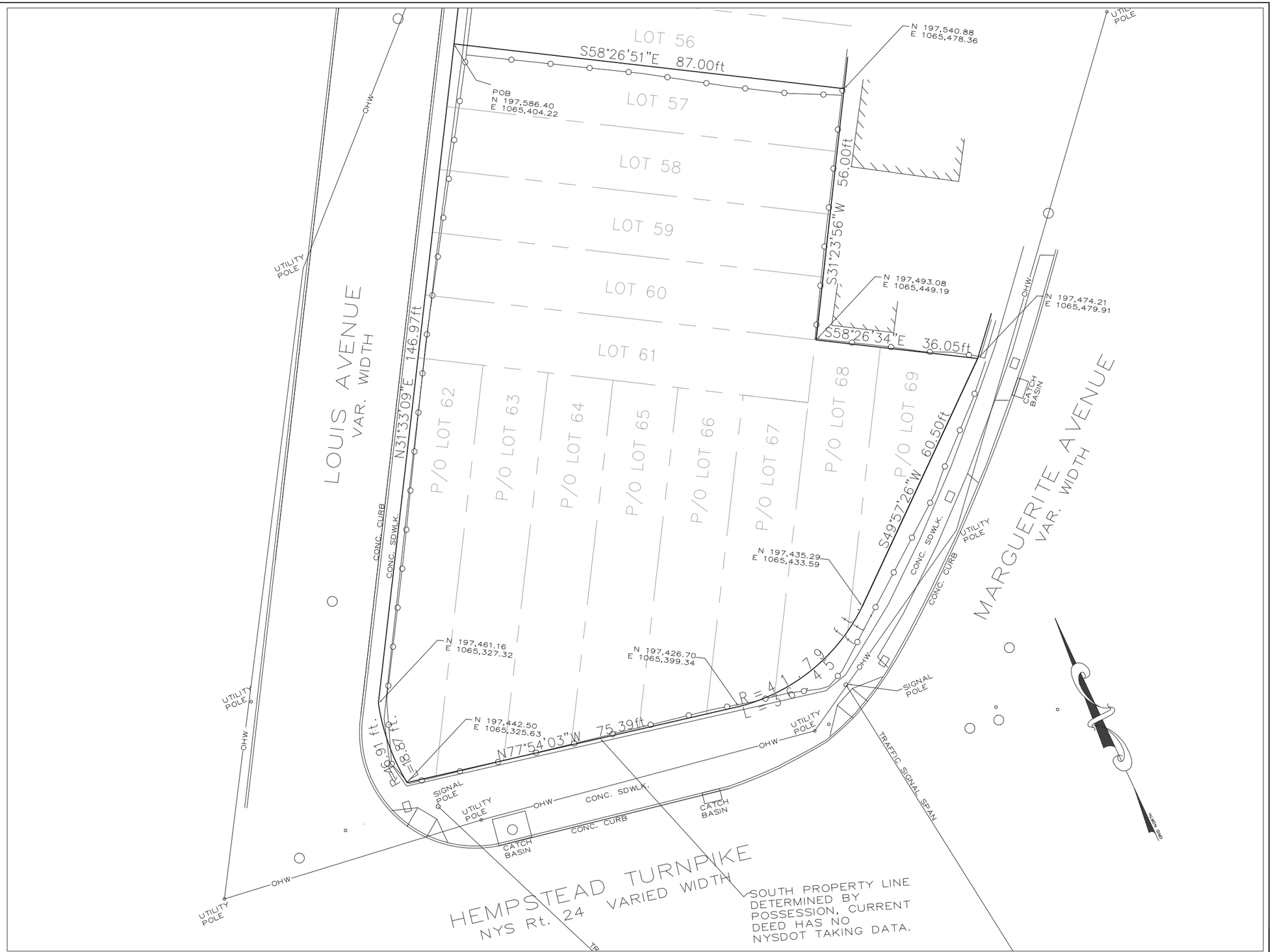
(IN FEET)
1 inch = 10 ft.

KEY MAP NO SCALE

FIGURE 2

"THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OFENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV".

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE LYING OR BEING AT ; ;
ELMONT, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, KNOWN AND DESIGNATED ON A CERTAIN MAP ENTITLED " JAMAICA SQUARE NO. 2" AMENDED MAP OCTOBER 1905 BY H.S. THOMPSON CE & LS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU ON SEPTEMBER 8, 1906 AS MAP NO. 41 (CASE NO. 304) LOTS 57 THRU 61 AND PART OF LOTS 62 THRU 69 IN BLOCK 18.
BEGINNING AT THE INTERSECTION FORMED AT THE EASTERLY SIDE OF LOUIS AVENUE AND THE LOT LINE SEPARATING LOTS 56 & 57 ;
THENCE
SOUTH 58 DEGREES 26 MINUTES 51 SECONDS EAST A DISTANCE OF 87.00 FEET
THENCE
SOUTH 31 DEGREES 23 MINUTES 56 SECONDS WEST A DISTANCE OF 56.00 FEET
THENCE
SOUTH 58 DEGREES 26 MINUTES 34 SECONDS EAST A DISTANCE OF 36.05 FEET
THENCE ALONG THE WESTERLY SIDE OF MARGUERITE AVENUE
SOUTH 49 DEGREES 57 MINUTES 26 SECONDS WEST A DISTANCE OF 60.50 FEET
THENCE
ALONG AN CURVE TO THE RIGHT WITH A RADIUS OF 41.79 FEET & ARC LENGTH OF 36.45 FT
THENCE ALONG THE NORTHERLY SIDE OF HEMPSTEAD TURNPIKE (NYS RT. 24)
NORTH 77 DEGREES 54 MINUTES 3 SECONDS WEST A DISTANCE OF 75.39 FEET
THENCE
ALNONG A CURVE TO THE RIGHT (NOT TANGENT) WITH A RADIUS OF 46.91 & AN ARC LENGTH OF 18.87 FEET
THENCE ALONG THE EASTERLY SIDE OF LOUIS AVENUE
NORTH 31 DEGREES 33 MINUTES 9 SECONDS EAST A DISTANCE OF 146.97 FEET
TO A PLACE OR POINT OF BEGINNING



Francis C. Watson
Licensed Land Surveyor

STATE OF NEW YORK · FRANCIS C. WATSON · 050786 · LICENSED LAND SURVEYOR

N.Y.S. License No. 050786

F.C. Watson Land Surveyor P.C.
21 Grove Place
Babylon, N.Y. 11702
631 328-3422 ph 631 677-3202 fax
fcwatson@verizon.net

REVISIONS

ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	Revise Tax Lot Reference	7-18-2016	
	2	Revise per comments	7-22-2016	

PREPARED FOR ;

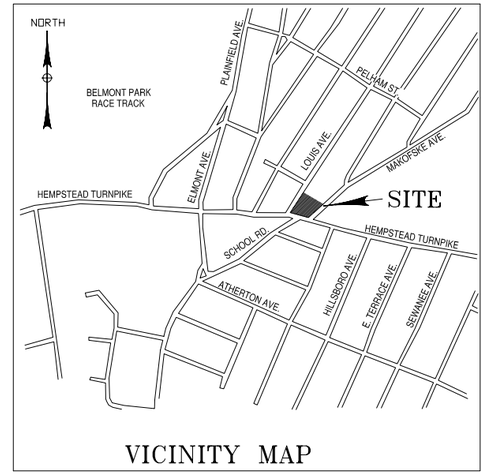
ENVIRONMENTAL ASSESSMENT & REMEDIATIONS
225 ATLANTIC AVENUE
PATCHOGUE, NY 11772
631 447-6400

ENVIRONMENTAL ASSESSMENT & REMEDIATIONS

RECORD DRAWINGS OF SITE REMEDIATION AT ;
546 Hempstead Turnpike
Elmont, NY 11003
NCTM Section 32 Block 365 Lots 57 thru 61 & 199 & 200
Liber 10183 Page 640
SITE#: E130150

Current Boundary NYSPC
NAD83 NAVD88 Zone 3104 Long Island

SCALE 1" = 10' | Figure 2 | SHEET 4 OF 4



VICINITY MAP

NOT TO SCALE

LEGEND

SB-12	SOIL BORING ONLY
SB-02	SOIL BORING AND GROUNDWATER
GW-02	SAMPLING LOCATION
SC-01	SOIL CONDUCTIVITY BORING
TP-01	TEMPORARY PEIZOMETER
75.88	GROUNDWATER ELEVATION (ARBITRARY)
	INFERRED GROUNDWATER ELEVATION (ARBITRARY)

Notes:

SB-01 thru SB-10: (soil samples taken from 0"-4" bgs and 18"-24" bgs)

SB-11 thru SB-13: (soil samples taken at water table,10' below water table, and 20' below water table)

GW-01 thru GW-12: (groundwater samples taken at water table, 10' below water table, and 20' below water table)

SC-01 and SC-02: Installed at the locations of SB06/GW02 and SB01/GW01.

20 10 0 5 10 15

TITLE

WATER TABLE CONTOUR MAP FORMER ELMONT WELDING NYSDEC SITE NO. 1-30-150

PREPARED FOR

NYSDEC

Environmental Resources Management

ERM

SCALE	FIGURE
GRAPHIC	3

DRAWN:	JOB NO.:	FILE NAME:	DATE
CWW	0037437	0037437-02-007	10/29/06

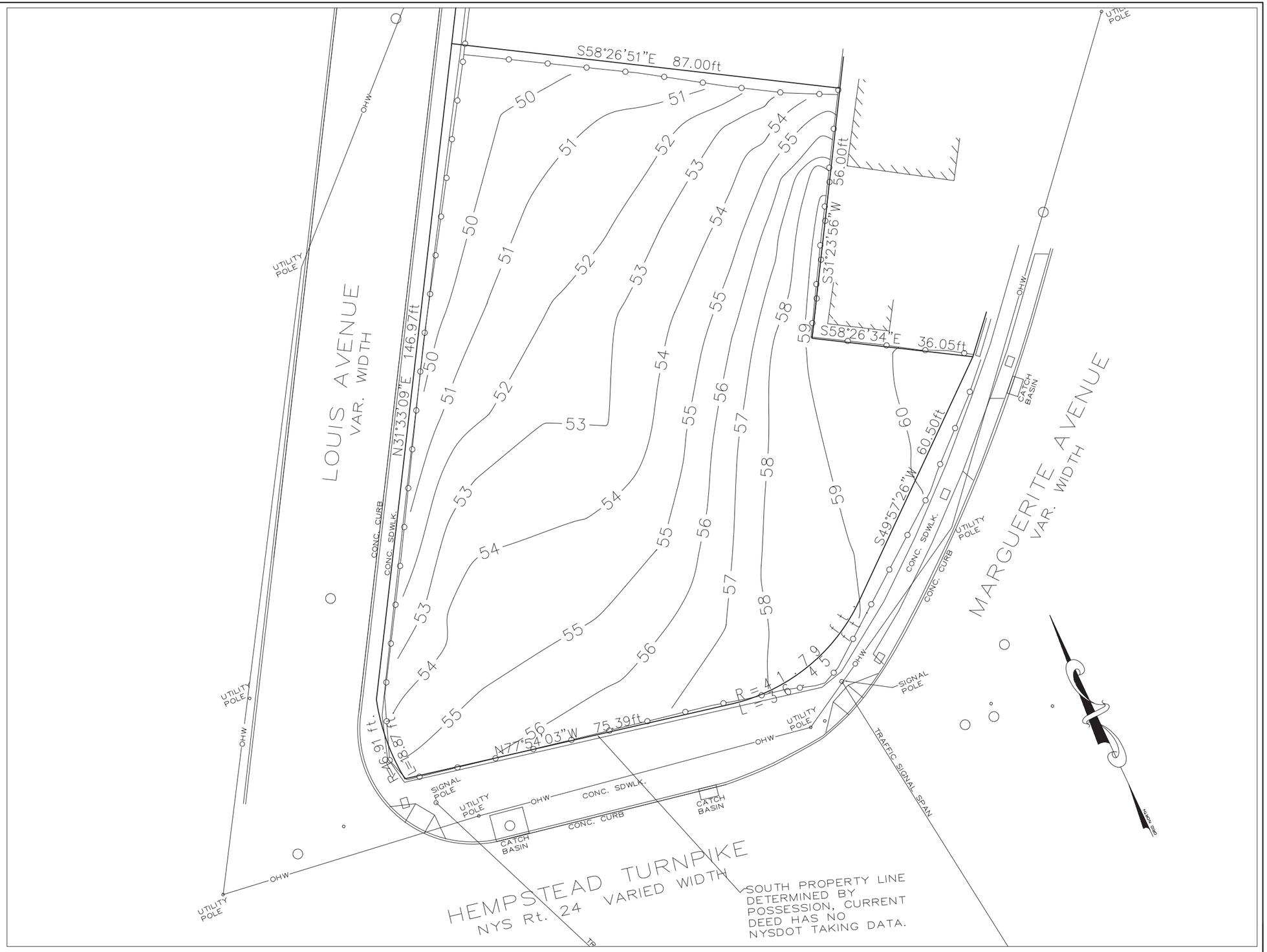
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

KEY MAP NO SCALE

FIGURE 4



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RECORD DRAWINGS OF SITE REMEDIATION AT ;
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Elmont, NY 11003
NCTM Section 32 Block 365 Lots 57 thru 61 & 199 & 200
Liber 10183 Page 640
SITE#: E130150

FINAL CONDITIONS DRAWING

Figure 4

SCALE 1" = 10' | Surveyed March/April 2016 | SHEET 1 OF 4

APPENDIX A – LIST OF SITE CONTACTS

Name	Phone/Email Address
George Bakich, Town Supervisor	(516) 489-5000
Jonathan Crist, Economic Developer	(516) 489-5000
Brian Jankauskas, NYSDEC DER Project Manager	(518) 402-9620
Walter Parish, NYSDEC Regional HW Engineer	(631) 444-0240
Site Control, NYSDEC	Chief, Site Control Section New York State Department of Environmental Conservation Division of Environmental Remediation, 625 Broadway Albany NY 12233-7020

APPENDIX B
EXCAVATION WORK PLAN (EWP)

B-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination or impact an engineering control, the site owner or their representative will notify the NYSDEC. Table B-1.1 includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix A.

Table B-1.1: Notifications*

Brian Jankauskas, NYSDEC Project Manager	(518)402-9626 Brian.jankauskas@dec.ny.gov
Walter Parish, NYSDEC Regional Hazardous Waste Engineer	(631) 444-0240 Walter.parish@dec.ny.gov
NYSDEC Site Control	Chief, Site Control Section New York State Department of Environmental Conservation Division of Environmental Remediation, 625 Broadway Albany NY 12233-7020

* Note: Notifications are subject to change and will be updated as necessary.

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated and any work that may impact an engineering control;

- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work;
- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP and 29 CFR 1910.120;
- A copy of the contractor's health and safety plan (HASP), in electronic format, if it differs from the HASP provided in Appendix D of this SMP;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with all required chemical testing results.

B-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed by a qualified environmental professional during all excavations into known or potentially contaminated material (remaining contamination). Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the COC.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site as soil beneath a cover or if the material can be used as cover soil. Further discussion of off-site disposal of materials and on-site reuse is provided in Section B-6 and B-7 of this Appendix.

Soils above the demarcation layer (2 foot below ground surface) can be staged for later reuse. However soils that are below the demarcation layer must be analyzed in a grid

pattern, such as was used during the Remedial Action. That analysis includes SVOCs and metals due to those being the contaminants of concern for the site.

B-3 SOIL STAGING METHODS

Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC.

B-4 MATERIALS EXCAVATION AND LOAD-OUT

A qualified environmental professional or person under their supervision will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and remedial party (if applicable) and its contractors are responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the site.

Loaded vehicles leaving the site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements).

A truck wash will be operated on-site, as appropriate. The qualified environmental professional will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the site until the activities performed under this section are complete Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site soil tracking.

The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the site are clean of dirt and other materials derived from the site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials.

B-5 MATERIALS TRANSPORT OFF-SITE

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

All trucks loaded with site materials will exit the vicinity of the site using only pre-approved truck routes. The pre-approved route will be the most appropriate route and takes into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways;

and (f) overall safety in transport. This route will be provided in the pre-excavation notification to the NYSDEC.

Trucks will be prohibited from stopping and idling in the neighborhood outside the project site.

Egress points for truck and equipment transport from the site will be kept clean of dirt and other materials during site remediation and development.

Queuing of trucks will be performed on-site in order to minimize off-site disturbance. Off-site queuing will be prohibited.

B-6 MATERIALS DISPOSAL OFF-SITE

All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed in accordance with all local, State (including 6NYCRR Part 360) and Federal regulations. If disposal of material from this site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC. Unregulated off-site management of materials from this site will not occur without formal NYSDEC approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, i.e. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C/D recycling facility, etc. Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled, at minimum, as a Municipal Solid Waste per 6NYCRR Part 360-1.2. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State recycling facility (6NYCRR Part 360-16 Registration Facility).

B-7 MATERIALS REUSE ON-SITE

The reuse of materials on-site is dependent upon analytical results and how those results compare to SCGs. The material above the demarcation layer (above 2 foot below ground surface [bgs]) meets with SCGs that are consistent with use of the site as restricted residential. This material can be re-used on-site within the soil cap or as backfill within the area of the site. This soil may be re-used with analysis of the soils, comparison to restricted residential SCGs and approval of the Department.

Materials that are below the demarcation layer can be placed below a cover/cap acceptable to NYSDEC or can be stockpiled and analyzed for TCL compounds and TAL metals. Analytical results shall be compared to the Restricted Residential SCGs for determination of reuse. This information should be submitted to the Department for review and approval prior to export of the soils.

The qualified environmental professional will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will be placed below the demarcation layer or impervious surface, and will not be reused within a cover layer, within landscaping berms, or as backfill for subsurface utility lines unless the material was sampled and analyzed for TCL compounds TAL metals and determined to be below Restricted Residential SCGs.

Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site will not be reused on-site.

B-8 FLUIDS MANAGEMENT

All liquids to be removed from the site, including but not limited to, excavation dewatering, decontamination waters and groundwater monitoring well purge and development waters, will be handled, transported and disposed in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the site, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

B-9 COVER SYSTEM RESTORATION

After the completion of soil removal and any other invasive activities the cover system will be restored in a manner that complies with the Record of Decision. The existing cover system is comprised of a minimum of 24 inches of clean soil. The demarcation layer, consisting of orange snow fencing material will be replaced to provide a visual reference to the top of the remaining contamination zone, the zone that requires adherence to special conditions for disturbance of remaining contaminated soils defined in this SMP. If the type of cover system changes from that which exists prior to the excavation (i.e., a soil cover is replaced by asphalt), this will constitute a modification of the cover element of the remedy and the upper surface of the remaining contamination. A figure showing the modified surface will be included in the subsequent Periodic Review Report and in an updated SMP.

B-10 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by the qualified environmental professional and will be in compliance with provisions in this SMP prior to receipt at the site. A Request to Import/Reuse Fill or Soil form, which can be found at http://www.dec.ny.gov/regulations/67386.html, will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review.

Material from industrial sites, spill sites, or other environmental remediation sites or potentially contaminated sites will not be imported to the site.

All imported soils will meet the backfill and cover soil quality standards established in 6NYCRR 375-6.7(d). Based on an evaluation of the land use (restricted residential), protection of groundwater and protection of ecological resources criteria, the resulting soil quality standards are listed in Table B-10-1. Soils that meet 'exempt' fill requirements under 6 NYCRR Part 360, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC. Solid waste will not be imported onto the site.

Trucks entering the site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

Table B-10-1

Constituent	Restricted Residential Use	Protection of Groundwater
Metals		
Arsenic	16	16
Barium	400	820
Beryllium	47	47
Cadmium	4.3	7.5
Chromium, Hexavalent[1]	19	7.5
Chromium, Trivalent[1]	180	NS
Copper	270	1720
Cyanide	27	40
Lead	400	450

Constituent	Restricted Residential Use	Protection of Groundwater
Manganese	2000	2000
Mercury (total)	0.73	0.73
Nickel	130	130
Selenium	4	4
Silver	8.3	8.3
Zinc	2480	2480
PCBs/Pesticides		
2,4,5-TP Acid (Silvex)	3.8	3.8
4,4'-DDE	8.9	17
4,4'-DDT	7.9	136
4,4'-DDD	13	14
Aldrin	0.097	0.19
Alpha-BHC	0.02	0.02
Beta-BHC	0.09	0.09
Chlordane (alpha)	2.9	2.9
Delta-BHC	0.25	0.25
Dibenzofuran	59	210
Dieldrin	0.1	0.1
Endosulfan I	24	102
Endosulfan II	24	102
Endosulfan sulfate	24	1000
Endrin	0.06	0.064
Heptachlor	0.38	0.38
Lindane	0.1	0.1
Polychlorinated biphenyls	1	3.2
Semi-volatile Organic Compounds		
Acenaphthene	98	98
Acenaphthylene	100	1070
Anthracene	100	1000
Benzo(a)anthracene	1	1
Benzo(a)pyrene	1	221
Benzo(b)fluoranthene	1	1.7
Benzo(g,h,i)perylene	100	1000
Benzo(k)fluoranthene	1	1.7
Chrysene	1	1
Dibenz(a,h)anthracene	0.33 [3]	1000
Fluoranthene	100	1000
Fluorene	100	386
Indeno(1,2,3-cd)pyrene	0.5	8.2
m-Cresol(s)	0.33 [3]	0.33 [3]
Naphthalene	12	12
o-Cresol(s)	0.33 [3]	0.33 [3]
p-Cresol(s)	0.33	0.33

Constituent	Restricted Residential Use	Protection of Groundwater
Pentachlorophenol	0.8 [3]	0.8 [3]
Phenanthrene	100	1000
Phenol	0.33 [3]	0.33 [3]
Pyrene	100	1000
Volatile Organic Compounds		
1,1,1-Trichloroethane	100	0.68
1,1-Dichloroethane	26	0.27
1,1-Dichloroethene	100	0.33
1,2-Dichlorobenzene	100	1.1
1,2-Dichloroethane	3.1	0.02
1,2-Dichloroethene(cis)	100	0.25
1,2-Dichloroethene(trans)	100	0.19
1,3-Dichlorobenzene	49	2.4
1,4-Dichlorobenzene	13	1.8
1,4-Dioxane	13	0.1 [3]
Acetone	100	0.05
Benzene	4.8	0.06
Butylbenzene	100	12
Carbon tetrachloride	2.4	0.76
Chlorobenzene	100	1.1
Chloroform	49	0.37
Ethylbenzene	41	1
Hexachlorobenzene	1.2	31.2
Methyl ethyl ketone	100	0.12
Methyl tert-butyl ether	100	0.93
Methylene chloride	100	0.05
Propylbenzene-n	100	3.9
Sec-Butylbenzene	100	11
Tert-Butylbenzene	100	5.9
Tetrachloroethene	19	1.3
Toluene	100	0.7
Trichloroethene	21	0.47
Trimethylbenzene-1,2,4	52	3.6
Trimethylbenzene-1,3,5	52	8.4
Vinyl chloride	0.9	0.02
Xylene (mixed)	100	1.6

All concentrations are in parts per million (ppm)
NS = Not Specified

Footnotes:
[1] The SCO for Hexavalent or Trivalent Chromium is considered to be met if the analysis for the total species of this contaminant is below the specific SCO for Hexavalent Chromium.
[2] The SCO is the sum of endosulfan I, endosulfan II and endosulfan sulfate.
[3] For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is used as the Track 1 SCO value.
[4] This SCO is derived from data on mixed isomers of BHC.

B-11 STORMWATER POLLUTION PREVENTION

Barriers and hay bale checks will be installed and inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC. All necessary repairs shall be made immediately.

Accumulated sediments will be removed as required to keep the barrier and hay bale check functional.

All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials.

Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

Erosion and sediment control measures identified in the SMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

Silt fencing or hay bales will be installed around the entire perimeter of the construction area.

B-12 EXCAVATION CONTINGENCY PLAN

If underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes (TAL metals; TCL volatiles and semi-volatiles, TCL pesticides and PCBs), unless the site history and previous sampling results provide a sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in the Periodic Review Report.

B-13 COMMUNITY AIR MONITORING PLAN

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. "Periodic" monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required

during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

A figure showing the location of air sampling stations based on generally prevailing wind conditions will be provided for approval by the NYSDEC prior to the start of work.

These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations.

Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

B-14 ODOR CONTROL PLAN

This odor control plan is capable of controlling emissions of nuisance odors off-site. If nuisance odors are identified at the site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the remedial party's Remediation Engineer, and any measures that are implemented will be discussed in the Periodic Review Report.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

B-15 DUST CONTROL PLAN

A dust suppression plan that addresses dust management during invasive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved through the use of a dedicated on-site water truck for road wetting. The truck will be equipped with a water cannon capable of spraying water directly onto off-road areas including excavations and stockpiles.
- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soils vulnerable to dust production.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water truck sprinkling.

APPENDIX C – ENVIRONMENTAL EASEMENT

Nassau County
Maureen OConnell
County Clerk
Mineola, NY 11501

Elmont - 546 Hempstead Turnpike Elmont Wilkins RI E/30150

Instrument Number: 2017- 00017909
As
D06 - AGREEMENT

Recorded On: February 21, 2017
Parties: TOWN OF HEMPSTEAD
TO PEOPLE OF THE STATE OF NEW YORK
Recorded By: ALAN M PARENTE

Billable Pages: 10
Num Of Pages: 11
Comment:

**** Examined and Charged as Follows: ****

D06 - AGREEMENT	95.00	Blocks - Deeds - $300	300.00	Tax Affidavit TP 584	5.00
Recording Charge:	**400.00**				

	Amount	Consideration Amount	RS#/CS#				
Tax-Transfer	0.00	0.00	RE 15163	Basic	0.00	Spec ASST	0.00
HEMPSTEAD				Local NY CITY	0.00	Spec ADDL SONYMA	0.00
				Additional MTA	0.00	Transfer	0.00
Tax Charge:	**0.00**						

Property Description:

Line	Section	Block	Lot	Unit	Town Name
1	32	365	57		HEMPSTEAD
2	32	365	58		HEMPSTEAD
3	32	365	59		HEMPSTEAD
4	32	365	60		HEMPSTEAD
5	32	365	61		HEMPSTEAD
6	32	365	199		HEMPSTEAD
7	32	365	200		HEMPSTEAD

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

File Information:
Document Number: 2017- 00017909
Receipt Number: 555377
Recorded Date/Time: February 21, 2017 11:03:50A
Book-Vol/Pg: Bk-D Vl-13475 Pg-211
Cashier / Station: 0 KAV / NCCL-CCR1FP2

Record and Return To:
ALAN M PARENTE
2574 NEPTUNE AVE
SEAFORD NY 11783

NASSAU COUNTY · STATE OF NEW YORK

Maureen O'Connell

County Clerk Maureen O'Connell

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 26th day of JANUARY, 2017, between Owner(s) Town of Hempstead, having an office at One Washington Street, Hempstead, New York 11550, County of Nassau, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 546 Hempstead Turnpike in the Town of Hempstead, County of Nassau and State of New York, known and designated on the tax map of the County Clerk of Nassau as tax map parcel numbers: Section 32 Block 365 Lots 57, 58, 59, 60, 61, 199 and 200, being the same as that property conveyed to Grantor by a Vesting Order dated September 20, 2001, in the Condemnation Matter filed in the Nassau Supreme Court titled Town of Hempstead v. 546 Hempstead Turnpike Realty Corp., et. al., having an Index No. of 00-013988, said Vesting Order having been filed and entered in the Nassau County Clerk's Office on October 3, 2001; and also being the same as that property conveyed to Grantor by a Vesting Order dated September 26, 2001, in the Condemnation Matter filed in the Nassau Supreme Court titled Town of Hempstead v. 546 Hempstead Turnpike Realty Corp., et. al., having an Index No. of 00-011773, said Vesting Order having been filed and entered in the Nassau County Clerk's Office on October 9, 2001. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.34 +/- acres, and is hereinafter more fully described in the Land Title Survey dated July 22, 2016 prepared by

Francis C. Watson, L.L.S., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of State Assistance Contract Number: NYWII-E130150-12-14, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Nassau County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be

performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee

interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: E130150
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. I f there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Town of Hempstead:

By: _____

Print Name: George L. Bakich

Title: Commissioner Town Deed Date: 1/20/17

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF NASSAU)

On the 20th day of January, in the year 2017, before me, the undersigned, personally appeared George L. Bakich, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public - State of New York

PETER VINCENT NINIA
NOTARY PUBLIC STATE OF NEW YORK
NASSAU COUNTY
LIC. #01NI6245464
COMM. EXP. JULY 25, 2019

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____

Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 26th day of JANUARY, in the year 2017, before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public - State of New York

PATRICK EUGENE FOSTER
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN KINGS COUNTY
NO. 02FO6278032
COMMISSION EXPIRES 03/18/2017

MAIL to:
ALAN M. PARENTE
2574 Neptune Ave
Seaford, NY 11783

SCHEDULE "A" PROPERTY DESCRIPTION

All that certain plot, piece or parcel of land situated lying or being at: Elmont, Town of Hempstead, County of Nassau and State of New York, known and designated on a certain map entitled "Jamaica Square No. 2" amended map October 1905 by H.S. Thompson CE & LS filed in the office of the clerk of the County of Nassau on September 8, 1906 as Map No. 41 (case No. 304) lots 57 thru 61 and part of lots 62 thru 69 in block 18.

Beginning at the intersection formed at the easterly side of Luis Avenue and the lot line separation lots 56 & 57;

Thence South 58 degrees 26 minutes 51 seconds East a distance of 87.00 feet;

Thence South 31 degrees 23 minutes 56 seconds West a distance of 56.00 feet;

Thence South 58 degrees 26 minutes 34 seconds East a distance of 36.05 feet;

Thence along the westerly side of Marguerite Avenue South 49 degrees 57 minutes 26 seconds West a distance of 60.50 feet;

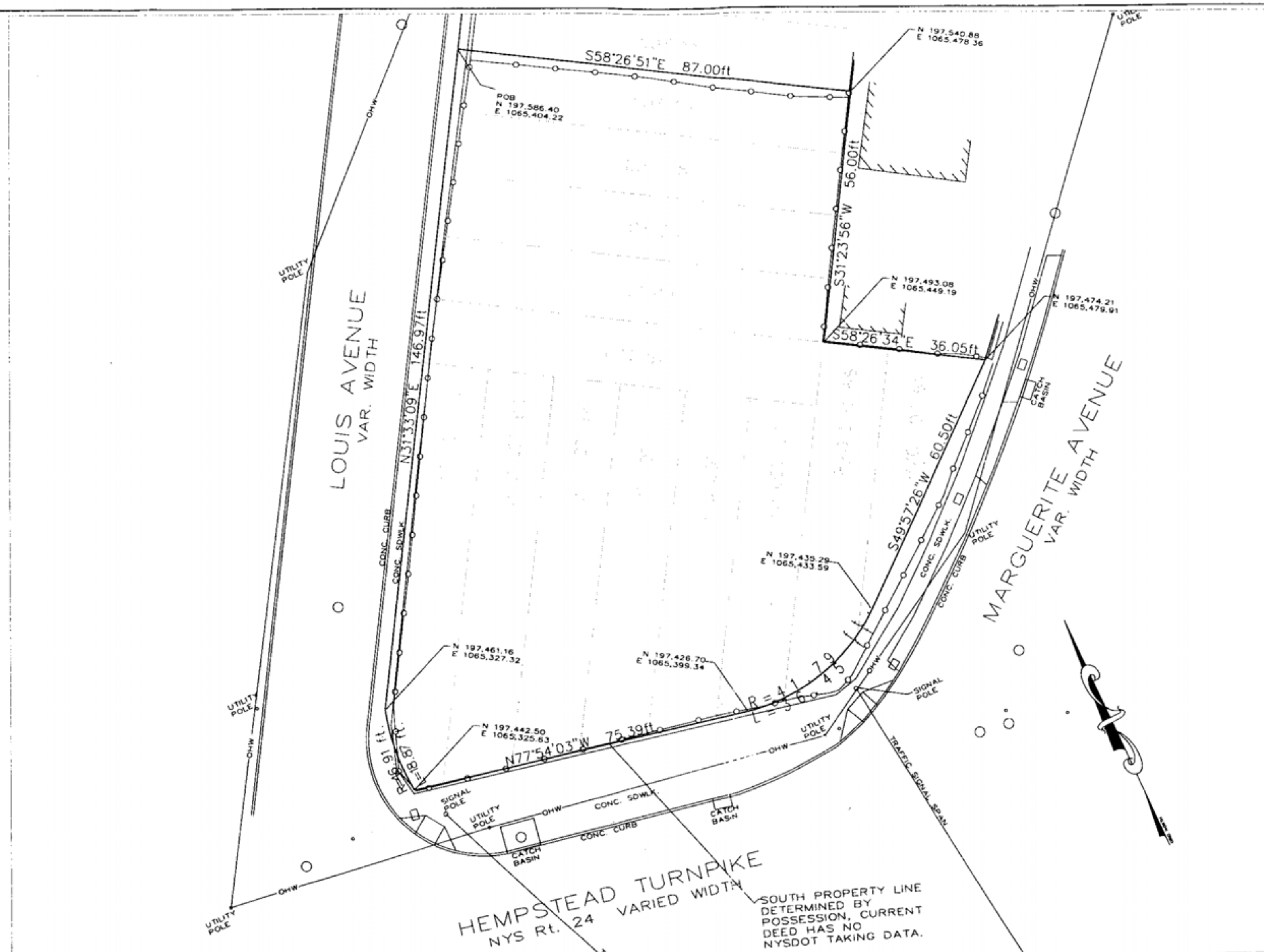
Thence along a curve to the right with a radius of 41.79 feet & arc length of 36.45 feet;

Thence along the northerly side of Hempstead Turnpike (NYS RT. 24) North 77 degrees 54 minutes 3 seconds West a distance of 75.39 feet;

Thence along a curve to the right (not tangent) with a radius of 46.91 & an arc length of 18.87 feet;

Thence along the easterly side of Louis Avenue North 31 degrees 33 minutes 9 seconds East a distance of 146.97 feet to a place or point of beginning.

Consisting of 14,841.7 square feet or 0.34 acres.



"THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OFENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT derweb@dec.ny.gov"

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE LYING OR BEING AT ; ELMONT, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, KNOWN AND DESIGNATED ON A CERTAIN MAP ENTITLED " JAMAICA SQUARE NO. 2" AMENDED MAP OCTOBER 1905 BY H.S. THOMPSON CE & LS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU ON SEPTEMBER 8, 1906 AS MAP NO. 41 (CASE NO. 304) LOTS 57 THRU 61 AND PART OF LOTS 62 THRU 69 IN BLOCK 18.

BEGINNING AT THE INTERSECTION FORMED AT THE EASTERLY SIDE OF LOUIS AVENUE AND THE LOT LINE SEPARATING LOTS 56 & 57 ;

THENCE
SOUTH 58 DEGREES 26 MINUTES 51 SECONDS EAST A DISTANCE OF 87.00 FEET

THENCE
SOUTH 31 DEGREES 23 MINUTES 56 SECONDS WEST A DISTANCE OF 56.00 FEET

THENCE
SOUTH 58 DEGREES 26 MINUTES 34 SECONDS EAST A DISTANCE OF 36.05 FEET

THENCE ALONG THE WESTERLY SIDE OF MARGUERITE AVENUE
SOUTH 49 DEGREES 57 MINUTES 26 SECONDS WEST A DISTANCE OF 60.50 FEET

THENCE
ALONG AN CURVE TO THE RIGHT WITH A RADIUS OF 41.79 FEET & ARC LENGTH OF 36.45 FT

THENCE ALONG THE NORTHERLY SIDE OF HEMPSTEAD TURNPIKE (NYS RT. 24)
NORTH 77 DEGREES 54 MINUTES 3 SECONDS WEST A DISTANCE OF 75.39 FEET

THENCE
ALNONG A CURVE TO THE RIGHT (NOT TANGENT) WITH A RADIUS OF 46.91 & AN ARC LENGTH OF 18.87 FEET

THENCE ALONG THE EASTERLY SIDE OF LOUIS AVENUE
NORTH 31 DEGREES 33 MINUTES 9 SECONDS EAST A DISTANCE OF 146.97 FEET
TO A PLACE OR POINT OF BEGINNING

Francis C. Watson
Licensed Land Surveyor

A copy of this document without a proper application of the surveyor's inked/embossed seal should be assumed to be an unauthorized copy
F.C. Watson Land Surveyor P.C
21 Grove Place
Babylon, N.Y. 11702
631 328-3422 ph 631 877-3202 fax

REVISIONS

ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	Revise Tax Lot Reference	7-18-2016	
	2	Revise per comments	7-22-2016	

PREPARED FOR :
ENVIRONMENTAL ASSESSMENT & REMEDIATIONS
225 ATLANTIC AVENUE
PATCHOGUE, NY 11772
631 447-6400

RECORD DRAWINGS OF SITE REMEDIATION AT :
548 Hempstead Turnpike
Elmont, NY 11003
NCTM Section 32 Block 365 Lots 57 thru 61 & 199 & 200
Liber 10183 Page 640
SITE# E130130

Current Boundary NYSPC
NAD83 NAVD88 Zone 3104 Long Island

SCALE 1" = 10'

SHEET 4 OF 4

APPENDIX D – HEALTH AND SAFETY PLAN

Elmont - 546 Hempstead Turnpike-aka-Elmont Welding
Site Address: 546 Hempstead Turnpike, Elmont, NY 11003
Nassau County
Site No.: E130150

The property is an abandoned and is an empty lot.

The contaminants of concern at this site include lead, cadmium, benzo (a)pyrene, benzo(b)fluoranthene, benzo[k]fluoranthene, and benz(a)anthracene

The overall hazard level anticipated on-site for the activities as listed in this Site Management plan are low.

ON-SITE ACTIVITIES

Has this site been sampled and/or investigated before?	☒Yes ☐ No
Has the site perimeter been identified?	☒Yes ☐ No
Is the site fenced?	☒Yes ☐ No
Is a site map/sketch available?	☒Yes ☐ No
Has areas of contamination been identified?	☒Yes ☐ No
Will air quality monitoring be done on-site?	☐Yes ☒ No
Is sampling planned at this site?	☐Yes ☒ No
Respiratory Protection Required?	☐Yes ☒ No
Personnel Protection anticipated:	Level D (no external respiratory protection)
Personal Protection Equipment for Level D:	work clothes Steel-toed boots nitrile gloves
Air quality monitoring equipment to be used:	None, unless intrusive activities are occurring.

General Safety Practices

All project personnel shall follow the following safety practices:

- Avoid skin exposure to subsurface materials. Remove any excess residual soil from clothes prior to leaving the site.
- No eating or drinking in designated work areas. Thoroughly wash hands prior to these activities outside the work area. Avoid sitting on the ground during breaks or while eating and drinking. Thoroughly wash all exposed body areas at the end of the workday.
- Be aware of site conditions (slips trips and falls) and climatic conditions (heat and cold) when performing site activities.

EMERGENCY PLANNING

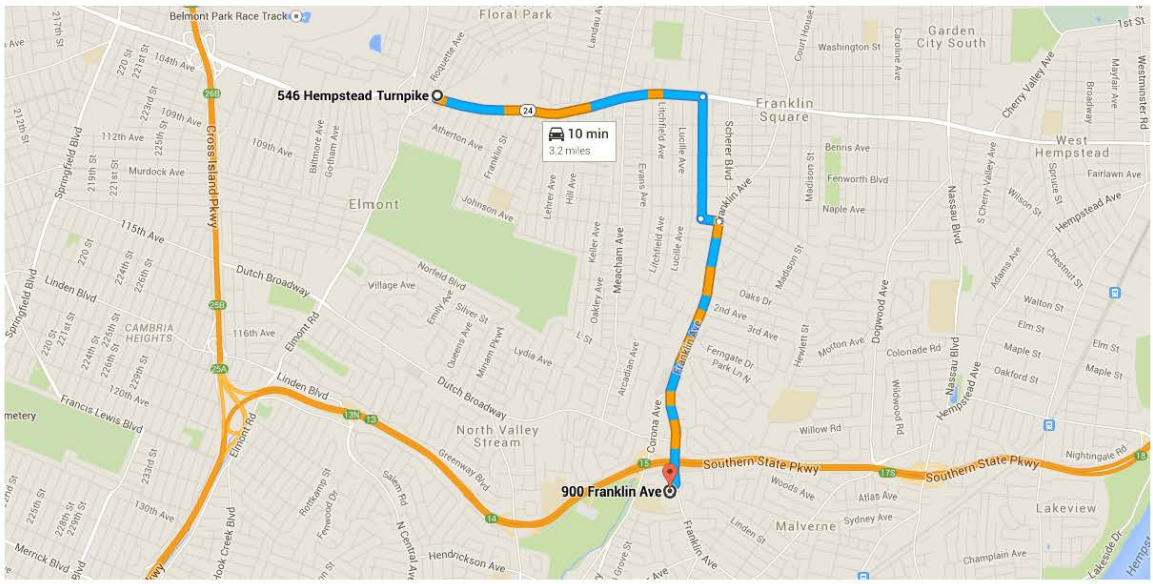
	Address	Phone
Hospital	Franklin Hospital 900 Franklin Ave Valley Stream, NY 11580	911 (516) 256-6353
Ambulance	Emergency Department at Franklin Hospital 900 Franklin Ave. Valley Stream, NY 11580	911 (516) 256-6353
Police	Hempstead Police Department Village Hall 99 Nichols Ct Hempstead, NY 11550	911 (516) 483-6200
NYSDEC	Brian Jankauskas 625 Broadway Albany, NY 12233-7015	(518) 402-9620
NYSDOH	Steve Karpinski Bureau of Environmental Exposure Investigation Empire State Plaza, Corning Tower Room 1787 Albany, NY 12237	(518) 402-7860
Town of Hempstead - Owner		
	George L. Bakich Town Supervisor 200 N. Franklin St. Hempstead, NY 11550	(516) 489-5000

Town of Hempstead – Applicant
Jonathan Crist (516) 489-5000
Economic Developer
200 N. Franklin St.
Hempstead, NY 11550

Google

Drive 3.2 miles, 8 min

Directions from **546 Hempstead Turnpike** to **900 Franklin Ave**



546 Hempstead Turnpike
Elmont, NY 11003

1. Head **east** on **Hempstead Turnpike** toward **Marguerite Ave**

1.3 mi

2. Turn **right** onto **Catherine Ave**

0.6 mi

3. Turn **left** onto **Park Ave**

449 ft

4. Turn **right** onto **Franklin Ave**

Destination will be on the right

1.3 mi

900 Franklin Ave
Valley Stream, NY 11580

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

APPENDIX E
SITE MANAGEMENT FORMS

DAILY INSPECTION REPORT

Site Code #:	Date:	Report #:

Site Name:
Location:
DEC Project Manager:
DEC Consultant Project Manager:
Contractor:

	AM	PM
Weather		
Temperature		
Wind Direction		

Description of work performed by contractor this report period:

Discussions/comments regarding visitors, contractor and/or engineer:

Sampling this report period:

Health & Safety:
Level of protection:

Is the level of protection in conformance with the approved Health & Safety Plan?

List deviations:

Are atmospheric monitoring results acceptable?

Site Visitors	Representing	Entered Exclusion Zone

Contractor's Information:

Prime contractor worked from:

Subcontractor	Activity	Hours Worked

Equipment	P	1	2	3	4	Personnel	P	1	2	3	4

Site Representative: **Date:**

Representative's Signature:

Photo Log