856 EAST 213TH STREET

BRONX, NEW YORK

Remedial Action Work Plan

NYC VCP Number: 12CVCP061X
E-Designation Site Number: 12EH-A311X

Prepared for:

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LIST OF ACRONYMS

Acronym	Definition
AOC	Area of Concern
AS/SVE	Air Sparging/Soil Vapor Extraction
BOA	Brownfield Opportunity Area
CAMP	Community Air Monitoring Plan
C/D	Construction/Demolition
COC	Certificate of Completion
CQAP	Construction Quality Assurance Plan
CSOP	Contractors Site Operation Plan
DCR	Declaration of Covenants and Restrictions
ECs/ICs	Engineering and Institutional Controls
HASP	Health and Safety Plan
IRM	Interim Remedial Measure
BCA	Brownfield Cleanup Agreement
MNA	Monitored Natural Attenuation
NOC	Notice of Completion
NYC BCP	New York City Brownfield Cleanup Program
NYC DEP	New York City Department of Environmental Protection
NYC DOHMH	New York State Department of Health and Mental Hygiene
NYCRR	New York Codes Rules and Regulations
NYC OER	New York City Office of Environmental Remediation
NYS DEC	New York State Department of Environmental Conservation
NYS DEC DER	New York State Department of Environmental Conservation Division of Environmental Remediation
NYS DOH	New York State Department of Health
NYS DOT	New York State Department of Transportation
ORC	Oxygen-Release Compound
OSHA	United States Occupational Health and Safety Administration
PE	Professional Engineer

PID	Photo Ionization Detector
QEP	Qualified Environmental Professional
QHHEA	Qualitative Human Health Exposure Assessment
RAOs	Remedial Action Objectives
RAR	Remedial Action Report
RAWP	Remedial Action Work Plan or Plan
RCA	Recycled Concrete Aggregate
RD	Remedial Design
RI	Remedial Investigation
RMZ	Residual Management Zone
SCOs	Soil Cleanup Objectives
SCG	Standards, Criteria and Guidance
SMP	Site Management Plan
SPDES	State Pollutant Discharge Elimination System
SVOC	Semi-Volatile Organic Compound
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compound

CERTIFICATION

I, Augustine Okundaye, am a Professional Engineer licensed in the State of New York. I have primary direct responsibility for implementation of the remedial action for the 856 East 213th Street12CVCP061X.

I certify that this Remedial Action Work Plan (RAWP) has a plan for handling, transport and disposal of soil, fill, fluids and other materials removed from the property in accordance with applicable City, State and Federal laws and regulations. Importation of all soil, fill and other material from off-Site will be in accordance with all applicable City, State and Federal laws and requirements. This RAWP has provisions to control nuisances during the remediation and all invasive work, including dust and odor suppression.

Augustine Okundaye
Name

074025
NYS PE License Number

Signature

6/28/2012
Date

EXECUTIVE SUMMARY

856 East 213 Associates, LLC has enrolled in the New York City Voluntary Cleanup Program (NYC VCP) to investigate and remediate a 6,267-square foot site located at 856 East 213th Street in Bronx, New York. A remedial investigation (RI) was performed to compile and evaluate data and information necessary to develop this Remedial Action Work Plan (RAWP). The remedial action described in this document provides for the protection of public health and the environment consistent with the intended property use, complies with applicable environmental standards, criteria and guidance and conforms with applicable laws and regulations.

Site Location and Current Usage

856 East 213 Street Associates, LLC has enrolled in the New York City Voluntary Cleanup Program (NYC VCP) to investigate and remediate a 6,267-square feet site located at 856 East 213th Street in Williamsbridge/Baychester section of Bronx, New York (see Figures 1 & 2 for location). Residential use is proposed for the property. The RI work was performed on March 20, 2012. This RIR summarizes the nature and extent of contamination and provides sufficient information for establishment of remedial action objectives, evaluation of remedial action alternatives, and selection of a remedy that is protective of human health and the environment consistent with the use of the property pursuant to RCNY§ 43-1407(f).

Summary of Proposed Redevelopment Plan

The proposed future use of the Site will consist of six-story apartment housing structure. Layout of the proposed site development is presented in Figure 3. The current zoning designation is Residential R6. The character of medium-density districts range from neighborhoods with a diverse mix of building types and heights. The proposed use is consistent with existing zoning for the property.

The irregularly shaped 0.18-acre parcel is currently a cleared undeveloped property. It has 50 feet of lot frontage with a lot depth of 125.33 feet. Planned site improvement work includes the construction of a six-story apartment complex with common areas. The building will contain thirty-six units. The basement level will house mechanical and utility meter rooms, tenant laundry center, boiler room (natural gas fired system), refuse storage area, and service

connections. The building will be serviced by one passenger elevator and two interior stairways. The newly developed building footprint area is 53'4" wide by 59'6" deep (on ground floor), while the second floor up is 75' wide by 59'6" deep. Gross building square footage is 25,698 feet. Parking areas for eighteen vehicles will be provided at grade level. The proposed development will not cover the entire footprint of the site as a small quadrant in the southern section of the property has been slated as a recreational area (see Figure 3). As the proposed site improvement work includes a building with a basement area, the planned maximum depth of excavation would be no greater than twelve feet. Earth moving would include the area within the building footprint, with a total maximum volume of approximately 1,389 yd^3. The excavation for the site structure is not anticipated to be below the groundwater table. Each of the two proposed detection tanks is eight feet high and five feet in diameter. The excavation required for the placement of these tanks includes a twelve foot earthen cavity with a one foot layer of 1 ¼-inch stone placed on the bottom of the excavation. Once the tanks are wrapped in filter fabric and set within the excavation, the remainder of the void space will be filled with gravel.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

Summary of the Remedy

The preferred remedial action alternative achieves protection of public health and the environment for the intended use of the property. The preferred remedial action alternative will achieve all of the remedial action objectives established for the project and addresses applicable SCGs. The preferred remedial action alternative is effective in both the short-term and long-term and reduces mobility, toxicity and volume of contaminants. The preferred remedial action alternative is cost effective and implementable and uses standards methods that are well established in the industry.

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.

2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.

3. Establishment of Track 1 and Track 4 Soil Cleanup Objectives (SCOs) for site areas A (building basement footprint) and B (remainder of building, rear at-grade parking and rear yard), respectively.

4. Excavation and removal of soil/fill exceeding SCOs. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.

5. Installation and operation of an active sub-slab depressurization system.

6. Collection and analysis end-point samples to determine the performance of the remedy with respect to attainment of SCOs.

7. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.

8. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.

9. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.

10. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.

11. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.

12. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination and off site soil vapor contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.

13. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP (for areas where Track 1 is not achieved); and (4) higher level of land usage without OER-approval (for areas where Track 1 is not achieved).

COMMUNITY PROTECTION STATEMENT

The Office of Environmental Remediation created the New York City Brownfield Cleanup Program (NYC BCP) to provide governmental oversight for the cleanup of contaminated property in NYC. This Remedial Action Work Plan ("cleanup plan") describes the findings of prior environmental studies that show the location of contamination at the site, and describes the plans to clean up the site to protect public health and the environment.

This cleanup plan provides a very high level of protection for neighboring communities. This cleanup plan also includes many other elements that address common community concerns, such as community air monitoring, odor, dust and noise controls, hours of operation, good housekeeping and cleanliness, truck management and routing, and opportunities for community participation. The purpose of this Community Protection Statement is to explain these community protection measures in non-technical language to simplify community review.

Remedial Investigation and Cleanup Plan. Under the NYC BCP, a thorough cleanup study of this property (called a remedial investigation) has been performed to identify past property usage, to sample and test soils, groundwater and soil vapor, and identify contaminant sources present on the property. The cleanup plan has been designed to address all contaminant sources that have been identified during the study of this property.

Identification of Sensitive Land Uses. Prior to selecting a cleanup, the neighborhood was evaluated to identify sensitive land uses nearby, such as schools, day care facilities, hospitals and residential areas. The cleanup program was then tailored to address the special conditions of this community.

Qualitative Human Health Exposure Assessment. An important part of the cleanup planning for the Site is the performance of a study to find all of the ways that people might come in contact with contaminants at the Site now or in the future. This study is called a Qualitative Human Health Exposure Assessment (QHHEA). A QHHEA was performed for this project. This assessment has considered all known contamination at the Site and evaluated the potential for people to come in contact with this contamination. All identified public exposures will be addressed under this cleanup plan.

Health and Safety Plan. This cleanup plan includes a Health and Safety Plan that is designed to protect community residents and on-Site workers. The elements of this plan are in compliance with safety requirements of the United States Occupational Safety and Health Administration. This plan includes many protective elements including those discussed below.

Site Safety Coordinator. This project has a designated Site safety coordinator to implement the Health and Safety Plan. The safety coordinator maintains an emergency contact sheet and protocol for management of emergencies. The Site safety coordinator is Deborah J. Thompson and can be reached at (845) 658-3484. The Site safety coordinator will be onsite during all construction/remediation at the Site.

Worker Training. Workers participating in cleanup of contaminated material on this project are required to be trained in a 40-hour hazardous waste operators training course and to take annual refresher training. This pertains to workers performing specific tasks including removing contaminated material and installing cleanup systems in contaminated areas.

Community Air Monitoring Plan. Community air monitoring will be performed during this cleanup project to ensure that the community is properly protected from contaminants, dust and odors. Air samples will be tested in accordance with a detailed plan called the Community Air Monitoring Plan or CAMP. Results will be regularly reported to the NYC Office of Environmental Remediation. This cleanup plan also has a plan to address any unforeseen problems that might occur during the cleanup (called a 'Contingency Plan').

Odor, Dust and Noise Control. This cleanup plan includes actions for odor and dust control. These actions are designed to prevent off-Site odor and dust nuisances and includes steps to be taken if nuisances are detected. Generally, dust is managed by application of physical covers and by water sprays. Odors are controlled by limiting the area of open excavations, physical covers, spray foams and by a series of other actions (called operational measures). The project is also required to comply with NYC noise control standards. If you observe problems in these areas, please contact the onsite Project Manager Deborah J. Thompson at (845) 658-3484 or NYC Office of Environmental Remediation Project Manager Breanna Gribble at (212) 442-7126.

Quality Assurance. This cleanup plan requires that evidence be provided to illustrate that all cleanup work required under the plan has been completed properly. This evidence will be summarized in the final report, called the Remedial Action Report. This report will be submitted to the NYC Office of Environmental Remediation and will be thoroughly reviewed.

Storm-Water Management. To limit the potential for soil erosion and discharge, this cleanup plan has provisions for storm-water management. The main elements of the storm water management include physical barriers such as tarp covers and erosion fencing, and a program for frequent inspection.

Hours of Operation. The hours for operation of cleanup will comply with the NYC Department of Buildings construction code requirements or according to specific variances issued by that agency. For this cleanup project, the hours of operation are 7:00 – 4:00, Monday - Friday.

Signage. While the cleanup is in progress, a placard will be prominently posted at the main entrance of the property with a laminated project Fact Sheet that states that the project is in the NYC Brownfield Cleanup Program, provides project contact names and numbers, and locations of project documents can be viewed.

Complaint Management. The contractor performing this cleanup is required to address all complaints. If you have any complaints, you can call the facility Project Manager Deborah J. Thompson at (845) 658-3484, the NYC Office of Environmental Remediation Project Manager Manager, Breanna Gribble at (212) 442-7126 or call 311 and mention the Site is in the NYC Brownfield Cleanup Program.

Utility Mark-outs. To promote safety during excavation in this cleanup, the contractor is required to first identify all utilities and must perform all excavation and construction work in compliance with NYC Department of Buildings regulations.

Soil and Liquid Disposal. All soil and liquid material removed from the Site as part of the cleanup will be transported and disposed of in accordance with all applicable City, State and Federal regulations and required permits will be obtained.

Soil Chemical Testing and Screening. All excavations will be supervised by a trained and properly qualified environmental professional. In addition to extensive sampling and chemical

testing of soils on the Site, excavated soil will be screened continuously using hand-held instruments, by sight, and by smell to ensure proper material handling and management, and community protection.

Stockpile Management. Soil stockpiles will be kept covered with tarps to prevent dust, odors and erosion. Stockpiles will be frequently inspected. Damaged tarp covers will be promptly replaced. Stockpiles will be protected with silt fences. Hay bales will be used, as needed to protect storm water catch basins and other discharge points.

Trucks and Covers. Loaded trucks leaving the Site will be covered in compliance with applicable laws and regulations to prevent dust and odor. Trucks will be properly recorded in logs and records and placarded in compliance with applicable City, State and Federal laws, including those of the New York State Department of Transportation. If loads contain wet material that can leak, truck liners will be used. All transport of materials will be performed by licensed truckers and in compliance with all laws and regulations.

Imported Material. All fill materials proposed to be brought onto the Site will comply with rules outlined in this cleanup plan and will be inspected and approved by a qualified worker located on-Site. Waste materials will not be brought onto the Site. Trucks entering the Site with imported clean materials will be covered in compliance with applicable laws and regulations.

Equipment Decontamination. All equipment used for cleanup work will be inspected and washed, if needed, before it leaves the Site. Trucks will be cleaned at a truck inspection station on the property before leaving the Site.

Housekeeping. Locations where trucks enter or leave the Site will be inspected every day and cleaned regularly to ensure that they are free of dirt and other materials from the Site.

Truck Routing. Truck routes have been selected to: (a) limit transport through residential areas and past sensitive nearby properties; (b) maximize use of city-mapped truck routes; (c) limit total distance to major highways; (d) promote safety in entry to highways; (e) promote overall safety in trucking; and (f) minimize off-Site line-ups (queuing) of trucks entering the property. Operators of loaded trucks leaving the Site will be instructed not to stop or idle in the local neighborhood.

Final Report. The results of all cleanup work will be fully documented in a final report (called a Remedial Action Report) that will be available for you to review in the public document repositories located at the Allerton Branch Library.

Long-Term Site Management. To provide long-term protection after the cleanup is complete, the property owner will be required to comply with an ongoing Site Management Plan that calls for continued inspection of protective controls, such as Site covers. The Site Management Plan is evaluated and approved by the NYC Office of Environmental Remediation. Requirements that the property owner must comply with are defined in the property's deed. A certification of continued protectiveness of the cleanup will be required from time to time to show that the approved cleanup is still effective.

REMEDIAL ACTION WORK PLAN

1.0 SITE BACKGROUND

856 East 213th Street Associates, LLC has enrolled in the New York City Brownfield Cleanup Program (NYC BCP) to investigate and remediate a property located at 856 East 213th Street in the Williamsbride/Baychester section of The Bronx, New York (the Site). A Remedial Investigation (RI) was performed to compile and evaluate data and information necessary to develop this Remedial Action Work Plan (RAWP) in a manner that will render the Site protective of public health and the environment consistent with the contemplated end use. This RAWP establishes remedial action objectives, provides a remedial alternative analysis that includes consideration of a permanent cleanup, and provides a description of the selected remedial action. The remedial action described in this document provides for the protection of public health and the environment, complies with applicable environmental standards, criteria and guidance and applicable laws and regulations.

1.1 SITE LOCATION AND CURRENT USAGE

856 East 213 Street Associates, LLC has enrolled in the New York City Voluntary Cleanup Program (NYC VCP) to investigate and remediate a 6,267-square feet site located at 856 East 213th Street in Williamsbridge/Baychester section of Bronx, New York. Residential use is proposed for the property. The RI work was performed on March 20, 2012. This RIR summarizes the nature and extent of contamination and provides sufficient information for establishment of remedial action objectives, evaluation of remedial action alternatives, and selection of a remedy that is protective of human health and the environment consistent with the use of the property pursuant to RCNY§ 43-1407(f).

1.2 PROPOSED REDEVELOPMENT PLAN

The proposed future use of the Site will consist of six-story apartment housing structure. Layout of the proposed site development is presented in Figure 3. The current zoning designation is Residential R6. The character of medium-density districts range from neighborhoods with a diverse

mix of building types and heights. The proposed use is consistent with existing zoning for the property.

The irregularly shaped 0.18-acre parcel is currently a cleared undeveloped property. It has 50 feet of lot frontage with a lot depth of 125.33 feet. Planned site improvement work includes the construction of a six-story apartment complex with common areas. The building will contain thirty-six units. The basement level will house mechanical and utility meter rooms, tenant laundry center, boiler room (natural gas fired system), refuse storage area, and service connections. The building will be serviced by one passenger elevator and two interior stairways. The newly developed building footprint area is 53'4" wide by 59'6" deep (on ground floor), while the second floor up is 75' wide by 59'6" deep. Gross building square footage is 25,698 feet. Parking areas for eighteen vehicles will be provided at grade level. The proposed development will not cover the entire footprint of the site as a small quadrant in the southern section of the property has been slated as a recreational area (see Figure 3). As the proposed site improvement work includes a building with a basement area, the planned maximum depth of excavation would be no greater than twelve feet. Earth moving would include the area within the building footprint, with a total maximum volume of approximately 1,389 yd^3. The excavation for the site structure is not anticipated to be below the groundwater table. Each of the two proposed detention tanks is eight feet high and five feet in diameter. The excavation required for the placement of these tanks includes a twelve foot earthen cavity with a one foot layer of 1 ¼-inch stone placed on the bottom of the excavation. Once the tanks are wrapped in filter fabric and set within the excavation, the remainder of the void space will be filled with gravel.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

1.3 DESCRIPTION OF SURROUNDING PROPERTY

The subject and surrounding properties are located in an urban residential setting in the Borough of the Bronx, City and State of New York. Adjoining property usage is utilized for mainly for multi-family residential properties. There are no identified sensitive receptors within a 250 to 500-foot radius of the site.

Figure 4 shows the surrounding land usage.

1.4 REMEDIAL INVESTIGATION

A remedial investigation was performed and the results are documented in a companion document called "*Remedial Investigation Report, 856 East 213th Street, Bronx, NY*", dated May 2012 (RIR).

The Remedial Investigation Report (RIR) provides sufficient information for establishment of remedial action objectives, evaluation of remedial action alternatives, and selection of a remedy pursuant to RCNY§ 43-1407(f). The remedial investigation (RI) described in this document is consistent with applicable guidance.

Site Location and Current Usage

The Site is located at 856 East 213th Street in Williamsbridge/Baychester section of Bronx, New York and is identified as Block 4671 and Lot 64 on the New York City Tax Map. Figures 1 & 2 show the Site location. The Site is 6,267-square feet and is bounded by three-story apartment structure to the northeast, a two-story structure which houses a church to the southeast, a multi-family apartment house to the northwest, and to the south/southwest by a multi-family dwelling located along Bronxwood Avenue. A map of the site boundary is shown in Figure 3. Currently, the Site is a vacant, undeveloped property awaiting development.

Summary of Proposed Redevelopment Plan

The proposed future use of the Site will consist of six-story residential building. Layout of the proposed site development is presented in Figure 3. The current zoning designation is Residential R6. The character of medium-density districts range from neighborhoods with a diverse mix of building types and heights. The proposed use is consistent with existing zoning for the property.

The irregularly shaped 0.18-acre parcel is currently a vacant undeveloped property. It has 50 feet of lot frontage with a lot depth of 125.33 feet. Planned site improvement work includes the construction of a six-story apartment complex with a basement and common areas. The building will contain 36 units. The basement level will house mechanical and utility meter rooms, tenant laundry center, boiler room (natural gas fired system), refuse storage area, and service connections. The building will be serviced by one passenger elevator and two interior stairways. The newly developed building footprint area is 53'4" wide by 59'6" deep (on ground

floor), while the second floor up is 75' wide by 59'6" deep. Gross building square footage is 25,698 feet. Parking areas for eighteen vehicles will be provided at grade level. The proposed development will not cover the entire footprint of the site as a small quadrant in the southern section of the property has been slated as a recreational area (see Figure 3). As the proposed site improvement work includes a building with a basement area, the planned maximum depth of excavation would be no greater than twelve feet. Earth moving would include the area within the building footprint, with a total maximum volume of approximately 1,389 yd^3. The excavation for the site structure is not anticipated to be below the groundwater table. Each of the two proposed detection tanks is eight feet high and five feet in diameter. The excavation required for the placement of these tanks includes a twelve foot earthen cavity with a one foot layer of 1 ¼-inch stone placed on the bottom of the excavation. Once the tanks are wrapped in filter fabric and set within the excavation, the remainder of the void space will be filled with gravel.

Summary of Past Uses of Site and Areas of Concern

Public database research indicates that the subject property was acquired by 856 East 213th Street Associates, LLC in January of 2011. Former property owners have reportedly included Gadola Equities, Inc. (2010-2011), Irene and Sterling Lynch (1980-2010), and 856 East 213th Street Corporation (?-1980). A reviewed 1918 Sanborn Fire Insurance Map identified the subject and adjoining East 213th Street properties to be undeveloped. Insurance maps from 1935 to 1989 indicated the site (formerly lots 64-66) to have been improved with a two-story private residence and three detached private parking garages. On-line City of New York Building Department records indicated the residential structure (~21'-34' footprint) to have been built circa-1920. All four former site structures were demolished in June of 2011 by Ferry Point Industries (Permit No. 220110396 issued on March 28, 2011) as part of the property development project.

At present, the site is void of any improvements while awaiting development. Based upon the findings of the Phase I ESA and the site inspection, there were no areas of concern where former activities are known or suspected to have resulted in generation, manufacture, refinement, transport, storage, handling, treatment, discharge, release and/or disposal of contaminated media.

Summary of the Work Performed under the Remedial Investigation

1. Conducted a Site inspection to identify AOCs and physical obstructions (i.e. structures, buildings, etc.);
2. Installed eight soil borings across the entire project Site, and collected thirteen soil samples for chemical analysis from the soil borings to evaluate soil quality;
3. Although three temporary groundwater monitoring wells were installed throughout the Site to establish groundwater flow, groundwater samples could not be collected for chemical analysis due to the lack of water above the bedrock aquitard;
4. Installation of three soil vapor probes around Site perimeter and collected three samples for chemical analysis.

Summary of Environmental Findings

1. Elevation of the property ranges from 114.60 to 119.20 feet.
2. Depth to bedrock is approximately 9 - 12 feet at the Site.
3. The stratigraphy of the site, from the surface down, consists of four feet of mixed fill (silts and sand), underlain by eight feet of fine to medium sands.
4. Soil/fill samples collected during the RI showed no VOCs exceeded Track I SCOs. Two VOCs were detected (acetone and methylene chloride) and both were also identified in lab blanks. No PCE, TCE, 1,1,1-TCA or other VOC was detected. All SVOC concentrations were below Track I SCOs with the exception of Benzo(k)fluoranthene, Benzo(a)anthracene and Benzo(a)pyrene were marginally above Track I SCOs in one shallow sample. Benzo(a)pyrene and Benzo(a)anthracene were slightly above Track II Restricted Residential SCOs in one shallow sample. No PCBs were detected. All pesticides concentrations were below Track I SCOs with the exception of Dieldrin (maximum 18.2 ppb) and 4,4'-DDD (maximum 117ppb). Five metals including chromium (maximum 46.9 ppm), cooper (maximum 79.7 ppm), lead (maximum 385 ppm), nickel (maximum 49.8 ppm) and zinc (maximum 418 ppm) exceeded Track I SCOs but all values were well below Track II Restricted Residential SCOs. Overall,

findings for soil were unremarkable and did not show a source of contamination on this property.

5. Although three temporary groundwater monitoring wells were installed throughout the Site to establish groundwater flow, groundwater samples could not be collected for chemical analysis due to the lack of water above the bedrock aquitard.

6. Soil vapor samples collected during the RI showed no significant detections in the soil vapor at the site with the exception of 1,1,1-trichlorothane (1,1,1-TCA) (maximum 4,700 ug/m^3) in one of three sampling locations. PCE and TCE were not detected above laboratory detection limits. In addition to the elevated level of 1,1,1-TCA, other constituents reported above laboratory detection limits included 1,3-butadiene, benzene, toluene and xylene, identified as hydrocarbons. These soil gas compounds (included 1,1,1-TCA) reported during analysis were not encountered during soil sampling in any monitoring location across the site and are not consistant with historical residential use of the property. Soil vapor contamination may be originating from an off-site source.

For more detailed results, consult the RIR. Based on an evaluation of the data and information from the RIR and this RAWP, disposal of significant amounts of hazardous waste is not suspected at this site.

2.0 REMEDIAL ACTION OBJECTIVES

Based on the results of the RI, the following Remedial Action Objectives (RAOs) have been identified for this Site:

Soil

- Prevent direct contact with contaminated soil.
- Prevent exposure to contaminants volatilizing from contaminated soil.
- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

- Prevent exposure to contaminants in soil vapor.
- Prevent migration of soil vapor into dwelling and other occupied structures.

3.0 REMEDIAL ALTERNATIVES ANALYSIS

The goal of the remedy selection process is to select a remedy that is protective of human health and the environment taking into consideration the current, intended and reasonably anticipated future use of the property. The remedy selection process begins by establishing RAOs for media in which chemical constituents were found in exceedance of applicable standards, criteria and guidance values (SCGs). A remedy is then developed based on the following nine criteria:

• Protection of human health and the environment;

• Compliance with SCGs;

• Short-term effectiveness and impacts;

• Long-term effectiveness and permanence;

• Reduction of toxicity, mobility, or volume of contaminated material;

• Implementability;

• Cost effectiveness;

• Community Acceptance; and

• Land use.

The following is a detailed description of the alternatives analysis and remedy selection to address impacted media at the Site. As required, a minimum of two remedial alternatives (including a Track 1 scenario) are evaluated, as follows:

Two remedial action alternatives are considered in this alternatives analysis. Alternative 1 achieves Track 1 SCOs and involves complete removal of all soil and fill within the property boundary. This alternative involves the excavation and removal of approximately 1500 cubic yards of soil and fill and eliminates all contaminated sources. A Track 4 remedial action is also considered as Alternative 2. Alternative 2 involves the remediation of all soils to restricted residential use criteria and also includes the installation of an active sub-slab depressurization

system. It will also include the establishment of use restrictions including prohibitions on sensitive site uses, such as farming or vegetable gardening, to eliminate future exposure pathways, the establishment of a Site Management Plan to ensure long-term management of these Institutional Controls including the performance of periodic inspections and certification that the controls are performing as they were intended. A deed restriction will also be required to memorialize the remedial action and the Engineering and Institutional Controls to ensure that future owners of the site continue to maintain these controls as required.

3.1 THRESHOLD CRITERIA

Protection of Public Health and the Environment

This criterion is an evaluation of the remedy's ability to protect public health and the environment, and an assessment of how risks posed through each existing or potential pathway of exposure are eliminated, reduced or controlled through removal, treatment, and implementation of Engineering Controls or Institutional Controls. Protection of public health and the environment must be achieved for all approved remedial actions.

The Track 1 alternative will result in excavation of all soil with contaminant concentration above Track 1 SCOs and would:

- Eliminate the risk of ingestion exposures or other direct contact with contaminated on-Site soils consistent with remedial action objectives;
- Eliminate the risk of leaching into groundwater and ingestion exposures or direct contact with groundwater with contamination derived from the Site consistent with remedial action objectives; and
- Eliminate potential sources for on-Site production of soil vapors, and prevent migration of on-Site derived vapors into occupied structures and eliminate associated inhalation exposures consistent with remedial action objectives.

Alternative 2 will be protective of human health and the environment by installing a sub-slab depressurization system, thus eliminating the potential exposure pathway. As all soils were returned with sample concentrations generally less than Track 2 Restricted Residential SCOs during Phase II testing, building concrete slab and a two foot protective cover placed over the

recreational area will eliminate the potential for human and environmental exposure to soils that exceeded Track 1 levels.

The Track 4 alternative would:

- Placement of a final cover over consisting of concrete building slab to eliminate any potential exposures to remaining soils that do not exceed the SCOs;
- Install an active SSDS to prevent migration of soil vapor from offsite;
- Establish use restrictions to ensure that future ingestion or other exposures are eliminated;
- Establish a Site Management Plan to ensure long term management of Institutional and Engineering Controls to ensure that all Engineering and Institutional controls are inspected periodically and requires certification that the remedy continues to perform as it was designed, thus ensuring that the protections achieved for public health and the environment remain in perpetuity;
- Place a deed restriction to memorialize these controls in order to decrease the risk of future exposures with contaminated media consistent with remedial action objectives to memorialize the remedial action and the existence of Engineering and Institutional Controls and will ensure that these controls will be appropriately managed by future site owners.

During remedial and construction activity for both alternatives, workers and area residents may be exposed to impacted soil and vapors. Worker exposure to soil and vapors would be minimized through implementation of a Health and Safety Plan. Exposures to area residents from dust and/or vapors will be minimized through the use of engineering controls and through implementation of a Community Air Monitoring Plan (CAMP).

3.2. BALANCING CRITERIA

Compliance with Standards, Criteria and Guidance (SCGs)

The Track 1 alternative would address the chemical-specific SCGs for soil by excavation and removal of all material above the Track 1 SCOs. Focused attention on means and methods employed during the remedial action would ensure that handling and management of contaminated material would be in compliance with applicable SCGs.

Alternative 2 will achieve compliance with the remedial goals as site specific soil cleanup levels already meet Track 2 Restricted Residential SCOs.

Short-term effectiveness and impacts

This evaluation criterion assesses the effects of the alternative during the construction and implementation phase until remedial action objectives are met. Under this criterion, alternatives are evaluated with respect to their effects on public health and the environment during implementation of the remedial action, including protection of the community, environmental impacts, time until remedial response objectives are achieved, and protection of workers during remedial actions.

The potential for short-term adverse impacts and risks to the workers, the community, and the environment during the implementation of Alternative's 1 or 2 is minimal. Short-term exposure to on-site workers during excavation and loading activities will be addressed with a HASP and mitigated through the use of personal protective equipment, monitoring and engineering controls. Potential short-term exposure to the surrounding community will be addressed through the use of odor and dust-suppression techniques and through the implementation of a CAMP which will require air monitoring activities during all excavation and soil disturbance activities.

Other potential impacts to the community under Alternatives 1 or 2, such as construction-related noise, vibrations and traffic, will be controlled and regulated under the terms of the NYC Department of Buildings issued building permit which can place a Stop Work Order on the property for unsafe conditions, community impacts or violation of the terms and conditions of the permit. Decontamination procedures of equipment, including trucks transporting soil to offsite disposal facilities will minimize the potential for impacted soil to be dispersed beyond the Site boundary. A truck traffic plan would also be prepared to minimize disturbance to the local roads and community under these alternatives.

Long-term effectiveness and permanence

This evaluation criterion addresses the results of a remedial action in terms of its permanence and quantity/nature of waste or residual contamination remaining at the Site after response objectives have been met, such as permanence of the remedial alternative, magnitude of remaining contamination, adequacy of controls including the adequacy and suitability of ECs/ICs that may be used to manage contaminant residuals that remain at the Site and assessment of containment systems and ICs that are designed to eliminate exposures to contaminants, and long-term reliability of Engineering Controls.

Both alternatives would be effective over the long-term by providing a permanent (Track 1) or near-permanent (Track 4) cleanup of on-Site contamination through removal of all or most unconsolidated material above bedrock excess of the respective SCOs and would eliminate any potential on-Site sources of soil vapors which is consistent with remedial action objectives. Currently, soils at the site are only marginally in excess of Track I SCO's.

Both alternatives would:

- Placement of a final cover over consisting of concrete building slab to eliminate any potential exposures to remaining soils that do not exceed the SCOs;
- Install an active SSDS to prevent migration of soil vapor from offsite;
- Establish use restrictions to ensure that future ingestion or other exposures are eliminated;
- Establish a Site Management Plan to ensure long term management of Institutional and Engineering Controls to ensure that all Engineering and Institutional controls are inspected periodically and requires certification that the remedy continues to perform as it was designed, thus ensuring that the protections achieved for public health and the environment remain in perpetuity;
- Place a deed restriction to memorialize these controls in order to decrease the risk of future exposures with contaminated media consistent with remedial action objectives to memorialize the remedial action and the existence of Engineering and Institutional Controls and will ensure that these controls will be appropriately managed by future site owners.

Reduction of toxicity, mobility, or volume of contaminated material

This evaluation criterion assesses the remedial alternative's use of remedial technologies that permanently and significantly reduce toxicity, mobility, or volume of contaminants as their principal element. The following is the hierarchy of source removal and control measures that are to be used to remediate a Site, ranked from most preferable to least preferable: removal and/or treatment, containment, elimination of exposure and treatment of source at the point of exposure. It is preferred to use treatment or removal to eliminate contaminants at a Site, reduce the total mass of toxic contaminants, cause irreversible reduction in contaminants mobility, or reduce of total volume of contaminated media.

Both alternatives reduce toxicity, mobility and volume of contaminated material by providing a permanent (Track 1) or near-permanent (Track 4) cleanup of on-Site contamination through removal of all or most unconsolidated material above bedrock excess of the respective SCOs and would eliminate any potential on-Site sources of soil vapors which is consistent with remedial action objectives. It is notable that no onsite source has been identified.

Implementability

This evaluation criterion addresses the technical and administrative feasibility of implementing an alternative and the availability of various services and materials required during its implementation, including technical feasibility of construction and operation, reliability of the selected technology, ease of undertaking remedial action, monitoring considerations, administrative feasibility (e.g. obtaining permits for remedial activities), and availability of services and materials.

Both alternatives are both feasible and implementable. They use identical standard materials and services and well established technology. The reliability of each remedy is high. There are no special difficulties associated with any of the activities proposed but will require a long period of time to accomplish due to the large quantity of soil and fill material that would require removal.

Cost effectiveness

This evaluation criterion addresses the cost of alternatives, including capital costs (such as construction costs, equipment costs, and disposal costs, engineering expenses) and site

management costs (costs incurred after remedial construction is complete) necessary to ensure the continued effectiveness of a remedial action.

The capital costs for the Track 1 remedial alternative would entail higher costs overall as this alternative is driven by high total volume of soil/fill that will be removed for development purposes. This material would be excavated and transported from the Site and disposed of at an off-Site location.

Both alternatives satisfy the threshold balancing criterion and other criterion listed here, and are fully protective of public health and the environment, will control migration of contaminants, will comply with SCGs, are effective for the short-term and long-term, are implementable, and reduce both mobility and toxicity.

Community Acceptance

This evaluation criterion addresses community opinion and support for the remedial action. Observations here will be supplemented by public comment received on the RAWP.

Based on the overall goals of the remedial program and initial observations by the project team, both alternatives will be acceptable to the community. This RAWP will be subject to and undergo public review under the NYC BCP and will provide the opportunity for detailed public input on the remedial alternative and the selected remedial action. This public comment will be considered by OER prior to approval of this plan.

Land use

This evaluation criterion addresses the proposed use of the property. This evaluation has considered reasonably anticipated future uses of the Site and takes into account: current use and historical and/or recent development patterns; applicable zoning laws and maps; NYS Department of State's Brownfield Opportunity Areas (BOA) pursuant to section 970-r of the general municipal law; applicable land use plans; proximity to real property currently used for residential use, and to commercial, industrial, agricultural, and/or recreational areas; environmental justice impacts, Federal or State land use designations; population growth patterns and projections; accessibility to existing infrastructure; proximity of the site to important cultural resources and natural resources, potential vulnerability of groundwater to contamination that

might emanate from the site, proximity to flood plains, geography and geology; and current Institutional Controls applicable to the site.

Both alternatives for remedial action at the site are comparable with respect to the proposed use and to land uses in the vicinity of the Site. The proposed use is consistent with the existing zoning designation for the property and is consistent with recent development patterns. The Site is surrounded by residential and commercial properties and the proposed alternative provides comprehensive protection of public health and the environment for these uses. Improvements in the current brownfield condition of the property achieved by the alternatives is also consistent with the City's goals for cleanup of contaminated land and bringing such properties into productive reuse. The alternatives are equally protective of natural resources and cultural resources. This RAWP will be subject to public review under the NYC BCP and will provide the opportunity for detailed public input on the land use factors described in this section. This public comment will be considered by OER prior to approval of this plan.

Sustainability of the Remedial Action

This criterion evaluates the overall sustainability of the remedial action alternatives and the degree to which sustainable means are employed to implement the remedial action including those that take into consideration NYC's sustainability goals defined in *PlaNYC: A Greener, Greater New York*. Sustainability goals may include: maximizing the recycling and reuse of non-virgin materials; reducing the consumption of virgin and non-renewable resources; minimizing energy consumption and greenhouse gas emissions; improving energy efficiency; and promotion of the use of native vegetation and enhancing biodiversity during landscaping associated with Site development.

Both alternatives have the potential to utilize sustainable means to achieve the cleanup goals. This program contemplates the utilization of several green remediation methods that are compatible with the alternative. The full list of green remediation activities considered in this program is included in the Sustainability Statement.

4.0 REMEDIAL ACTION

4.1 SUMMARY OF PREFERRED REMEDIAL ACTION

The preferred remedial action alternative will achieve Track 1 SCOs over site area A (building basement footprint) and will incorporate the use of an active sub-slab depressurization system. The remainder of the site (site area B) with achieve Track 4 SCOs (remainder of building, rear at-grade parking and rear yard). The preferred remedial action alternative achieves protection of public health and the environment for the intended use of the property. The preferred remedial action alternative will achieve all of the remedial action objectives established for the project and addresses applicable SCGs. The preferred remedial action alternative is effective in both the short-term and long-term and reduces mobility of contaminants. The preferred remedial action alternative is cost effective and implementable and uses standards methods that are well established in the industry.

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.

2. Establishment of Track 1 and Track 4 Soil Cleanup Objectives (SCOs) for site areas A (building basement footprint) and B (remainder of building, rear at-grade parking and rear yard), respectively.

3. Excavation and removal of soil/fill exceeding SCOs. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.

4. Installation and operation of an active sub-slab depressurization system.

5. Collection and analysis end-point samples to determine the performance of the remedy with respect to attainment of SCOs.

6. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.

7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.

8. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.

9. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.

10. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.

11. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination and off site soil vapor contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.

12. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP (for areas where Track 1 is not achieved); and (4) higher level of land usage without OER-approval (for areas where Track 1 is not achieved).

4.2 SOIL CLEANUP OBJECTIVES AND SOIL/FILL MANAGEMENT

Track 1 and 4 Soil Cleanup Objectives (SCOs) are proposed for this project. The SCOs for this Site are Track 1 Unrestricted Use SCOs for site area A and Track 4 SCOs for site area B. Track I SCOs for this property are shown in Table 1. Track 4 SCOs for this property are shown in Table 3. Soil and materials management on-Site and off-Site, including excavation, handling and disposal, will be conducted in accordance with the Soil/Materials Management Plan in Appendix 3. Discrete contaminant sources (such as hotspots) identified during the remedial action will be identified by GPS or surveyed. This information will be provided in the Remedial Action Report.

Estimated Soil/Fill Removal Quantities

The total quantity of soil/fill expected to be excavated and disposed off-Site is 1500 tons.

The proposed disposal locations for Site-derived impacted materials are listed below. Additional disposal locations established at a later date will be reported promptly to the OER Project Manager.

Disposal Facility	**Waste Type**	**Estimated Quantities**
To be determined	Historic fill/non-hazardous soil	Unknown

End-Point Sampling

Post-remediation sample locations and depth will be biased towards the areas and depths of highest contamination identified during previous sampling episodes unless field indicators such as field instrument measurements or visual contamination identified during the remedial action indicate that other locations and depths may be more heavily contaminated. In all cases, post-remediation samples should be biased toward locations and depths of the highest expected contamination.

New York State ELAP certified labs will be used for all end-point sample analyses. Labs for end-point sample analyses will be reported in the RAR. The RAR will provide a tabular and map summary of all end-point sample results and will include all data including non-detects and applicable standards and/or guidance values. End-point samples will be analyzed for trigger analytes (those for which SCO exceedence is identified) utilizing the following methodology:

Soil analytical methods will include:

- Volatile organic compounds by EPA Method 8260;
- Semi-volatile organic compounds by EPA Method 8270;
- Target Analyte List metals; and
- Pesticides/PCBs by EPA Method 8081/8082.

If either LNAPL and/or DNAPL are detected, appropriate samples will be collected for characterization and "finger print analysis" and required regulatory reporting (i.e. spills hotline) will be performed.

Quality Assurance/Quality Control

Endpoint soil samples will be containerized in laboratory-prepared jars, labeled, sealed, and placed in a chilled cooler for shipment to the laboratory. Chain of Custody procedures outlined in the RIWP will followed. Soil samples were analyzed by an ELAP-certified laboratory approved by the NYSDOH. For every 20 soil samples, one duplicate soil sample will also be collected and analyzed for all parameters.

Import and Reuse of Soils

Import of soils onto the property and reuse of soils already onsite will be performed in conformance with the Soil/Materials Management Plan in Appendix 3. The estimated quantity of soil to be imported into the Site for backfill and cover soil is 500 tons or the amount of clean fill needed to replace excavated soils minus that displaced by the buildings foundation. The estimated quantity of onsite soil/fill expected to be reused/relocated on Site is 0 tons.

4.3 ENGINEERING CONTROLS

Engineering Controls were employed in the remedial action to address residual contamination remaining at the site. The Site has one primary Engineering Control Systems on Site A including an active sub-slab depressurization system. These are described below:

Composite Cover System

Exposure to residual soil/fill will be prevented by an engineered, composite cover system to be built on the Site. This composite cover system is comprised of:

- 2-feet of clean cover soil in the rear yard area, which is approximately 620 square feet in area. A demarcation barrier will be placed at the elevation of the residual soil/fill left in place. This area is planned to be the only area of exposed soil on the Site following construction;
- As part of construction a concrete building slab consisting of a 3.5 foot-thick Mat Slab will be poured.
- As part of construction, the parking area in the rear will be capped with asphalt.

Figure 6 shows the typical design for each remedial cover type used on this Site. Figure 7 shows the location of each cover type built at the Site.

The composite cover system is a permanent engineering control for the Site. The system will be inspected and reported at specified intervals as required by this RAWP and the SMP. A Soil Management Plan will be included in the Site Management Plan and will outline the procedures to be followed in the event that the composite cover system and underlying residual soil/fill is disturbed after the remedial action is complete. Maintenance of this composite cover system will be described in the Site Management Plan in the RAR.

Sub-slab depressurization

Migration of soil vapor will be mitigated with the construction of an active sub-slab depressurization system (SSDS). The SSDS will be installed underneath the basement slab and will consist of the following:

- An 8” gas-permeable layer of crushed stone beneath the building slab and vapor

barrier

- A 4’ by 4’ by 4” SSDS pit in the center of the building footprint
- A 6” cast iron pipe running from the pit under the slab, up through the building, and discharging at the roof through a 6” cast iron pipe

Design schematics for the SSDS is forthcoming. The SSDS is a permanent engineering control for the Site.

4.4 INSTITUTIONAL CONTROLS

Institutional Controls (IC) have been incorporated in this remedial action to manage residual soil/fill and other media on Site B and render the Site protective of public health and the environment. Institutional Controls are listed below. Long-term employment of EC/ICs will be established in a Declaration of Covenant and Restrictions (DCR) assigned to the property by the title holder and will be implemented under a site-specific Site Management Plan (SMP) that will be included in the RAR.

Institutional Controls for this remedial action are:

- Recording of an OER-approved Declaration of Covenant and Restrictions (DCR) with the City Register or county clerk, as appropriate. The DCR will include a description of all ECs and ICs, will summarize the requirements of the Site Management Plan, and will note that the property owner and property owner’s successors and assigns must comply with the DCR and the approved SMP. The recorded DCR will be submitted in the Remedial Action Report. The DCR will be recorded prior to OER issuance of the Notice of Completion;
- Submittal of a Site Management Plan in the RAR for approval by OER that provides procedures for appropriate operation, maintenance, monitoring, inspection, reporting and certification of ECs. SMP will require that the property owner and property owner’s successors and assigns will submit to OER a periodic written statement that certifies that: (1) controls employed at the Site are unchanged from the previous certification or that

any changes to the controls were approved by OER; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. OER retains the right to enter the Site in order to evaluate the continued maintenance of any controls. This certification shall be submitted annually and will comply with RCNY §43-1407(l)(3).

- Vegetable gardens and farming on the Site are prohibited;
- Use of groundwater underlying the Site is prohibited without treatment rendering it safe for its intended use;
- All future activities on the Site that will disturb residual material must be conducted pursuant to the soil management provisions in an approved SMP;
- The Site will be used for commercial use and will not be used for a higher level of use without prior approval by OER.

4.5 SITE MANAGEMENT PLAN

Site Management is the last phase of remediation and begins with the approval of the Remedial Action Report and issuance of the Notice of Completion (NOC) for the Remedial Action. The Site Management Plan (SMP) describes appropriate methods and procedures to ensure implementation of all ECs and ICs that are required by the DCR and this RAWP. The Site Management Plan is submitted as part of the RAR but will be written in a manner that allows its use as an independent document. Site Management continues until terminated in writing by OER. The property owner is responsible to ensure that all Site Management responsibilities defined in the DCR and the Site Management Plan are implemented.

The SMP will provide a detailed description of the procedures required to manage residual soil/fill left in place following completion of the remedial action in accordance with the Brownfield Cleanup Agreement with OER. This includes a plan for: (1) implementation of EC's and ICs; (2) implementation of monitoring programs; (3) operation and maintenance of EC's; (4) inspection and certification of EC's; and (5) reporting.

Site management activities, reporting, and EC/IC certification will be scheduled on an periodic basis to be established in the SMP and will be subject to review and modification by OER. The Site Management Plan will be based on a calendar year and certification reports will be due for submission to OER by March 31 of the year following the reporting period.

4.6 QUALITATIVE HUMAN HEALTH EXPOSURE ASSESSMENT

Investigations reported in the Remedial Investigation Report (RIR) are sufficient to complete a Qualitative Human Health Exposure Assessment (QHHEA).

Known and Potential Sources

Study of soil on the property showed only two semi-volatile organic compounds in one sample above Track 1 SCOs and one of these only marginally above Track 2 Restricted Residential SCOs. Soil samples from this property were found to contain three pesticide compounds above Track 1 unrestrictive use, however all were below Track 2 Restrictive Residential SCOs. PCBs and VOCs (beyond those also found in lab blanks) were not reported in any sample. Five metals (chromium, copper, lead, nickel and zinc) exceeded Track 1 in ten of the thirteen soil samples submitted for analysis, however no metals exceeded Track 2 Restricted Residential SCOs. The presence of SVOCs/pesticides and metals is believed to be associated with fill material. Overall, soil results show a relatively clean property with no evidence of a contaminant source area.

Nature, Extent, Fate and Transport of Contaminants

The soil/fill material contains concentrations of SVOCs, pesticides and metals above applicable standards. The elevated constituents are associated with historic fill which is present throughout the full extent of the property and is several feet thick.

Potential Routes of Exposure

The five elements of an exposure pathway are (1) a contaminant source, (2) contaminant release and transport mechanisms, (3) a point of exposure, (4) a route of exposure, and (5) a receptor population. An exposure pathway is considered complete when all five elements of an exposure pathway are documented. A potential exposure pathway exists when any one or more of the five elements comprising an exposure pathway cannot be documented. An exposure

pathway may be eliminated from further evaluation when any one of the five elements comprising an exposure pathway has not existed in the past, does not exist in the present, and will never exist in the future. Three potential primary routes exist by which chemicals can enter the body:

- Ingestion of water, fill, or soil;
- Inhalation of vapors and particulates; and
- Dermal contact with water, fill, soil, or building materials.

Existence of Human Health Exposure

Current Conditions: The Site is undeveloped, vacant and uncapped (overgrown with weeds). Under current Site conditions, exposure to surficial historic fill material is possible. Groundwater is contaminated but is not exposed at the Site, and because the Site is served by the public water supply, groundwater is not used at the Site. There are no structures on Site where soil vapor could accumulate, and existing exposure to soil vapor is unlikely.

Construction/ Remediation Activities: The potential exposure pathways to onsite contamination are by ingestion, dermal, or inhalation exposure by onsite workers during the remedial action. Similarly, off-Site receptors could be exposed to dust from onsite activities. Groundwater is not expected to be encountered during construction/ remediation, and there will be no structures on Site where soil vapor could accumulate. During the remedial action, on-site exposure pathways will be eliminated by preventing access to the site, through implementation of soil/ materials management, stormwater pollution prevention, and dust controls, employment of a community air monitoring plan, and implementation of a Construction Health and Safety Plan.

Proposed Future Conditions: Under future remediated conditions, the site will be fully capped, limiting potential direct exposure to soil and groundwater remaining in place, and engineering controls will prevent potential for inhalation via soil vapor intrusion. Any on-Site exposures to residual vapors and vapors from off-site sources will be prevented by installation and operation of an active SSDS. Long term assurance of these protections will be achieved by Site inspections and periodic certifications under an approved Site Management Plan. The site is

served by the public water supply, groundwater is not used at the site. There are no plausible off-site pathways for oral, inhalation, or dermal exposure to contaminants derived from the site.

Receptor Populations

On-Site Receptors – The Site is currently vacant and undeveloped, and an 8-foot high chain link fence restricts access to the Site. Therefore, the only potential on-Site receptors are Site Representatives and trespassers. During redevelopment of the Site, the on-Site potential receptors will include construction workers, site representatives, and visitors. Once the Site is redeveloped, the on-Site potential sensitive receptors will include adult and child building residents, employees, and visitors.

Off-Site Receptors - Potential off-Site receptors within a 400 foot radius of the Site include: adult and child residents, commercial and construction workers, pedestrians, and cyclists, based on the following:

1. Commercial Businesses (up to 400 feet) – existing and future
2. Residential Buildings (up to 400 feet) – existing and future
3. Building Construction/Renovation (up to 400 feet) – existing and future
4. Pedestrians, Trespassers, Cyclists (up to 400 feet) – existing and future
5. Schools (up to 400 feet) – existing and future

Overall Human Health Exposure Assessment

Based upon this analysis, complete on-site exposure pathways appear to be present only during the current unremediated phase and the remedial action phase. Under current conditions, on-Site exposure pathways are minimized by preventing access to the Site. During the remedial action, on-site exposure pathways will be minimized by preventing access to the Site, through implementation of soil/materials management, stormwater pollution prevention, dust controls, employment of a community air monitoring plan, and implementation of a Construction Health and Safety Plan. After the remedial action is complete, there will be no remaining exposure pathways. The SSDS and long-term site management will interrupt any remaining exposure pathways. Continued protection after the remedial action will be achieved by the implementation

of site management including periodic inspection and certification of the performance of remedial controls.

5.0 REMEDIAL ACTION MANAGEMENT

5.1 PROJECT ORGANIZATION AND OVERSIGHT

Principal personnel who will participate in the remedial action include Deborah Thompson, Senior Geologist/Project Manager. The Professional Engineer (PE) and Qualified Environmental Professionals (QEP) for this project is Deborah Thompson. The aforementioned personnel will provide oversight and consultation regarding the remedial action.

5.2 SITE SECURITY

Site access will be controlled by through gated entrances to the fenced property.

5.3 WORK HOURS

The hours for operation of remedial construction will be from 7:00 to 4:00. These hours conform to the New York City Department of Buildings construction code requirements.

5.4 CONSTRUCTION HEALTH AND SAFETY PLAN

The Health and Safety Plan is included in Appendix 4. The Site Safety Coordinator will be Deborah Thompson of DT Consulting Services, Inc. Remedial work performed under this RAWP will be in full compliance with applicable health and safety laws and regulations, including Site and OSHA worker safety requirements and HAZWOPER requirements. Confined space entry, if any, will comply with OSHA requirements and industry standards and will address potential risks. The parties performing the remedial construction work will ensure that performance of work is in compliance with the HASP and applicable laws and regulations. The HASP pertains to remedial and invasive work performed at the Site until the issuance of the Notice of Completion.

All field personnel involved in remedial activities will participate in training required under 29 CFR 1910.120, including 40-hour hazardous waste operator training and annual 8-hour refresher training. Site Safety Officer will be responsible for maintaining workers training records.

Personnel entering any exclusion zone will be trained in the provisions of the HASP and be required to sign an HASP acknowledgment. Site-specific training will be provided to field personnel. Additional safety training may be added depending on the tasks performed. Emergency telephone numbers will be posted at the site location before any remedial work begins. A safety meeting will be conducted before each shift begins. Topics to be discussed include task hazards and protective measures (physical, chemical, environmental); emergency procedures; PPE levels and other relevant safety topics. Meetings will be documented in a log book or specific form.

An emergency contact sheet with names and phone numbers is included in the HASP. That document will define the specific project contacts for use in case of emergency.

5.5 COMMUNITY AIR MONITORING PLAN

Real-time air monitoring for volatile organic compounds (VOCs) and particulate levels at the perimeter of the exclusion zone or work area will be performed. Continuous monitoring will be performed for all ground intrusive activities and during the handling of contaminated or potentially contaminated media. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pit excavation or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be performed 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, for instance, will consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. Depending upon the proximity of potentially exposed individuals, continuous monitoring may be performed 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. Exceedences of action levels observed during performance of the Community Air Monitoring Plan (CAMP) will be reported to the OER Project Manager and included in the Daily Report.

VOC Monitoring, Response Levels, and Actions

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

- 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 will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities will resume with continued monitoring.
- 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 will be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities will 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.
- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities will be shutdown.

All 15-minute readings must be recorded and be available for OER personnel to review. Instantaneous readings, if any, used for decision purposes will also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations will be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate

monitoring will 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 will 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.

- 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 will be employed. Work will 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.
- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work will be stopped and a re-evaluation of activities initiated. Work will 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.

All readings will be recorded and be available for OER personnel to review.

5.6 AGENCY APPROVALS

All permits or government approvals required for remedial construction have been or will be obtained prior to the start of remedial construction. Approval of this RAWP by OER does not constitute satisfaction of these requirements and will not be a substitute for any required permit.

5.7 SITE PREPARATION

Pre-Construction Meeting

OER will be invited to attend the pre-construction meeting at the Site with all parties involved in the remedial process prior to the start of remedial construction activities.

Mobilization

Mobilization will be conducted as necessary for each phase of work at the Site. Mobilization includes field personnel orientation, equipment mobilization (including securing all sampling equipment needed for the field investigation), marking/staking sampling locations and utility mark-outs. Each field team member will attend an orientation meeting to become familiar with the general operation of the Site, health and safety requirements, and field procedures.

Utility Marker Layouts, Easement Layouts

The presence of utilities and easements on the Site will be fully investigated prior to the performance of invasive work such as excavation or drilling under this plan by using, at a minimum, the One-Call System (811). Underground utilities may pose an electrocution, explosion, or other hazard during excavation or drilling activities. All invasive activities will be performed incompliance with applicable laws and regulations to assure safety. Utility companies and other responsible authorities will be contacted to locate and mark the locations, and a copy of the Markout Ticket will be retained by the contractor prior to the start of drilling, excavation or other invasive subsurface operations. Overhead utilities may also be present within the anticipated work zones. Electrical hazards associated with drilling in the vicinity of overhead utilities will be prevented by maintaining a safe distance between overhead power lines and drill rig masts.

Proper safety and protective measures pertaining to utilities and easements, and compliance with all laws and regulations will be employed during invasive and other work contemplated under this RAWP. The integrity and safety of on-Site and off-Site structures will be maintained during all invasive, excavation or other remedial activity performed under the RAWP.

Equipment and Material Staging

Equipment and materials will be stored and staged in a manner that complies with applicable laws and regulations. The location of proposed equipment and material staging areas, truck inspection station, stockpile areas, and other pertinent remedial management features is shown in Figure 5.

Stabilized Construction Entrance

Steps will be taken to ensure that trucks departing the site will not track soil, fill or debris off-Site. Such actions may include use of cleaned asphalt or concrete roads or use of stone or other aggregate-based egress paths between the truck inspection station and the property exit. Measures will be taken to ensure that adjacent roadways will be kept clean of project related soils, fill and debris.

Truck Inspection Station

An outbound-truck inspection station will be set up close to the Site exit. Before exiting the NYC BCP Site, trucks will be required to stop at the truck inspection station and will be examined for evidence of contaminated soil on the undercarriage, body, and wheels. Soil and debris will be removed. Brooms, shovels and potable water will be utilized for the removal of soil from vehicles and equipment, as necessary.

5.8 TRAFFIC CONTROL

Drivers of trucks leaving the NYC BCP Site with soil/fill will be instructed to proceed without stopping in the vicinity of the site to prevent neighborhood impacts. The planned route on local roads for trucks leaving the site is right out of the property onto Bronxwood Avenue.

5.9 DEMOBILIZATION

Demobilization will include:

- As necessary, restoration of temporary access areas and areas that may have been disturbed to accommodate support areas (e.g., staging areas, decontamination areas, storage areas, temporary water management areas, and access area);
- Removal of sediment from erosion control measures and truck wash and disposal of materials in accordance with applicable laws and regulations;
- Equipment decontamination, and;
- General refuse disposal.

Equipment will be decontaminated and demobilized at the completion of all field activities. Investigation equipment and large equipment (*e.g.*, soil excavators) will be washed at the truck

inspection station as necessary. In addition, all investigation and remediation derived waste will be appropriately disposed.

5.10 REPORTING AND RECORD KEEPING

Daily Reports

Daily reports providing a general summary of activities for each day of *active remedial work* will be emailed to the OER Project Manager by the end of the following day. Those reports will include:

- Project number and statement of the activities and an update of progress made and locations of work performed;
- Quantities of material imported and exported from the Site;
- Status of on-Site soil/fill stockpiles;
- A summary of all citizen complaints, with relevant details (basis of complaint; actions taken; etc.);
- A summary of CAMP excursions, if any;
- Photograph of notable Site conditions and activities.

The frequency of the reporting period may be revised in consultation with OER project manager based on planned project tasks. Daily email reports are not intended to be the primary mode of communication for notification to OER of emergencies (accidents, spills), requests for changes to the RAWP or other sensitive or time critical information. However, such information will be included in the daily reports. Emergency conditions and changes to the RAWP will be communicated directly to the OER project manager by personal communication. Daily reports will be included as an Appendix in the Remedial Action Report.

Record Keeping and Photo-Documentation

Job-site record keeping for all remedial work will be performed. These records will be maintained on-Site during the project and will be available for inspection by OER staff.

Representative photographs will be taken of the Site prior to any remedial activities and during major remedial activities to illustrate remedial program elements and contaminant source areas. Photographs will be submitted at the completion of the project in the RAR in digital format (i.e. jpeg files).

5.11 COMPLAINT MANAGEMENT

All complaints from citizens will be promptly reported to OER. Complaints will be addressed and outcomes will also be reported to OER in daily reports. Notices to OER will include the nature of the complaint, the party providing the complaint, and the actions taken to resolve any problems.

5.12 DEVIATIONS FROM THE REMEDIAL ACTION WORK PLAN

All changes to the RAWP will be reported to the OER Project Manager and will be documented in daily reports and reported in the Remedial Action Report. The process to be followed if there are any deviations from the RAWP will include a request for approval for the change from OER noting the following:

- Reasons for deviating from the approved RAWP;
- Effect of the deviations on overall remedy; and
- Determination that the remedial action with the deviation(s) is protective of public health and the environment.

5.13 DATA USABILITY SUMMARY REPORT

The primary objective of a Data Usability Summary Report (DUSR) is to determine whether or not data meets the site specific criteria for data quality and data use. The DUSR provides an evaluation of analytical data without third party data validation. The DUSR for post-remedial samples collected during implementation of this RAWP will be included in the Remedial Action Report (RAR).

6.0 REMEDIAL ACTION REPORT

A Remedial Action Report (RAR) will be submitted to OER following implementation of the remedial action defined in this RAWP. The RAR will document that the remedial work required under this RAWP has been completed and has been performed in compliance with this plan. The RAR will include:

- Information required by this RAWP;
- As-built drawings for all constructed remedial elements, required certifications, manifests and other written and photographic documentation of remedial work performed under this remedy;
- Site Management Plan;
- Description of any changes in the remedial action from the elements provided in this RAWP and associated design documents;
- Tabular summary of all end point sampling results and all material characterization results, QA/QC results for end-point sampling, and other sampling and chemical analysis performed as part of the remedial action and DUSR;
- Test results or other evidence demonstrating that remedial systems are functioning properly;
- Account of the source area locations and characteristics of all contaminated material removed from the Site including a map showing source areas;
- Account of the disposal destination of all contaminated material removed from the Site. Documentation associated with disposal of all material will include transportation and disposal records, and letters approving receipt of the material.
- Account of the origin and required chemical quality testing for material imported onto the Site.
- Recorded Declaration of Covenants and Restrictions.
- Reports and supporting material will be submitted in digital form.

Remedial Action Report Certification

The following certification will appear in front of the Executive Summary of the Remedial Action Report. The certification will include the following statements:

I, _____, am currently a professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the remedial program for the Site name Site Site number.

I, _____, am a qualified Environmental Professional. I had primary direct responsibility for implementation remedial program for the Site name Site Site number . (Optional)

I certify that the OER-approved Remedial Action Work Plan dated month day year and Stipulations in a letter dated month day, year; if any were implemented and that all requirements in those documents have been substantively complied with. I certify that contaminated soil, fill, liquids or other material from the property were taken to facilities licensed to accept this material in full compliance with applicable laws and regulations.

7.0 SCHEDULE

The table below presents a schedule for the proposed remedial action and reporting. If the schedule for remediation and development activities changes, it will be updated and submitted to OER. Currently, a 12 month remediation period is anticipated.

Schedule Milestone	Weeks from Remedial Action Start	Duration (weeks)
OER Approval of RAWP	0	-
Fact Sheet 2 announcing start of remedy	0	-
Mobilization	1	1
Remedial Excavation	2	1
Demobilization	3	1
Submit Remedial Action Report	4	3

APPENDIX 1
CITIZEN PARTICIPATION PLAN

The NYC Office of Environmental Remediation and 856 East 213 Associates, LLC have established this Citizen Participation Plan because the opportunity for citizen participation is an important component of the NYC Brownfield Cleanup Program. This Citizen Participation Plan describes how information about the project will be disseminated to the Community during the remedial process. As part of its obligations under the NYC BCP, 856 East 213 Associates, LLC will maintain a repository for project documents and provide public notice at specified times throughout the remedial program. This Plan also takes into account potential environmental justice concerns in the community that surrounds the project Site. Under this Citizen Participation Plan, project documents and work plans are made available to the public in a timely manner. Public comment on work plans is strongly encouraged during public comment periods. Work plans are not approved by the NYC Office of Environmental Remediation (OER) until public comment periods have expired and all comments are formally reviewed. An explanation of cleanup plans in the form of a public meeting or informational session is available upon request to OER's project manager assigned to this Site, Breanna Gribble, who can be contacted about these issues or any others questions, comments or concerns that arise during the remedial process at (212) 788-8841

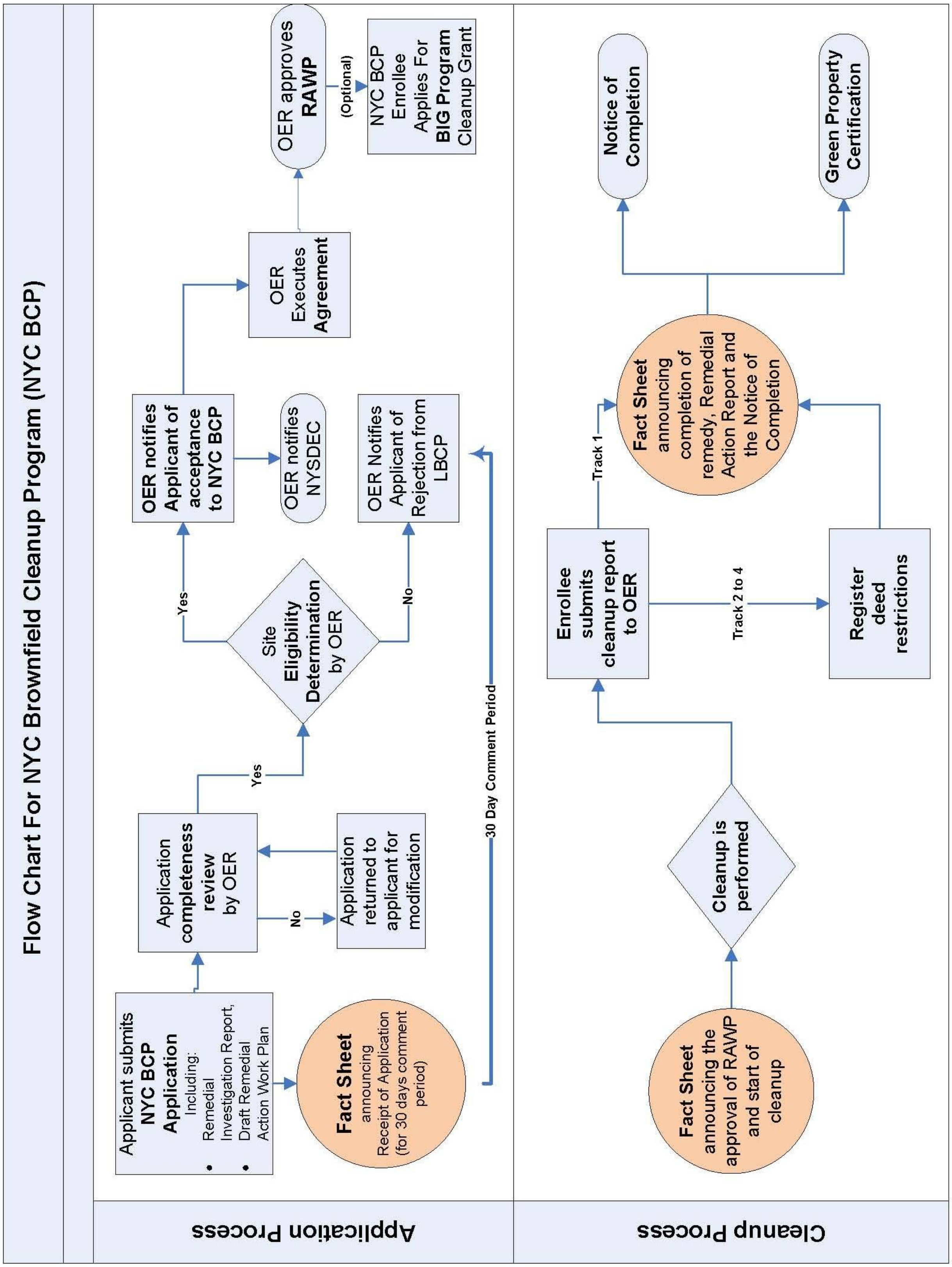
Project Contact List. OER has established a Site Contact List for this project to provide public notices in the form of fact sheets to interested members of the Community. Communications will include updates on important information relating to the progress of the cleanup program at the Site as well as to request public comments on the cleanup plan. The Project Contact List includes owners and occupants of adjacent buildings and homes, principal administrators of nearby schools, hospitals and day care centers, the public water supplier that serves the area, established document repositories, the representative Community Board, City Council members, other elected representatives and any local Brownfield Opportunity Area (BOA) grantee organizations. Any member of the public or organization will be added to the Site Contact List on request. A copy of the Site Contact List is maintained by OER's project manager. If you would like to be added to the Project Contact List, contact NYC OER at (212) 788-8841 or by email at brownfields@cityhall.nyc.gov.

Repositories. A document repository is maintained in the nearest public library that maintains evening and weekend hours. This document repository is intended to house, for community review, all principal documents generated during the cleanup program including Remedial Investigation plans and reports, Remedial Action work plans and reports, and all public notices and fact sheets produced during the lifetime of the remedial project. 856 East 213 Assoicates, LLC will inspect the repositories to ensure that they are fully populated with project information. The repository for this project is:

New York Public Library
Allerton Branch
2740 Barnes Avenue Bronx, NY 10467
Please call (718) 881-4240 for hours of operation.

Digital Documentation. NYC OER strongly encourages the use of digital documents in repositories as a means of minimizing paper use while also increasing convenience in access and ease of use.

Public Notice and Public Comment. Public notice to all members of the Project Contact List is required at three major steps during the performance of the cleanup program (listed below) and at other points that may be required by OER. Notices will include Fact Sheets with descriptive project summaries, updates on recent and upcoming project activities, repository information, and important phone and email contact information. All notices will be prepared by 856 East 213 Assoicates, LLC, reviewed and approved by OER prior to distribution and mailed by 856 East 213 Assoicates, LLC. Public comment is solicited in public notices for all work plans developed under the NYC Brownfield Cleanup Program. Final review of all work plans by OER will consider all public comments. Approval will not be granted until the public comment period has been completed.



Flow Chart For NYC Brownfield Cleanup Program (NYC BCP)
Application Process
Cleanup Process
Applicant submits NYC BCP Application Including:
• Remedial Investigation Report,
• Draft Remedial Action Work Plan
Fact Sheet announcing Receipt of Application (for 30 days comment period)
Application completeness review by OER
No
Application returned to applicant for modification
Yes
Site Eligibility Determination by OER
Yes
No
OER notifies Applicant of acceptance to NYC BCP
OER notifies NYSDEC
OER Notifies Applicant of Rejection from LBCP
30 Day Comment Period
OER Executes Agreement
OER approves RAWP
(Optional)
NYC BCP Enrollee Applies For BIG Program Cleanup Grant
Fact Sheet announcing the approval of RAWP and start of cleanup
Cleanup is performed
Enrollee submits cleanup report to OER
Track 1
Track 2 to 4
Register deed restrictions
Fact Sheet announcing completion of remedy, Remedial Action Report and the Notice of Completion
Notice of Completion
Green Property Certification

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details of the RAWP. The public comment period will be extended an additional 15 days upon public request. A public meeting or informational session will be conducted by OER upon request.

- **Public Notice announcing the approval of the RAWP and the start of remediation**

  Public notice in the form of a Fact Sheet is sent to all parties listed on the Site Contact List announcing the approval of the RAWP and the start of remediation.

- **Public Notice announcing the completion of remediation, designation of Institutional and Engineering Controls and issuance of the Notice of Completion**

Public notice in the form of a Fact Sheet is sent to all parties listed on the Site Contact List announcing the completion of remediation, providing a list of all Institutional and Engineering Controls implemented for to the Site and announcing the issuance of the Notice of Completion.

APPENDIX 2
SUSTAINABILITY STATEMENT

This Sustainability Statement documents sustainable activities and green remediation efforts planned under this remedial action.

Reuse of Clean, Recyclable Materials. Reuse of clean, locally-derived recyclable materials reduces consumption of non-renewable virgin resources and can provide energy savings and greenhouse gas reduction.

An estimate of the quantity (in tons) of clean, non-virgin materials (reported by type of material) reused under this plan will be quantified and reported in the RAR.

Reduce Consumption of Virgin and Non-Renewable Resources. Reduced consumption of virgin and non-renewable resources lowers the overall environmental impact of the project on the region by conserving these resources.

An estimate of the quantity (in tons) of virgin and non-renewable resources, the use of which will be avoided under this plan, will be quantified and reported in the RAR.

Reduced Energy Consumption and Promotion of Greater Energy Efficiency. Reduced energy consumption lowers greenhouse gas emissions, improves local air quality, lessens in-city power generation requirements, can lower traffic congestion, and provides substantial cost savings.

Best efforts will be made to quantify energy efficiencies achieved during the remediation and will be reported in the Remedial Action Report (RAR). Where energy savings cannot be easily quantified, a gross indicator of the amount of energy saved or the means by which energy savings was achieved will be reported.

Conversion to Clean Fuels. Use of clean fuel improves NYC's air quality by reducing harmful emissions.

An estimate of the volume of clean fuels used during remedial activities will be quantified and reported in the RAR.

Recontamination Control. Recontamination after cleanup and redevelopment is completed undermines the value of work performed, may result in a property that is less protective of public health or the environment, and may necessitate additional cleanup work later or impede future redevelopment. Recontamination can arise from future releases that occur within the property or by influx of contamination from off-Site.

An estimate of the area of the Site that utilizes recontamination controls under this plan will be reported in the RAR in square feet.

Storm-water Retention. Storm-water retention improves water quality by lowering the rate of combined storm-water and sewer discharges to NYC's sewage treatment plants during periods of precipitation, and reduces the volume of untreated influent to local surface waters.

An estimate of the enhanced storm-water retention capability of the redevelopment project will be included in the RAR.

Linkage with Green Building. Green buildings provide a multitude of benefits to the city across a broad range of areas, such as reduction of energy consumption, conservation of resources, and reduction in toxic materials use.

The number of Green Buildings that are associated with this brownfield redevelopment property will be reported in the RAR. The total square footage of green building space created as a function of this brownfield redevelopment will be quantified for residential, commercial and industrial/manufacturing uses.

Paperless Brownfield Cleanup Program. 856 East 213th Street Associates, LLC is participating in OER's Paperless Brownfield Cleanup Program. Under this program, submission of electronic documents will replace submission of hard copies for the review of project documents, communications and milestone reports.

Low-Energy Project Management Program. 856 East 213th Street Associates, LLC is participating in OER's low-energy project management program. Under this program, whenever possible, meetings are held using remote communication technologies, such as videoconferencing and teleconferencing to reduce energy consumption and traffic congestion associated with personal transportation.

Trees and Plantings. Trees and other plantings provide habitat and add to NYC's environmental quality in a wide variety of ways. Native plant species and native habitat provide optimal support to local fauna, promote local biodiversity, and require less maintenance.

An estimate of the land area that will be vegetated, including the number of trees planted or preserved, will be reported in square feet in the RAR.

APPENDIX 3

SOIL/MATERIALS MANAGEMENT PLAN

1.1 SOIL SCREENING METHODS

Visual, olfactory and PID soil screening and assessment will be performed under the supervision of a Qualified Environmental Professional and will be reported in the RAR. Soil screening will be performed during invasive work performed during the remedy and development phases prior to issuance of the Notice of Completion.

1.2 STOCKPILE METHODS

Excavated soil from suspected areas of contamination (e.g., hot spots, USTs, drains, etc.) will be stockpiled separately and will be segregated from clean soil and construction materials. Stockpiles will be used only when necessary and will be removed as soon as practicable. While stockpiles are in place, they will be inspected daily, and before and after every storm event. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by OER. Excavated soils will be stockpiled on, at minimum, double layers of 8-mil minimum sheeting, will be kept covered at all times with appropriately anchored plastic tarps, and will be routinely inspected. Broken or ripped tarps will be promptly replaced.

All stockpile activities will be compliant with applicable laws and regulations. Soil stockpile areas will be appropriately graded to control run-off in accordance with applicable laws and regulations. Stockpiles of excavated soils and other materials shall be located at least of 50 feet from the property boundaries, where possible. Hay bales or equivalent will surround soil stockpiles except for areas where access by equipment is required. Silt fencing and hay bales will be used as needed near catch basins, surface waters and other discharge points.

1.3 CHARACTERIZATION OF EXCAVATED MATERIALS

Soil/fill or other excavated media that is transported off-Site for disposal will be sampled in a manner required by the receiving facility, and in compliance with applicable laws and regulations. Soils proposed for reuse on-Site will be managed as defined in this plan.

1.4 MATERIALS EXCAVATION, LOAD-OUT AND DEPARTURE

The PE/QEP overseeing the remedial action will:

- oversee remedial work and the excavation and load-out of excavated material;
- ensure that there is a party responsible for the safe execution of invasive and other work performed under this work plan;
- ensure that Site development activities and development-related grading cuts will not interfere with, or otherwise impair or compromise the remedial activities proposed in this RAWP;
- ensure that the presence of utilities and easements on the Site has been investigated and that any identified risks from work proposed under this plan are properly addressed by appropriate parties;
- ensure that all loaded outbound trucks are inspected and cleaned if necessary before leaving the Site;
- ensure that all egress points for truck and equipment transport from the Site will be kept clean of Site-derived materials during Site remediation.

Locations where vehicles exit the Site shall be inspected daily for evidence of soil tracking off premises. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to Site-derived materials.

Open and uncontrolled mechanical processing of historical fill and contaminated soil on-Site will not be performed without prior OER approval.

1.5 OFF-SITE MATERIALS TRANSPORT

Loaded vehicles leaving the Site will comply with all applicable materials transportation requirements (including appropriate covering, manifests, and placards) in accordance with applicable laws and regulations, including use of licensed haulers in accordance with 6 NYCRR Part 364. If loads contain wet material capable of causing leakage from trucks, truck liners will be used. Queuing of trucks will be performed on-Site, when possible in order to minimize off Site disturbance. Off-Site queuing will be minimized.

Outbound truck transport routes are right out of the site onto Bronxwood Avenue. This routing takes into account the following factors: (a) limiting transport through residential areas and past sensitive sites; (b) use of mapped truck routes; (c) minimizing 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. To the extent possible, all trucks loaded with Site materials will travel from the Site using these truck routes. Trucks will not stop or idle in the neighborhood after leaving the project Site.

1.6 MATERIALS DISPOSAL OFF-SITE

The following documentation will be established and reported by the PE/QEP for each disposal destination used in this project to document that the disposal of regulated material exported from the Site conforms with applicable laws and regulations: (1) a letter from the PE/QEP or Enrollee to each disposal facility describing the material to be disposed and requesting written acceptance of the material. This letter will state that material to be disposed is regulated material generated at an environmental remediation Site in Bronx, New York under a governmental remediation program. The letter will provide the project identity and the name and phone number of the PE/QEP or Enrollee. The letter will include as an attachment a summary of all chemical data for the material being transported; and (2) a letter from each disposal facility stating it is in receipt of the correspondence (1, above) and is approved to accept the material. These documents will be included in the RAR.

The Remedial Action Report will include an itemized account of the destination of all material removed from the Site during this remedial action. Documentation associated with disposal of all material will include records and approvals for receipt of the material. This information will be presented in the RAR.

All impacted soil/fill or other waste excavated and removed from the Site will be managed as regulated material and will be disposed in accordance with applicable laws and regulations. Historic fill and contaminated soils taken off-Site will be handled as solid waste and will not be disposed at a Part 360-16 Registration Facility (also known as a Soil Recycling Facility).

Waste characterization will be performed for off-Site disposal in a manner required by the receiving facility and in conformance with its applicable permits. Waste characterization

sampling and analytical methods, sampling frequency, analytical results and QA/QC will be reported in the RAR. A manifest system for off-Site transportation of exported materials will be employed. Manifest information will be reported in the RAR. Hazardous wastes derived from on-Site will be stored, transported, and disposed of in compliance with applicable laws and regulations.

1.7 MATERIALS REUSE ON-SITE

Soil and fill that is derived from the property that meets the soil cleanup objectives established in this plan may be reused on-Site. The soil cleanup objectives for on-Site reuse are listed in Table 1. 'Reuse on-Site' means material that is excavated during the remedy or development, does not leave the property, and is relocated within the same property and on comparable soil/fill material, and addressed pursuant to the NYC BCP agreement subject to Engineering and Institutional Controls. The PE/QEP will ensure that reused materials are segregated from other materials to be exported from the Site and that procedures defined for material reuse in this RAWP are followed. The expected location for placement of reused material is shown in Figure 5.

Organic matter (wood, roots, stumps, etc.) or other waste derived from clearing and grubbing of the Site will not be buried on-Site. Soil or fill excavated from the site for grading or other purposes will not be reused within a cover soil layer or within landscaping berms.

1.8 DEMARCATION

After completion of hotspot removal and any other invasive remedial activities, and prior to backfilling, the top of the residual soil/fill will be defined by one of three methods: (1) placement of a demarcation layer. The demarcation layer will consist of geosynthetic fencing or equivalent material to be placed on the surface of residual soil/fill to provide an observable reference layer. A description or map of the approximate depth of the demarcation layer will be provided in the SMP; or (2) a land survey of the top elevation of residual soil/fill before the placement of cover soils, pavement and associated sub-soils, or other materials or structures or, (3) all materials beneath the approved cover will be considered impacted and subject to site management after the remedy is complete. Demarcation may be established by one or any combination of these three

methods. As appropriate, a map showing the method of demarcation for the Site and all associated documentation will be presented in the RAR.

This demarcation will constitute the top of the site management horizon. Materials within this horizon require adherence to special conditions during future invasive activities as defined in the Site Management Plan.

1.9 IMPORT OF BACKFILL SOIL FROM OFF-SITE SOURCES

This Section presents the requirements for imported fill materials to be used below the cover layer and within the clean soil cover layer. All imported soils will meet OER-approved backfill and cover soil quality objectives for this Site. The backfill and cover soil quality objectives are listed in Table 2.

A process will be established to evaluate sources of backfill and cover soil to be imported to the Site, and will include an examination of source location, current and historical use(s), and any applicable documentation. Material from industrial sites, spill sites, environmental remediation sites or other potentially contaminated sites will not be imported to the Site.

The following potential sources may be used pending attainment of backfill and cover soil quality objectives:

- Clean soil from construction projects at non-industrial sites in compliance with applicable laws and regulations;
- Clean soil from roadway or other transportation-related projects in compliance with applicable laws and regulations;
- Clean recycled concrete aggregate (RCA) from facilities permitted or registered by the regulations of NYS DEC.

All materials received for import to the Site will be approved by a PE/QEP and will be in compliance with provisions in this RAWP. The RAR will report the source of the fill, evidence that an inspection was performed on the source, chemical sampling results, frequency of testing, and a Site map indicating the locations where backfill or soil cover was placed.

Source Screening and Testing

Inspection of imported fill material will include visual, olfactory and PID screening for evidence of contamination. Materials imported to the Site will be subject to inspection, as follows:

- Trucks with imported fill material will be in compliance with applicable laws and regulations and will enter the Site at designated locations;
- The PE/QEP is responsible to ensure that every truck load of imported material is inspected for evidence of contamination; and
- Fill material will be free of solid waste including pavement materials, debris, stumps, roots, and other organic matter, as well as ashes, oil, perishables or foreign matter.

Composite samples of imported material will be taken at a minimum frequency of one sample for every 500 cubic yards of material. Once it is determined that the fill material meets imported backfill or cover soil chemical requirements and is non-hazardous, and lacks petroleum contamination, the material will be loaded onto trucks for delivery to the Site.

Recycled concrete aggregate (RCA) will be imported from facilities permitted or registered by NYSDEC. Facilities will be identified in the RAR. A PE/QEP is responsible to ensure that the facility is compliant with 6NYCRR Part 360 registration and permitting requirements for the period of acquisition of RCA. RCA imported from compliant facilities will not require additional testing, unless required by NYSDEC under its terms for operation of the facility. RCA imported to the Site must be derived from recognizable and uncontaminated concrete. RCA material is not acceptable for, and will not be used as cover material.

1.10 FLUIDS MANAGEMENT

All liquids to be removed from the Site, including dewatering fluids, will be handled, transported and disposed in accordance with applicable laws and regulations. Liquids discharged into the New York City sewer system will receive prior approval by New York City Department of Environmental Protection (NYC DEP). The NYC DEP regulates discharges to the New York City sewers under Title 15, Rules of the City of New York Chapter 19. Discharge to the New York City sewer system will require an authorization and sampling data demonstrating that the

groundwater meets the City's discharge criteria. The dewatering fluid will be pretreated as necessary to meet the NYC DEP discharge criteria. If discharge to the City sewer system is not appropriate, the dewatering fluids will be managed by transportation and disposal at an off-Site treatment facility.

Discharge of water generated during remedial construction to surface waters (i.e. a stream or river) is prohibited without a SPDES permit issued by New York State Department of Environmental Conservation.

1.11 STORM-WATER POLLUTION PREVENTION

Applicable laws and regulations pertaining to storm-water pollution prevention will be addressed during the remedial program. Erosion and sediment control measures identified in this RAWP (silt fences and barriers, and hay bale checks) will be installed around the entire perimeter of the remedial construction area and inspected once a week and after every storm event to ensure that they are operating appropriately. Discharge locations will be inspected to determine whether erosion control measures are effective in preventing significant impacts to receptors. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by OER. All necessary repairs shall be made immediately. Accumulated sediments will be removed as required to keep the barrier and hay bale check functional. Undercutting or erosion of the silt fence toe anchor will be repaired immediately with appropriate backfill materials. Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

1.12 CONTINGENCY PLAN

This contingency plan is developed for the remedial construction to address the discovery of unknown structures or contaminated media during excavation. Identification of unknown contamination source areas during invasive Site work will be promptly communicated to OER's Project Manager. Petroleum spills will be reported to the NYS DEC Spill Hotline. These findings will be included in the daily report. If previously unidentified contaminant sources are found during on-Site remedial excavation or development-related excavation, sampling will be performed on contaminated source material and surrounding soils and reported to OER.

Chemical analytical testing will be performed for TAL metals, TCL volatiles and semi-volatiles, TCL pesticides and PCBs, as appropriate.

1.13 ODOR, DUST AND NUISANCE CONTROL

Odor Control

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

This odor control plan is capable of controlling emissions of nuisance odors. If nuisance odors are identified, 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. OER will be notified of all odor complaint events. Implementation of all odor controls, including halt of work, will be the responsibility of the PE/QEP's certifying the Remedial Action Report.

Dust Control

Dust management during invasive on-Site work will include, at a minimum:

- Use of a dedicated water spray methodology for roads, excavation areas and stockpiles.
- Use of properly anchored tarps to cover stockpiles.
- Exercise extra care during dry and high-wind periods.
- Use of gravel or recycled concrete aggregate on egress and other roadways to provide a clean and dust-free road surface.

This dust control plan is capable of controlling emissions of dust. If nuisance dust emissions are identified, work will be halted and the source of dusts will be identified and

corrected. Work will not resume until all nuisance dust emissions have been abated. OER will be notified of all dust complaint events. Implementation of all dust controls, including halt of work, will be the responsibility of the PE/QEP's responsible for certifying the Remedial Action Report.

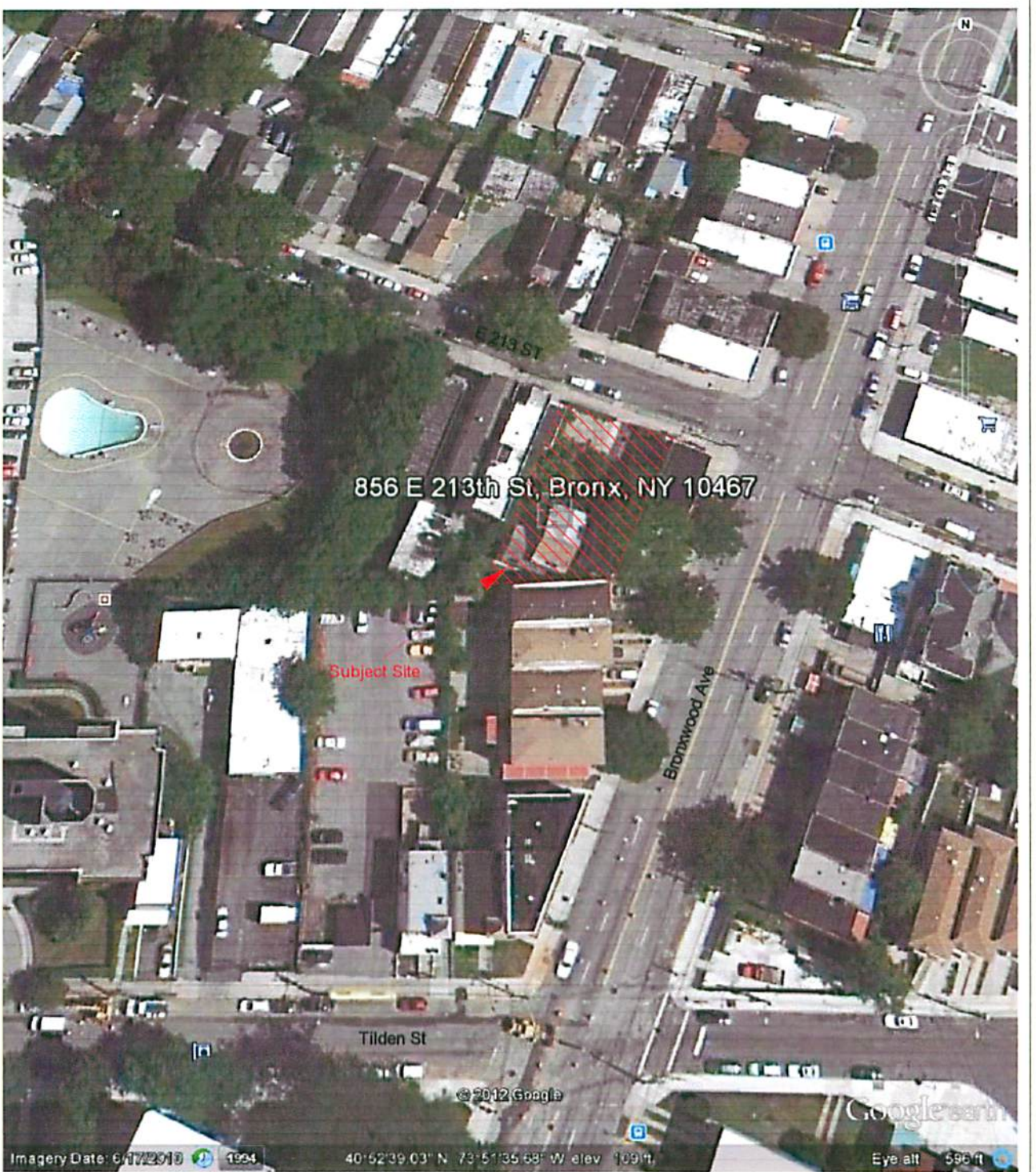
Other Nuisances

Noise control will be exercised during the remedial program. All remedial work will conform, at a minimum, to NYC noise control standards.

Rodent control will be provided, during Site clearing and grubbing, and during the remedial program, as necessary, to prevent nuisances.

APPENDIX 4

HEALTH AND SAFETY PLAN



DT Consulting Services, Inc. 1291 Old Post Road Ulster Park, New York 12487 (845) 658-3484	Client: 856 East 213 Associates, LLC		
	Location: 856 East 213th Street, Bronx, New York		
	Title: Site Map		
	Scale: Graphic	OER Project #12EH-A311X	Fig.#: 1

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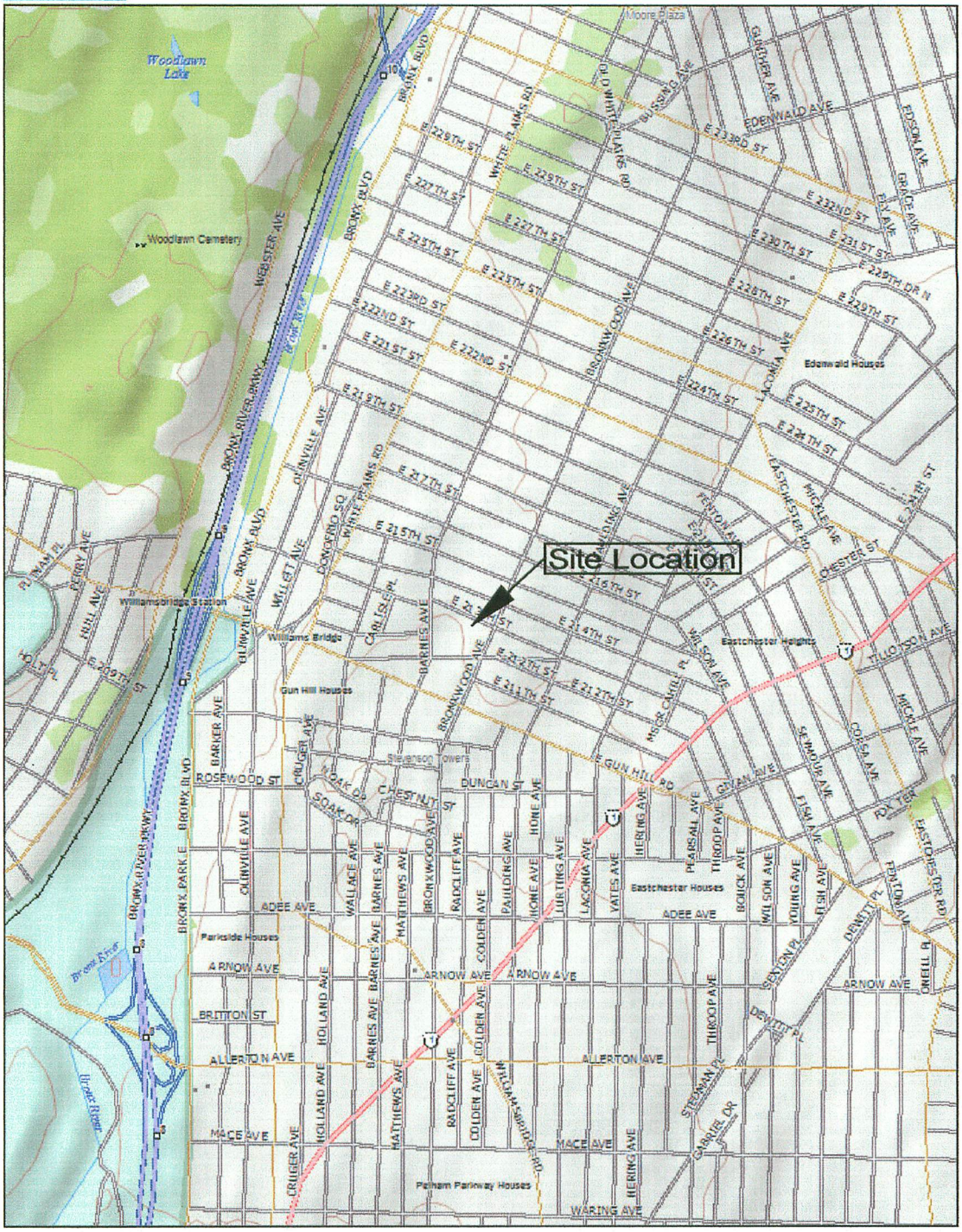
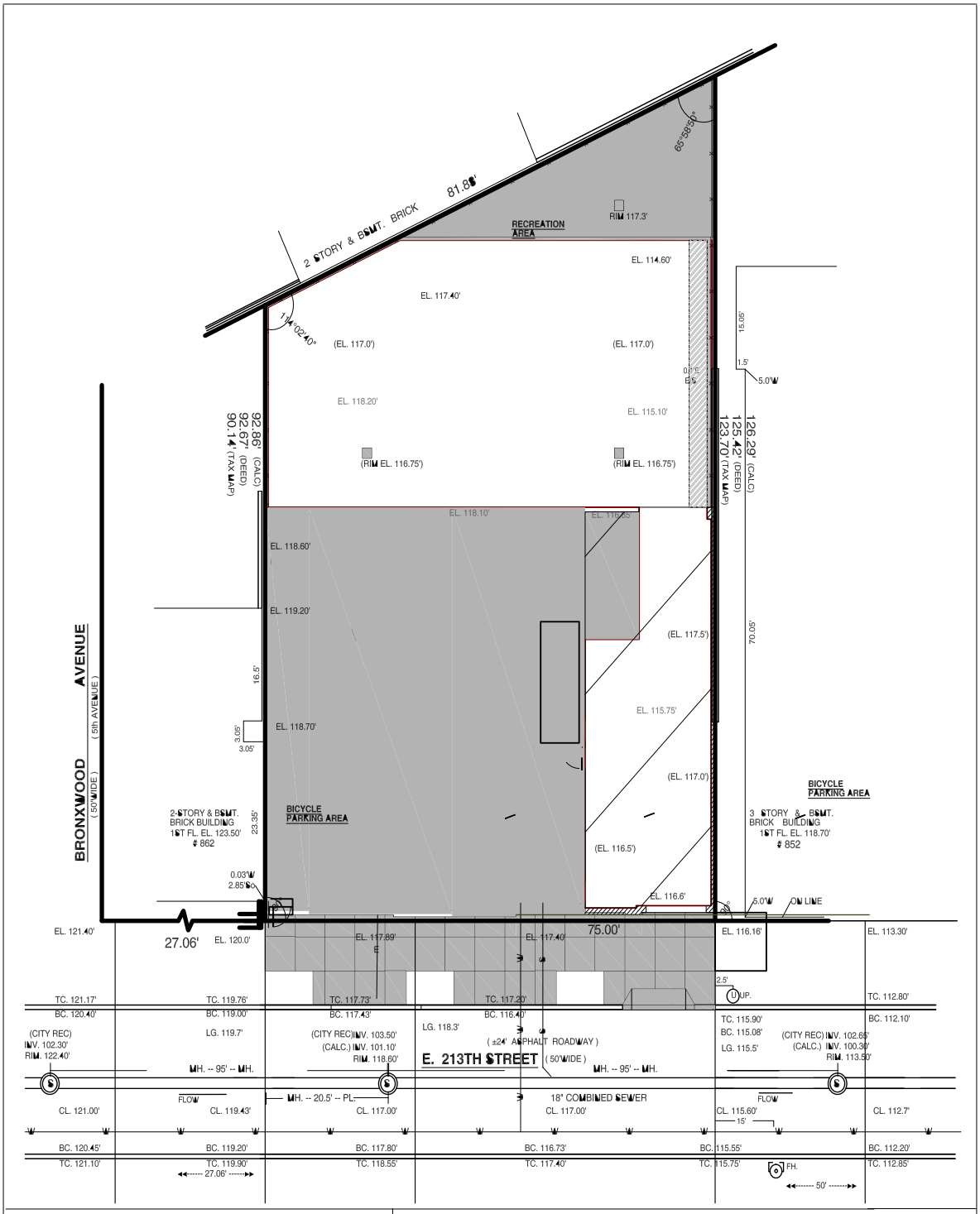
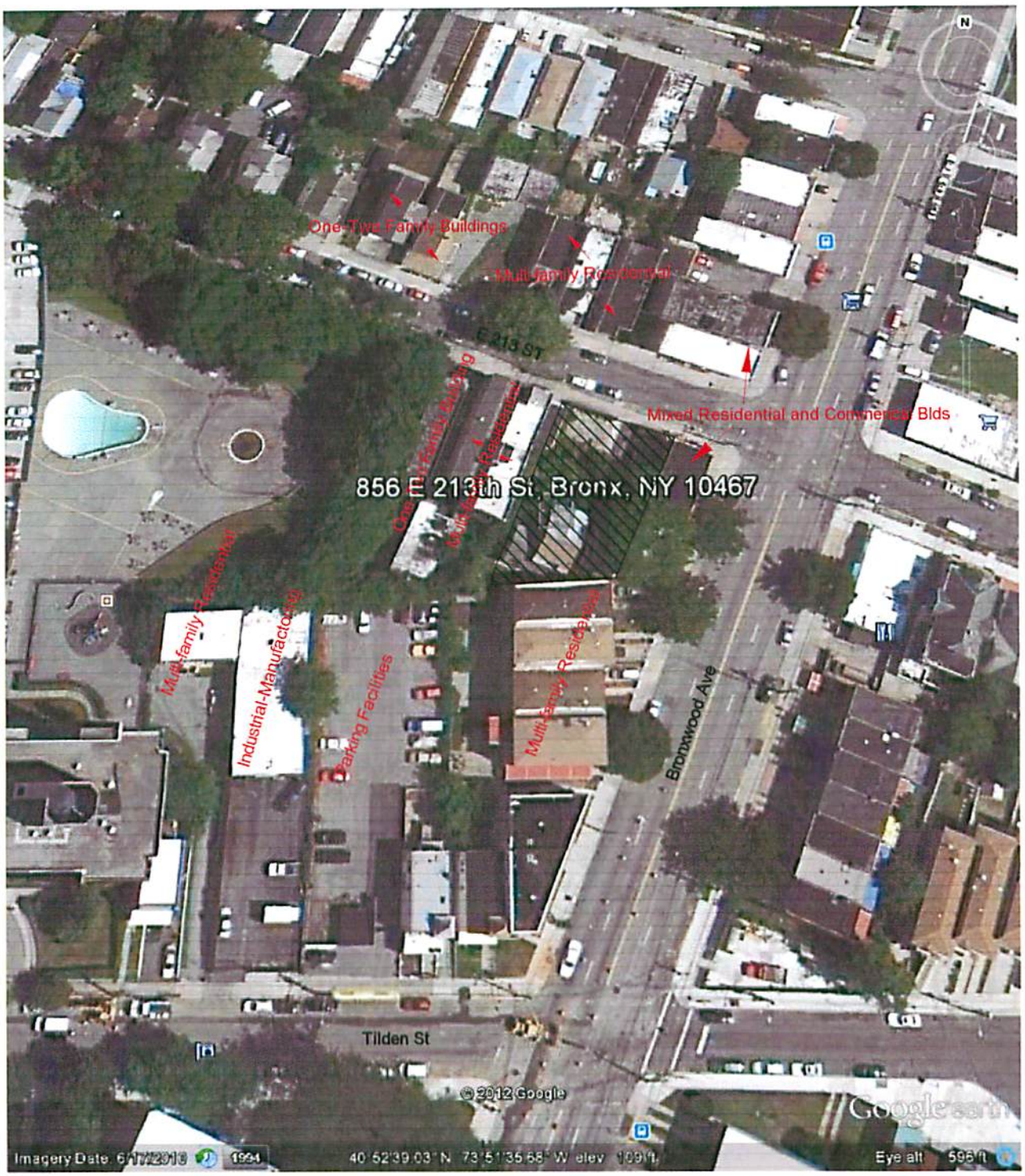


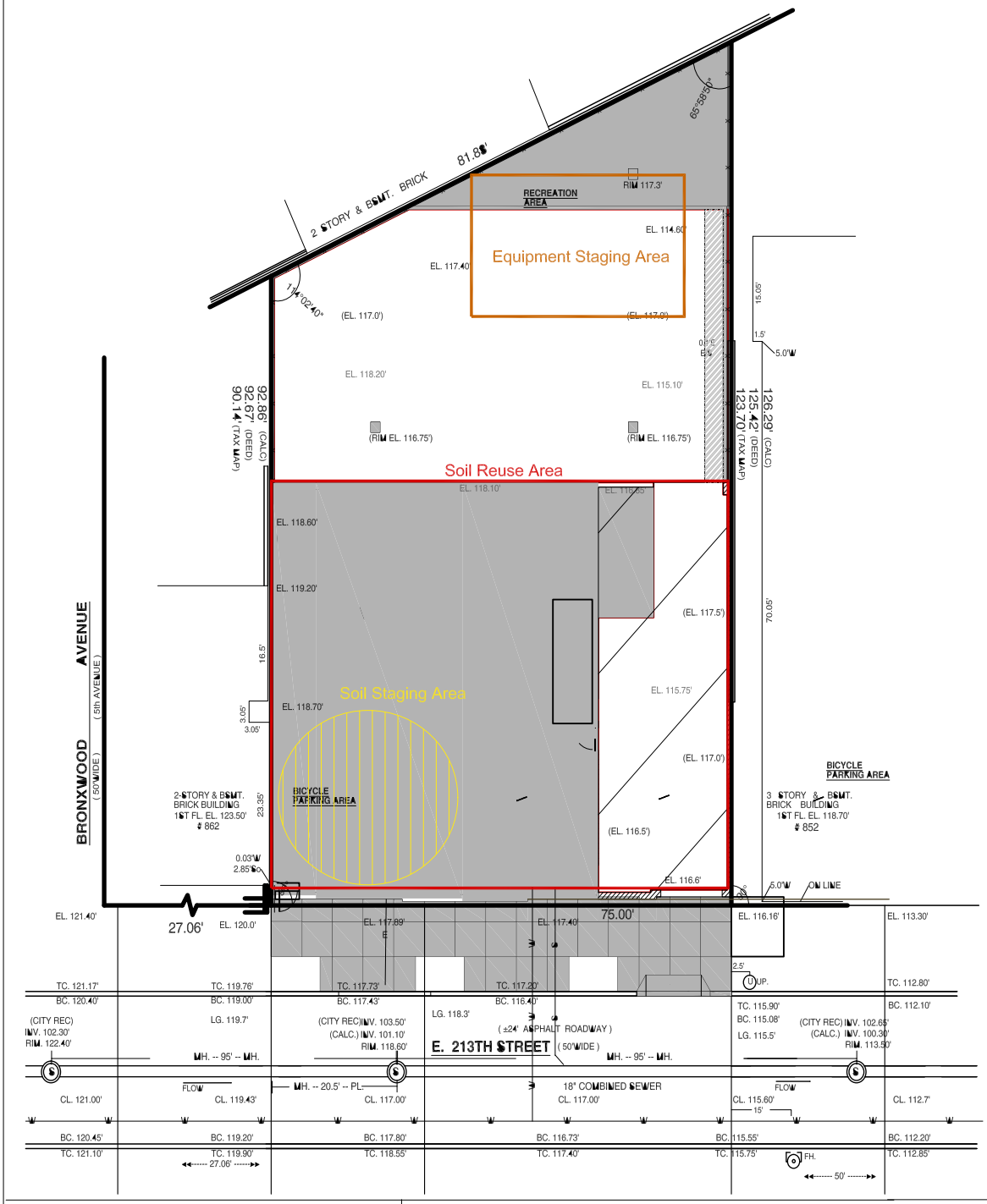
DT Consulting Services, Inc. 1291 Old Post Road Ulster Park, New York 12487 (845) 658-3484	Client: 856 East 213 Associates, LLC	
	Location: 856 East 213th Street, Bronx, New York	
	Title: Site Location Map	
	Scale: Graphic	OER Project #12EH-A311X | Fig.#: 2



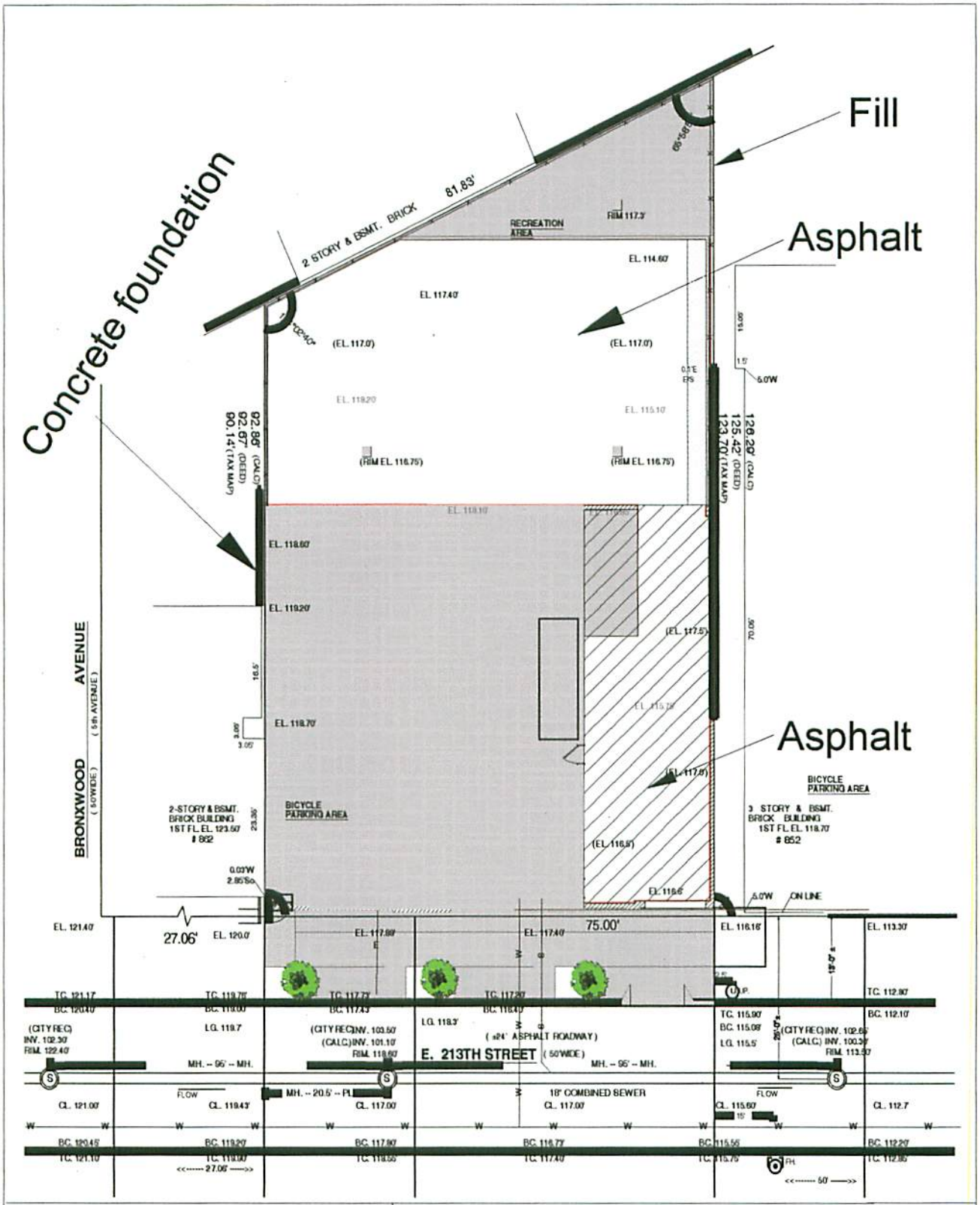
DT Consulting Services, Inc. 1291 Old Post Road Ulster Park, New York 12487 (845) 658-3484	Client: 856 East 213 Associates, LLC		
	Location: 856 East 213th Street, Bronx, New York		
	Title: Proposed Site Development Map		
	Scale: Graphic	OER Project #12EH-A311X	Fig.#: 3



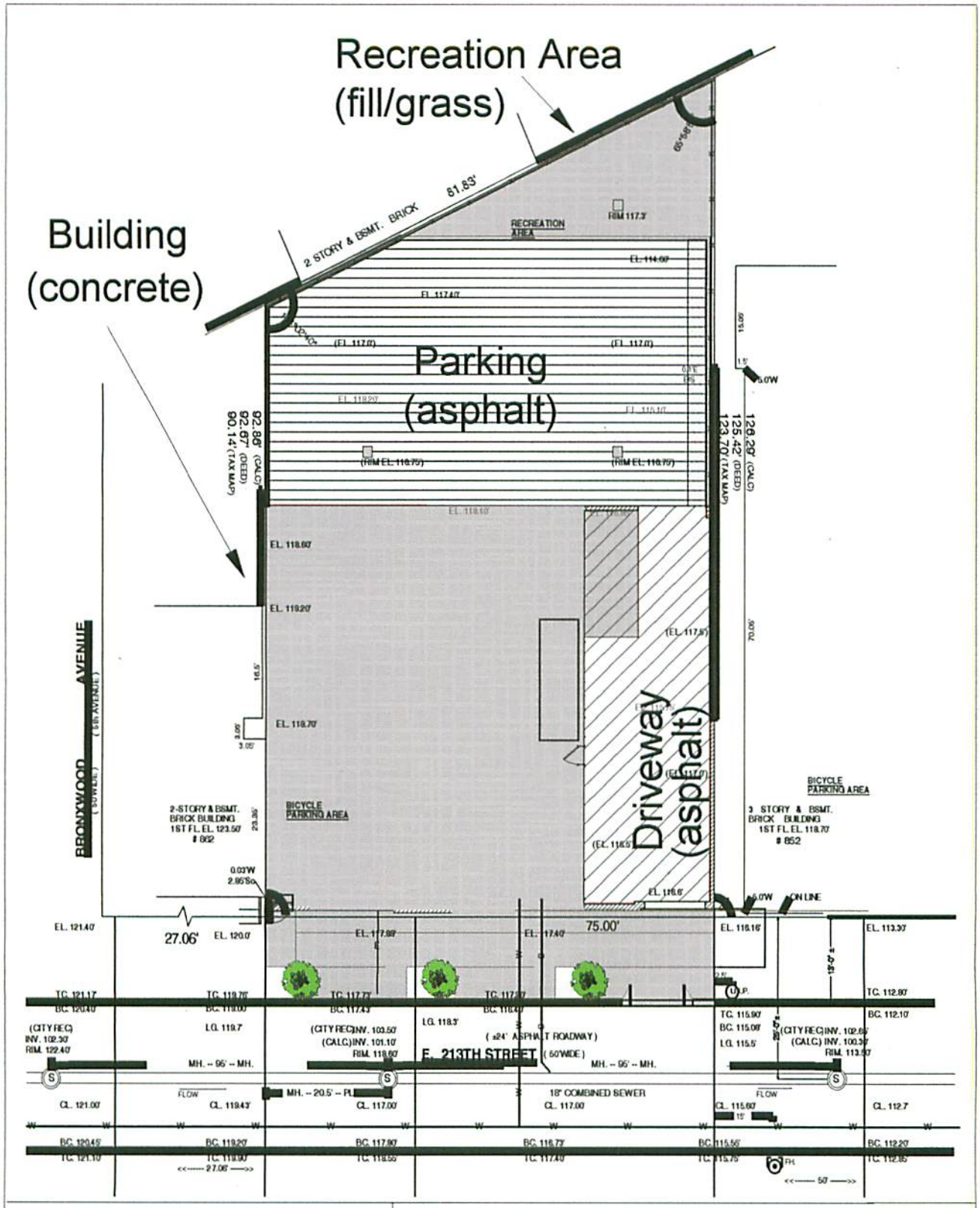
DT Consulting Services, Inc. 1291 Old Post Road Ulster Park, New York 12487 (845) 658-3484	Client:	856 East 213 Associates, LLC	
	Location:	856 East 213th Street, Bronx, New York	
	Title:	Surrounding Land Use	
	Scale: Graphic	OER Project #12EH-A311X	Fig.#: 4



DT Consulting Services, Inc. 1291 Old Post Road Ulster Park, New York 12487 (845) 658-3484	Client: 856 East 213 Associates, LLC		
	Location: 856 East 213th Street, Bronx, New York		
	Title: Staging/Reuse Area		
	Scale: Graphic	OER Project #12EH-A311X	Fig.#: 5



DT Consulting Services, Inc. 1291 Old Post Road Ulster Park, New York 12487 (845) 658-3484	Client: 856 East 213 Associates, LLC		
	Location: 856 East 213th Street, Bronx, New York		
	Title: Typical Design for Each Remedial Cover Type		
	Scale: Graphic	OER Project #12EH-A311X	Fig.#: 6



DT Consulting Services, Inc. 1291 Old Post Road Ulster Park, New York 12487 (845) 658-3484	Client: 856 East 213 Associates, LLC		
	Location: 856 East 213th Street, Bronx, New York		
	Title: Location of Each Cover Type		
	Scale: Graphic	OER Project #12EH-A311X	Fig.#: 7

TABLE 1

Track 1 SCOs

Site:
856 East 213th Street
Bronx, New York

Client Name: 856 East 213th Street Associates
Address: Post Office Box 9
Purchase, New York 10577
Contact Name: Michael Froning

OER Project Number 12EH-A311X
Consultant: DT Consulting Services, Inc.

VOC Parameters	Track 1 SCO	SVOC Parameters	Track 1 SCO	TAL Metal Parameters	Track 1 SCO	Pesticides and PCB Parameters	Track 1 SCO
1,1,1-Trichloroethane	680	1,2,4-Trichlorobenzene	NS	Aluminum	NS	4,4'-DDD	3.3
1,1,2,2-Tetrachloroethane	NS	1,2-Dichlorobenzene	NS	Antimony	NS	4-4'-DDE	3
1,1,2-Trichloro-1,2,2-trifluoroethane	NS	1,3-Dichlorobenzene	NS	Arsenic	13	4,4'-DDT	3.3
1,1,2-Trichloroethane	NS	1,4-Dichlorobenzene	NS	Barium	350	Aldrin	5
1,1-Dichloroethane	270	2,4,5-Trichlorophenol	NS	Beryllium	7.2	alpha-BHC	20
1,1-Dichloroethene	330	2,4,6-Trichlorophenol	NS	Cadmium	2.5	Aroclor 1221	100
1,2,4-Trichlorobenzene	NS	2,4-Dichlorophenol	NS	Calcium	NS	Aroclor 1232	100
1,2,4-Trimethylbenzene	3600	2,4-Dimethylphenol	NS	Chromium	30	Aroclor 1242	100
1,2-Dibromoethane	NS	2,4-Diniyrophenol	NS	Cobalt	NS	Aroclor 1248	100
1,2-Dichlorobenzene	1100	2,4-Dinitrotoluene	NS	Copper	50	Aroclor 1254	100
1,2-Dichloroethane	200	2,6-Dinitrotoluene	NS	Iron	NS	Aroclor 1260	100
1,2-Dichloropropane	NS	2-Chloronaphthalene	NS	Lead	63	beta-BHC	36
1,2-Dichlorotetrafluoroethane	NS	2-Chlorophenol	NS	Magnesium	NS	Chlordane, total	94
1,3,5-Trimethylbenzene	8400	2-Methylnaphthalene	NS	Manganese	1600	delta-BHC	40
1,3-Butadiene	NS	2-Nitroaniline	NS	Nickel	30	Dieldrin	5
1,3-Dichlorobenzene	2400	2-Nitrophenol	NS	Potassium	NS	Endosulfan I	2,400
1,4-Dichlorobenzene	1800	3- &4-Methylphenols	NS	Selenium	3.9	Endosulfan II	2,400
1,4-Dioxane	100	3,3'-Dichlorobenzidine	NS	Silver	2	Endosulfan sulfate	2,400
2-Butanone	NS	3-Nitroaniline	NS	Sodium	NS	Endirn	14
2-Hexanone	NS	4,6-Dinitro-2-methylphenol	NS	Thallium	NS	Endrin aldehyde	NS
4-Methyl-2-pentanone	NS	4-Bromophenyl phenyl ether	NS	Vanadium	NS	gamma-BHC (Lindane)	NS
Acetone	50	4-Chloro-3-methylphenol	NS	Zinc	109	Heptachlor	42
Benzene	60	4-Chloroaniline	NS	Mercury	0.18	Heptachlor epoxide	NS
Benzyl chloride	NS	4-Chlorophenyl phenyl ether	NS			Methoxychlor	NS
Bromodichloromethane	NS	4-Nitroaniline	NS			Total PCBs	100
Bromoform	NS	4-Nitrophenol	NS			Toxaphene	NS
Bromomethane	NS	Acenaphthene	20,000				
Carbon Disulfide	NS	Ancenaphthylene	100,000				
Carbon Tetrachloride	760	Anthracene	10,000				
Chlorobenzene	1100	Benzo(a)anthracene	1,000				
Chloroethane	NS	Benzo(a)pyrene	1,000				
Chloroform	370	Benzo(b)fluoranthene	1,000				
Chloromethane	NS	Benzo(g,h,i)perylene	100,000				
cis-1,2-Dichloroethene	250	Benzo(k)fluoranthene	800				
cis-1,3-Dichloropropylene	NS	Benzoic acid	NS				
Cyclohexane	NS	Benzyl alcohol	NS				
Dibromochloromethane	NS	Benzyl butyl phthalate	NS				
Dichlorodifluoromethane	NS	Bis(2-chloroethoxy)methane	NS				
Ethyl acetate	NS	Bis(2-chloroethyl)ether	NS				
Ethyl Benzene	1000	Bis(2-ethylhexyl)phthalate	NS				
Hexachlorobutadiene	NS	Chrysene	1,000				
Isopropanol	NS	Dibenz(a,h)anthracene	330				
MTBE	930	Dibenzofuran	NS				
Methylene chloride	50	Diethyl phthalate	NS				
n-Heptane	NS	Dimethyl phthalate	NS				
n-Hexane	NS	Di-n-butyl phthalate	NS				
o-Xylene	260	Di-n-octyl phthalate	NS				
p-&m- Xylenes	260	Fluoranthene	100,000				
p-Ethyltoluene	NS	Fluorene	30,000				
Propylene	NS	Hexachlorobenzene	NS				
Styrene	NS	Hexachlorobutadiene	NS				
Tetrachloroethene	1300	Hexachlorocyclopentadiene	NS				
Tetrahydrofuran	NS	Hexachloroethane	NS				
Toluene	700	Indeno(1,2,3-cd)pyrene	500				
trans-1,2-Dichloroethene	190	Isophorone	NS				
trans-1,3-Dichloropropylene	NS	Naphthalene	12,000				
Trichloroethene	470	Nitrobenzene	NS				
Trichlorofluoromethane	NS	N-nitroso-di-n-propylamine	NS				
Vinyl acetate	NS	Pentachlorophenol	800				
Vinyl Chloride	20	Phenanthrene	100,000				
		Phenol	330				
		Pyrene	100,000				

Notes:

1. All measurements recorded in parts per billion or ppb.
2. NS = Not specified.

TABLE 2

Backfill and Cover Soil Quality Objectives

Site:
856 East 213th Street
Bronx, New York

Client Name: 856 East 213th Street Associates
Address: Post Office Box 9
Purchase, New York 10577
Contact Name: Michael Froning

OER Project Number 12EH-A311X
Consultant: DT Consulting Services, Inc.

VOC Parameters	Restrictive	Unrestrictive
1,1,1-Trichloroethane	100000	680
1,1,2,2-Tetrachloroethane	NS	NS
1,1,2-Trichloro-1,2,2-trifluoroethane	NS	NS
1,1,2-Trichloroethane	NS	NS
1,1-Dichloroethane	26000	270
1,1-Dichloroethene	100000	330
1,2,4-Trichlorobenzene	NS	NS
1,2,4-Trimethylbenzene	52000	3600
1,2-Dibromoethane	NS	NS
1,2-Dichlorobenzene	100000	1100
1,2-Dichloroethane	3100	200
1,2-Dichloropropane	NS	NS
1,2-Dichlorotetrafluoroethane	NS	NS
1,3,5-Trimethylbenzene	52000	8400
1,3-Butadiene	NS	NS
1,3-Dichlorobenzene	49000	2400
1,4-Dichlorobenzene	13000	1800
1,4-Dioxane	13000	100
2-Butanone	NS	NS
2-Hexanone	NS	NS
4-Methyl-2-pentanone	NS	NS
Acetone	100000	50
Benzene	4800	60
Benzyl chloride	NS	NS
Bromodichloromethane	NS	NS
Bromoform	NS	NS
Bromomethane	NS	NS
Carbon Disulfide	NS	NS
Carbon Tetrachloride	2400	760
Chlorobenzene	100000	1100
Chloroethane	NS	NS
Chloroform	49000	370
Chloromethane	NS	NS
cis-1,2-Dichloroethene	100000	250
cis-1,3-Dichloropropylene	NS	NS
Cyclohexane	NS	NS
Dibromochloromethane	NS	NS
Dichlorodifluoromethane	NS	NS
Ethyl acetate	NS	NS
Ethyl Benzene	41000	1000
Hexachlorobutadiene	NS	NS
Isopropanol	NS	NS
MTBE	100000	930
Methylene chloride	100000	50
n-Heptane	NS	NS
n-Hexane	NS	NS
o-Xylene	100000	260
p-&m- Xylenes	100000	260
p-Ethyltoluene	NS	NS
Propylene	NS	NS
Styrene	NS	NS
Tetrachloroethene	19000	1300
Tetrahydrofuran	NS	NS
Toluene	100000	700
trans-1,2-Dichloroethene	100000	190
trans-1,3-Dichloropropylene	NS	NS
Trichloroethene	21000	470
Trichlorofluoromethane	NS	NS
Vinyl acetate	NS	NS
Vinyl Chloride	900	20

SVOC Parameters	Restrictive	Unrestrictive
1,2,4-Trichlorobenzene	NS	NS
1,2-Dichlorobenzene	NS	NS
1,3-Dichlorobenzene	NS	NS
1,4-Dichlorobenzene	NS	NS
2,4,5-Trichlorophenol	NS	NS
2,4,6-Trichlorophenol	NS	NS
2,4-Dichlorophenol	NS	NS
2,4-Dimethylphenol	NS	NS
2,4-Diniyrophenol	NS	NS
2,4-Dinitrotoluene	NS	NS
2,6-Dinitrotoluene	NS	NS
2-Chloronaphthalene	NS	NS
2-Chlorophenol	NS	NS
2-Methylnaphthalene	NS	NS
2-Nitroaniline	NS	NS
2-Nitrophenol	NS	NS
3- &4-Methylphenols	NS	NS
3,3'-Dichlorobenzidine	NS	NS
3-Nitroaniline	NS	NS
4,6-Dinitro-2-methylphenol	NS	NS
4-Bromophenyl phenyl ether	NS	NS
4-Chloro-3-methylphenol	NS	NS
4-Chloroaniline	NS	NS
4-Chlorophenyl phenyl ether	NS	NS
4-Nitroaniline	NS	NS
4-Nitrophenol	NS	NS
Acenaphthene	100,000	20,000
Ancenaphthylene	100,000	100,000
Anthracene	100,000	10,000
Benzo(a)anthracene	1,000	1,000
Benzo(a)pyrene	1,000	1,000
Benzo(b)fluoranthene	1,000	1,000
Benzo(g,h,i)perylene	100,000	100,000
Benzo(k)fluoranthene	3,900	800
Benzoic acid	NS	NS
Benzyl alcohol	NS	NS
Benzyl butyl phthalate	NS	NS
Bis(2-chloroethoxy)methane	NS	NS
Bis(2-chloroethyl)ether	NS	NS
Bis(2-ethylhexyl)phthalate	NS	NS
Chrysene	3,900	1,000
Dibenz(a,h)anthracene	330	330
Dibenzofuran	NS	NS
Diethyl phthalate	NS	NS
Dimethyl phthalate	NS	NS
Di-n-butyl phthalate	NS	NS
Di-n-octyl phthalate	NS	NS
Fluoranthene	100,000	100,000
Fluorene	100,000	30,000
Hexachlorobenzene	NS	NS
Hexachlorobutadiene	NS	NS
Hexachlorocyclopentadiene	NS	NS
Hexachloroethane	NS	NS
Indeno(1,2,3-cd)pyrene	500	500
Isophorone	NS	NS
Naphthalene	100,000	12,000
Nitrobenzene	NS	NS
N-nitroso-di-n-propylamine	NS	NS
Pentachlorophenol	6,700	800
Phenanthrene	100,000	100,000
Phenol	100,000	330
Pyrene	100,000	100,000

TAL Metal Parameters	Restrictive	Unrestrictive
Aluminum	NS	NS
Antimony	NS	NS
Arsenic	16	13
Barium	400	350
Beryllium	72	7.2
Cadmium	4.3	2.5
Calcium	NS	NS
Chromium	110	30
Cobalt	NS	NS
Copper	270	50
Iron	NS	NS
Lead	400	63
Magnesium	NS	NS
Manganese	2000	1600
Nickel	310	30
Potassium	NS	NS
Selenium	180	3.9
Silver	180	2
Sodium	NS	NS
Thallium	NS	NS
Vanadium	NS	NS
Zinc	10000	109
Mercury	0.81	0.18

Pesticides and PCB Parameters	Restrictive	Unrestrictive
4,4'-DDD	13,000	3.3
4-4'-DDE	8,900	3
4,4'-DDT	7,900	3.3
Aldrin	97	5
alpha-BHC	480	20
Aroclor 1221	1,000	100
Aroclor 1232	1,000	100
Aroclor 1242	1,000	100
Aroclor 1248	1,000	100
Aroclor 1254	1,000	100
Aroclor 1260	1,000	100
beta-BHC	360	36
Chlordane, total	4,200	94
delta-BHC	100,000	40
Dieldrin	200	5
Endosulfan I	24,000	2,400
Endosulfan II	24,000	2,400
Endosulfan sulfate	24,000	2,400
Endirn	11,000	14
Endrin aldehyde	NS	NS
gamma-BHC (Lindane)	NS	NS
Heptachlor	2,100	42
Heptachlor epoxide	NS	NS
Methoxychlor	NS	NS
Total PCBs	1,000	100
Toxaphene	NS	NS

Notes:

1. All measurements recorded in parts per billion or ppb.
2. NS = Not specified.
3. Allowable vales for imported soils are derived from 6NYCRR Part 375 Table 6.8(b) Soil Cleanup Objectives and is determined by comparing the use-based Protection of Public Health value (based on the site's achieved cleanup track) with the Protection of Groundwater value and selecting the lower of the two (for sites with no ecological resources).
4. 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.
5. The following material may be imported, without chemical testing to be used as backfill beneath pavement or the final soil cover (i.e. the uppermost 1 or 2 feet, depending on the site's use restriction)
   a)Rock or stone, consisting of virgin material from a permitted mine or quarry. B)Recycled concrete, brick or asphalt form a NYSDEC registered C&D processing facility which conforms to Section 304 of the NYSDOT Standard Specifiications Construction and Materials Volume 1 (2002). This material must contain less than 10% (by weight) material which would pass through a size 200 sieve.

TABLE 3
Track 4 SCOs

Site:
856 East 213th Street
Bronx, New York

Client Name: 856 East 213th Street Associates
Address: Post Office Box 9
Purchase, New York 10577
Contact Name: Michael Froning

OER Project Number 12EH-A311X
Consultant: DT Consulting Services, Inc.

VOC Parameters	Track 4 SCO	SVOC Parameters	Track 4 SCO	TAL Metal Parameters	Track 4 SCO	Pesticides and PCB Parameters	Track 4 SCO
1,1,1-Trichloroethane	500	1,2,4-Trichlorobenzene	T	Aluminum	NS	4,4'-DDD	92
1,1,2,2-Tetrachloroethane	NS	1,2-Dichlorobenzene	O	Antimony	NS	4-4'-DDE	62
1,1,2-Trichloro-1,2,2-trifluoroethane	NS	1,3-Dichlorobenzene	T	Arsenic	16	4,4'-DDT	47
1,1,2-Trichloroethane	NS	1,4-Dichlorobenzene	A	Barium	400	Aldrin	1
1,1-Dichloroethane	240	2,4,5-Trichlorophenol	L	Beryllium	590	alpha-BHC	3.4
1,1-Dichloroethene	500	2,4,6-Trichlorophenol		Cadmium	9.3	Aroclor 1221	1
1,2,4-Trichlorobenzene	NS	2,4-Dichlorophenol	S	Calcium	NS	Aroclor 1232	1
1,2,4-Trimethylbenzene	190	2,4-Dimethylphenol	V	Chromium	400	Aroclor 1242	1
1,2-Dibromoethane	NS	2,4-Diniyrophenol	O	Cobalt	NS	Aroclor 1248	1
1,2-Dichlorobenzene	280	2,4-Dinitrotoluene	C	Copper	270	Aroclor 1254	1
1,2-Dichloroethane	30	2,6-Dinitrotoluene		Iron	NS	Aroclor 1260	1
1,2-Dichloropropane	NS	2-Chloronaphthalene	250	Lead	1,000	beta-BHC	3
1,2-Dichlorotetrafluoroethane	NS	2-Chlorophenol	PPM	Magnesium	NS	Chlordane, total	24
1,3,5-Trimethylbenzene	190	2-Methylnaphthalene		Manganese	10,000	delta-BHC	500
1,3-Butadiene	NS	2-Nitroaniline		Nickel	310	Dieldrin	1
1,3-Dichlorobenzene	280	2-Nitrophenol		Potassium	NS	Endosulfan I	200
1,4-Dichlorobenzene	130	3- &4-Methylphenols		Selenium	1500	Endosulfan II	200
1,4-Dioxane	130	3,3'-Dichlorobenzidine		Silver	1500	Endosulfan sulfate	200
2-Butanone	NS	3-Nitroaniline		Sodium	NS	Endirn	89
2-Hexanone	NS	4,6-Dinitro-2-methylphenol		Thallium	NS	Endrin aldehyde	NS
4-Methyl-2-pentanone	NS	4-Bromophenyl phenyl ether		Vanadium	NS	gamma-BHC (Lindane)	NS
Acetone	500	4-Chloro-3-methylphenol		Zinc	10,000	Heptachlor	15
Benzene	44	4-Chloroaniline		Mercury	2.8	Heptachlor epoxide	NS
Benzyl chloride	NS	4-Chlorophenyl phenyl ether				Methoxychlor	NS
Bromodichloromethane	NS	4-Nitroaniline				Total PCBs	1
Bromoform	NS	4-Nitrophenol				Toxaphene	NS
Bromomethane	NS	Acenaphthene					
Carbon Disulfide	NS	Ancenaphthylene					
Carbon Tetrachloride	22	Anthracene					
Chlorobenzene	500	Benzo(a)anthracene					
Chloroethane	NS	Benzo(a)pyrene					
Chloroform	350	Benzo(b)fluoranthene					
Chloromethane	NS	Benzo(g,h,i)perylene					
cis-1,2-Dichloroethene	500	Benzo(k)fluoranthene					
cis-1,3-Dichloropropylene	NS	Benzoic acid					
Cyclohexane	NS	Benzyl alcohol					
Dibromochloromethane	NS	Benzyl butyl phthalate					
Dichlorodifluoromethane	NS	Bis(2-chloroethoxy)methane					
Ethyl acetate	NS	Bis(2-chloroethyl)ether					
Ethyl Benzene	390	Bis(2-ethylhexyl)phthalate					
Hexachlorobutadiene	NS	Chrysene					
Isopropanol	NS	Dibenz(a,h)anthracene					
MTBE	500	Dibenzofuran					
Methylene chloride	500	Diethyl phthalate					
n-Heptane	NS	Dimethyl phthalate					
n-Hexane	NS	Di-n-butyl phthalate					
o-Xylene	500	Di-n-octyl phthalate					
p-&m- Xylenes	500	Fluoranthene					
p-Ethyltoluene	NS	Fluorene					
Propylene	NS	Hexachlorobenzene					
Styrene	NS	Hexachlorobutadiene					
Tetrachloroethene	150	Hexachlorocyclopentadiene					
Tetrahydrofuran	NS	Hexachloroethane					
Toluene	500	Indeno(1,2,3-cd)pyrene					
trans-1,2-Dichloroethene	500	Isophorone					
trans-1,3-Dichloropropylene	NS	Naphthalene					
Trichloroethene	200	Nitrobenzene					
Trichlorofluoromethane	NS	N-nitroso-di-n-propylamine					
Vinyl acetate	NS	Pentachlorophenol					
Vinyl Chloride	13	Phenanthrene					
		Phenol					
		Pyrene					

Notes:

1. All measurements recorded in parts per million or ppm.
2. NS = Not specified.