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February 17, 2021

Mandy Yau
NYSDEC
Division of Environmental Remediation, Region 2
47-40 21st Street, Long Island City, NY 11101

Re: ***RAWP Amendment – Former Pfizer Site A***
NYSDEC Brownfield Cleanup Program Site (C224284)
243-271 Wallabout Street, Brooklyn, New York

Dear Ms. Yau,

As a follow up to our January 27, 2021 conference call, where it was discussed the proposed changes in the Track Clean up Objective at a portion of the property, below is the narrative of the items that are being modified.

Please, let me know if you require any additional information.

Thanks

Ariel Czemerinski, PE
AMC Engineering, PLLC

Cc: EBC
Jane O'Connel, Chief, DER, NYSDEC
Linda Shaw, Esq.

INTRODUCTION:

The January 2020 Remedial Action Work Plan approved by the NYSDEC on January 13, 2020, provided an Alternatives Analysis that evaluated a Track 1 Cleanup (Alternative 1), a Track 2 Cleanup (Alternative 2), and a Track 4 Cleanup (Alternative 3). The remedy recommended for the Site within the RAWP was a Track 1 remedy (Alternative 1) which was to consist of the removal of all on-Site soil in exceedance of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs). It was expected that the Track 1 alternative would require excavation across the Site to a depth of 5 to 8 feet below grade with additional excavation to up to 10 feet below grade in some hotspot areas (HSA and HSC). All D008 Hazardous Lead soil/fill and all non-hazardous fill material with parameters above Unrestricted Use SCOs would be removed from the Site and properly disposed of at off-site facilities. The redevelopment plan described within the January 2020 Remedial Action Work Plan specifies excavation of the entire Site to depths as great as 15ft for a full height cellar.

Due to presence of a subway tunnel along Union Avenue, the Volunteer has determined the cost to install shoring along Union Avenue too prohibitive to include a cellar below the new buildings along Union Avenue (Building C and Building D). Therefore, limited excavation to 4 to 5ft is now proposed for the pile caps, grade beams, and footings for slab-on grade Building C and Building D. Excavation to a depth of approximately 15 ft for the remaining portion of the Site has been completed and the results of the endpoint soil samples collected from the area now designated as the Track 1 portion of the Site indicate the area as achieved a Track 1 cleanup.

This RAWP Amendment letter has been prepared to amend the January 2020 Remedial Action Work Plan to allow for a portion of the Site (55,377 ft^2) to achieve Track 1 unrestricted use and the remedy for the remaining portion of the Site (15,928 ft^2) along Union Avenue to achieve a Track 4 cleanup.

The Track 4 portion of the Site will require an Environmental Easement and a Site Management Plan. A soil vapor intrusion evaluation consisting of the collection and laboratory analysis of sub-slab soil gas samples and indoor air samples will be required for new Building C and new Building D which will be constructed on the Track 4 portion of the Site. Methods/procedures will be detailed in a Soil Vapor Intrusion Evaluation Work Plan to be submitted following construction of Building C and Building D.
Removal of D008 Hazardous Lead soil/fill from the two D008 Lead hotspots (HSA and HSB) located within the Track 4 area will be completed and bottom endpoint soil samples will be collected for laboratory analysis of Lead and TCLP lead to determine effectiveness of the remedial excavation. Figure 15A of the January 2020 Remedial Action Work Plan has been revised to depict the endpoint sampling locations (see attached). Site-wide endpoints are to be collected from the Track 4 portion of the Site following excavation for the pile caps, footings and grade beams for Building C and Building D in accordance with Figure 12 of the January 2020 Remedial Action Work Plan.

Amended figures and new figures added to the January 2020 Remedial Action Work Plan are attached.

AMENDMENTS:

Amendments to text of the January 2020 Remedial Action Work Plan are detailed below:

Section **1.2 Contemplated Redevelopment Plan** has been revised to the following:

The redevelopment project consists of the construction of four new mixed-use buildings. A description of each of the new buildings is provided below.

- *Building A will be constructed on new Lot 41 and has been designated with the street address 269 Wallabout Street. Building A will be an 8-story, mixed use (residential, commercial, community facility) building with a full cellar. New Lot 41 is a rectangular shaped lot consisting of 200 ft of street frontage along Harrison Avenue and a depth of 100ft along Wallabout Street and Walton Street for a total of 20,000 ft^2. Excavation to a depth of approximately 15ft will be required for the entire area of new Lot 41 for the Building A cellar.*
- *Building B will be constructed on new Lot 37 and has been designated with the street addresses 251 Wallabout Street and 58 Walton Street. Building B will be an 8-story, mixed use (residential, commercial, community facility) building with a full cellar. New Lot 37 is a rectangular shaped lot consisting of 160 ft of street frontage along both Walton Street and Wallabout Street for a total of 32,000 ft^2. Excavation to a depth of approximately 15ft will be required for the entire area of new Lot 41 for the Building A cellar.*
- *Building C will be constructed on new Lot 23 and has been designated with the street address 58 Union Avenue. Building C will be a slab-on grade, 9-story, mixed use (residential, commercial, community facility) building. New Lot 23 is a slightly irregular, triangular shaped lot consisting of 145.29 ft of street frontage along Union Avenue and 8.35 ft of street frontage along Walton Street. With the exception of the area occupied by the NYC Transit Easement Stairs, excavation to a depth of approximately 4 to 5ft will be required across entire new Lot 41 for the grade beams, pile caps, and footings for the slab-on grade foundation for Building C.*
- *Building D will be constructed on new Lot 122 and has been designated with the street address 34 Union Avenue. Building D will be a slab-on grade, 12-story, mixed use (residential, commercial, community facility) building. New Lot 122 is a triangular*

shaped lot consisting of 121.46 ft of street frontage along Union Avenue and 183.46 ft of street frontage along Wallabout Street. Excavation to a depth of approximately 4 to 5ft will be required across entire new Lot 122 for the grade beams, pile caps, and footings for the slab-on grade foundation for Building D.

The proposed development is compatible with the existing R7A and R8A zoning. For remedial purposes, an estimated 8,300 tons of D008 Hazardous Lead soil/fill be excavated/removed from the five lead hotspots, an estimated 15,100 tons of non-hazardous soil/fill will be excavated/removed to a depth of approximately 8 ft across the Track 1 portion of the Site, and an estimated 4,000 tons of non-hazardous soil/fill will be excavated and removed to a depth of approximately 4 to 5 ft across the Track 4 portion of the Site. An additional 20,000 tons of soil excavated from 8 to 15 feet in the Track 1 portion of the Site where a cellar is planned will likely consist of clean soil pending sampling results below the fill material layer. Groundwater was found at the Site at depths ranging between 7 to 9 ft below grade. Therefore, SOE and dewatering will be required during remediation and construction to remove contaminated soil/fill at/below the groundwater interface.

The **Summary of the Remedy** within the Executive Summary, and Section **3.8 Summary of Selected Remedial Actions** has been revised to the following:

The preferred remedy for the Site consists of the Track 1 alternative (Alternative 1) for a portion of the Site (55,377 ft^2) and the Track 4 alternative (Alternative 3) for the remaining portion of the Site (15,928 ft^2).

<u>Track 1 Area</u>

The Track 1 portion of the Site requires the removal of all soil which exceeds Unrestricted Use SCOs. The Track 1 alternative requires excavation of the entire Track 1 portion of the Site to a depth of 5 to 8 feet below grade with additional excavation to 7 ft in some hotspot areas (HSC, HSD, and HSE) to achieve Unrestricted Use SCOs to remove soil/fill with contaminants above Unrestricted Use SCOs. All D008 Hazardous Lead soil/fill and fill material with parameters above Unrestricted Use SCOs will be removed from the Site and properly disposed of at off-site facilities.

The Track 1 remedy will include the following items:

1. *Excavation of soil/fill exceeding Track 1 Unrestricted Use SCOs as listed in Table 1 to a depth of 5 to 8 feet across the Track 1 portion of the Site to remove all D008 Hazardous Lead soil/fill and non-hazardous historic fill material and additional excavation to 7 ft in some hotspot areas (HSC, HSD, and HSE) as needed to meet Track 1 Unrestricted Use SCOs;*
2. *Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive Site work;*
3. *Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of Track 1 Unrestricted Use SCOs;*
4. *Appropriate off-Site disposal of all material removed from the Site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;*
5. *Installation of a dewatering system to allow for excavation/removal of fill material at/below the groundwater table, and discharge of groundwater to the NYC sewer system under a NYCDEP sewer discharge permit;*
6. *Import of materials to be used for backfill and cover in compliance with: (1) chemical limits and other specifications included in Table 1, (2) all Federal, State and local rules and regulations for handling and transport of material;*
7. *If Track 1 SCOs are not achieved, and Track 2 SCOs are not achieved, a composite cover system consisting of the concrete building slab will be constructed;*
8. *If Track 1 cleanup is not achieved, implementation of a Site Management Plan (SMP) for long term maintenance of the Engineering Controls;*
9. *If Track 1 cleanup is not achieved, an Environmental Easement will be filed against the Site to ensure implementation of the SMP.*

The goal of the remedy will be to remove all soil exceeding the Track 1 Unrestricted Use SCOs on the Track 1 portion of the Site as depicted on the attached map. If Track 1 Unrestricted Use SCOs cannot be achieved, then a Track 2 or Track 4 remedy may result.

All responsibilities associated with the Remedial Action, including permitting requirements and pretreatment requirements, will be addressed in accordance with all applicable Federal, State and local rules and regulations. Remedial activities will be performed at the Site in

accordance with this NYSDEC-approved RAWP. Any anticipated deviations to the RAWP shall be submitted to the NYSDEC for review.

Track 4 Area

The Track 4 portion of the Site requires the removal of all D008 Hazardous Lead soil/fill and some of the historic fill material to a depth of 4 to 5 ft. All D008 Hazardous Lead soil/fill and fill material with fill material removed for redevelopment purposes will be removed from the Site and properly disposed of at off-site facilities.

The Track 4 remedy will include the following items:

1. *Excavation of all D008 Hazardous Lead soil/fill within hotspot areas HSA, HSB and HSC;*
2. *Excavation of some non-hazardous historic fill material to a depth of 4 to 5 ft;*
3. *Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive Site work;*
4. *Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to removal of D008 Hazardous Lead soil/fill;*
5. *Appropriate off-Site disposal of all material removed from the Track 4 portion of the Site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;*
6. *Import of materials to be used for backfill and cover in compliance with: (1) chemical limits and other specifications included in Table 1, (2) all Federal, State and local rules and regulations for handling and transport of material;*
7. *Installation of a passive sub-slab depressurization system below the vapor barrier and building slab of both Building C and Building D;*
8. *Installation of a vapor barrier below the building slab of Building C and Building D;*
9. *Perform a post-construction soil vapor intrusion evaluation within new Building C and new Building D consisting of the collection and laboratory analysis of sub-slab soil gas samples and indoor air samples. The post-construction evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion within new Building C and new Building D;*
10. *A composite cover system consisting of the concrete building slabs will be constructed*

across the Track 4 portion of the Site;

11. *Implementation of a Site Management Plan (SMP) for long term maintenance of the Engineering Controls on the Track 4 portion of the Site;*
12. *An Environmental Easement will be filed against the Track 4 portion of the Site to ensure implementation of the SMP.*

All responsibilities associated with the Remedial Action, including permitting requirements and pretreatment requirements, will be addressed in accordance with all applicable Federal, State and local rules and regulations. Remedial activities will be performed at the Site in accordance with this NYSDEC-approved RAWP. Any anticipated deviations to the RAWP shall be submitted to the NYSDEC for review.

Section **5.0 Remedial Action: Material Removal From Site** has been revised to the following:

Excavation work within the Track 1 portion of the Site includes the removal and off-Site disposal of soil/fill exceeding Track 1 Unrestricted Use SCOs to a depth of 5 to 8 ft to remove all D008 Hazardous Lead soil/fill and on-hazardous historic fill material and additional excavation to 7 ft in hotspot areas (HSD and HSE) as needed to meet Track 1 Unrestricted Use SCOs and Protection of Groundwater SCOs. Soil excavation will be performed using conventional equipment such as track-mounted excavators, backhoes and loaders.

Excavation within the Track 4 portion of the Site includes the removal and off-Site disposal all D008 Hazardous Lead soil/fill in hotspot areas (HSA and HSB), and removal of historic fill material to a depth of 4 to 5 ft. Soil excavation will be performed using conventional equipment such as track-mounted excavators, backhoes and loaders.

All excavation work will be performed in accordance with the Site-specific HASP and CAMP. If an underground storage tank (UST) is discovered during excavation the NYSDEC Project Manager will be immediately notified and the UST removed and closed in accordance with DER-10, NYSDEC PBS regulations and NYC Fire Department regulations. Excavation of all D008 Hazardous Lead soil/fill will be performed by an excavation contractor using appropriately trained personnel (40 hr HAZWOPER). It is anticipated that the excavation of non-hazardous fill and native soil will be performed by an excavation contractor using appropriately trained personnel (24 hr HAZWOPER).

Additional excavation for the cellar level for Building A and Building B (Track 1 portion of Site) will likely continue to a depth of approximately 15 feet. Over excavated areas will be backfilled using clean native soil excavated from other areas of the Site or imported material meeting Unrestricted Use and Protection of Groundwater SCOs. An excavation plan showing the excavation depths to achieve the Track 1 remedy is provided in Figure 11.

Dewatering will be required to remove soil/fill above Unrestricted Use SCOs at/below the groundwater table (See section 5.10)

Section **5.4 Estimated Material Removal Quantities** has been revised to the following:

It is estimated that a total of 50,000 tons of soil/fill will require excavation and off-Site disposal for the cellar for Buildings A and B, and foundations for Buildings C and D. For remedial purposes, an estimated 8,300 tons of D008 Hazardous Lead soil/fill be excavated/removed from the five lead hotspots, an estimated 15,100 tons of non-hazardous soil/fill will be excavated/removed to a depth of approximately 8 ft across the Track 1 portion of the Site, and an estimated 4,000 tons of non-hazardous soil/fill will be excavated/removed to a depth of approximately 4 to 5 ft across the Track 4 portion of the Site. An additional 20,000 tons of soil excavated from 8 to 15 feet in the Track 1 portion of the Site where a cellar is planned will likely consist of clean soil pending sampling results below the fill material layer. Clean native soil, which may be reused, if found to be suitable, to backfill behind shoring installed around the perimeter of Site, or in over-excavated areas. The remainder of clean soil will be transported off-Site for disposal at a beneficial reuse facility or other approved destination.

Section **6.0 Residual Contamination to Remain On-Site** has been revised to the following:

<u>Track 1 Area</u>

If a Track 1 cleanup is achieved on the Track 1 portion of the Site, all soil remaining after completion of remediation will meet Track 1 Unrestricted Use SCOs, and an Institutional Control (IC) will not be required to protect human health and the environment.

However, if a Track 1 cleanup is not achieved for the Track 1 portion of the Site, the Track 2 alternative will be implemented as a contingency and an IC will be required for the Track 2

portion of the Site. The Track 2 alternative will allow Restricted Residential use of the Track 2 portion of the property. Long-term management of the IC will be executed under an environmental easement recorded with the NYC Department of Finance, Office of the City Register.

If Track 1 is not achieved for the Track 1 portion of the property, long-term management of ICs and of residual contamination will be executed under a Site-specific Site Management Plan (SMP) that will be developed and submitted to DEC, if needed. The FER will report residual contamination on the Site in tabular and map form.

Track 4 Area

The Track 4 portion of the Site will have residual historic fill material with SVOCs and metals at concentrations above Restricted Residential SCOs immediately below the Building C and Building D building slabs, requiring both an engineering control (EC) and an institutional control (IC). The Track 4 portion of the Site will allow restricted residential use of the property. Long-term management of the IC will be executed under an environmental easement recorded with the NYC Department of Finance, Office of the City Register.

Long-term management of ICs/ECs on the Track 4 portion of the Site, and of residual contamination, will be executed under a site-specific Site Management Plan (SMP) that will be developed and submitted to DEC. The FER will report residual contamination on the Site in tabular and map form.

Section **7.0 Engineering Controls** has been revised to the following:

Track 1 Area

If a Track 1 Cleanup cannot be achieved for the portion of the project proposed to achieve a Track 1, then a Track 2 Restricted Residential cleanup is proposed. If neither a Track 1 nor Track 2 Cleanup can be achieved, then a Track 4 Cleanup will be achieved.

If a Track 4 remedy is achieved, the Track 1 portion of the project will be restricted to Restricted-Residential, Commercial and Industrial uses and a site cover may be required to

allow for the intended use of the Site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or two feet of soil meeting the SCOs as set forth in 6 NYCRR Part 375-6.7(d) and Table 375-6.8(b). The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the Site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

Track 4 Area

The Track 4 portion of the Site will be restricted to Restricted-Residential, Commercial and Industrial uses and a site cover will be required to allow for the intended use of the Site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or two feet of soil in landscaped areas meeting the SCOs as set forth in 6 NYCRR Part 375-6.7(d) and Table 375-6.8(b). Any soil cover in landscaped areas will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the Site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

Section **8.0 Institutional Controls** has been revised to the following:

Track 1 Area

Institutional controls are not expected to be part of the final remedy for the Track 1 portion of the Site. If a Track 1 cleanup is not achieved, ICs will be incorporated into the remedy to render the overall Site remedy protective of public health and the environmental. Two elements have been designed to ensure continual and proper management of residual contamination in perpetuity: an Environmental Easement and a SMP.

If required, a Site-Specific Environmental Easement will be recorded with the City of New York to provide an enforceable means of ensuring the continual and proper management of residual contamination and protection of public health and the environment in perpetuity or until released in writing by NYSDEC. It requires that the grantor of the Environmental Easement and the grantor's successors and assigns adhere to all Engineering and Institutional Controls (ECs/ICs) placed on the Site by this NYSDEC-approved remedy. ICs provide restrictions on Site usage and mandate operation, maintenance, monitoring and reporting measures for all ECs and ICs.

The SMP describes appropriate methods and procedures to ensure compliance with all ECs and ICs that are required by the Environmental Easement. Once the SMP has been approved by the NYSDEC, compliance with the SMP is required by the grantor of the Environmental Easement and grantor's successors and assigns.

Track 4 Area

An IC will be part of the final remedy for the Track 4 portion of the Site. Institutional Controls will be incorporated into the remedy to render the Track 4 portion of the Site remedy protective of public health and the environment. Two elements have been designed to ensure continual and proper management of residual contamination in perpetuity: an Environmental Easement and a Site Management Plan (SMP).

A Site-Specific Environmental Easement will be recorded with the City of New York to provide an enforceable means of ensuring the continual and proper management of residual contamination and protection of public health and the environment in perpetuity or until released in writing by NYSDEC. It requires that the grantor of the Environmental Easement and the grantor's successors and assigns adhere to all Engineering and Institutional Controls (ECs/ICs) placed on the Site by this NYSDEC-approved remedy. ICs provide restrictions on the Track 4 area usage and mandate operation, maintenance, monitoring and reporting measures for all ECs and ICs.

The SMP describes appropriate methods and procedures to ensure compliance with all ECs and ICs that are required by the Environmental Easement. Once the SMP has been approved by the NYSDEC, compliance with the SMP is required by the grantor of the Environmental Easement and grantor's successors and assigns.

REVISED FIGURES

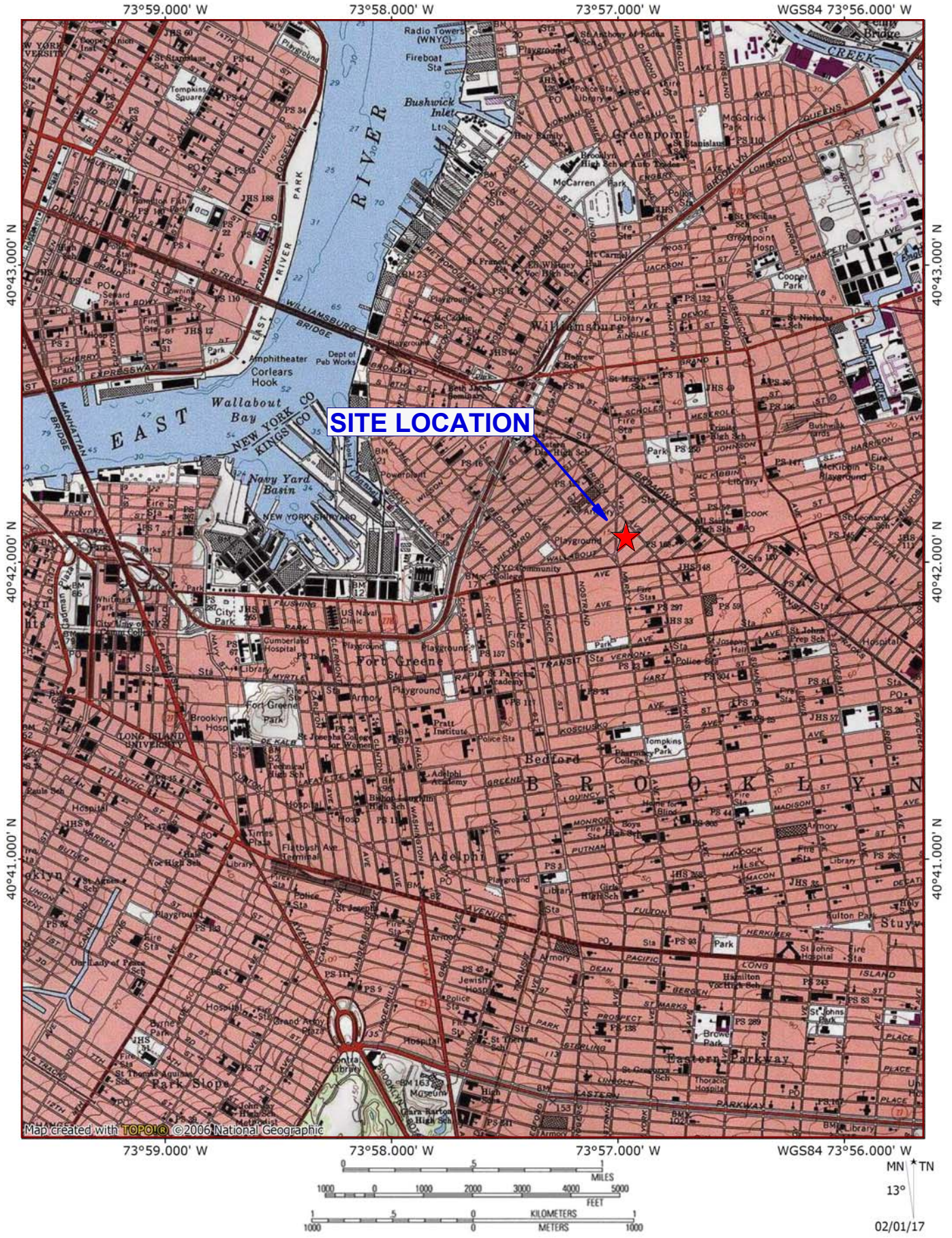

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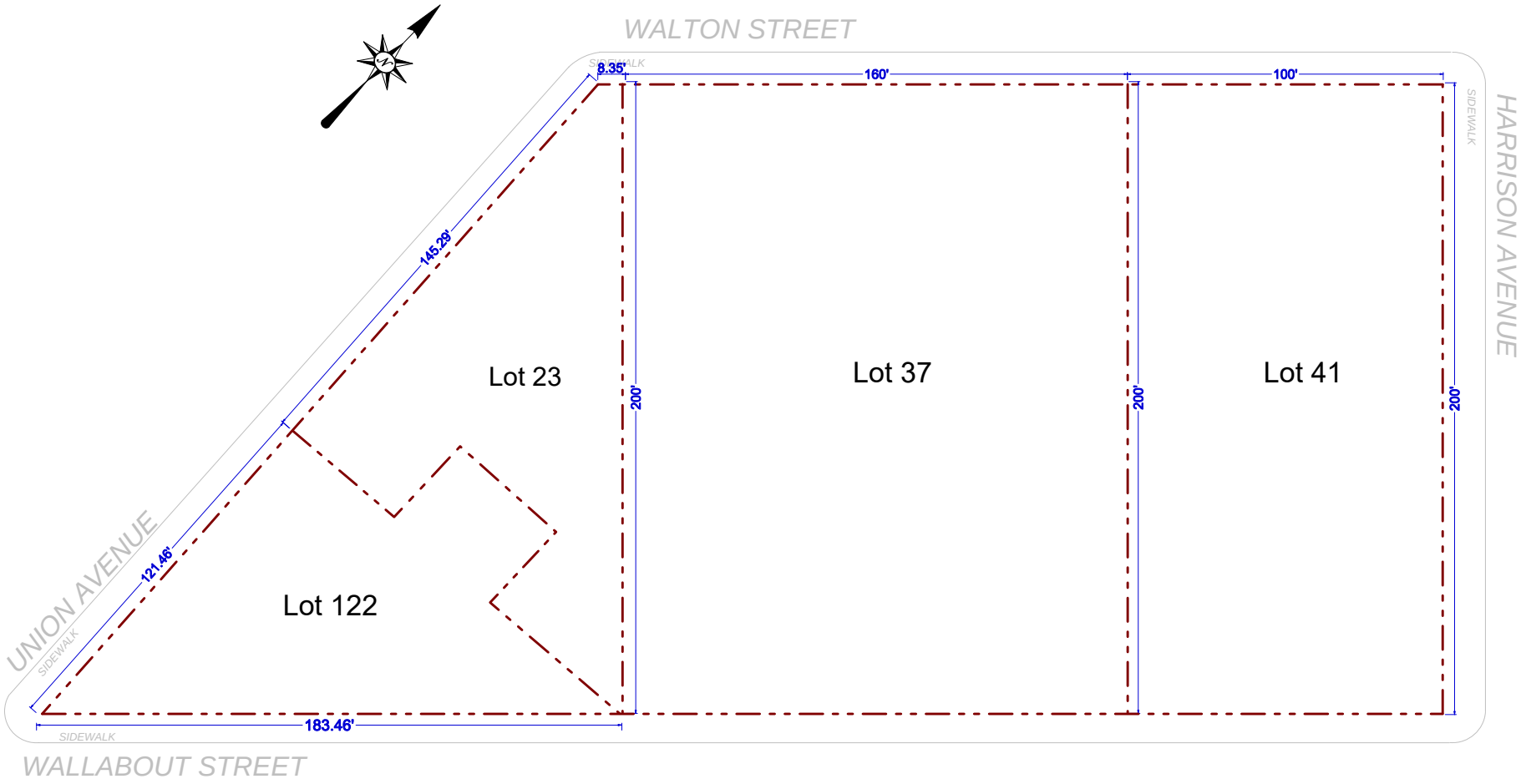
Figure No. 1

Site Name: PFIZER
Site Address: 249 WALLABOUT STREET, BROOKLYN, NY
Drawing Title: SITE LOCATION MAP



KEY:

Property Boundary

SCALE:

0 27.5 55

Scale: 1 inch = 55 feet

2/5/2021

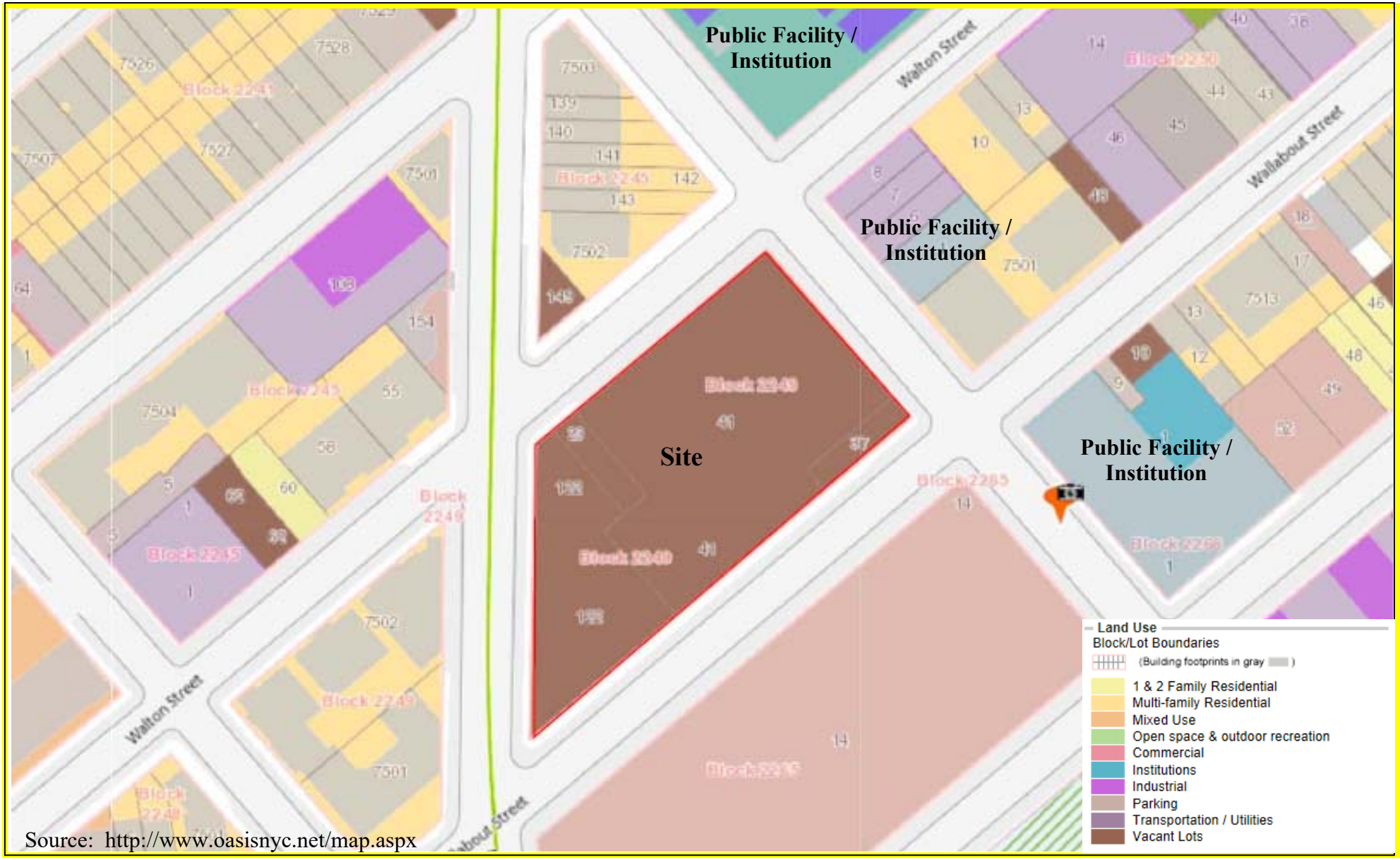
AMC Engineering
1836 42nd Street
Astoria, NY 11105

Figure No. **2**

Site Name: Pfizer Site A

Site Address: 249 Wallabout Street, Brooklyn, NY

Drawing Title: Site Boundary Map



Source: http://www.oasisnyc.net/map.aspx

FIGURE 3

SURROUNDING LAND USE MAP

249 WALLABOUT STREET, BROOKLYN, NY

2/5/2021

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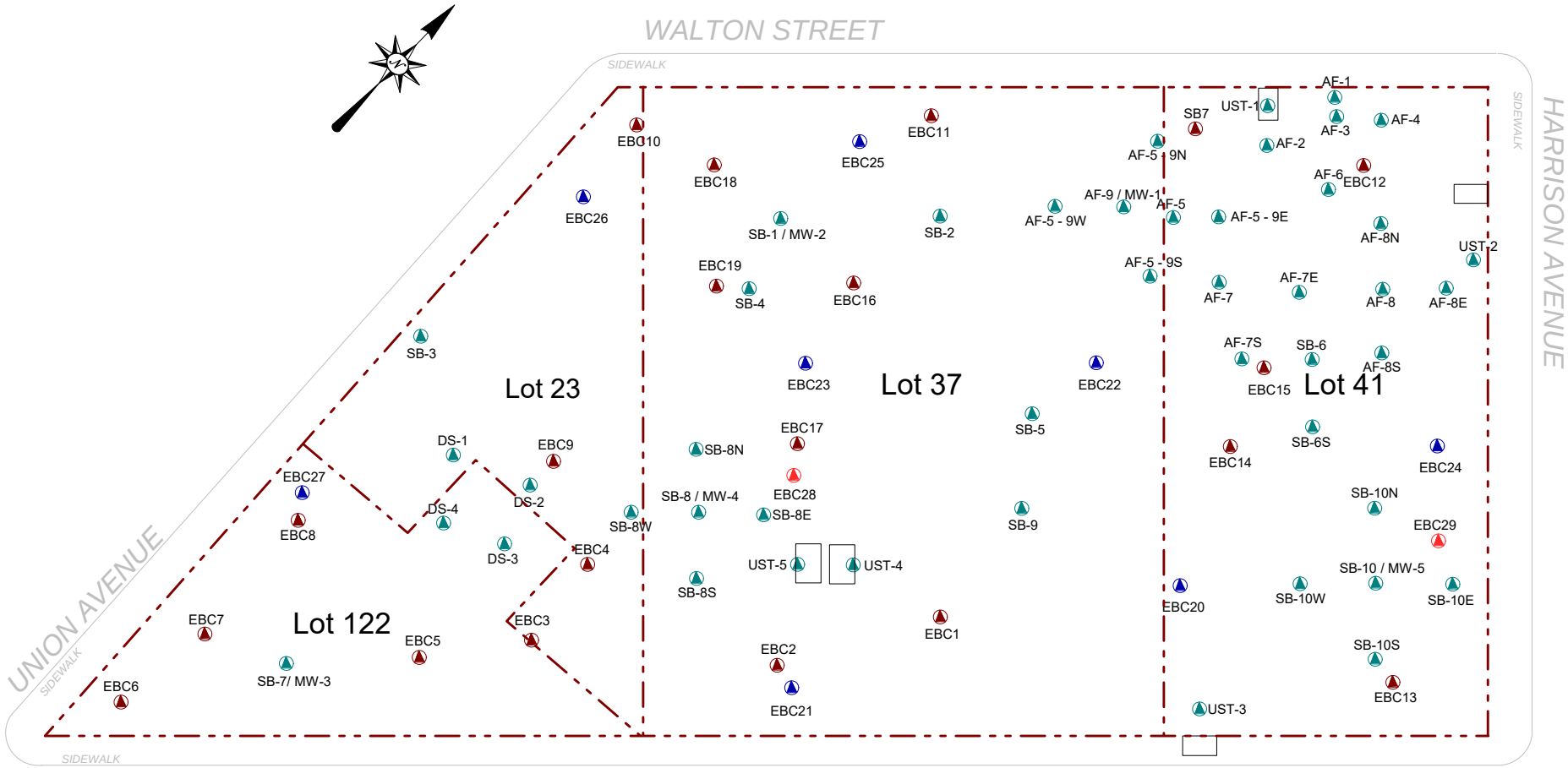

KEY:

- Property Boundary
- Roux Soil Boring Location
- EBC Soil Boring Location
- Proposed EBC Soil Boring Location
- Proposed EBC PCE Vertical Delineation Boring

SCALE:

0 30 60

Scale: 1 inch = 60 feet

2/5/2021

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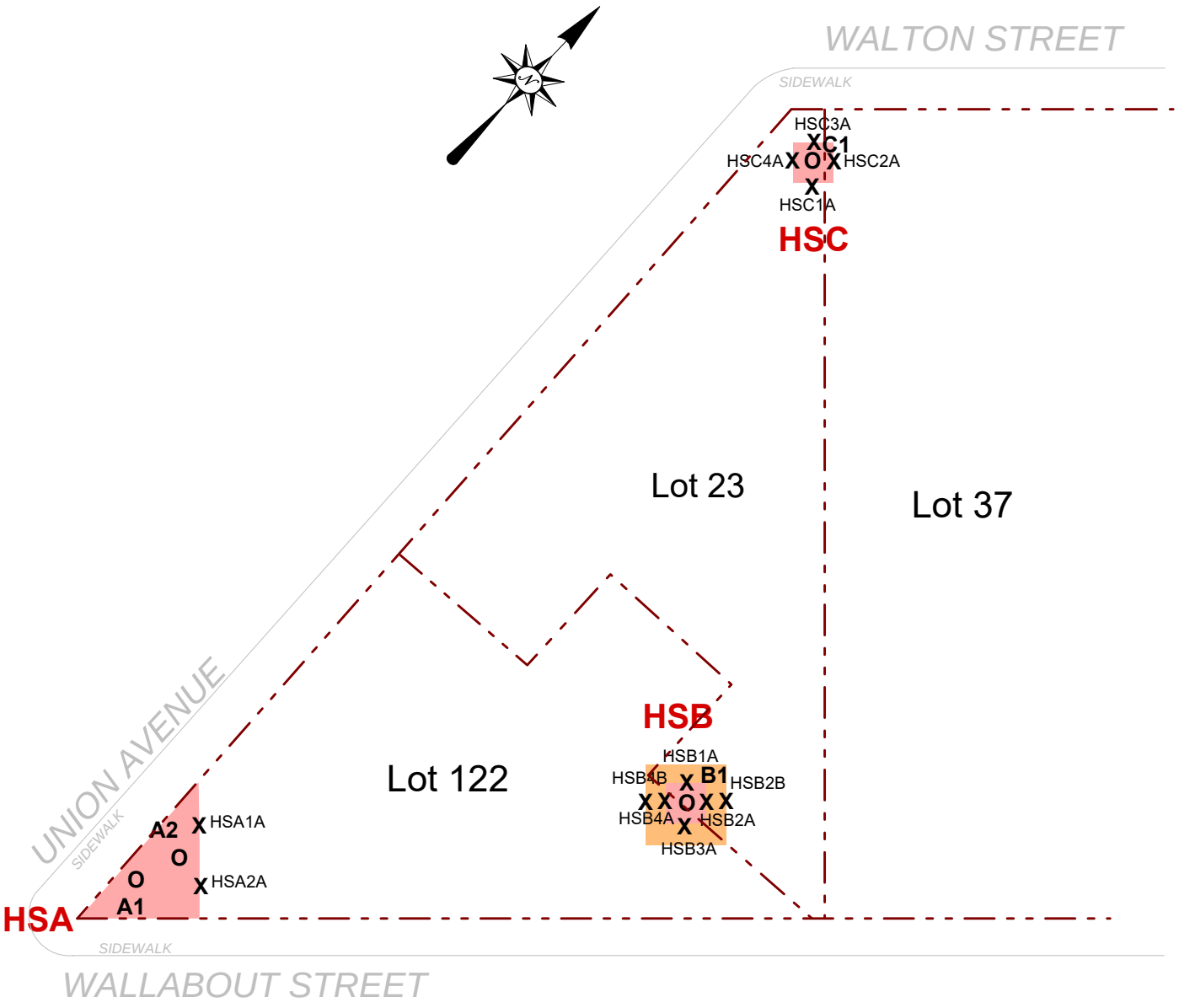
Figure 4A

Site Name: Pfizer Site A
Site Address: 249 Wallabout Street, Brooklyn, NY
Drawing Title: Sitewide Soil Sampling Locations



KEY:

- Property Boundary
- O Vertical Delineation Boring
- X Horizontal Delineation Boring

SCALE:

0 40 60

Scale: 1 inch = 40 feet

2/5/2021

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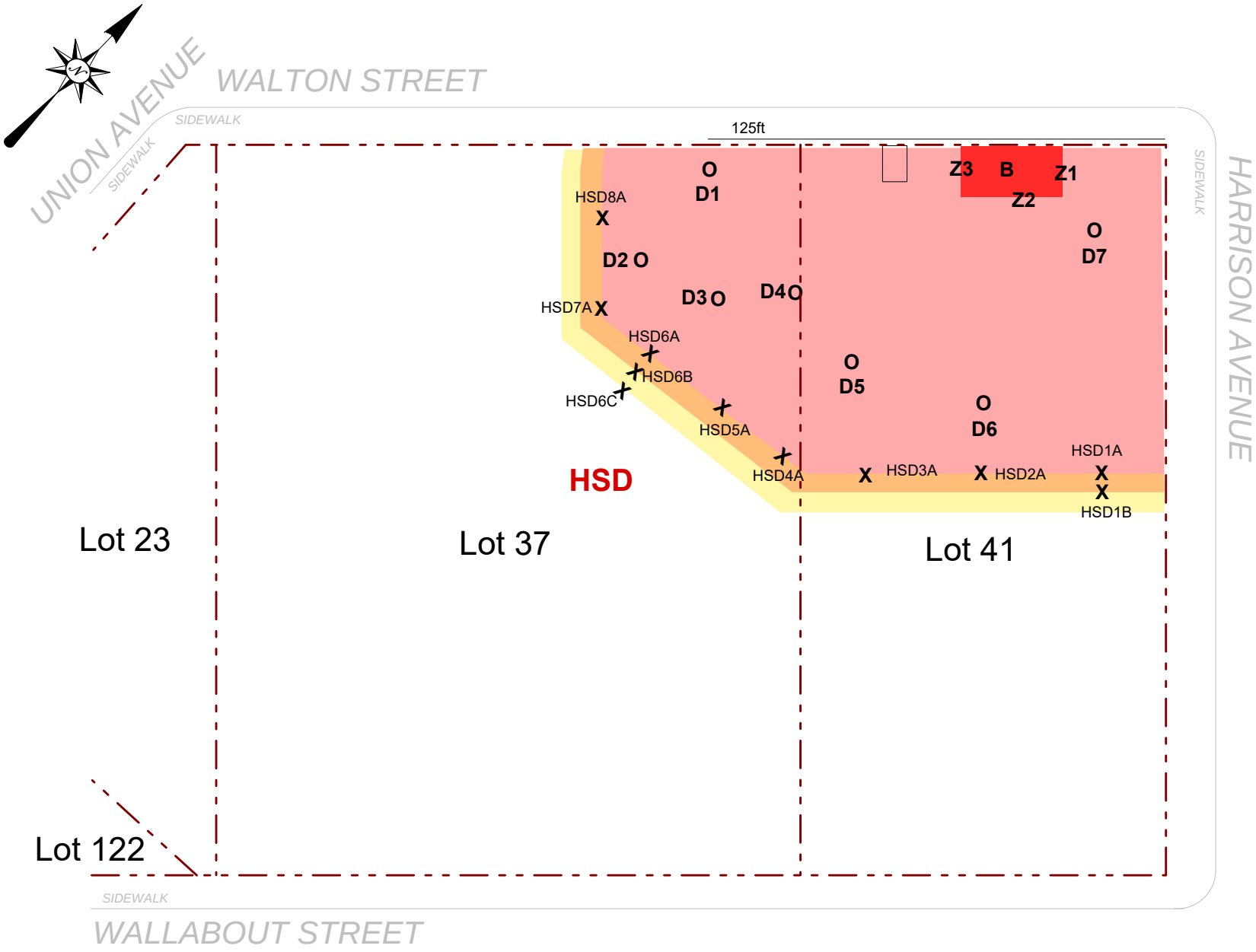
Figure No. 4B

Site Name: Pfizer Site A

Site Address: 249 Wallabout Street, Brooklyn, NY

Drawing Title: Lead Delineation Soil Sampling Locations (HSA, HSB, HSC)



KEY:

- Property Boundary
- **O** Vertical Delineation Boring
- **X** Horizontal Delineation Boring

SCALE:

0 40 60

Scale: 1 inch = 40 feet

2/5/2021

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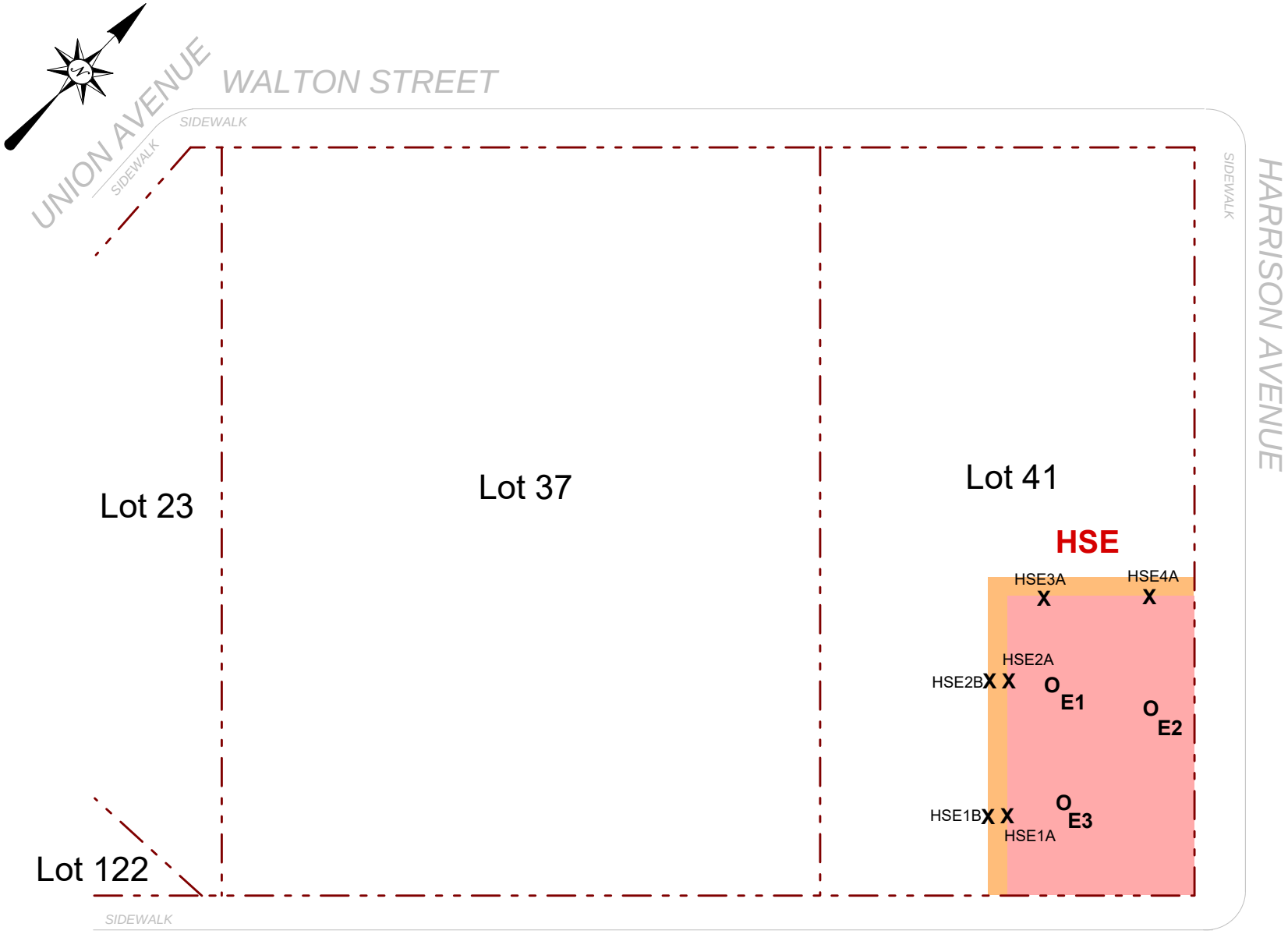
Figure 4C

Site Name: PFIZER SITE A
Site Address: 249 WALLABOUT STREET, BROOKLYN, NY
Drawing Title: LEAD DELINEATION SOIL SAMPLING LOCATIONS (HSD)



KEY:

- Property Boundary
- O Vertical Delineation Boring
- X Horizontal Delineation Boring

SCALE:

0 40 60

Scale: 1 inch = 40 feet

2/5/2021

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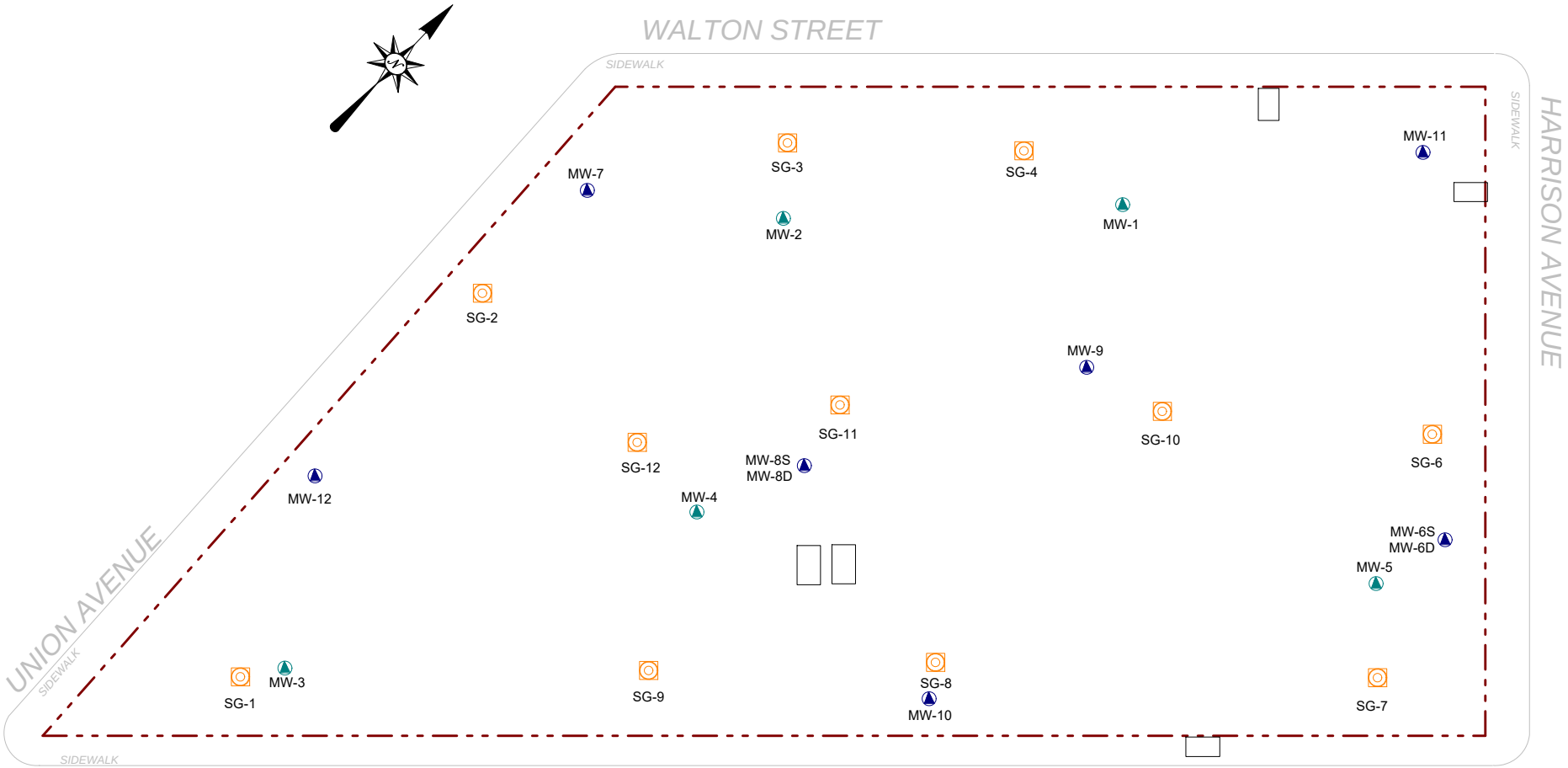
Figure 4D

Site Name: Pfizer Site A
Site Address: 249 Wallabout Street, Brooklyn, NY
Drawing Title: Lead Delineation Soil Sample Locations



KEY:

- Property Boundary
- Roux Monitoiring Well Location
- Monitoiring Well Location
- Soil Vapor Location

SCALE:

0 25 50

Scale: 1 inch = 50 feet

12/20/2019

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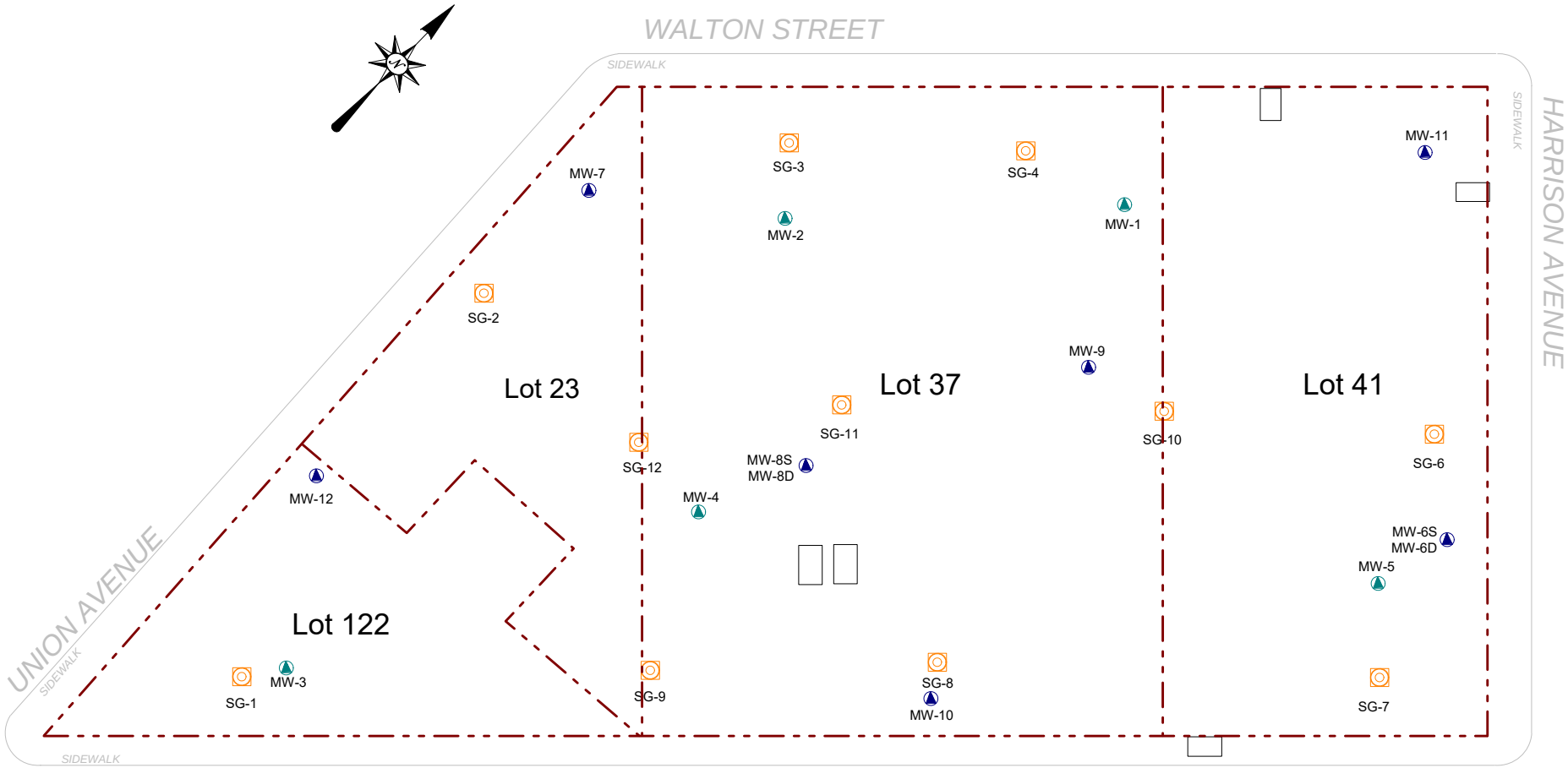
Figure 5

Site Name: Pfizer Site A
Site Address: 249 Wallabout Street, Brooklyn, NY
Drawing Title: Groundwater and Soil Vapor Sampling Locations



KEY:

- Property Boundary
- Roux Monitoiring Well Location
- Monitoiring Well Location
- Soil Vapor Location

SCALE:

0 25 50

Scale: 1 inch = 50 feet

2/5/2021

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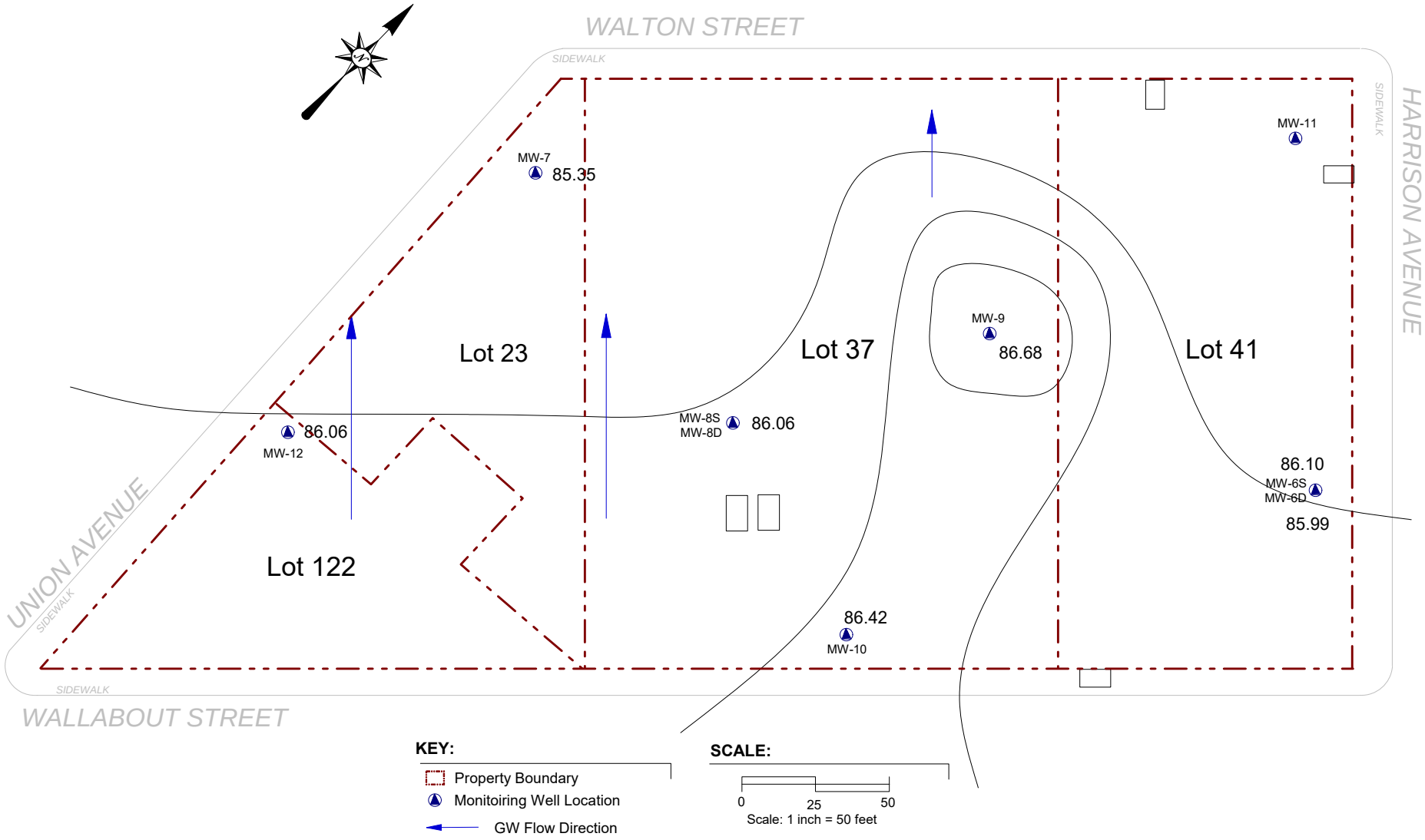
Figure 5

Site Name: Pfizer Site A
Site Address: 249 Wallabout Street, Brooklyn, NY
Drawing Title: Groundwater and Soil Vapor Sampling Locations



2/5/2021

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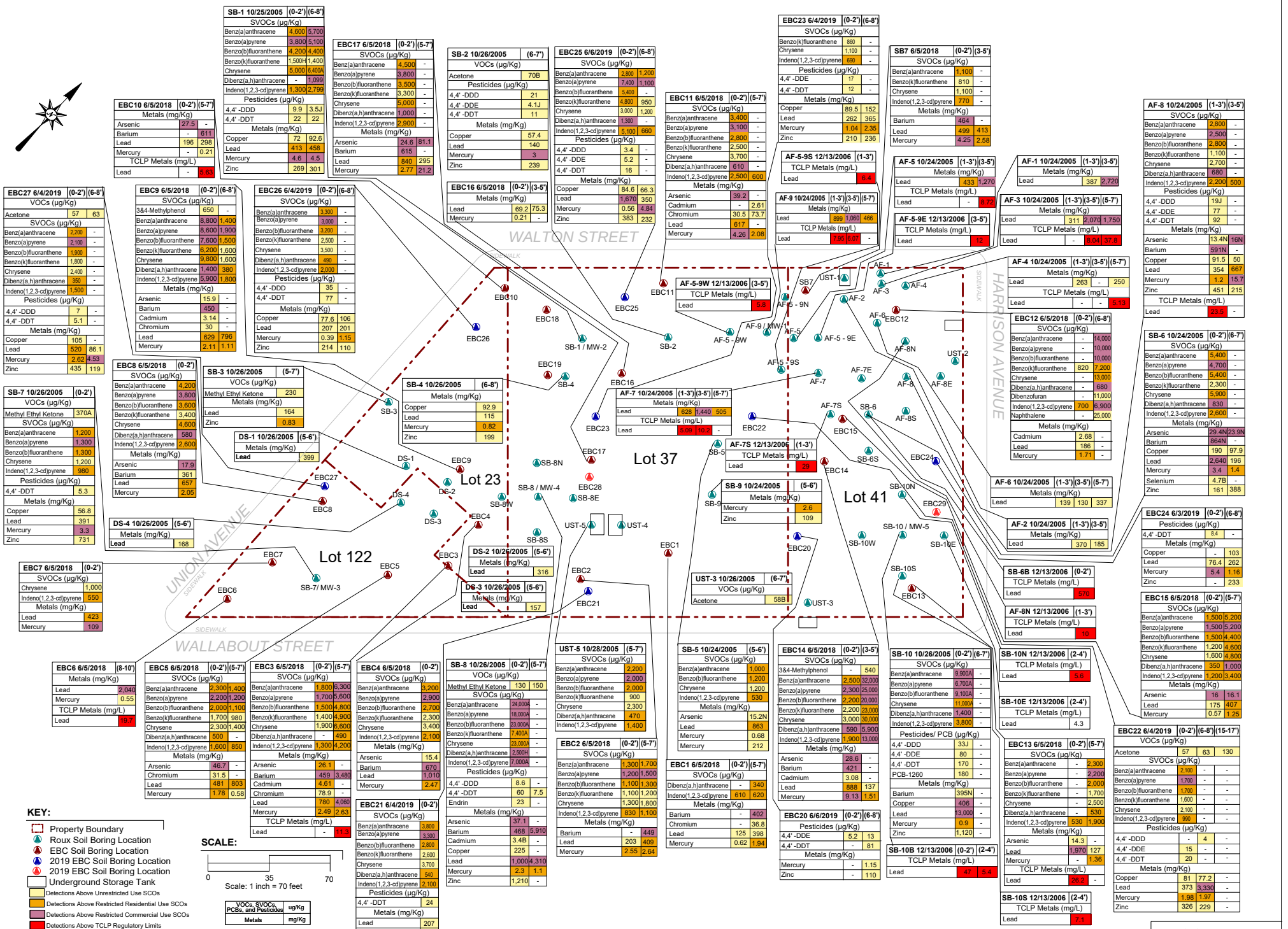
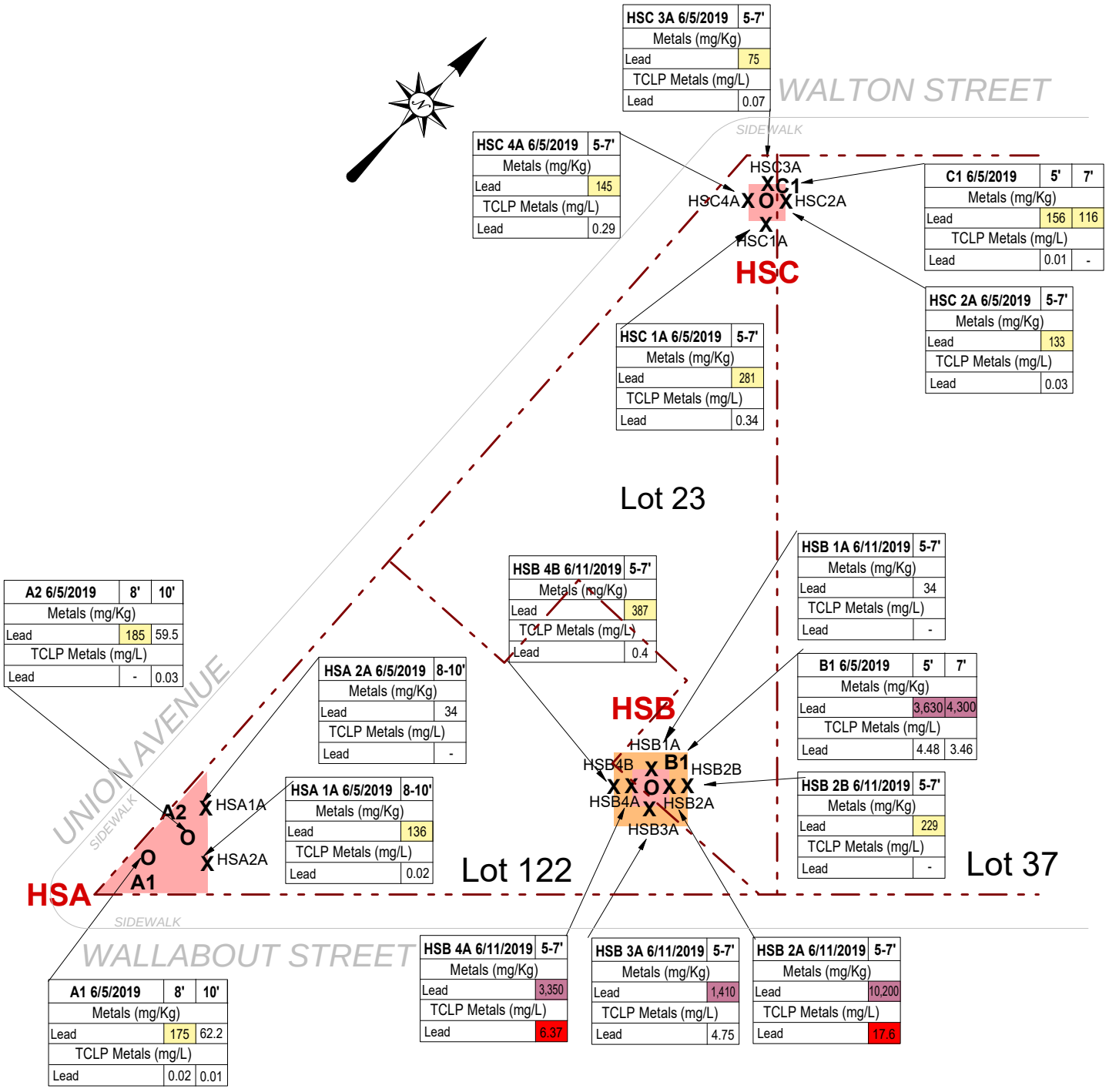
Figure 6

Site Name: PFIZER SITE A
Site Address: 249 WALLABOUT STREET, BROOKLYN, NY
Drawing Title: GROUNDWATER CONTOUR MAP


WALTON STREET
WALLABOUT STREET
UNION AVENUE
HARRISON AVENUE
SIDEWALK
Lot 23
Lot 37
Lot 41
Lot 122
SB-1 10/25/2005 (0-2') (6-8')
SVOCs (µg/Kg)
Benz(a)anthracene 4,600 5,700
Benzo(a)pyrene 3,800 5,100
Benzo(b)fluoranthene 4,200 4,400
Benzo(k)fluoranthene 1,500H 1,400
Chrysene 5,000 8,400A
Dibenz(a,h)anthracene - 1,099
Indeno(1,2,3-cd)pyrene 1,300 2,799
Pesticides (µg/Kg)
4,4' -DDD 9.9 3.5J
4,4' -DDT 22 22
Metals (mg/Kg)
Copper 72 92.6
Lead 413 458
Mercury 4.6 4.5
Zinc 269 301
EBC10 6/5/2018 (0-2') (5-7')
Metals (mg/Kg)
Arsenic 27.5 -
Barium - 611
Lead 196 298
Mercury - 0.21
TCLP Metals (mg/L)
Lead - 5.63
EBC17 6/5/2018 (0-2') (5-7')
SVOCs (µg/Kg)
Benz(a)anthracene 4,500 -
Benzo(a)pyrene 3,800 -
Benzo(b)fluoranthene 3,500 -
Benzo(k)fluoranthene 3,300 -
Chrysene 5,000 -
Dibenz(a,h)anthracene 1,000 -
Indeno(1,2,3-cd)pyrene 2,900 -
Metals (mg/Kg)
Arsenic 24.6 81.1
Barium 615 -
Lead 840 295
Mercury 2.77 21.2
SB-2 10/26/2005 (6-7')
VOCs (µg/Kg)
Acetone 70B
Pesticides (µg/Kg)
4,4' -DDD 21
4,4' -DDE 4.1J
4,4' -DDT 11
Metals (mg/Kg)
Copper 57.4
Lead 140
Mercury 3
Zinc 239
EBC16 6/5/2018 (0-2') (3-5')
Metals (mg/Kg)
Lead 69.2 75.3
Mercury 0.21 -
EBC25 6/5/2019 (0-2') (6-8')
SVOCs (µg/Kg)
Benz(a)anthracene 2,800 1,200
Benzo(a)pyrene 7,400 1,100
Benzo(b)fluoranthene 5,400 -
Benzo(k)fluoranthene 4,800 950
Chrysene 3,000 1,200
Dibenz(a,h)anthracene 1,300 -
Indeno(1,2,3-cd)pyrene 5,100 660
Pesticides (µg/Kg)
4,4' -DDD 3.4 -
4,4' -DDE 5.2 -
4,4' -DDT 16 -
Metals (mg/Kg)
Copper 84.6 66.3
Lead 1,670 350
Mercury 0.56 4.84
Zinc 383 232
EBC11 6/5/2018 (0-2') (5-7')
SVOCs (µg/Kg)
Benz(a)anthracene 3,400 -
Benzo(a)pyrene 3,100 -
Benzo(b)fluoranthene 2,800 -
Benzo(k)fluoranthene 2,500 -
Chrysene 3,700 -
Dibenz(a,h)anthracene 610 -
Indeno(1,2,3-cd)pyrene 2,500 600
Metals (mg/Kg)
Arsenic 39.2 -
Cadmium - 2.61
Chromium 30.5 73.7
Lead 617 -
Mercury 4.26 2.08
EBC23 6/4/2019 (0-2') (6-8')
SVOCs (µg/Kg)
Benzo(k)fluoranthene 860 -
Chrysene 1,100 -
Indeno(1,2,3-cd)pyrene 690 -
Pesticides (µg/Kg)
4,4' -DDE 17 -
4,4' -DDT 12 -
Metals (mg/Kg)
Copper 89.5 152
Lead 262 365
Mercury 1.04 2.35
Zinc 210 236
AF-5-9S 12/13/2006 (1-3')
TCLP Metals (mg/L)
Lead 6.4
SB7 6/5/2018 (0-2') (3-5')
SVOCs (µg/Kg)
Benz(a)anthracene 1,100 -
Benzo(k)fluoranthene 810 -
Chrysene 1,100 -
Indeno(1,2,3-cd)pyrene 770 -
Metals (mg/Kg)
Barium 464 -
Lead 499 413
Mercury 4.25 2.58
AF-5 10/24/2005 (1-3') (3-5')
Metals (mg/Kg)
Lead 433 1,270
TCLP Metals (mg/L)
Lead - 8.72
AF-9 10/24/2005 (1-3') (3-5') (5-7')
Metals (mg/Kg)
Lead 899 1,060 466
TCLP Metals (mg/L)
Lead 7.95 6.07 -
AF-5-9E 12/13/2006 (3-5')
TCLP Metals (mg/L)
Lead 12
AF-1 10/24/2005 (1-3') (3-5')
Metals (mg/Kg)
Lead 387 2,720
AF-3 10/24/2005 (1-3') (3-5') (5-7')
Metals (mg/Kg)
Lead 311 2,070 1,750
TCLP Metals (mg/L)
Lead - 8.04 37.8
AF-4 10/24/2005 (1-3') (3-5') (5-7')
Metals (mg/Kg)
Lead 263 - 250
TCLP Metals (mg/L)
Lead - - 5.13
AF-8 10/24/2005 (1-3') (3-5')
SVOCs (µg/Kg)
Benz(a)anthracene 2,800 -
Benzo(a)pyrene 2,500 -
Benzo(b)fluoranthene 2,800 -
Benzo(k)fluoranthene 1,100 -
Chrysene 2,700 -
Dibenz(a,h)anthracene 680 -
Indeno(1,2,3-cd)pyrene 2,200 500
Pesticides (µg/Kg)
4,4' -DDD 19J -
4,4' -DDE 77 -
4,4' -DDT 92 -
Metals (mg/Kg)
Arsenic 13.4N 16N
Barium 591N -
Copper 91.5 50
Lead 354 667
Mercury 1.2 15.7
Zinc 451 215
TCLP Metals (mL/L)
Lead 23.5 -
EBC27 6/4/2019 (0-2') (6-8')
VOCs (µg/Kg)
Acetone 57 63
SVOCs (µg/Kg)
Benz(a)anthracene 2,200 -
Benzo(a)pyrene 2,100 -
Benzo(b)fluoranthene 1,900 -
Benzo(k)fluoranthene 1,800 -
Chrysene 2,400 -
Dibenz(a,h)anthracene 350 -
Indeno(1,2,3-cd)pyrene 1,500 -
Pesticides (µg/Kg)
4,4' -DDD 7 -
4,4' -DDT 5.1 -
Metals (mg/Kg)
Copper 105 -
Lead 520 86.1
Mercury 2.62 4.53
Zinc 435 119
EBC9 6/5/2018 (0-2') (6-8')
SVOCs (µg/Kg)
3&4-Methylphenol 650 -
Benz(a)anthracene 8,800 1,400
Benzo(a)pyrene 8,600 1,900
Benzo(b)fluoranthene 7,600 1,500
Benzo(k)fluoranthene 6,200 1,600
Chrysene 9,800 1,600
Dibenz(a,h)anthracene 1,400 380
Indeno(1,2,3-cd)pyrene 5,900 1,800
Metals (mg/Kg)
Arsenic 15.9 -
Barium 450 -
Cadmium 3.14 -
Chromium 30 -
Lead 629 796
Mercury 2.11 1.11
EBC26 6/4/2019 (0-2') (6-8')
SVOCs (µg/Kg)
Benz(a)anthracene 3,300 -
Benzo(a)pyrene 3,000 -
Benzo(b)fluoranthene 3,200 -
Benzo(k)fluoranthene 2,500 -
Chrysene 3,500 -
Dibenz(a,h)anthracene 490 -
Indeno(1,2,3-cd)pyrene 2,000 -
Pesticides (µg/Kg)
4,4' -DDD 35 -
4,4' -DDT 77 -
Metals (mg/Kg)
Copper 77.6 106
Lead 207 201
Mercury 0.39 1.15
Zinc 214 110
EBC8 6/5/2018 (0-2')
SVOCs (µg/Kg)
Benz(a)anthracene 4,200
Benzo(a)pyrene 3,800
Benzo(b)fluoranthene 3,600
Benzo(k)fluoranthene 3,400
Chrysene 4,600
Dibenz(a,h)anthracene 580
Indeno(1,2,3-cd)pyrene 2,600
Metals (mg/Kg)
Arsenic 17.9
Barium 361
Lead 657
Mercury 2.05
SB-3 10/26/2005 (5-7')
VOCs (µg/Kg)
Methyl Ethyl Ketone 230
Metals (mg/Kg)
Lead 164
Zinc 0.83
SB-4 10/26/2005 (6-8')
Metals (mg/Kg)
Copper 92.9
Lead 115
Mercury 0.82
Zinc 199
AF-7 10/24/2005 (1-3') (3-5') (5-7')
Metals (mg/Kg)
Lead 628 1,440 505
TCLP Metals (mg/L)
Lead 5.99 10.2 -
DS-1 10/26/2005 (5-6')
Metals (mg/Kg)
Lead 399
DS-4 10/26/2005 (5-6')
Metals (mg/Kg)
Lead 168
AF-7S 12/13/2006 (1-3')
TCLP Metals (mg/L)
Lead 29
SB-9 10/24/2005 (5-6')
Metals (mg/Kg)
Mercury 2.6
Zinc 109
AF-6 10/24/2005 (1-3') (3-5') (5-7')
Metals (mg/Kg)
Lead 139 130 337
AF-2 10/24/2005 (1-3') (3-5')
Metals (mg/Kg)
Lead 370 185
EBC12 6/5/2018 (0-2') (6-8')
SVOCs (µg/Kg)
Benz(a)anthracene - 14,000
Benzo(a)pyrene - 10,000
Benzo(b)fluoranthene - 10,000
Benzo(k)fluoranthene 820 7,200
Chrysene - 13,000
Dibenz(a,h)anthracene - 680
Dibenzofuran - 11,000
Indeno(1,2,3-cd)pyrene 700 6,900
Naphthalene - 25,000
Metals (mg/Kg)
Cadmium 2.68 -
Lead 186 -
Mercury 1.71 -
SB-6 10/24/2005 (0-2') (6-7')
SVOCs (µg/Kg)
Benz(a)anthracene 5,400 -
Benzo(a)pyrene 4,700 -
Benzo(b)fluoranthene 5,400 -
Benzo(k)fluoranthene 2,300 -
Chrysene 5,900 -
Dibenz(a,h)anthracene 830 -
Indeno(1,2,3-cd)pyrene 2,600 -
Metals (mg/Kg)
Arsenic 29.4N 23.9N
Barium 864N -
Copper 190 97.9
Lead 2,640 196
Mercury 3.4 1.4
Selenium 4.7B -
Zinc 161 388
EBC24 6/3/2019 (0-2') (6-8')
Pesticides (µg/Kg)
4,4' -DDT 8.4 -
Metals (mg/Kg)
Copper - 103
Lead 76.4 262
Mercury 5.4 1.16
Zinc - 233
SB-7 10/26/2005 (0-2')
VOCs (µg/Kg)
Methyl Ethyl Ketone 370A
SVOCs (µg/Kg)
Benz(a)anthracene 1,200
Benzo(a)pyrene 1,300
Benzo(b)fluoranthene 1,300
Chrysene 1,200
Indeno(1,2,3-cd)pyrene 980
Pesticides (µg/Kg)
4,4' -DDT 5.3
Metals (mg/Kg)
Copper 56.8
Lead 391
Mercury 3.3
Zinc 731
DS-2 10/26/2005 (5-6')
Metals (mg/Kg)
Lead 316
DS-3 10/26/2005 (5-6')
Metals (mg/Kg)
Lead 157
UST-3 10/26/2005 (6-7')
VOCs (µg/Kg)
Acetone 58B
SB-6B 12/13/2006 (0-2')
TCLP Metals (mg/L)
Lead 570
AF-8N 12/13/2006 (1-3')
TCLP Metals (mg/L)
Lead 10
EBC7 6/5/2018 (0-2')
SVOCs (µg/Kg)
Chrysene 1,000
Indeno(1,2,3-cd)pyrene 550
Metals (mg/Kg)
Lead 423
Mercury 109
EBC15 6/5/2018 (0-2') (5-7')
SVOCs (µg/Kg)
Benz(a)anthracene 1,500 5,200
Benzo(a)pyrene 1,500 5,200
Benzo(b)fluoranthene 1,500 4,400
Benzo(k)fluoranthene 1,200 4,600
Chrysene 1,600 4,800
Dibenz(a,h)anthracene 350 1,000
Indeno(1,2,3-cd)pyrene 1,200 3,400
Metals (mg/Kg)
Arsenic 16 16.1
Lead 175 407
Mercury 0.57 1.25
EBC6 6/5/2018 (8-10')
Metals (mg/Kg)
Lead 2,040
Mercury 0.55
TCLP Metals (mg/L)
Lead 19.7
EBC5 6/5/2018 (0-2') (5-7')
SVOCs (µg/Kg)
Benz(a)anthracene 2,300 1,400
Benzo(a)pyrene 2,200 1,200
Benzo(b)fluoranthene 2,000 1,100
Benzo(k)fluoranthene 1,700 980
Chrysene 2,300 1,400
Dibenz(a,h)anthracene 500 -
Indeno(1,2,3-cd)pyrene 1,600 850
Metals (mg/Kg)
Arsenic 46.7 -
Chromium 31.5 -
Lead 481 803
Mercury 1.78 0.58
EBC3 6/5/2018 (0-2') (5-7')
SVOCs (µg/Kg)
Benz(a)anthracene 1,800 6,300
Benzo(a)pyrene 1,700 5,600
Benzo(b)fluoranthene 1,500 4,800
Benzo(k)fluoranthene 1,400 4,900
Chrysene 1,900 6,600
Dibenz(a,h)anthracene - 490
Indeno(1,2,3-cd)pyrene 1,300 4,200
Metals (mg/Kg)
Arsenic 26.1 -
Barium 459 3,480
Cadmium 4.61 -
Chromium 78.9 -
Lead 780 4,060
Mercury 2.49 2.63
TCLP Metals (mg/L)
Lead - 11.3
EBC4 6/5/2018 (0-2')
SVOCs (µg/Kg)
Benz(a)anthracene 3,200
Benzo(a)pyrene 2,900
Benzo(b)fluoranthene 2,700
Benzo(k)fluoranthene 2,300
Chrysene 3,400
Indeno(1,2,3-cd)pyrene 2,100
Metals (mg/Kg)
Arsenic 15.4
Barium 670
Lead 1,010
Mercury 2.47
EBC21 6/4/2019 (0-2')
SVOCs (µg/Kg)
Benz(a)anthracene 3,800
Benzo(a)pyrene 3,300
Benzo(b)fluoranthene 2,800
Benzo(k)fluoranthene 2,600
Chrysene 3,700
Dibenz(a,h)anthracene 540
Indeno(1,2,3-cd)pyrene 2,100
Pesticides (µg/Kg)
4,4' -DDT 24
Metals (mg/Kg)
Lead 207
Mercury 0.39
Zinc 214
SB-8 10/26/2005 (0-2') (5-7')
VOCs (µg/Kg)
Methyl Ethyl Ketone 130 150
SVOCs (µg/Kg)
Benz(a)anthracene 24,000A -
Benzo(a)pyrene 18,000A -
Benzo(b)fluoranthene 23,000A -
Benzo(k)fluoranthene 7,400A -
Chrysene 23,000A -
Dibenz(a,h)anthracene 2,500H -
Indeno(1,2,3-cd)pyrene 7,000A -
Pesticides (µg/Kg)
4,4' -DDD 8.6 -
4,4' -DDT 60 7.5
Endrin 23 -
Metals (mg/Kg)
Arsenic 37.1 -
Barium 468 5,910
Cadmium 3.4B -
Copper 225 -
Lead 1,000 4,310
Mercury 2.3 1.1
Zinc 1,210 -
UST-5 10/28/2005 (5-7')
SVOCs (µg/Kg)
Benz(a)anthracene 2,200
Benzo(a)pyrene 2,000
Benzo(b)fluoranthene 2,000
Benzo(k)fluoranthene 900
Chrysene 2,300
Dibenz(a,h)anthracene 470
Indeno(1,2,3-cd)pyrene 1,400
EBC2 6/5/2018 (0-2') (5-7')
SVOCs (µg/Kg)
Benz(a)anthracene 1,300 1,700
Benzo(a)pyrene 1,200 1,500
Benzo(b)fluoranthene 1,100 1,300
Benzo(k)fluoranthene 1,100 1,200
Chrysene 1,300 1,800
Indeno(1,2,3-cd)pyrene 830 1,100
Metals (mg/Kg)
Barium - 449
Lead 203 409
Mercury 2.55 2.64
SB-5 10/24/2005 (5-6')
SVOCs (µg/Kg)
Benz(a)anthracene 1,000
Benzo(b)fluoranthene 1,200
Chrysene 1,200
Indeno(1,2,3-cd)pyrene 530
Metals (mg/Kg)
Arsenic 15.2N
Lead 863
Mercury 0.68
EBC1 6/5/2018 (0-2') (5-7')
SVOCs (µg/Kg)
Dibenz(a,h)anthracene - 340
Indeno(1,2,3-cd)pyrene 610 620
Metals (mg/Kg)
Barium - 402
Chromium - 36.8
Lead 125 398
Mercury 0.62 1.94
EBC14 6/5/2018 (0-2') (3-5')
SVOCs (µg/Kg)
3&4-Methylphenol - 540
Benz(a)anthracene 2,500 32,000
Benzo(a)pyrene 2,300 25,000
Benzo(b)fluoranthene 2,200 20,000
Benzo(k)fluoranthene 2,200 23,000
Chrysene 3,000 30,000
Dibenz(a,h)anthracene 590 5,900
Indeno(1,2,3-cd)pyrene 1,900 13,000
Metals (mg/Kg)
Arsenic 28.6 -
Barium 421 -
Cadmium 3.08 -
Lead 888 137
Mercury 9.13 1.51
EBC20 6/6/2019 (0-2') (6-8')
Pesticides (µg/Kg)
4,4' -DDE 5.2 13
4,4' -DDT - 81
Metals (mg/Kg)
Mercury - 1.15
Zinc - 110
SB-10 10/26/2005 (0-2') (6-7')
SVOCs (µg/Kg)
Benz(a)anthracene 9,900A -
Benzo(a)pyrene 6,700A -
Benzo(b)fluoranthene 9,100A -
Chrysene 11,000A -
Benzo(k)fluoranthene 1,400 -
Dibenz(a,h)anthracene 1,400 -
Indeno(1,2,3-cd)pyrene 3,800 -
Pesticides/ PCB (µg/Kg)
4,4' -DDD 33J -
4,4' -DDE 80 -
4,4' -DDT 170 -
PCB-1260 180 -
Metals (mg/Kg)
Barium 395N -
Copper 406 -
Lead 13,000 -
Mercury 0.9 -
Zinc 1,120 -
SB-10B 12/13/2006 (0-2') (2-4')
TCLP Metals (mg/L)
Lead 47 5.4
SB-10N 12/13/2006 (2-4')
TCLP Metals (mg/L)
Lead 5.6
SB-10E 12/13/2006 (2-4')
TCLP Metals (mg/L)
Lead 4.3
EBC13 6/5/2018 (0-2') (5-7')
SVOCs (µg/Kg)
Benz(a)anthracene - 2,300
Benzo(a)pyrene - 2,200
Benzo(b)fluoranthene - 2,000
Benzo(k)fluoranthene - 1,700
Chrysene - 2,500
Dibenz(a,h)anthracene - 530
Indeno(1,2,3-cd)pyrene 530 1,900
Metals (mg/Kg)
Arsenic 14.3 -
Lead 1,970 127
Mercury - 1.36
TCLP Metals (mg/L)
Lead 26.2 -
SB-10S 12/13/2006 (2-4')
TCLP Metals (mg/L)
Lead 7.1
EBC22 6/4/2019 (0-2') (6-8') (15-17')
VOCs (µg/Kg)
Acetone 57 63 130
SVOCs (µg/Kg)
Benz(a)anthracene 2,100 - -
Benzo(a)pyrene 1,700 - -
Benzo(b)fluoranthene 1,700 - -
Benzo(k)fluoranthene 1,600 - -
Chrysene 2,100 - -
Indeno(1,2,3-cd)pyrene 990 - -
Pesticides (µg/Kg)
4,4' -DDD - 4 -
4,4' -DDE 15 - -
4,4' -DDT 20 - -
Metals (mg/Kg)
Copper 81 77.2 -
Lead 373 3,330 -
Mercury 1.98 1.97 -
Zinc 326 229 -
KEY:
Property Boundary
Roux Soil Boring Location
EBC Soil Boring Location
2019 EBC Soil Boring Location
2019 EBC Soil Boring Location
Underground Storage Tank
Detections Above Unrestricted Use SCOs
Detections Above Restricted Residential Use SCOs
Detections Above Restricted Commercial Use SCOs
Detections Above TCLP Regulatory Limits
SCALE:
0
35
70
Scale: 1 inch = 70 feet
VOCs, SVOCs, PCBs, and Pesticides ug/Kg
Metals mg/Kg
2/5/2021
EBC
Environmental Business Consultants
Phone 631.504.6000
Fax 631. 924 .2870
Figure 7A
Site Name: Pfizer Site A
Site Address: 249 Wallabout Street, Brooklyn, NY
Drawing Title: Sitewide Soil Results Above SCOs



KEY:

- Property Boundary
- O Vertical Delineation Boring
- X Horizontal Delineation Boring
- Detections Above Unrestricted Use SCOs
- Detections Above Restricted Residential Use SCOs
- Detections Above Restricted Commercial Use SCOs
- Detections Above TCLP Regulatory Limits

SCALE:

0 40 60

Scale: 1 inch = 40 feet

2/5/2021

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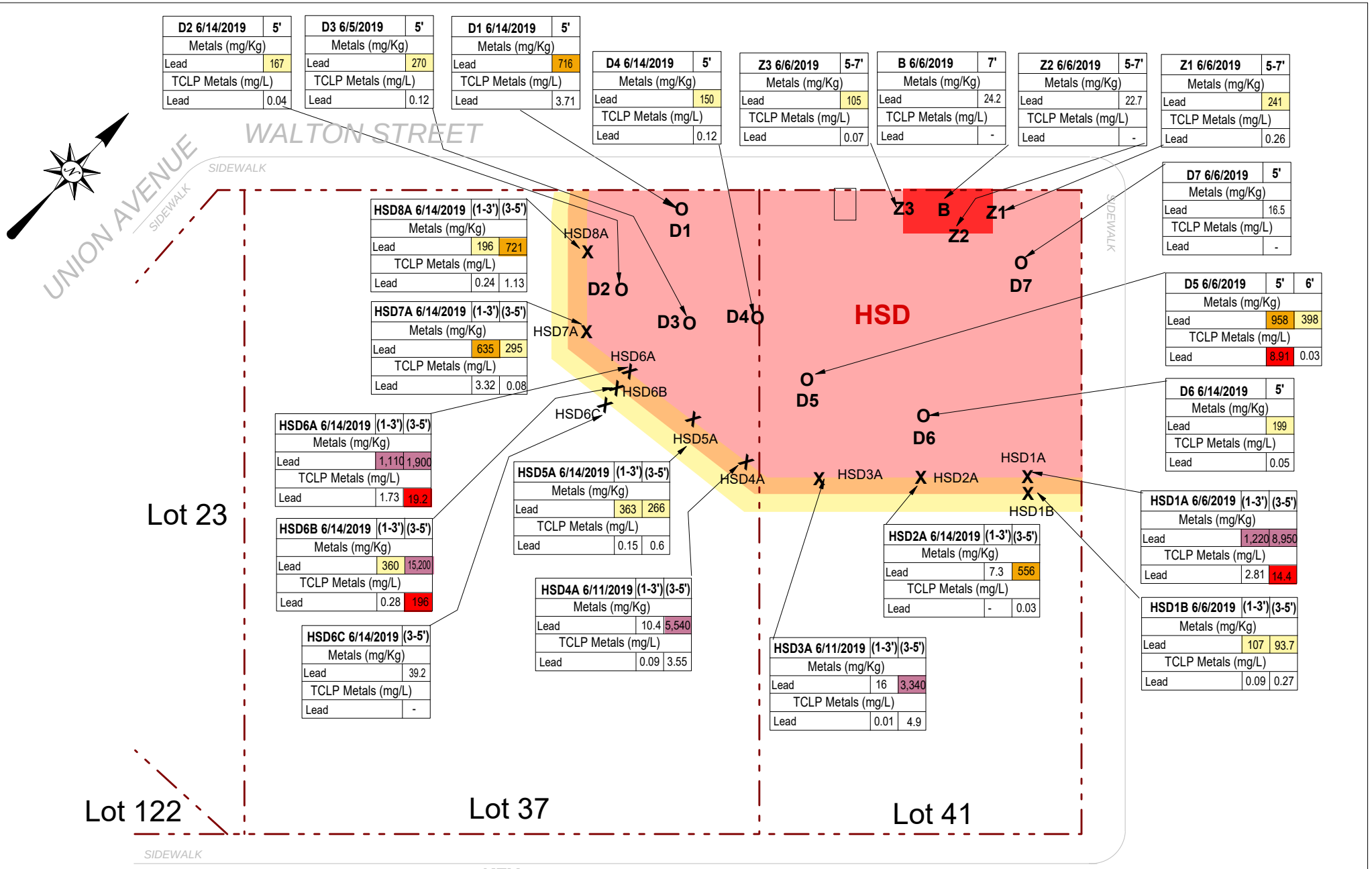
Fax 631. 924 .2870

Figure No. 7B

Site Name: Pfizer Site A

Site Address: 249 Wallabout Street, Brooklyn, NY

Drawing Title: Lead Delineation Results Above SCOs (HSA, HSB, HSC)



KEY:

- Property Boundary
- O Vertical Delineation Boring
- X Horizontal Delineation Boring
- Detections Above Unrestricted Use SCOs
- Detections Above Restricted Residential Use SCOs
- Detections Above Restricted Commercial Use SCOs
- Detections Above TCLP Regulatory Limits

SCALE:

0 40 60

Scale: 1 inch = 40 feet

2/5/2021

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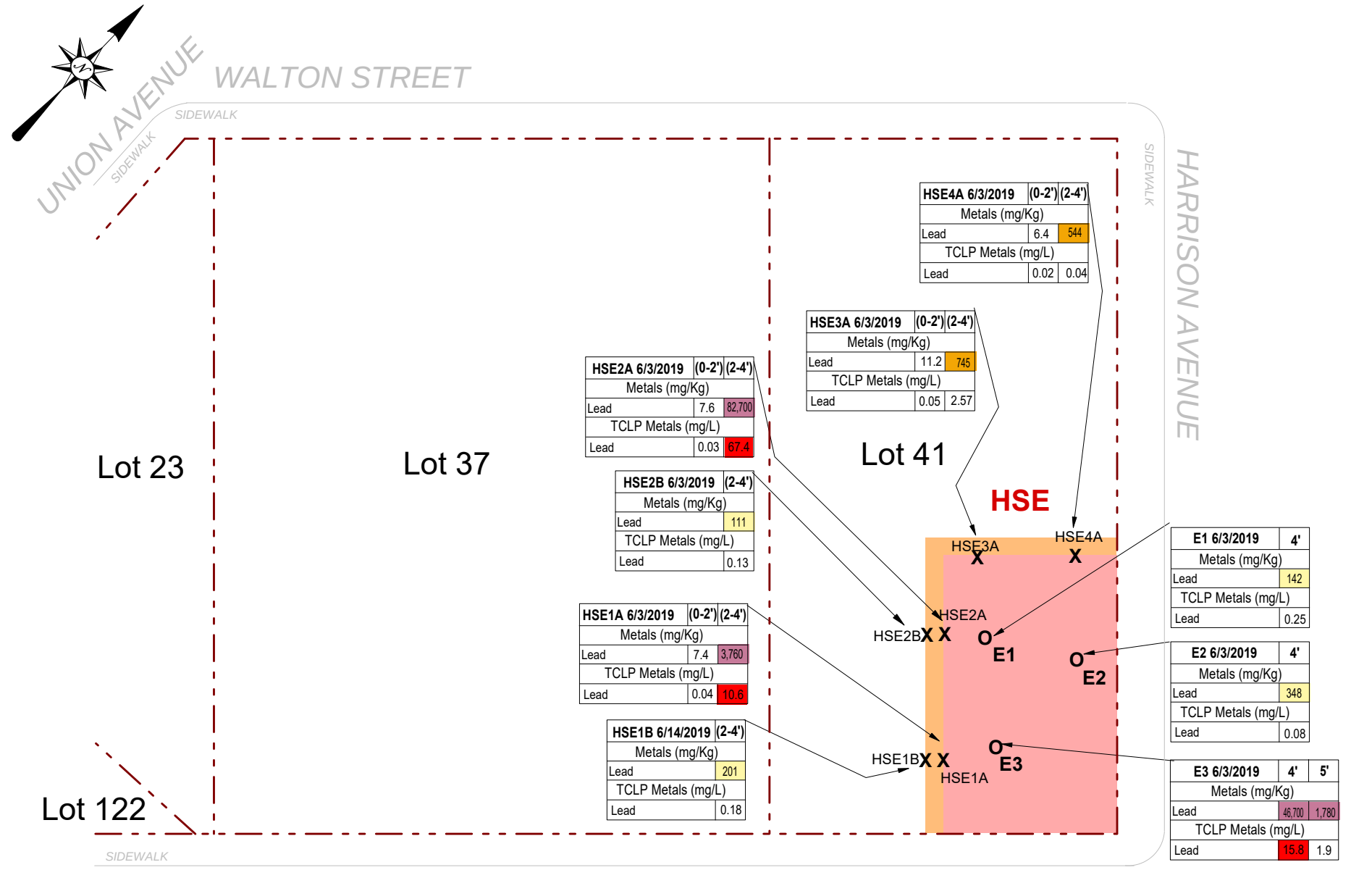
Phone 631.504.6000
Fax 631.924.2870

Figure 7C

Site Name: Pfizer Site A
Site Address: 249 Wallabout Street, Brooklyn, NY
Drawing Title: Lead Delineation Results Above SCOs (HSD)



2/5/2021

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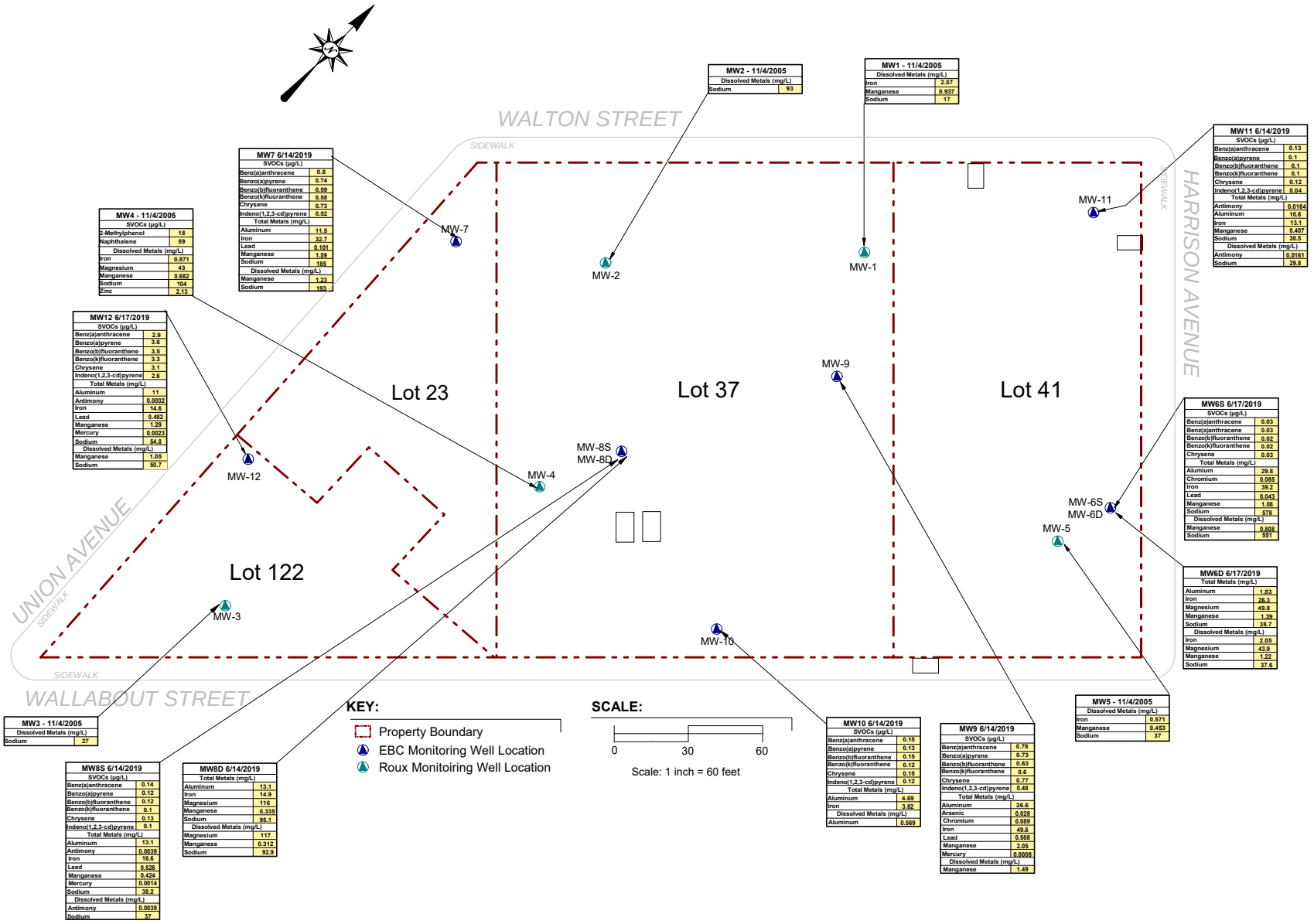
Fax 631. 924 .2870

Figure 7D

Site Name: Pfizer Site A
Site Address: 249 Wallabout Street, Brooklyn, NY
Drawing Title: Lead Delineation Results Above SCOs (HSE)



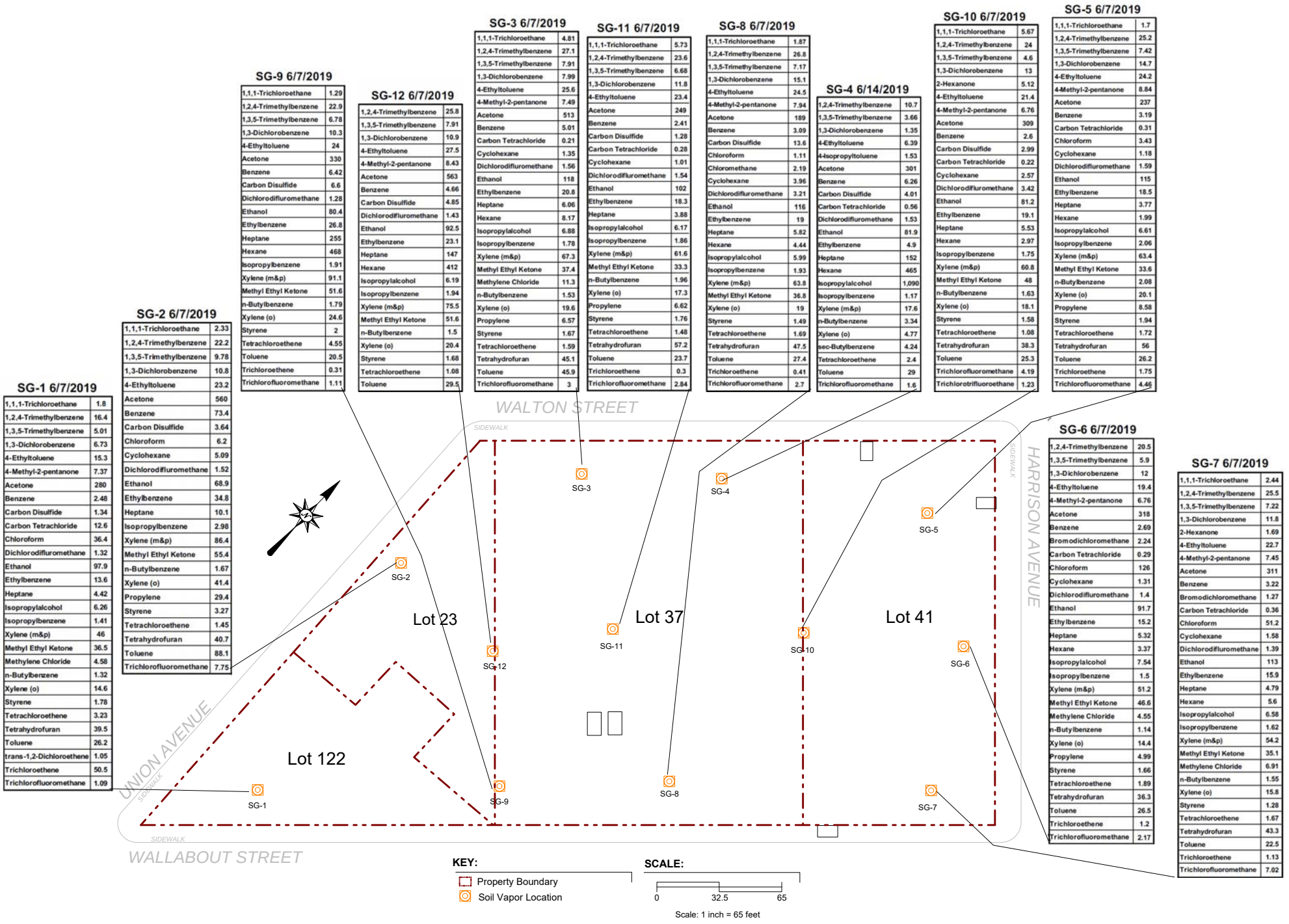
2/5/2021

EBC
ENVIRONMENTAL BUSINESS CONSULTANTS

Phone 631.504.6000
Fax 631. 924 .2870

Figure 8

Site Name: PFIZER - SITE A
Site Address: 249 WALLABOUT STREET, BROOKLYN, NY
Drawing Title: GROUNDWATER RESULTS ABOVE AWQS

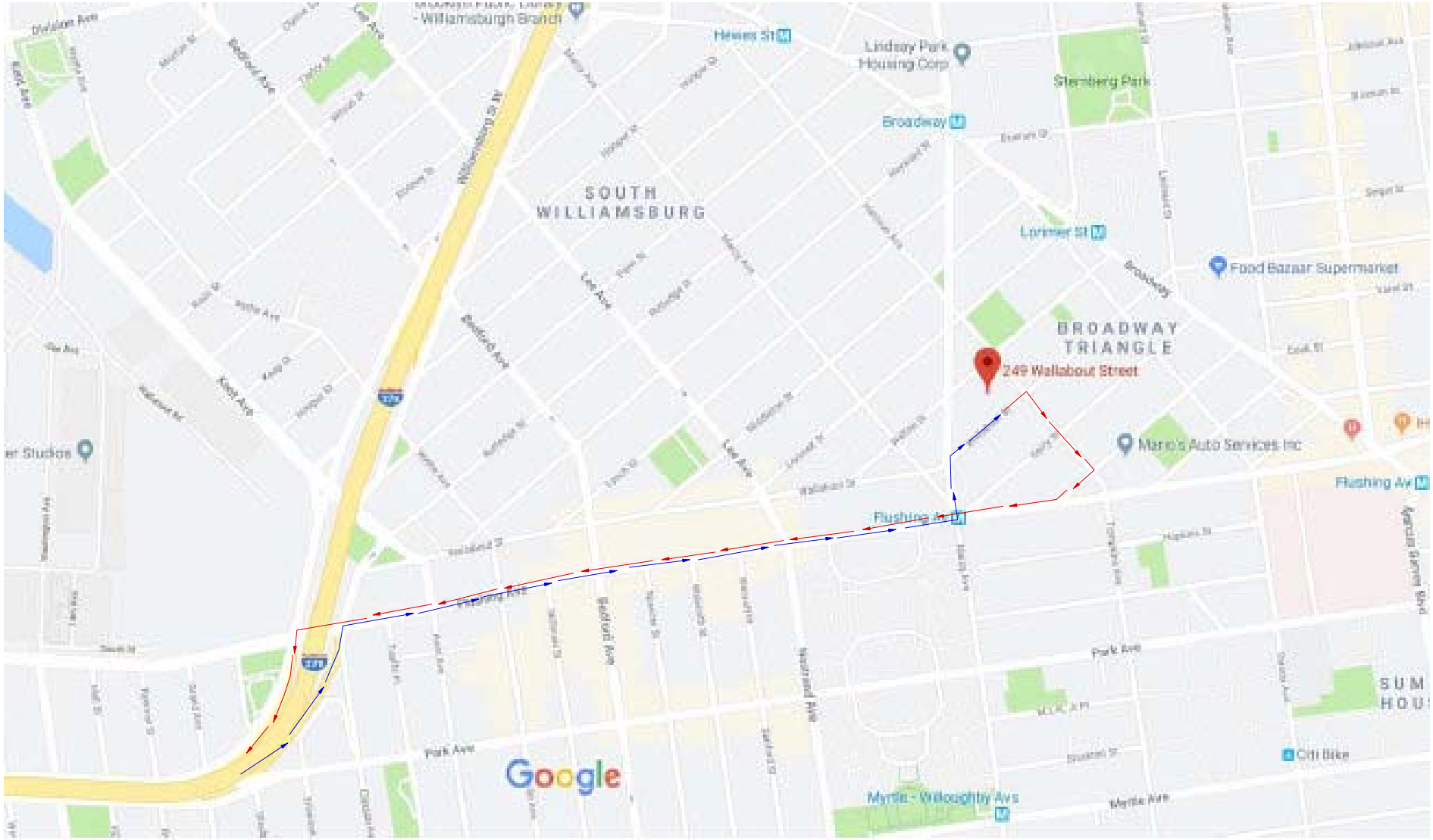


2/5/2021

EBC
ENVIRONMENTAL BUSINESS CONSULTANTS
Phone 631.504.6000
Fax 631. 924 .2870

Figure 9

Site Name: PFIZER SITE A
Site Address: 249 WALLABOUT STREET, BROOKLYN, NY
Drawing Title: SOIL GAS DETECTIONS



Key:

Inbound Truck Route

Outbound Truck Route

12/13/2019

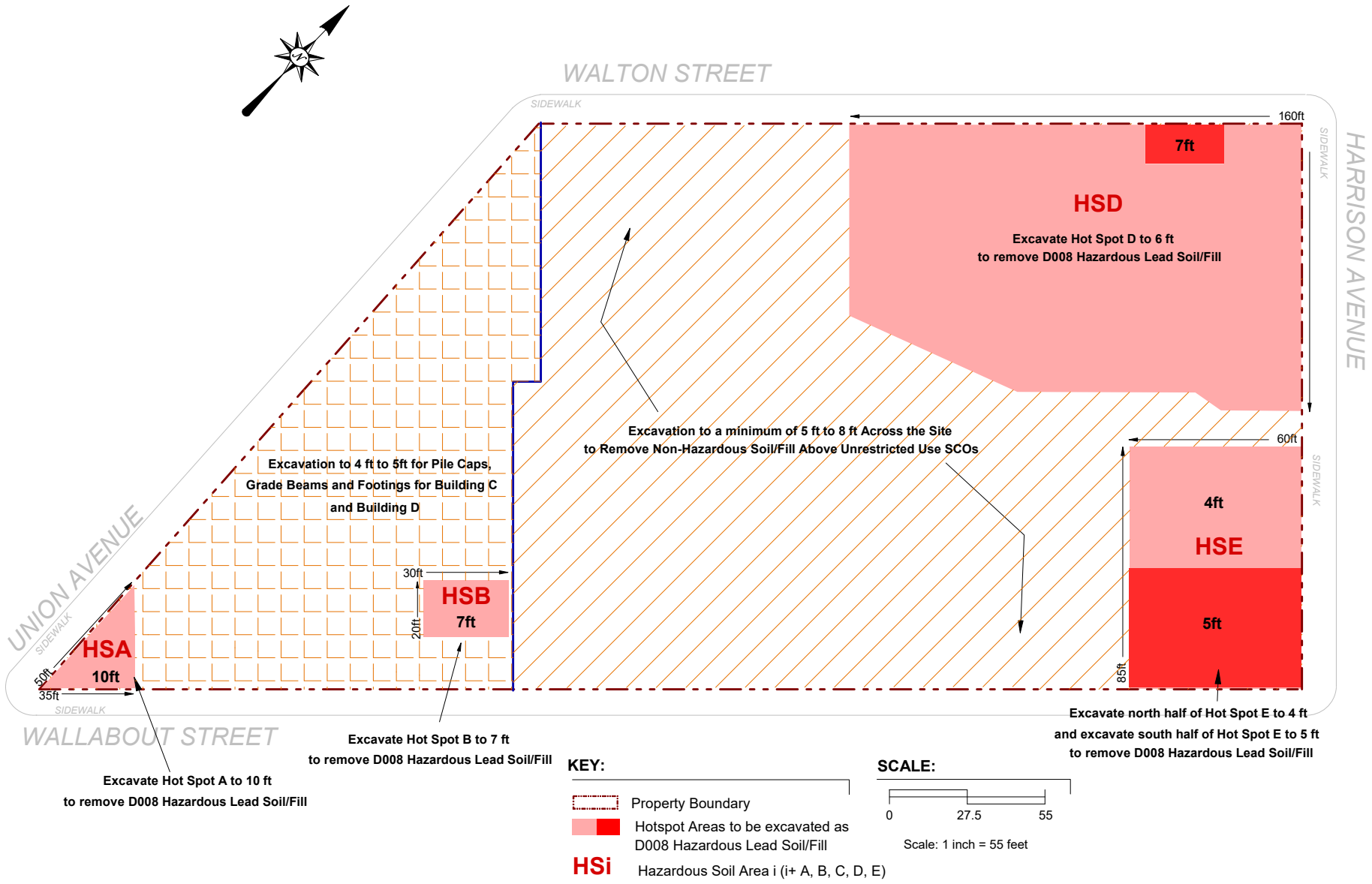
EBC
Environmental Business Consultants
Phone 631.504.6000
Fax 631. 924 .2870

Figure No. 10

Site Name: Pfizer Site A

Site Address: 249 Wallabout Street, Brooklyn, NY

Drawing Title: Truck Route Map



2/15/2021

AMC Engineering
1836 42nd Street
Astoria, NY 11105

Figure No.
11

Site Name: Pfizer - Site A
Site Address: 249 Wallabout Street, Brooklyn, NY
Drawing Title: Excavation Diagram

KEY:

- Property Boundary
- Endpoint Sample Locations

SCALE:

0 27.5 55

Scale: 1 inch = 55 feet

2/15/2021

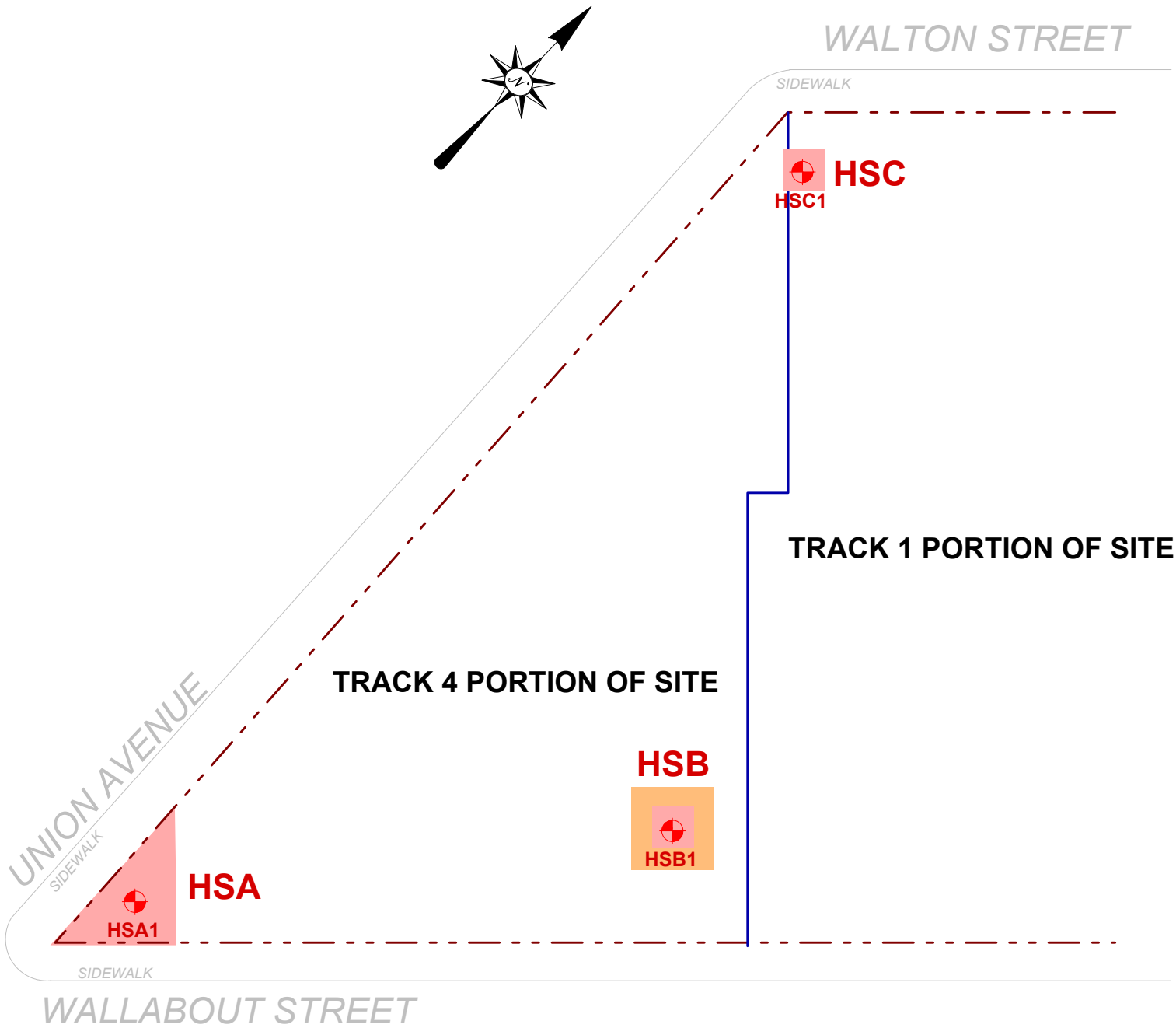
AMC Engineering
1836 42nd Street
Astoria, NY 11105

Figure No. **12**

Site Name: Pfizer Site A

Site Address: 249 Wallabout Street, Brooklyn, NY

Drawing Title: Endpoint Sampling Plan



KEY:

Property Boundary

Lead Hot-Spot Sample Locations

SCALE:

0 40 60

Scale: 1 inch = 40 feet

2/15/2021

AMC Engineering
1836 42nd Street
Astoria, NY 11105

Figure No.
15A

Site Name: Pfizer Site A

Site Address: 249 Wallabout Street, Brooklyn, NY

Drawing Title: Lead Delineation Results Above SCOs (HSA, HSB, HSC)