October 28, 2022

Matthew Hubicki
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, Albany
New York 12233-7014

Re: Interim Remedial Measure Work Plan Addendum
46-70 McLean Avenue Auto Repair Laundry
46-70 McLean Avenue, Yonkers, New York (Section 1, Block 203, Lot 51.61)
NYSDEC BCP Site Number: C360211

This Interim Remedial Measure (IRM) incorporates remedial activities to be undertaken at 46-70 McLean Avenue located in the City of Yonkers, New York (the "Site"), as shown on **Figure 1**. SNL Yonkers, LLC, the Applicant, has been accepted into the Brownfield Cleanup Program (BCP) as a Volunteer.

1. INTERIM REMEDIAL MEASURES

The IRM Work Plan presents the planned interim remedial steps that will be implemented at the Site to address 1) decommissioning and removal of five (5) inground hydraulic lifts discovered during slab demolition, and 2) areas of soil contamination exceeding Restricted-Residential Soil Cleanup Objectives (RRSCO). This IRM Work Plan for hot-spot removal is based on the review and summary of data collected during RI work done in May 2022. Metal soil analytical results are summarized in the enclosed **Table 1** and presented on **Figure 2**. Following the performance of this IRM, the results will be summarized in an IRM Completion Report, and included within the Final Engineering Report (FER) to be submitted to NYSDEC.

1.1 Hydraulic Lift Removal

Prior to removal, hydraulic fluid within each lift reservoir will be pumped into Department of Transportation (DOT) 55-gallon steel drums for testing and disposal. Liquid evacuated from the lifts and reservoirs will be tested for Polychlorinated Biphenyls (PCBs) via USEPA method 8082A to determine if the contents are hazardous. Once emptied, the hydraulic lift and reservoir will be excavated and staged on plastic sheeting to allow for the removal and cleaning of any residual contents. After removal of any contents, the hydraulic lift and reservoir will be cleared of residual soil and transported off-site for scrap.

Immediately following removal of the lifts or reservoirs, soils will be visually and qualitatively screened for the presence of odors, staining or volatile organic compounds (VOCs) using a photoionization detector (PID). Impacted soil/fill or other grossly contaminated media, as defined in 6 NYCRR Part 375-1.2(u), located beneath

and immediately adjacent to the hydraulic lifts will be excavated, staged and transported offsite for disposal. Following removal and/or over-excavation, one endpoint soil sample will be collected from each hydraulic lift or reservoir location at an anticipated depth of 6 feet below grade (fbg). Soil samples collected will be submitted to a New York State ELAP-Certified Laboratory for laboratory analysis of NYSDEC CP-51 List for VOCs and Semi-VOCs in accordance with USEPA method 8260 and 8270, respectively, and PCBs via USEPA method 8082A.

1.2 Proposed Hot-Spot Removal Activities

The Site has a historical industrial and commercial use since the early 1950s. Due to its historical usage, the presence of heavy metals including chromium and mercury above RRSCOs may be attributable to past usage. Other non-specific contaminants identified during the RI including nickel, zinc, and pesticides were present but below RRSCOs and are likely non-specific and related to regional background conditions. The limited areas of significant contaminant concentrations or hot spots were identified, as shown on Figure 2.

No Site-Specific Action Limits have been developed at this stage in the BCP process. To remain protective or public health and the environmental, a restricted-residential se scenario will be commissioned. As such, Restricted-Residential Soil Cleanup Objectives (SCOs) have been assigned to the Site for soil below the cover system at the hot-spot areas:

Analyte	**SCO (mg/kg)**
Chromium, Trivalent	180
Chromium, Hexavalent	110
Total Mercury	0.81

The application of the assigned SCOs to the Site results in three areas of soil/fill materials below the proposed future cover system are listed below:

- SB-1 (0-2) – Chromium, Trivalent 720 mg/kg
- SB-3 (0-2) – Mercury 2 mg/kg
- SB-10A (0-3) – Mercury 1.27 mg/kg

Each of the above locations will be excavated as listed below and shown on Figure 2:

- SB-1 (0-2) will be initially excavated to approximately 10 feet by 10 feet by 3 feet deep, or until bedrock, resulting in an estimated volume of 11 cubic yards.
- SB-2 (0-2) will be initially excavation to approximately 10 feet by 10 feet by 3 feet deep, or until bedrock, resulting in an estimated volume of 11 cubic yards.

- SB-10A (0-3) will be initially excavated to approximately 10 feet by 10 feet by 3 feet deep, or until bedrock, resulting in an estimated volume of 11 cubic yards.

The identified excavation areas are anticipated to generate approximately 23 cubic yards (CYs) of soil for off-Site disposal. The material will be tested in accordance with disposal facility analytical requirements before off-site removal and disposal. Following initial excavation, confirmatory soil samples will be collected from each excavation area, including one bottom and four sidewall samples, which will be analyzed for Target Analyte List (TAL) Metals / Part 375 List metals (including cyanide, and hexavalent and trivalent chromium) by USEPA Methods 6010C/7471B/9010C/7196A. Should the RRSCOs not be accomplished, further soil excavation will be completed, as needed.

Additionally, two (2) exterior soil samples from 0-2 fbg will be collected and analyzed for TAL Metals / Part 375 List metals (including cyanide, and hexavalent and trivalent chromium) by USEPA Methods 6010C/7471B/9010C/7196A on the northwest exterior perimeter of the building. These samples will evaluate areas that may been used historically for drum storage or staging areas. Quality Assurance and Quality Control (QA/QC) samples will include 1 Duplicate, 1 Matrix Spike (MS), 1 Matrix Spike Duplicate (MSD), 1 Field Blank (FB) and 1 Trip Blank (TB) will be prepared. The analytical laboratory data package will be validated by an independent/third-party data validator subcontractor, in accordance with the NYSDEC Division of Environmental Remediation DER-10, Appendix 2B(b) DEC Analytical Services Protocol Category B Data Deliverable.

2.0 Site Control

To safeguard the health and safety of Site workers and the general public, access to remedial work areas will be restricted. Prior to implementation of these IRM activities, Site control will be completed by establishment of a demarcation identifying work areas. Temporary construction fencing may be erected around staging areas to prevent unauthorized personnel from entering these areas as appropriate. Site control will be completed in the five specific locations. Access to each hot-spot removal action will be restricted. Temporary construction fencing will be erected around excavations SB-1, SB-3 and SB-10 to prevent unauthorized personnel from entering these areas.

2.1 Soil Excavation

Although petroleum or other similar impacts are not anticipated in the soil/fill materials planned for removal, an environmental scientist will be on-Site during excavation to screen the removed soil/fill materials for visual and olfactory observations and for total volatile compounds using a photoionization detector (PID). If grossly impacted fill is encountered, the fill will be evaluated and may require separate handling, characterization, and disposal. For purposes of this IRM Work Plan, grossly contaminated soil is defined with PID readings exceeding 100 parts per million (ppm); and/or unusual visual/olfactory deposits encountered.

The soil pile segregation work is anticipated to be above-grade. Due to the shallow depth of expected excavations and limited groundwater encountered during RI work, groundwater is not anticipated to be encountered during excavation activities. However, should groundwater management be required, work on the Site will cease and a groundwater management plan developed.

2.2 Confirmatory Soil Sample Collection and Analysis

Confirmatory soil samples will be collected from each of the excavation areas from the sidewalls and bottom of each excavation. Based on DER-10 requirements, one sample will be collected every 30 linear feet of sidewall and one sample for every 900 square feet of excavation bottom, The number of confirmatory samples may be altered based on field conditions, and as agreed upon by a NYSDEC representative. Based on known contamination, it is anticipated that sidewall and bottom samples will be analyzed for TAL Metals only.

2.3 Landfill Characterization Analysis and Soil Disposal

Excavated soil will be staged on-Site in a stockpile, placed on and covered with 6-mil polyethylene sheeting, and secured to prevent wind or water erosion, with daily inspections. The selected characterization analysis will be determined based on solid waste landfill requirements (to be determined), but are expected to include toxicity characteristic leaching procedures (TLCP) VOCs, TCLP SVOCs, TCLP Metals, PCBs, pesticides, herbicides, ignitability, corrosivity, and reactivity. The soil will be disposed based on analytical testing results, and in accordance with applicable State disposal regulations. Analytical test results will be provided to the selected landfill for soil disposal approval. Stockpiled soils will be loaded into a dump truck. Waste disposal manifests will be signed and provided to the driver. Dump trucks will then be transported to the approved receiving disposal facility by a permitted hauler.

2.4 Personnel Decontamination

The degree of decontamination is a function of both the particular task and the physical environment in which it takes place. Decontamination procedures will remain flexible, thereby allowing the decontamination crew to respond appropriately to changing conditions at the Site. On-Site sampling activities will be carried out in such a manner as to avoid gross contamination of Site workers and their personal protective equipment and manual sampling equipment.

Upon the completion of the daily field activities, Site workers will proceed to a designated area to be determined. Equipment (e.g., sampling tools, shovels, hand tools, etc.) will be decontaminated in this area. Prior to leaving the Site for breaks, at the end of the work shift, or when PPE has been grossly contaminated, disposable boot covers, gloves, and suits, if utilized, will be removed and placed in a drum designated for the disposal of these materials.

Contaminated PPE and disposable sampling equipment and tools (e.g., gloves, clothing, sample sleeves, whirl-packs, etc.) that have been accumulated in a drum will be staged for proper disposal. This drum will be removed from the Site at the end of the IRM activities.

All fluids collected during equipment decontamination will be containerized with the drum(s) being labeled and staged for proper disposal. The drum(s) will be removed from the Site at the end of the IRM activities.

2.5 Decontamination of Equipment

Equipment decontamination efforts will be completed prior to equipment leaving the Site. Trucks and equipment leaving the Site will be broom-cleaned to remove clumped soil and prevent soil tracking off-Site. Standard construction protocols will be utilized, including on-Site designated truck pattern and periodic sweeping of the construction exit areas. Adjacent roads in the designated truck route will be inspected daily to ensure the prevention of soil migration. Roads that have any soil accumulation will be manually scrapped to reduce fugitive dust emissions. On-Site stone haul roads may be constructed as necessary to reduce the amount of soils tracked on the Site.

The decontamination of excavator or other heavy equipment will be undertaken as necessary. Initially, scraping of the equipment will remove heavily caked materials prior to washing, as necessary. Washing will then be accomplished by pressure washing. Water generated during decontamination activities will be collected, stored in one or more drums, as necessary, and profiled for future off-Site disposal. However, the use of water to clean equipment will be avoided, if possible, to prevent the generation of potentially impacted water.

2.6 Dust Monitoring and Controls

A Community Air Monitoring Plan (CAMP) will be implemented in accordance with DER-10 Appendix 1B during IRM activities and will include particulate and VOC monitoring. CAMP monitors will be positioned at upwind and downwind locations on the perimeter of the Site.

The remediation crew will make all efforts to suppress dust and particulate matter during the handling of contaminated fill materials. The following techniques have been shown to be effective for the controlling the generation and migration of dust during construction activities:

(a) Applying water on haul roads;
(b) Wetting equipment and excavation faces;
(c) Spraying water on buckets during excavation and dumping;
(d) Hauling materials in properly tarped or watertight containers;
(e) Restricting vehicle speeds to 10 mph;
(f) Covering excavated areas and material after excavation activity ceases; and/or

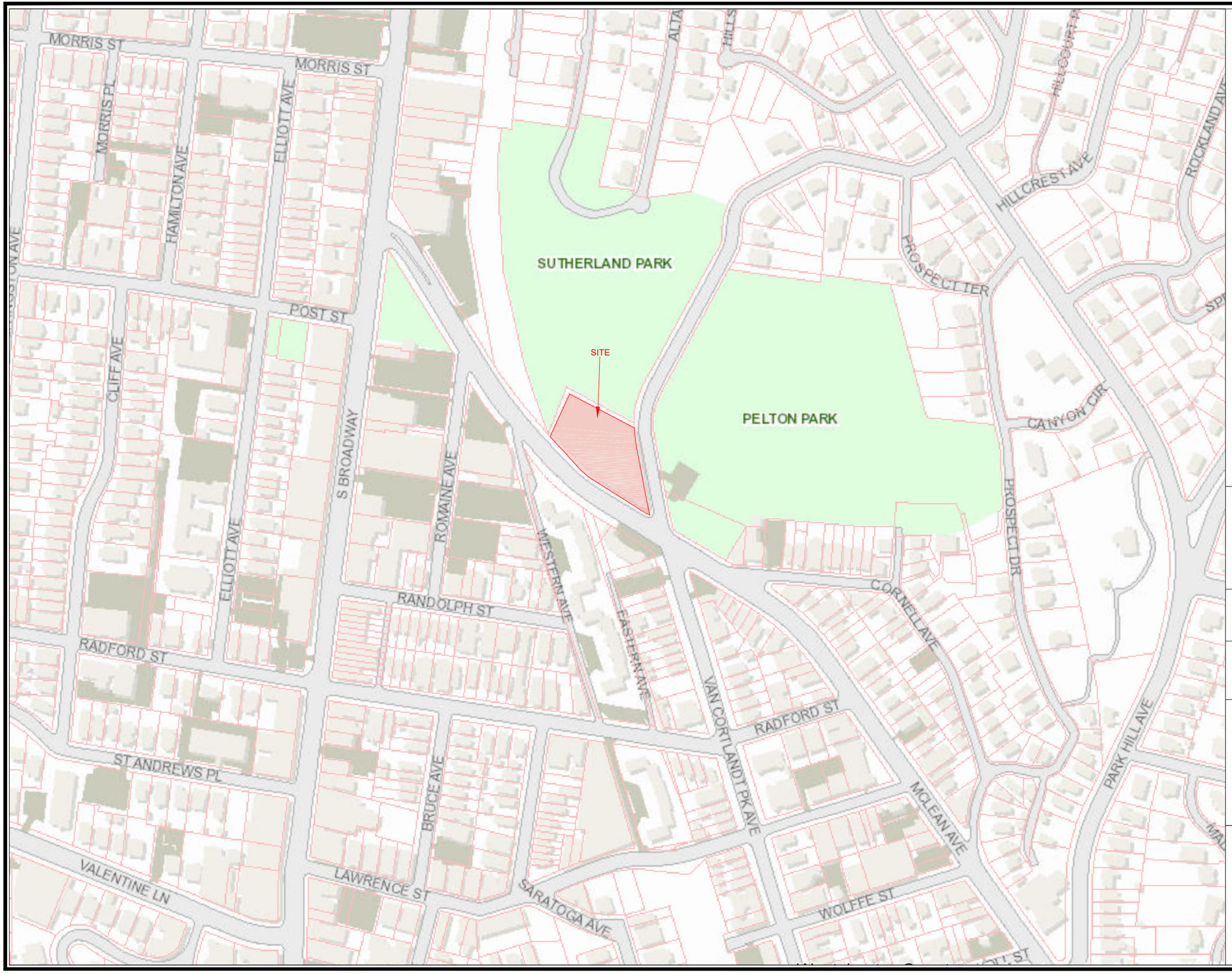
(g) Reducing the excavation size and/or number of excavations. Care will be taken not to use excess water, which can result in unacceptably wet Site conditions. Use of atomizing sprays will prevent overly wet conditions, conserve water and provide an effective means of suppressing fugitive dust. Weather conditions will be evaluated during remedial work. When extreme wind conditions make dust control ineffective, as a last resort, remedial actions may need to be suspended.

3.0 REPORTING

Upon completion of the field work and receipt of analytical data, a IRM Completion Report will be submitted to NYSDEC and NYSDOH. The report will document field work activities, results of confirmatory analytical sampling results, and contain associated figures, tables, and disposal manifests. The results of the IRM activities will also be included within the FER.

4.0 PROJECT SCHEDULE

IRM field work is planned for November 2022, weather permitting, and anticipated to last approximately 1-month, with loadout to be completed after landfill approval.



NOTES:

Base Map Source: Westchester GIS Mapper

SITE LOCATION MAP

60 McLean Avenue
Yonkers, New York

FIGURE 01

PROJECT NO.	15514-01
DESIGNED BY:	LR
DRAWN BY:	LR
CHECKED BY:	CC
DATE:	12/14/2020
SCALE:	N.T.S

REVISIONS

PROJECT NORTH

IMPACT ENVIRONMENTAL CLOSURES, INC.

170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
FAX (631) 269-1599

LOCATION	SB-1 (0-2)
SAMPLING DATE	5/3/2022
GENERAL CHEMISTRY	
Chromium, Trivalent	720
Chromium, Hexavalent	2
METALS, TOTAL	
Copper, Total	62.1
Nickel, Total	143
Zinc, Total	110

LOCATION	SB-2 (0-2)
SAMPLING DATE	5/3/2022
GENERAL CHEMISTRY	
Chromium, Trivalent	35
Chromium, Hexavalent	ND
METALS, TOTAL	
Copper	120
Nickel	28.5
Zinc	60.1

LOCATION	SB-3 (0-2)
SAMPLING DATE	5/3/2022
METALS, TOTAL	
Mercury	2

LOCATION	SB-4 (0-2)
SAMPLING DATE	5/3/2022
METALS, TOTAL	
Mercury	0.547

LOCATION	SB-10A (0-3)
SAMPLING DATE	4/21/2022
METALS,TOTAL	
Mercury	1.27

LOCATION	SB-12 (0-4)
SAMPLING DATE	4/21/2022
METALS,TOTAL	
Nickel	35.8

LOCATION	SB-8B (0-3)
SAMPLING DATE	5/3/2022
PCBs	
Aroclor 1254	0.328
Aroclor 1260	0.349
PCBs, Total	0.677
METALS, TOTAL	
Mercury	0.428
Zinc	217

LOCATION	SB-11 (0-4)
SAMPLING DATE	4/21/2022
METALS,TOTAL	
Nickel	36.5
Mercury	0.277

LOCATION	SB-12 (0-4)
SAMPLING DATE	4/21/2022
METALS,TOTAL	
Nickel	35.8
PESTICIDES	
4,4' -DDT	0.0462
4,4'-DDE	0.00589

LOCATION	SB-18 (0-2)
SAMPLING DATE	4/21/2022
METALS,TOTAL	
Lead	219
Mercury	0.474

LOCATION	NY-UNRES	NY-RRES	NY-PGW
SAMPLING DATE			
Miscellaneous/Inorganics			
Chromium, Trivalent	30	180	~
Chromium, Hexavalent	1	110	19
Total Cyanide	27	27	40
METALS,TOTAL			
Copper	50	270	1,750
Manganese	1,600	2,000	2,000
Mercury	0.18	0.81	0.73
Nickel	30	310	130
Zinc	109	10,000	2,480
VOCs			
PCE	1,300	19,000	0.47
TCE	470	21,000	0.47
CIS-1,2-DCE	250	100,000	0.25
SVOCs			
Benz(a)anthracene	1,000	1,000	1
Benzo(a)pyrene	1,000	1,000	22
Benzo(b)fluoranthene	1,000	1,000	1.7
Benzo(k)fluoranthene	800	3,900	1.7
Chrysene	1,000	3,900	1
Dibenz(a,h)anthracene	330	330	1,000
Indeno(1,2,3-cd)pyrene	500	500	8.2
PESTICIDES			
4,4' -DDD	0.0033	62	14
4,4' -DDE	0.0033	92	17
4,4' -DDT	0.0033	47	136
PCBs			
Aroclor 1254	0.1	1	3.2
Aroclor 1260	0.1	1	3.2

*Units in mg/kg

SB-22

SB-21

SB-1

SB-2

SB-3

SB-4

SB-5

SB-6

SB-7

SB-8A

SB-8B

SB-9

SB-10A

SB-10B

SB-11

SB-12

SB-13

SB-14

SB-16

SB-17

SB-18

SB-19

SB-20

46 McLean Avenue

48 McLean Avenue

50 McLean Avenue

60 McLean Avenue (Suite 1)

60 McLean Avenue (Suite 2)

(60 McLean Avenue 2nd Floor)

70 McLean Avenue

(Ramp to 2nd Floor)

Boiler

5,000-gallon UST

SIDEWALK

SIDEWALK

VAN CORTLANDT PARK AVEN

MCLEAN AVENUE

N

0 30' 60'

LEGEND:

NY UNRES- NY PART 375 UNRESTRICTED RESIDENTIAL

NY RRES- NY PART 375 RESTRICTED RESIDENTIAL

NY PGW- NY PART 375 PROTECTION OF GROUNDWATER

Soil Boring Location

Inground Hydraulic Lift

Proposed Soil Boring

AREA OF CONCERN and SAMPLE LOCATION MAP

60 McLean Avenue
Yonkers, New York

Figure: 02

PROJECT NO.	15514-01
DESIGNED BY:	LR
DRAWN BY:	AK
CHECKED BY:	CC
DATE:	05/11/2022
SCALE:	SEE ABOVE
REVISIONS	

IMPACT ENVIRONMENTAL CLOSURES, INC.

170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
FAX (631) 269-1599

Table 1
Soil Analytical Data Summary
60 McLean Avenue, Yonkers, NY

LOCATION	NYCRR Commercial SCOs	NYCRR Protection of Groundwater SCOs	NYCRR Unrestricted Use SCOs	Units	SB-1 (0-2)		SB-2 (0-2)		SB-3 (0-2)		SB-4 (0-2)		SB-5 (0-2)		SB-6 (0-2)		SB-6 (7-9)	
SAMPLING DATE					5/3/2022		5/3/2022		5/3/2022		5/3/2022		5/3/2022		5/2/2022		5/2/2022	
LAB SAMPLE ID					L2223093-20		L2223093-21		L2223093-25		L2223093-26		L2223093-27		L2223093-03		L2223093-04	
SAMPLE TYPE					SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
					Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
General Chemistry																		
Chromium, Trivalent	**1500**	~	**30**	mg/kg	**720**		**35**		13		16		15		12		16	
Solids, Total	~	~	~	%	86.8		88.8		94		94.4		88.7		91		91.4	
Cyanide, Total	**27**	40	**27**	mg/kg	ND		ND		ND		ND		ND		ND		ND	
Chromium, Hexavalent	**400**	19	**1**	mg/kg	**2**		ND		ND		ND		ND		ND		ND	
Total Metals																		
Arsenic, Total	**16**	16	**13**	mg/kg	2.28		0.268	J	ND		ND		0.61		0.648		ND	
Barium, Total	**400**	820	**350**	mg/kg	228		106		71.1		68		27.8		40		104	
Beryllium, Total	**590**	47	**7.2**	mg/kg	1.16		0.875		0.216		0.178	J	0.23		0.116	J	0.338	
Cadmium, Total	**9.3**	7.5	**2.5**	mg/kg	ND		ND		0.55		0.724		0.336	J	ND		ND	
Chromium, Total	~	~	~	mg/kg	727		34.8		13		15.7		14.9		12.2		15.9	
Copper, Total	**270**	1720	**50**	mg/kg	**62.1**		**120**		12.5		34.6		7.1		16.2		37.5	
Lead, Total	**1000**	450	**63**	mg/kg	6.39	J	6.26		5.89		4.22		7.75		2.09		8.04	
Manganese, Total	**10000**	2000	**1600**	mg/kg	594		175		102		124		225		129		45.8	
Mercury, Total	**2.8**	0.73	**0.18**	mg/kg	ND		ND		2		**0.547**		ND		ND		ND	
Nickel, Total	**310**	130	**30**	mg/kg	143		28.5		21.2		16.9		8.17		17.7		17.6	
Selenium, Total	**1500**	4	**3.9**	mg/kg	0.693	J	ND		ND		ND		ND		ND		0.23	J
Silver, Total	**1500**	8.3	**2**	mg/kg	ND		ND		ND		ND		ND		ND		ND	
Zinc, Total	**10000**	2480	**109**	mg/kg	**110**		60.1		14.2		30.2		17.2		12.3		20.5	

mg/kg - milligrams per kilogram
U - compound not detected
J - Lab estimated value
NY-RESC: New York NYCRR Part 375 Commercial Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-RESGW: New York NYCRR Part 375 Groundwater Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
Bold - compound not detected, but MDL above regulatory criteria

Exceedance
Exceedance
Exceedance

Table 1
Soil Analytical Data Summary
60 McLean Avenue, Yonkers, NY

LOCATION	NYCRR Commercial SCOs	NYCRR Protection of Groundwater SCOs	NYCRR Unrestricted Use SCOs	Units	SB-7 (0-2)		SB-7 (7-9)		SB-8B (0-3)		SB-9 (0-4)		SB-10A (0-3)		SB-10B (0-3)		SB-11 (0-4)	
SAMPLING DATE					5/2/2022		5/2/2022		5/2/2022		5/2/2022		5/2/2022		5/2/2022		5/3/2022	
LAB SAMPLE ID					L2223093-01		L2223093-02		L2223093-06		L2223093-05		L2223093-08		L2223093-09		L2223093-18	
SAMPLE TYPE					SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
					Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
General Chemistry																		
Chromium, Trivalent	**1500**	~	**30**	mg/kg	11	J	20	J	25		15		20	J	23		26	
Solids, Total	~	~	~	%	95.9		95		39.1		91.7		99.6		86.3		98.8	
Cyanide, Total	**27**	40	**27**	mg/kg	ND		ND		1.7	J	ND		ND		ND		ND	
Chromium, Hexavalent	**400**	19	**1**	mg/kg	0.219	J	0.221	J	ND		ND		0.211	J	ND		ND	
Total Metals																		
Arsenic, Total	**16**	16	**13**	mg/kg	0.53		0.552		7.77		0.603		ND		0.766		0.917	
Barium, Total	**400**	820	**350**	mg/kg	19		43.4		154		68.3		82.8		184		112	
Beryllium, Total	**590**	47	**7.2**	mg/kg	0.094	J	0.162	J	0.322	J	0.23		0.163	J	0.178	J	0.397	
Cadmium, Total	**9.3**	7.5	**2.5**	mg/kg	ND		ND		ND		ND		ND		ND		ND	
Chromium, Total	~	~	~	mg/kg	11.5		20		24.7		15		20.8		23.1		26.5	
Copper, Total	**270**	1720	**50**	mg/kg	10.8		19		25.4		14.6		3.67		12.6		34.7	
Lead, Total	**1000**	450	**63**	mg/kg	2.18		2.33		60.5		4.87		3.65		8.21		29.4	
Manganese, Total	**10000**	2000	**1600**	mg/kg	112		187		223		113		72.1		59.2		130	
Mercury, Total	**2.8**	0.73	**0.18**	mg/kg	ND		ND		**0.428**		0.092		1.27		0.065	J	**0.227**	
Nickel, Total	**310**	130	**30**	mg/kg	8.2		12		14.3		14.3		25.4		**31.5**		**36.5**	
Selenium, Total	**1500**	4	**3.9**	mg/kg	0.152	J	0.219	J	ND		0.135	J	0.241	J	0.23	J	0.246	J
Silver, Total	**1500**	8.3	**2**	mg/kg	ND		ND		ND		ND		ND		ND		ND	
Zinc, Total	**10000**	2480	**109**	mg/kg	11.4		15		**217**		24.8		9.3		15.4		27.5	

mg/kg - milligrams per kilogram
U - compound not detected
J - Lab estimated value
NY-RESC: New York NYCRR Part 375 Commercial Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental
NY-RESGW: New York NYCRR Part 375 Groundwater Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmer
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediat
Bold - compound not detected, but MDL above regulatory criteria

Table 1
Soil Analytical Data Summary
60 McLean Avenue, Yonkers, NY

LOCATION	NYCRR Commercial SCOs	NYCRR Protection of Groundwater SCOs	NYCRR Unrestricted Use SCOs	Units	SB-12 (0-4)		SB-14 (0-4)		SB-16 (0-4)		SB-17 (2-4)		SB-17 (0-2)		SB-18 (0-2)		SB-18 (7-9)	
SAMPLING DATE					5/2/2022		5/4/2022		5/2/2022		5/2/2022		5/2/2022		5/3/2022		5/3/2022	
LAB SAMPLE ID					L2223093-07		L2223458-04		L2223093-10		L2223093-11		L2223093-12		L2223093-16		L2223093-17	
SAMPLE TYPE					SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
					Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
General Chemistry																		
Chromium, Trivalent	**1500**	~	**30**	mg/kg	22	J	27	J	9.5	J	10	J	9.3		14		9.2	J
Solids, Total	~	~	~	%	84.2		86.9		92		94.7		90		89.7		89	
Cyanide, Total	**27**	40	**27**	mg/kg	ND		ND		ND		ND		ND		ND		ND	
Chromium, Hexavalent	**400**	19	**1**	mg/kg	0.38	J	0.299	J	0.293	J	0.222	J	ND		ND		0.292	J
Total Metals																		
Arsenic, Total	**16**	16	**13**	mg/kg	0.336	J	1		1.22		1.05		1.18		3.96		1.32	
Barium, Total	**400**	820	**350**	mg/kg	110		76.9		27.7		24.4		30.5		70.2		20.3	
Beryllium, Total	**590**	47	**7.2**	mg/kg	0.481		0.2	J	0.184	J	0.177	J	0.2	J	0.243		0.162	J
Cadmium, Total	**9.3**	7.5	**2.5**	mg/kg	ND		0.433	J	ND		ND		ND		ND		ND	
Chromium, Total	~	~	~	mg/kg	22.1		27		9.84		10.3		9.26		14		9.5	
Copper, Total	**270**	1720	**50**	mg/kg	29.7		32		14.2		10.8		14.1		26.2		10.4	
Lead, Total	**1000**	450	**63**	mg/kg	7.67		3.38		26.4		3.92		5.41		**219**		4.81	
Manganese, Total	**10000**	2000	**1600**	mg/kg	700		154		45.8		71.1		47.9		128		59.4	
Mercury, Total	**2.8**	0.73	**0.18**	mg/kg	ND		ND		ND		ND		ND		**0.474**		ND	
Nickel, Total	**310**	130	**30**	mg/kg	**35.8**		20.1		8.7		6.99		10.4		10.2		6.15	
Selenium, Total	**1500**	4	**3.9**	mg/kg	0.413	J	ND		0.18	J	0.144	J	0.2	J	0.792	J	ND	
Silver, Total	**1500**	8.3	**2**	mg/kg	0.136	J	ND		ND		ND		ND		0.461		ND	
Zinc, Total	**10000**	2480	**109**	mg/kg	27.5		40		18.3		13.7		15.9		97.4		14.3	

mg/kg - milligrams per kilogram
U - compound not detected
J - Lab estimated value
NY-RESC: New York NYCRR Part 375 Commercial Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental
NY-RESGW: New York NYCRR Part 375 Groundwater Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmer
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediat
Bold - compound not detected, but MDL above regulatory criteria

Table 1
Soil Analytical Data Summary
60 McLean Avenue, Yonkers, NY

LOCATION	NYCRR Commercial SCOs	NYCRR Protection of Groundwater SCOs	NYCRR Unrestricted Use SCOs	Units	SB-19 (0-2)		SB-19 (7-9)		SB-20 (0-2)		SB-20 (7-9)		SB-DUP-2		SB-DUP-1	
SAMPLING DATE					5/2/2022		5/2/2022		5/4/2022		5/4/2022		5/3/2022		5/3/2022	
LAB SAMPLE ID					L2223093-13		L2223093-14		L2223458-01		L2223458-02		L2223093-19		L2223458-05	
SAMPLE TYPE					SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
					Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
General Chemistry																
Chromium, Trivalent	**1500**	~	**30**	mg/kg	9.7	J	7.5		9.4	J	7.3	J	**32**	J	6.7	
Solids, Total	~	~	~	%	85.3		95.1		84.5		89.7		88.9		93.4	
Cyanide, Total	**27**	40	**27**	mg/kg	ND		ND		ND		ND		ND		ND	
Chromium, Hexavalent	**400**	19	**1**	mg/kg	0.188	J	ND		0.509	J	0.424	J	0.427	J	ND	
Total Metals																
Arsenic, Total	**16**	16	**13**	mg/kg	1.02		0.705		1.29		1.19		ND		0.898	
Barium, Total	**400**	820	**350**	mg/kg	34.8		17		34.7		15.7		219		18.5	
Beryllium, Total	**590**	47	**7.2**	mg/kg	0.234		0.104	J	0.278		0.087	J	0.558		0.113	J
Cadmium, Total	**9.3**	7.5	**2.5**	mg/kg	ND		ND		0.18	J	0.139	J	ND		0.193	J
Chromium, Total	~	~	~	mg/kg	9.88		7.54		9.88		7.75		32.2		6.74	
Copper, Total	**270**	1720	**50**	mg/kg	5.02		7.71		17.5		8.82		16.1		8.51	
Lead, Total	**1000**	450	**63**	mg/kg	8.52		2.42		6.09		2.38		6.18		2.09	J
Manganese, Total	**10000**	2000	**1600**	mg/kg	76.7		32.2		40.5		38.9		86.2		52.5	
Mercury, Total	**2.8**	0.73	**0.18**	mg/kg	ND		ND		0.05	J	ND		ND		ND	
Nickel, Total	**310**	130	**30**	mg/kg	5.9		5.09		6.09		6.79		**31.2**		7.23	
Selenium, Total	**1500**	4	**3.9**	mg/kg	0.288	J	0.184	J	ND		ND		ND		ND	
Silver, Total	**1500**	8.3	**2**	mg/kg	ND		ND		ND		ND		ND		ND	
Zinc, Total	**10000**	2480	**109**	mg/kg	14.4		11.9		15.2		15		29.4		13.9	

mg/kg - milligrams per kilogram
U - compound not detected
J - Lab estimated value
NY-RESC: New York NYCRR Part 375 Commercial Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental
NY-RESGW: New York NYCRR Part 375 Groundwater Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmer
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