Hope Fire Engine Company Site WESTCHESTER, NEW YORK

Final Engineering Report

NYSDEC Site Number: C360219

Prepared for:
GS White Plains Owner, LLC
One Federal Street, Suite 1804
Boston, MA 02110

Prepared by:
SESI CONSULTING ENGINEERS, D.P.C.
959 Route 46E, Floor 3, Suite 300
Parsippany, New Jersey 07054

CERTIFICATIONS

լ _, Fuad Dahan	, am currently a registered professional engineer			
licensed by the State of New York, I ha	nd primary direct responsibility for implementation			
of the remedial program activities, and	I certify that the Remedial Action Work Plan was			
implemented and that all construct	ion activities were completed in substantia			
conformance with the Department-approved Remedial Action Work Plan.				

I certify that the data submitted to the Department with this Final Engineering Report demonstrates that the remediation requirements set forth in the Remedial Action Work Plan and in all applicable statutes and regulations have been or will be achieved in accordance with the time frames, if any, established for the remedy.

I certify that all documents generated in support of this report have been submitted in accordance with the DER's electronic submission protocols and have been accepted by the Department.

I certify that all data generated in support of this report have been submitted in accordance with the Department's electronic data deliverable and have been accepted by the Department.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Fuad Dahan, of 959 Route 46E Parsippany, New Jersey], am certifying as Owner's Designated Site Representative and I have been authorized and designated by all site owners to sign this certification for the site.

090531	12/14/2022	Topession and the second secon
NYS Professional Engineer #	Date	Signature

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APPENDIX B: SESI CONSTRUCTION COMPLETION REPORT

LIST OF ACRONYMS

Acronym	Definition	
BCA	Brownfield Cleanup Agreement	
ВСР	Brownfield Cleanup Program	
CCR	Construction Completion Report	
DER	Division of Environmental Remediation	
DER-10	NYSDEC Technical Guidance for Site Investigation & Remediation	
IRM	Interim Remedial Measures	
MW	Monitoring Well	
NYSDEC	New York State Department of Environmental Conservation	
RAO	Remedial Action Objective	
RAWP	Remedial Action Work Plan	
RI/IRMWP	Remedial Investigation/Interim Remedial Measures Work Plan	
SCO	Soil Cleanup Objectives	
SESI	SESI Consulting Engineers, DPC	
SMP	Site Management Plan	
SOE	Support of Excavation	
USCO	Unrestricted Use Soil Cleanup Objectives	

FINAL ENGINEERING REPORT

1.0 BACKGROUND AND SITE DESCRIPTION

GS White Plains Owner, LLC (the "Volunteer") entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) on December 7, 2021, to investigate and remediate a 1.532-acre property located in White Plains, Westchester County, New York. The property was remediated to unrestricted use.

The Site was formerly made up of Lot 2 (50 Hamilton Avenue) and a portion of Lot 1 (85 No. Lexington Avenue). Those lots have since merged, making the Site one (1) lot, known as a Portion of Lot 2.1 with a new address of 25 N. Lexington Avenue. The Volunteer submitted a BCA Amendment Application on August 30, 2022 removing a 0.0683-acre portion of the Site because it is an existing City Street/Sidewalk. Therefore, the Site is now 1.4632 acres. A Site Location Map (topographic map) is provided as **Figure 1.1**. The boundaries of the Site are fully described in **Appendix A**: Survey Map, Metes and Bounds.

2.0 SUMMARY OF SITE REMEDY

2.1 REMEDIAL ACTION OBJECTIVES

Based on the results of the Remedial Investigation (RI), the following Remedial Action Objectives (RAOs) were identified for this Site.

2.1.1 GROUNDWATER RAOs

RAOs for Public Health Protection

- Prevent ingestion of groundwater containing contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.

2.1.2 SOIL RAOs

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of, or exposure to, contaminants volatilizing from contaminated soil.

RAOs for Environmental Protection

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

2.1.3 SOIL VAPOR RAOs

RAOs for Public Health Protection

 Mitigate impacts to public health resulting from potential present and future soil vapor intrusion into buildings at the Site.

2.2 DESCRIPTION OF SELECTED REMEDY

The Site was remediated in accordance with the remedy selected by the NYSDEC in the Remedial Action Work Plan (RAWP) dated August 2022.

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the above referenced site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the RI or alternatives analysis (AA). The IRM undertaken at this site is discussed in Section 3.

Based on the results of the investigation at this site and implementation of the IRM(s), NYSDEC selected a No Further Action remedy. The RAOs for the site have been satisfied, the site no longer poses a threat to human health or the environment, and no institutional controls/engineering controls (ICs/ECs) are needed.

To address the groundwater RAO for public health, the following local use restriction will be relied upon to prevent ingestion of groundwater: Chapter 873, Article VII of the Laws of Westchester County, which prohibits the potable use of groundwater without prior approval.

3.0 INTERIM REMEDIAL MEASURES, OPERABLE UNITS AND REMEDIAL CONTRACTS

3.1 INTERIM REMEDIAL MEASURES

The following components of the IRM were completed for this Site:

- Site preparation, including removal and off-site disposal of existing structures including a parking kiosk and a canopy, light poles, surface concrete curbing and sidewalks, and asphalt; installation of a perimeter fence; and construction of a tracking pad and equipment staging areas;
- Installation of SOE in the form of sheet piles and tiebacks along the sidewalls of the entire Site for structural stability of the excavation and to prevent impact to structures on adjacent properties;
- Excavation of all of contaminated soils exceeding the USCOs and therefore achieving the Track 1 USCOs for soils for the entire Site. The Decision Document presented 30,626.17 tons of IRM soil remediation as reported in the draft Construction Completion report (CCR) provided to NYSDEC on August 17, 2022. However, all of the trucking weight tickets had not been received back from the disposal facilities at the time of the draft CCR submission. Therefore, the total soil remediation volume based on all soil disposal weight tickets is 58,758.38 tons as presented in the November 2022 CCR;
- Removal and off-Site discharge of approximately 612,000 gallons of contaminated groundwater encountered during dewatering and construction through a filtered carbon dewatering system;
- To incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

All IRMs described above were summarized in the November 2022 CCR prepared by SESI (**Appendix B**), that was approved by NYSDEC on December 6, 2022. The information and certifications made in the CCR were relied upon to prepare this report and certify that the remediation requirements for the Site have been met in conjunction with the groundwater and soil vapor evaluations performed, which determined no further actions are required with respect to this media.

4.0 DESCRIPTION OF REMEDIAL ACTIONS PERFORMED

Remedial activities completed at the Site were conducted in accordance with the NYSDEC-approved RI-IRMWP for the Site dated November 2022. All deviations from the RI-IRMWP are noted below.

4.1 GOVERNING DOCUMENTS

4.1.1 SITE-SPECIFIC HEALTH AND SAFETY PLAN (HASP)

All remedial work performed under this Remedial Action was in full compliance with governmental requirements, including Site and worker safety requirements mandated by Federal Occupation Safety and Health Administration.

The HASP was complied with for all remedial and invasive work performed at the Site.

4.1.2 QUALITY ASSURANCE PROJECT PLAN (QAPP)

The QAPP was included as an attachment to the RI-IRMWP approved by the NYSDEC. The QAPP describes the specific policies, objectives, organization, functional activities and quality assurance/quality control activities designed to achieve the project data quality objectives.

4.1.3 CITIZEN PARTICIPATION PLAN

The Citizen Participation Plan (CPP) was included as an attachment to the RI-IRMWP. All work plans for the Site were placed in the document repository specified in the CPP, and a project fact sheet was posted announcing the solicitation of public comments on the draft RI-IRMWP.

4.2 REMEDIAL PROGRAM ELEMENTS

4.2.1 CONTRACTORS AND CONSULTANTS

The table below provides the list of contractors and consultants who performed the remedial activities on the BCP Site.

Table 4.1 Contractors and Consultants

Contractors/Consultants	Role	Project Contact
SESI Consulting Engineers	Environmental Consultant and Engineer of Record	Fuad Dahan (Engineer of Record)
Steven Gustems	Environmental Consultant and Project Manager	Steven Gustems (Project Manager)
Knauf Shaw LLP	Environmental Counsel	Linda Shaw
LRC Construction	Site Construction Manager	Pasquale Lampugnale
ASF Construction, LLC	Installation of SOE and soil excavation and loadout	Angel Sanchez
Earth Efficient	Soil Disposal	Cory Weissglass
Alpha Analytical Laboratory	Analytical Laboratory	Mitchell Ostrowski
Phoenix Analytical Laboratory	Analytical Laboratory	Bobbi Aloisa
APL Laboratory	Analytical Laboratory	Alissa Ruccatano

4.2.2 CONTAMINATED MATERIALS REMOVAL

Removal of all soil contamination exceeding the unrestricted USCOs was documented in the IRM (**Appendix B**). The Site has achieved a Track 1 remedy for soil, soil vapor, and groundwater.

4.3 OTHER ENGINEERING CONTROLS

As no residual contamination remains beneath the Site after completion of the IRM, no Engineering Controls are required to protect human health and the environment.

4.4 INSTITUTIONAL CONTROLS

As no residual contamination remains beneath the Site after completion of the IRM, no Institutional Controls are required to protect human health and the environment. To address the groundwater RAO for public health, the following local use restriction will be relied upon to prevent ingestion of groundwater: Chapter 873, Article VII of the Laws of Westchester County, which prohibits the potable use of groundwater without prior approval.

P/O SECTION: 125.66 BLOCK: 5 LOT: 2.1 COUNTY OF WESTCHESTER, CITY AND STATE OF NEW YORK BLOCK: 5 LOT: REVISED BCP SITE LEGAL DESCRIPTION P/0 SECTION: 125.66 BLOCK: 5 LO

westerly terminus of a curve having a radius of 20.00 feet connecting said northerly line of Hamilton Avenue with the westerly line of North Lexington Avenue as shown on FILED MAP No. 21580; BEGINNING at a point on along the northerly line of Hamilton Avenue at the

THENCE along said northerly line of Hamilton Avenue, South 84 degrees 55 minutes 13 seconds West, a distance of 254.715 feet to a point of curvature;

and an arc length THENCE northwesterly along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 01 minutes 00 seconds and an arc of 39.277 feet to its point tangency with the easterly line of Ferris Avenue;

THENCE along westerly line of the environmental easement area, North 05 degrees 03 minutes 48 seconds West, a distance of 72.778 feet and North 02 degrees 03 minutes 23 seconds West, a distance of 103.334 feet to a point of curvature;

THENCE northeasterly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 86 degrees 32 minutes 43 seconds and an arc length of 30.210 feet to its point of intersection with the southerly line of Right of Way Easement A as shown on the aforesaid **FILED MAP No. 21580**;

THENCE through the aforesaid Delivery Parcel No.2 and along said southerly line of Right of Way Easement A, North 84 degrees 29 minutes 20 seconds East, a distance of 239.352 feet to a point of curvature and thence southeasterly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 85 degrees 57 minutes 50 seconds and an arc length 30.007 feet to its point of tangency with the aforesaid westerly line of North Lexington Avenue;

THENCE along said westerly line of North Lexington Avenue, South 09 degrees 3 minutes 50 seconds East, a distance of 85.745 feet and South 09 degrees 58 minutes 42 seconds East, a distance of 96.440 feet to a point of curvature;

THENCE southwesterly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 94 degrees 53 minutes 55 seconds and an arc length of 33.126 feet to its point of tangency with the aforesaid northerly line Hamilton Avenue, the point and place of **BEGINNING**.

103.334

.90 N

N 05. 02, 53, M

31, 52, M

Contains within said bounds 63,740 square feet more or less or 1.4632 acres of land more or less. 2 02. 03, 48, E

FERRIS AVENUE

N 02. 03, 48, M

N 02. 04, 47, M 20.000,

P/O 25 NORTH LEXINGTON AVENUE WHITE PLAINS, NEW YORK, 10601 [±2,977 S.F. - ±0.0683 ACRES]

20, 29,

F.M. 29575

TAX ID(s): P/O 125.66-5-2.1

134.669,

279.155 A [RIGHT OF WAY EASEMENT STREET NEW 2 05. 02, 72_m E 103.334'

2 06. 25, 20" E 'Z47.28

VICINITY MAP

NOT TO SCALE

P/O LOT 2.1 EXCLUDED FROM BCP SITE SECTION: 125.66 BLOCK: 5 LOT: 2.1 COUNTY OF WESTCHESTER CITY AND STATE OF NEW YORK

SITE

ВСР

R=20.00, L=30.007 D=85 57' 50"

RUNNING from a point on along the northerly line of Hamilton Avenue at the westerly terminus of a curve having a radius of 20.00 feet connecting said northerly line of Hamilton Avenue with the westerly line of North Lexington Avenue as shown on FILED MAP no. 21580;

THENCE along said northerly line of Hamilton Avenue, South 84 degrees 55 minutes 13 seconds West, a distance of 254.715 feet to a point of **BEGINNING**;

NORTH LEXINGTON AVENUE

THENCE along said northerly line of Hamilton Avenue, South 84 degrees 55 minutes 13 seconds West, a distance of 0.881 feet to a point of curvature;

THENCE northwesterly along the arc of a curve to the right having a radius of 35.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 54.978 feet to its point tangency with the easterly line of Ferris Avenue;

,₀₄₄.96

BROWNFIELD CLEANUP PROGRAM
SITE No.: C360219

— TAX ID(s): P/O 125.66-5-2.1
P/O 25 NORTH LEXINGTON AVENUE
WHITE PLAINS, NEW YORK, 10601
ACREAGE: 1.4632

HOPE FIRE ENGINE CO

THENCE along said easterly line of Ferris Avenue, North 05 degrees 04 minutes seconds West, a distance of 50.000 feet and North 06 degrees 37 minutes 25 seconds West, a distance of 134.669 feet to its point of intersection with the southerly line of Right of Way Easement A as shown on the aforesaid FILED MAP no. 21580;

2 08. 28, 45, E

THENCE through the aforesaid Delivery Parcel No.2 and along said southerly line of Right of Way Easement A, North 84 degrees 29 minutes 20 seconds East, a distance of 39.803 feet to a point of non-tangent curvature;

THENCE southwesterly along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 86 degrees 32 minutes 43 seconds and an arc length 30.210 feet to its point of tangency with the westerly line of the revised

THENCE along aforesaid westerly line of BCP Site, South 02 degrees 03 minutes 23 seconds East, a distance of 103.334 feet and South 05 degrees 03 minutes 48 seconds East, a distance of 72.778 feet to a point of curvature; BCP (brownfield cleanup program) Site;

R=20.00, L=33.126 D=94 53'55"

POINT OF BEGINNING REVISED BCP SITE

AVENUE

HAMILTON

52,

S 84.

R=25.00 L=39.277 D=90:00'59" (S) D=90:01'00" (R)

POINT OF BEGINNING
--P/O LOT 2.1 EXCLUDED
FROM BCP SITE

R=35.00, L=54.978 D=90 00' 00"

THE PURPOSE OF THIS MAP IS TO INDICATE THE AREA (BOUNDED BY THE METES AND BOUNDS SHOWN ON THIS MAP) INCLUDED FOR A BROWNSFIELD SUBMISSION. THE METES AND BOUNDS OF THE BOUNDARY SHOWN IN THIS MAP DOES NOT INDICATED OWNERSHIP FOR WHOM THIS MAP IS PREPARED AND IS UNLAWFULL FOR USE IN TRANSFER OF TITLE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

LINE & GRADE SURVEYORS D.P.C.

23 Nepperhan Avenue Elmsford, New York 10523 Phone: (914) 347-3141 email: office@lineandarade.net

2022 LINE & GRADE SURVEYORS D.P.C. All Rig

THE SURVEYOR'S SEAL, SIGNATURE AND ANY CERTIFICATION APPEARING HEREON SIGNIFY THAT, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYS AS SET FORTH IN THE CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

THENCE southeasterly along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 01 minutes 00 seconds and an arc length of 39.277 feet to its point of tangency with the aforesaid northerly line of Hamilton Avenue, the point and place of **BEGINNING**.

Contains within said bounds 2,977 square feet more or less or 0.0683 acres of land more or less.

BROWNFIELD CLEANUP PROGRAM

C360219 SITE No.: AVENUE HOPE FIRE ENGINE CO. NORTH LEXINGTON 25 IIGATEWAY

P/O TAX ID: 125.66-5-2.1

BCP SITE AREA: 63,740 S.F. (1.4632 Ac.)

PROPERTY SITUATE IN THE

CITY OF WHITE PLAINS TCHESTER INTY OF WESTCHE PROPERTY . COUNTY

AUGUST 19, DA TE:

VIS *

SQ. FT. ACREAGE SCHEDULE:

1.5315 Ac. 1.4632 Ac. 0.0683 Ac. 66,716 ± 63,740 ± 2,977 ± ORIGINAL BCP SITE (LOT 2.1)
REVISED BCP SITE AREA
P/O LOT 2.1 EXCLUDED FROM BCP SITE

LOT 2.1 BOUNDARY LINE / ORIGINAL BCP SITE

REVISED BCP SITE AREA BOUNDARY LIMITS BCA SITE P/O LOT 2.1 EXCLUDED FROM

"BCP SITE" LEGEND:

2022