

1723 Lexington Avenue

New York, NY 10029

Remedial Investigation Report

OER Project Number: 19TMP2033M, 19EHAN436M

OER VCP Site Number: 19CVCP091M

Prepared for:

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REMEDIAL INVESTIGATION REPORT

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List of Acronyms

Acronym	Definition
AOC	Area of Concern
CAMP	Community Air Monitoring Plan
COC	Contaminant of Concern
CPP	Citizen Participation Plan
CSM	Conceptual Site Model
DER-10	New York State Department of Environmental Conservation Technical Guidance 10
FID	Flame Ionization Detector
GPS	Global Positioning System
HASP	Health and Safety Plan
HAZWOPER	Hazardous Waste Operations and Emergency Response
IRM	Interim Remedial Measure
NAPL	Non-aqueous Phase Liquid
NYC VCP	New York City Voluntary Cleanup Program
NYC DOHMH	New York City Department of Health and Mental Hygiene
NYC OER	New York City Office of Environmental Remediation
NYSDEC	New York State Department of Environmental Conservation
NYSDOH ELAP	New York State Department of Health Environmental Laboratory Accreditation Program
OSHA	Occupational Safety and Health Administration
PID	Photoionization Detector
QEP	Qualified Environmental Professional
RI	Remedial Investigation
RIR	Remedial Investigation Report
SCO	Soil Cleanup Objective
SPEED	Searchable Property Environmental Electronic Database

Certification Statement(s)

I, James Blaney, am a Qualified Environmental Professional, as defined in RCNY § 43-1402(ar). I have primary direct responsibility for implementation of the Remedial Investigation for the 1723 Lexington Avenue Site (NYC VCP Site No. 19TMP2033M; 19EHAN436M; 19CVCP091M). I am responsible for the content of this Remedial Investigation Report (RIR), have reviewed its contents and certify that this RIR is accurate to the best of my knowledge and contains all available environmental information and data regarding the property.

James Blaney

December 19, 2019



Qualified Environmental Professional

Date

Signature

EXECUTIVE SUMMARY

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

Site Location and Current Usage

The Site is located at 1723 Lexington Avenue in the East Harlem section in Manhattan, New York and is identified as Block 1635 and Lot 52 on the New York City Tax Map. Figure 1 shows the Site location. The Site is 1,083-square feet and is bounded by a neighboring vacant lot containing a concrete slab, followed by two existing four-story buildings and further by an empty lot and East 108th Street to the north; existing four-story buildings to the south; an empty lot, followed by a parking lot and further by existing four-story buildings to the east; and Lexington Avenue to the west. A map of the site boundary is shown in Figure 2. Currently, the Site is a vacant, fenced-in lot covered in vegetation.

Summary of Proposed Redevelopment Plan

The proposed future use of the Site will consist of new construction of a four-story building plus a cellar to be used for mixed commercial residential use. The building will be approximately 62 feet tall and cover approximately 917 square-feet of the Site. The proposed building footprint will take up the majority of the property with a rear courtyard space at grade covering the eastern-most portion of the lot (approximately 166 square feet). Excavation through the groundwater table, to a final depth of thirteen feet bgs will be required for development of the cellar. Cellar space will be used for a mechanical room and accessory storage. The first floor will be used as a commercial space, while floors two through four will be used for a private residence. The total excavation volume is not estimated to exceed 700 cubic yards. Layout of the proposed site development is presented in Figure 3. The current zoning designation is R7D/C1-5 indicating that the property is in a

general residential district with a commercial overlay. The proposed use is consistent with existing zoning for the property.

Summary of Past Uses of Site and Areas of Concern

WCD prepared a Phase I ESA dated March 19, 2019 for the Site (provided as Appendix 1). According to the Phase I ESA, the Site was first developed for residential use sometime between 1896 and 1911.

The subject property has been vacant since the former on-site structure was demolished in 2005.

The AOCs identified for this site include:

1. Poor quality urban fill of unknown volume from the demolition of historic on-site structures;
2. Potential impacts from historical adjoining commercial uses, including a filling station and dry cleaning facilities.

Summary of the Work Performed under the Remedial Investigation

WCD Group performed the following scope of work:

1. Conducted a Site inspection and geophysical investigation to identify AOCs and physical obstructions (i.e. structures, buildings, etc.);
2. Installed four (4) soil borings across the entire project Site, and collected five (5) soil samples for chemical analysis from the soil borings to evaluate soil quality;
3. Installed three (3) temporary groundwater monitoring wells throughout the Site to establish groundwater flow and collected three (3) groundwater samples for chemical analysis to evaluate groundwater quality;
4. Installed three (3) soil vapor probes around Site perimeter and collected three (3) samples for chemical analysis, plus one (1) ambient air (AA) sample.

Summary of Environmental Findings

1. Elevation of the property ranges from approximately eleven to eleven and a half (11-11.5) feet amsl, generally flat with no sloping in any direction.
2. Depth to groundwater ranges from nine to ten feet below grade surface (bgs) at the Site.
3. Groundwater flow is generally from east to west beneath the Site.
4. Depth to bedrock is currently unknown at the Site.
5. The stratigraphy of the site, from the surface down, consists of two to ten (2-10) feet of historic fill (unsorted loam, construction debris, sand, clay) underlain by gray to black moist silty clay and naïve brown sands.
6. Soil/fill samples collected during the RI were compared to NYSDEC Part 376-6 Unrestricted Use (UU) and Restricted Residential Use (RRU) Soil Cleanup Objectives (SCOs). Results indicated the following:
 - A total of three (3) volatile organic compounds (VOCs) were detected across all soil samples collected during the RI. None of the detected VOCs exceeded RRU SCOs. Only acetone (max concentration 0.088 mg/kg) was detected above UU SCOs.
 - A total of sixteen (16) semi volatile organic compounds (SVOCs) were detected across all soil samples collected during this RI. The following three (3) SVOCs were detected at concentrations exceeding RRU SCOs: benzo(a)pyrene (max 1.2 mg/kg), benzo(b)fluoranthene (max 1.9 mg/kg), and indeno(1,2,3-cd)pyrene (max 0.69 mg/kg). Additionally, trace to low-level concentrations of several other SVOCs (below UU SCOs) were detected in all samples, except for sample SB-01 (no SVOCs were detected in this sample).
 - A total of nineteen (19) metals were detected across all soil samples collected during the RI. The following three (3) metals were detected at concentrations exceeding RRU SCOs: barium (max 790 mg/kg) @SB2 (5'-10'), lead (max

1,600 mg/kg) @SB3 (9'-11'), and mercury (max 0.85 mg/kg) @ SB3 (0-2'). Additionally, the following metals were detected at concentrations which exceed UU SCOs: chromium (max of 48 mg/kg), copper (max of 86 mg/kg), nickel (max. of 45 mg/kg), and zinc (max of 1500 mg/kg). Additional metals were detected at concentrations which do not exceed UU SCOs.

- There were no PCBs detected in any soil samples collected during the RI.
- A total of four (4) pesticides were detected across all soil samples collected during the RI. Only Aldrin (max 0.67 mg/kg) was detected at a concentration exceeding RRU SCOs. Additionally, dieldrin (max 0.012 mg/kg) and p,p'-DDT (max 0.018 mg/kg) were detected at concentrations which exceed UU SCOs.

7. Groundwater samples collected during the RI were compared to Ambient Water Quality Standards and Guidance Values (AWQS). Results indicated the following:

- A total of three (3) VOCs were detected in groundwater samples collected during the RI, none of which exceed AWQS Guidance Values. Acetone was detected in MW-01 (1.0 µg/L). Chloroform (0.89 µg/L) and Tetrachloroethylene (aka PCE) (0.27 µg/L) were detected in MW-02. Tert-butylbenzene (0.29 µg/L) was detected in MW-03.
- A total of sixteen (16) SVOCs were detected in groundwater samples MW-02 and MW-03 (no detected SVOCs in MW-01). Five (5) detected SVOCs were reported to have concentrations exceeding AWQS: benzo(a)anthracene (max 0.711 µg/L), benzo(b)fluoranthene (max 0.522 µg/L), benzo(k)fluoranthene (max 0.511 µg/L), chrysene (max 0.644 µg/L), and indeno(1,2,3-cd)pyrene (max 0.367 µg/L). Additionally, the following eleven (11) SVOCs were detected in groundwater samples at concentrations which do not exceed AWQS: acenaphthene (max 0.389 µg/L), acenaphthylene (max 0.111 µg/L), anthracene (max 0.456 µg/L), benzo(a)pyrene (max 0.778 µg/L), benzo(g,h,i)perylene (max 0.356 µg/L), dibenzo(a,h)anthracene (max 0.222 µg/L), fluoranthene (max 1.44 µg/L), fluorine (max 0.689 µg/L), naphthalene

(max 0.1 µg/L), phenanthrene (max 0.378 µg/L), and pyrene (max 1.18 µg/L). All maximum concentrations were detected in MW-02.

- A total of seventeen (17) metals were detected in groundwater samples collected during the RI. Six (6) of these metals were detected at concentrations which exceed AWQS: cobalt (max 16 µg/L), iron (max 35,000 µg/L), lead (max 32 µg/L), manganese (max 970 µg/L), sodium (max 316,000 µg/L), and vanadium (max 42 µg/L). Additionally, the following eleven (11) metals were detected in at least one groundwater sample collected during the RI at concentrations which did not exceed AWQS guidance values: aluminum (max 15,700 µg/L), barium (max 145 µg/L), beryllium (max 0.7 µg/L), calcium (max 127,000 µg/L), chromium (max 45 µg/L), copper (max 85 µg/L), cyanide (max 188 µg/L), magnesium (max 16,500 µg/L), nickel (max 37 µg/L), potassium (max 20,100 µg/L), and zinc (max 55 µg/L).
 - There were no detected pesticides or PCBs in the groundwater samples collected during the RI.
8. Soil vapor samples collected during the Phase II Investigation were compared to the compounds listed in Table 3.1 Air Guideline Values (AGVs) derived by the New York State Department of Health (NYSDOH) located in the NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion dated October 2006 and the revised NYSDOH Decision Matrices dated May 2017. Soil vapor samples showed low levels of numerous compounds, both chlorinated and petroleum related. All compounds were detected at concentrations less than 25 µg/m³, except for isopropanol at 130 µg/m³ and acetone at 830 µg/m³. Chlorinated PCE was detected at 27 µg/m³. Concentrations of PCE were below the NYSDOH Guidance matrix for monitoring.

REMEDIAL INVESTIGATION REPORT

1.0 SITE BACKGROUND

Lexington Avenue Venture, LLC has enrolled in the New York City Voluntary Cleanup Program (NYC VCP) to investigate and remediate a 0.03-acre site located at 1723 Lexington Avenue in the East Harlem section of Manhattan, New York. Mixed commercial residential use is proposed for the property. The RI work was performed on January 31 and February 5, 2019. An additional sample was then collected on July 25, 2019 following the kickoff meeting with OER on June 4, 2019. This RIR summarizes the nature and extent of contamination and provides sufficient information for establishment of remedial action objectives, evaluation of remedial action alternatives, and selection of a remedy that is protective of human health and the environment consistent with the use of the property pursuant to RCNY§ 43-1407(f).

1.1 Site Location and Current Usage

The Site is located at 1723 Lexington Avenue in the East Harlem section in Manhattan, New York and is identified as Block 1635 and Lot 52 on the New York City Tax Map. Figure 1 shows the Site location. The Site is 1,083-square feet and is bounded by a neighboring vacant lot containing a concrete slab, followed by two existing four-story buildings and further by an empty lot and East 108th Street to the north; existing four-story buildings to the south; an empty lot, followed by a parking lot and further by existing four-story buildings to the east; and Lexington Avenue to the west. A map of the site boundary is shown in Figure 2. Currently, the Site is a vacant, fenced-in lot covered in vegetation.

1.2 Proposed Redevelopment Plan

The proposed future use of the Site will consist of new construction of a four-story building plus a partial cellar to be used for mixed commercial residential use. The building will be approximately 62 feet tall and cover approximately 917 square-feet of the Site. The proposed building footprint will take up the majority of the property with a rear courtyard space at

grade covering the eastern-most portion of the lot (approximately 166 square feet). Excavation through the groundwater table, to a final depth of thirteen feet bgs will be required for development of the cellar. Is any elevator proposed? Cellar space will be used for a mechanical room and accessory storage. The first floor will be used as a commercial space, while floors two through four will be used for a private residence. The total excavation volume is not estimated to exceed 700 cubic yards. Layout of the proposed site development is presented in Figure 3. The current zoning designation is R7D/C1-5 indicating that the property is in a general residential district with a commercial overlay. The proposed use is consistent with existing zoning for the property.

1.3 Description of Surrounding Property

The property is in an urban area comprised primarily of residential and mixed commercial residential use properties. Current uses of adjoining and surrounding area properties are summarized in Table 1 below:

Direction	Adjoining Use(s)	Vicinity Use(s)
North	• Vacant Lot with concrete building foundation (Lot 51)	• Mixed-use
East	• Vacant Land, paved land	• Gravel lot • Paved Parking Lot • Mixed-use
South	• Mixed-use (office and residential)	• Mixed-use
West	• Lexington Garden Apartments (across Lexington Avenue)	• Construction Site

No hospitals or day care facilities were identified within a five-hundred foot radius of the property. No schools were identified within a two-hundred-fifty foot radius of the property. Young Women's Leadership High School was identified to the southwest of the property, on the edge of the five-hundred foot radius.

Figure 2 shows the surrounding land usage.

2.0 SITE HISTORY

2.1 Past Uses and Ownership

WCD prepared a Phase I ESA dated March 19, 2019 for the Site (provided as Appendix 1). According to the Phase I ESA, the Site was first developed for residential use sometime between 1896 and 1911.

The subject property has been vacant since the former on-site structure was demolished in 2005.

Property ownership information, based on City Register records, is summarized in Table 2, below:

Owner	Date of Conveyance
Lexington Ave. Venture LLC (Current Owner)	7/12/2016
Cross State Development Inc.	9/4/2014 and 7/11/2016
NY Pride Holdings, Inc.	7/12/2002
Joint Estate Development Corp.	11/1/2000 and 12/1/2000
NIRCO Investors Corp.	7/21/2000
Freddie Santana	4/6/2000
Real-Lex Corporation	6/22/2000
Cross State Development Inc.	6/13/2000
Real-Lex Corporation	8/2/1998
Henry De Mella	9/28/1979
Bertha Mella, Elena Rosario and Peter Rosario	12/1/1970

2.2 Previous Investigations

A Phase I ESA was conducted by WCD Group in March 2019. No previous subsurface investigations are known to have been conducted at this time.

The WCD Group Phase I ESA Report, dated March 19, 2019, can be found in Appendix 1.

2.3 Site Inspection

A site inspection was performed by WCD personnel on January 31, 2019 as part of the Phase I ESA to assess any potential concerns raised during the review of the site's history and

regulatory agency records. WCD personnel inspected the Site again on February 5, 2019 during the RI. To the extent possible, vegetation, topography, and other relative site features were examined for any obvious evidence of existing or previous contamination or unusual patterns (e.g., vegetative stress, soil staining, surface water sheen, or the physical presence of contaminants), which would indicate that the environmental integrity had been or could be impacted.

During these inspections, the Site was observed to be vacant, and covered with vegetation.

2.4 Areas of Concern

The AOCs identified for this site include:

1. Poor quality urban fill of unknown volume from the demolition of historic on-site structures;
2. Potential impacts from historical adjoining commercial uses, including a filling station and dry cleaning facilities.

The Phase 1 Report is presented in Appendix 1.

3.0 PROJECT MANAGEMENT

3.1 Project Organization

The Qualified Environmental Professional (QEP) responsible for preparation of this RIR is James Blaney.

3.2 Health and Safety

All work described in this RIR was performed in full compliance with applicable laws and regulations, including Site and OSHA worker safety requirements and HAZWOPER requirements.

3.3 Materials Management

All material encountered during the RI was managed in accordance with applicable laws and regulations, including Site and OSHA worker safety requirements and HAZWOPER requirements.

4.0 REMEDIAL INVESTIGATION ACTIVITIES

WCD Group performed the following scope of work:

1. Conducted a Site inspection and geophysical investigation to identify AOCs and physical obstructions (i.e. structures, buildings, etc.);
2. Installed four (4) soil borings across the entire project Site, and collected five (5) soil samples for chemical analysis from the soil borings to evaluate soil quality;
3. Installed three (3) temporary groundwater monitoring wells throughout the Site to establish groundwater flow and collected three (3) groundwater samples for chemical analysis to evaluate groundwater quality;
4. Installed three (3) soil vapor probes around Site perimeter and collected three (3) samples for chemical analysis, plus one (1) ambient air (AA) sample.

4.1 Geophysical Investigation

A utility locating survey was performed by Nova Geophysical Services (NOVA) on January 31, 2019 prior to the start of any boring activities. The site, as well as perimeter sidewalk, was surveyed using Ground-Penetrating Radar (GPR) to markout any existing utilities or underground structures, as well as clear the areas for proposed boring locations. NOVA utilized two GPR systems: a Sensors and Software Noggins and MALA RAMAC X3M GPR system.

No underground structures or anomalies were detected during the GPR investigation.

4.2 Borings and Monitoring Wells

Drilling and Soil Logging

A total of four (4) soil borings were advanced on the Site on January 31, 2019 and July 25, 2019 to properly characterize the site for potential environmental impacts from historic on-site/off-site uses, operation, etc. Three (3) soil borings (SB-01, SB-02, SB-03) were advanced by C-Squared Environmental Corp on January 31, 2019 using a track mounted Geoprobe 6712DT drill rig with 5-foot long dual tube sampling rods (2.25-inch diameter). Disposable acetate sleeves were used to prevent the cross-contamination of soil samples. Soil borings were installed to a termination depth of fifteen (15) feet bgs as each boring was located within the footprint of the future basement. Soil samples were collected from beneath the anticipated completion depth of excavation (9-12 feet bgs) that will be required for the future basement. A surface soil sample (0-2) feet bgs was collected at the eastern-most boring, SB-3, as the eastern portion of the site may be left at grade for a courtyard space. Groundwater was encountered between ten to fourteen (10-14) feet bgs in the borings. Soil was recovered continuously at each boring location at intervals of 5 feet. [Note: groundwater was observed between 9.4 to 9.9 feet bgs in all monitoring wells when WCD returned on February 5, 2019].

Additionally, one (1) soil boring (SB-04) was advanced to a depth of two (2) feet bgs by WCD personnel using a hand auger on July 25, 2019. The boring was located on the eastern boarder of the site, where a courtyard space will be developed at grade. A surface soil sample was collected from a depth of (0-2) feet bgs at SB-04.

WCD personnel used a Mini-RAE 3000 photo-ionization detector (PID) to screen material recovered from each boring for the presence of volatile organic vapors. Prior to the initiation of field work, this PID was properly calibrated to read parts per million calibration gas equivalents (ppm-cge) of isobutylene in accordance with protocols set for by the equipment manufacturer.

Subsurface soil characteristics, including soil type, presence of foreign materials and field indications of contamination (i.e., odor, sheen, staining, PID readings) were recorded and

noted on boring logs. Mild staining and a PID reading of 7.3 parts per million (ppm) were observed at boring SB-03 between nine to eleven (9-11) feet bgs. No field evidence of petroleum contamination (elevated PID readings, odors, stained soils) was noted at boring locations SB-01, SB-02, and SB-04.

Sampling procedures during this investigation were performed in accordance with the NYSDEC Technical Guidance for Site Investigation and Remediation DER-10.

Boring logs are provided in Appendix 2. A map showing the location of soil borings is shown in Figure 4.

Groundwater Monitoring Well Construction

Three temporary groundwater monitoring wells (MW-1 to MW-3) were installed at converted soil borings SB-01, SB-02, and SB-03 on January 31, 2019. Each well was constructed of two-inch PVC casing and 0.01-inch slotted PVC well screens (screen interval from five to fifteen [5-15] feet bgs). The annular space between the well screen and the borehole was backfilled with clean #1 silica sand and a one (1) foot thick bentonite seal which was poured above the sand. Well casings were completed with gripper caps. Monitoring well construction logs are provided in Appendix 3.

The wells were allowed to stabilize for five (5) days following installation. Monitoring wells were developed on February 5, 2019 in order to clear fine-grained material that might have settled around the well screen, as well as to enhance the natural hydraulic connection between the well screen and surrounding soils. Prior to development, each monitoring well casing was opened and the well column was screened with a PID to document the presence of any volatile organic vapors (VOCs).

Monitor well locations are shown in Figure 4.

Soil Vapor Probe Construction

C-Squared Environmental installed three (3) temporary soil vapor probes (SV-01, SV-02, SV-03) immediately adjacent to each corresponding boring/monitoring well (SB-01/MW-01, SB-02/MW-02, SB-03/MW-03). Vapor probes were installed to depths immediately above

the groundwater table (observed in soil borings) and installation depths are shown in Table 3 below. Each vapor probe was constructed by inserting a dedicated air stone filter attached to dedicated 3/8-inch Teflon tubing into each hole. The annular spaces of the holes were filled with granulated sand and sealed at the ground surface with two feet of hydrated bentonite. Following installation, each line was evacuated one to three volumes of soil vapor, and the integrity of each soil vapor probe seal was verified utilizing helium tracer gas. Vapor probes were then plugged and capped. The integrity of vapor probe seals was verified again on the day of sampling.

Table 3: Soil Vapor Probe Depth and Headspace Readings

Soil Vapor ID	Installation Depth (feet bgs)	Headspace Reading (ppm) 2/5/2019
SV-01	10-12	61.2
SV-02	10	505
SV-03	10	850

It should be noted that soil vapor samples were collected on February 5, 2019, five days after installation of the wells and probes (vapor samples could not be collected on January 31, 2019 due to incorrect canister adapter sizes being provided by the laboratory). Based on field observations (PID flow errors; limited pressure loss in canisters, recorded groundwater depths in monitoring wells) it is believed that SV-02 and SV-03 vapor screens were at a depth beneath the groundwater table at the time of sampling.

Survey

Boring locations were measured by WCD field personnel from permanent on-site structures (i.e., perimeter walls, neighboring buildings, chain-link fence) and recorded on a sample map. Boring and sample locations are presented in Figure 4.

Water Level Measurement

Depth to groundwater (from the top of the well casing) was measured prior to sample collection on February 5, 2019 using an electronic depth meter accurate to the nearest 0.01-

foot. These data were compared to the relative heights of surface grade in order to generate approximate water-table contours. The direction of groundwater flow was inferred to be in an east to west direction. Water level data are presented in Table 4 below.

Table 4: Water Level Measurements

Well ID	Relative Height of Well Casing	Depth to Water (ft from top of casing) 2/5/2019	Relative Groundwater Elevation (per AAA Group survey drawing 4/10/2016)
MW-01	0	9.72	1.48
MW-02	0	9.65	1.57
MW-03	0	9.62	1.68

It should be noted that depth to groundwater measured in the temporary monitoring wells (MW-01 through MW-03) was shallower than at the time of soil sample collection and well installation on January 31, 2019.

4.3 Sample Collection and Chemical Analysis

Sampling performed as part of the field investigation was conducted for all Areas of Concern and also considered other means for bias of sampling based on professional judgment, area history, discolored soil, stressed vegetation, drainage patterns, field instrument measurements, odor, or other field indicators. All media including soil, groundwater and soil vapor have been sampled and evaluated in the RIR. Discrete (grab) samples have been used for final delineation of the nature and extent of contamination and to determine the impact of contaminants on public health and the environment. The sampling performed and presented in this RIR provides sufficient basis for evaluation of remedial action alternatives, establishment of a qualitative human health exposure assessment, and selection of a final remedy.

Soil Sampling

Five (5) soil samples were collected for chemical analysis during this RI. Data on soil sample collection for chemical analyses, including dates of collection and sample depths, is reported

in Table 5a through 5f. Figure 4 shows the location of samples collected in this investigation. Laboratories and analytical methods are shown below.

A discrete surface sample (from the 0-2 feet bgs interval) was collected from borings SB-03 and SB-04 for chemical analysis. Deep samples (from 10-12 feet bgs) were collected at SB-01, SB-02, and SB-03. The deep sample collected in SB-02 was composited across 5-10 feet bgs due to limited soil recovery and laboratory soil volume requirements.

All soil samples were collected by WCD in a general conformance with NYSDEC and NYSDOH fieldwork protocols. All field personnel wore dedicated, disposable gloves during relevant fieldwork activities, and all samples were placed into laboratory-supplied containers. Soil collection for VOC analysis was conducted according to USEPA method 5035 fieldwork protocols, utilizing laboratory sampling kits. Soil samples were collected directly from dedicated acetate sleeves, utilizing clean, disposable equipment.

All soil samples were placed in a chilled cooler immediately following sample collection and were maintained at cold temperatures prior to transportation to the laboratory. Samples were transported via courier to Hampton Clarke Environmental Inc., a NYS ELAP certified laboratory, for chemical analysis. Appropriate chain-of-custody procedures were followed.

Groundwater Sampling

Temporary monitoring wells were sampled on February 5, 2019 (following a 5-day stabilization period). Prior to sampling, well headspace measurements were recorded using a PID and groundwater was purged until field parameters stabilized. Field parameters (including pH, temperature, turbidity, dissolved oxygen, oxidation-reduction potential, and specific conductance) were measured periodically with a Horiba U-52 Water Quality Meter, and data was recorded in a field book. Groundwater sampling logs are provided in Appendix 4.

One representative groundwater sample was collected from each well utilizing dedicated sampling equipment and a peristaltic pump. No groundwater samples were filtered prior to submission to the laboratory. An additional laboratory-prepared trip blank was submitted with the samples and analyzed for VOCs.

Three (3) groundwater samples were collected for chemical analysis during this RI. Groundwater sample collection data are reported in Table 6a through 6e. Sampling logs with information on purging and sampling of groundwater monitor wells are provided in Appendix 4. Figure 4 shows the location of groundwater sampling. Laboratories and analytical methods are shown below.

Soil Vapor Sampling

Three (3) temporary soil vapor probes were installed and three (3) soil vapor samples were collected for chemical analysis during this RI. Additionally, an Ambient Air (AA) sample was collected to assess potential offsite impacts. Soil vapor samples were collected at a rate not exceeding 0.2 liters per minute into laboratory-supplied 6-liter Summa canisters equipped with two-hour flow controllers. Following sample collection, Summa canisters were properly disconnected and closed, and transported via courier to York Analytical Laboratories, Inc., a NYS ELAP certified laboratory for chemical analysis. Appropriate chain of custody procedures were followed.

Soil vapor sampling locations are shown in Figure 4. Soil vapor sample collection data are reported in Table 7. Methodologies used for soil vapor assessment conform to the NYSDOH Final Guidance on Soil Vapor Intrusion, October 2006.

Chemical Analysis

Chemical analytical work presented in this RIR has been performed in the following manner:

Factor	Description
Quality Assurance Officer	The chemical analytical quality assurance is directed by Scott Spitzer of WCD.
Chemical Analytical Laboratory	Chemical analytical laboratory(s) used in the RI are NYS ELAP certified and were: Hampton-Clarke Inc. 175 Route 46 West, Suite D Fairfield, NJ 07004 & York Analytical Laboratories Inc. 120 Research Drive

	Stratford, CT 06615
Chemical Analytical Methods	<p>Soil analytical methods:</p> <p>TAL Metals by EPA Method 6010C (rev. 2007)</p> <p>VOCs by EPA Method 8260C (rev. 2006)</p> <p>SVOCs by EPA Method 8270D (rev. 2007)</p> <p>Pesticides by EPA Method 8081B (rev. 2000)</p> <p>PCBs by EPA Method 8082A (rev. 2000)</p> <p>Hexavalent Chromium EPA Method 7196A</p> <p>Total Cyanide EPA Method 9012B</p> <p>Groundwater analytical methods:</p> <p>TAL Metals by EPA Method 6010C (rev. 2007)</p> <p>VOCs by EPA Method 8260C (rev. 2006)</p> <p>SVOCs by EPA Method 8270D (rev. 2007)</p> <p>Pesticides by EPA Method 8081B (rev. 2000)</p> <p>PCBs by EPA Method 8082A (rev. 2000)</p> <p>Hexavalent Chromium EPA Method 7196A</p> <p>Total Cyanide EPA Method 9012B</p> <p>Soil vapor analytical methods:</p> <p>VOCs by TO-15 VOC parameters</p>

Results of Chemical Analyses

Laboratory data for soil, groundwater and soil vapor are summarized in Tables 5 through 7, respectively. Laboratory data deliverables for all samples evaluated in this RIR are provided in digital form in Appendix 5 through 7.

5.0 ENVIRONMENTAL EVALUATION

5.1 Geological and Hydrogeological Conditions

Stratigraphy

The stratigraphy of the Site, from the surface down, generally consists of historic fill comprised of variable-texture fill materials consisting of sand, silt, and clay comingled with varying amounts of construction debris (e.g., asphalt, brick, glass, wood fragments). Historic fill was encountered to depths of two to ten (2-10) feet bgs. Subsurface soils beneath historic fill consisted of gray to black, moist silty clay and native brown sand.

Bedrock was not encountered at the Site. Groundwater was encountered between nine to fourteen (9-14) feet bgs in soil borings on January 31, 2019. Groundwater was encountered between nine to ten (9-10) feet bgs in temporary monitoring wells on February 5, 2019.

Soil boring logs can be found in Appendix 4.

Hydrogeology

Water level data for all monitor wells are presented in Table 4. The average depth to groundwater is 9.7 feet bgs and the range in depth is 9 to 14 feet bgs. Groundwater flow is from east to west, however groundwater flow may be impacted by subsurface fill conditions and the MTA tunnel beneath Lexington Avenue to the west of the Site.

5.2 Soil Chemistry

The Track 1 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Track 2 Restricted-Residential Use (RRU) SCOs found in 6 NYCRR 37506, Remedial Program Soil Cleanup Objectives are the appropriate standards for use in evaluating the results of analyses of the RI soil samples. Soil that is free of contamination above the UU SCOs standards is suitable for “unrestricted use” which is the land use category without imposed restrictions, such as environmental easements or other land use controls. The results were also compared to the RRU SCOs, which allows residential development with restrictions to prevent contact with on-site soil.

VOCs

No VOCs were detected at concentrations exceeding Track 2 RRU SCOs. Concentrations of acetone were detected slightly above Track 1 UU SCOs at SB-01 at a depth of eleven (11) feet bgs (0.088 mg/kg; UU SCO 0.05 mg/kg). Low level concentrations of 2-Butanone (max 0.02 mg/kg) were detected in SB-01 (11') and SB-03 (10') but did not exceed UU SCOs. Low level concentrations of methylene chloride (max 0.011 mg/kg) were detected in SB-03 (0-2) but did not exceed UU SCOs.

No other VOCs were detected in any sample.

SVOCs

A total of sixteen (16) SVOCs were detected across all five (5) soil samples collected during the RI. Three (3) SVOCs were identified throughout the Site above Track 2 RRU SCOs, as follows (peak concentrations were all detected between five to ten (5-10) feet bgs at SB-02 and are listed in **bold**):

- Benzo(a)pyrene (RRU SCO 1 mg/kg) was detected in SB-02 at **1.3 mg/kg**. Benzo(a)pyrene was also detected in samples SB-03 (0-2), SB-03 (9-11), and SB-04 (0-2) but at concentrations which do not exceed RRU or UU SCOs.
- Benzo(b)fluoranthene (RRU SCO 1 mg/kg) was detected in SB-02 at **1.9 mg/kg** and in SB-03 (9-11) at 1.1 mg/kg. Benzo(b)fluoranthene was also detected in samples SB-03 (0-2) and SB-04 (0-2) but at concentrations which do not exceed RRU or UU SCOs.
- Indeno(1,2,3-cd)pyrene (RRU SCO 0.5 mg/kg) was detected in SB-02 at **0.69 mg/kg**. Indeno(1,2,3-cd)pyrene was also detected in samples SB-03 (0-2), SB-03 (9-11), and SB-04 (0-2) but at concentrations which do not exceed RRU or UU SCOs.

Trace to low-level concentrations of several other SVOCs (below UU SCOs) were detected in all samples, except for sample SB-01 (no SVOCs were detected in this sample).

TAL Metals

A total of nineteen (19) metals were detected across all soil samples collected during the RI. The following three (3) metals were detected above Track 2 RRU SCOs at the following locations:

- Barium (RRU SCO 400 mg/kg) at SB-02 (790 mg/kg at 5-10 feet bgs) and SB-03 (460 mg/kg at 0-2 feet bgs). Barium was detected in all three of the remaining samples but at concentrations below RRU and UU SCOs.
- Lead (RRU SCO 400 mg/kg) at SB-03 (1,600 mg/kg at 9-11 feet bgs).
- Mercury (RRU SCO 0.81 mg/kg) at SB-03 (0.85 mg/kg at 0-2 feet bgs).

The following metals were detected with concentrations above Track 1 UU SCOs, but below RRU SCOs:

- Chromium (UU SCO 30 mg/kg) in surface soil (0-2 feet bgs) at SB-03 and deep soil (5-10 feet bgs) at SB-02 at concentrations between 38 mg/kg and 48 mg/kg. Chromium was detected in the remaining three soil samples but at concentrations below Track 1 UU SCOs.
- Copper (UU SCO 50 mg/kg) in surface soil (0-2 feet bgs) at SB-03 and SB-04 at concentrations between 55.1 mg/kg and 86 mg/kg; as well as deep soil (5-10 feet bgs) at a concentration of 53 mg/kg. Copper was detected in the remaining two soil samples but at concentrations below Track 1 UU SCOs.
- Lead (UU SCO 63 mg/kg) in surface soil (0-2 feet bgs) at SB-03 and SB-04 at concentrations between 105 mg/kg and 280 mg/kg; as well as deep soil (5-10 feet bgs) at SB-02 at a concentration of 390 mg/kg. Lead was detected in SB-01 as well but at a concentration below Track 1 UU SCOs.
- Mercury (UU SCO 0.18 mg/kg) in surface soil (0-2 feet bgs) at SB-04 at a concentration of 0.235 mg/kg; as well as deep soil (5-11 feet bgs) at SB-02 and SB-03 at concentrations between 0.41 mg/kg and 0.72 mg/kg.
- Nickel (UU SCO 30 mg/kg) in surface soil (0-2 feet bgs) at SB-03 at a concentration of 45 mg/kg. Nickel was detected all four of the remaining soil samples but at a concentration below Track 1 UU SCOs.
- Zinc (UU SCO 109 mg/kg) in surface soil (0-2 feet bgs) at SB-03 at a concentration of 400 mg/kg; as well as deep soil (5-11 feet bgs) at SB-02 and SB-04 at concentrations between 310 mg/kg and 1,500 mg/kg. Zinc was detected in both of the remaining soil samples but at a concentration below Track 1 UU SCOs.

In addition to the metals listed above, the following metals were detected in one or more soil samples during the RI at concentrations which did not exceed Track 1 UU SCOs: aluminum (max 19,000 mg/kg), arsenic (max 6.5 mg/kg), beryllium (max 0.48 mg/kg), calcium (max 65,000), cobalt (max 17 mg/kg), cyanide (max 1.5 mg/kg), iron (max 37,000 mg/kg), magnesium (max 12,000 mg/kg), manganese (max 780 mg/kg), potassium (max 4,400 mg/kg), sodium (max 400 mg/kg), and vanadium (max 58 mg/kg).

PCBs

There were no PCBs detected in any of the five (5) soil samples collected during the RI.

Pesticides

A total of four (4) pesticides were detected across all five (5) soil samples collected during the RI. Only one (1) pesticide was detected at a concentration in exceedance of RRU SCOs:

- Aldrin (RRU SCO 0.097 mg/kg) in deep soil (5-10 feet bgs) at SB-02 at a concentration of 0.67 mg/kg.

The following pesticides were detected at concentrations exceeding Track 1 UU SCOs:

- Aldrin (UU SCO 0.005 mg/kg) in shallow soil (0-2 feet bgs) at SB-03 at a concentration of 0.052 mg/kg. Aldrin was non-detect in the remaining three soil samples collected during the RI. (Aldrin exceeded RRU SCO at SB-03, see above).
- Dieldrin (UU SCO 0.005 mg/kg) in shallow soil (0-2 feet bgs) at SB-03 at a concentration of 0.012 mg/kg. Dieldrin was non-detect in the remaining four soil samples collected during the RI.
- p,p'-DDT (UU SCO 0.0033 mg/kg) in shallow soil (0-2 feet bgs) at SB-03 at a concentration of 0.018 mg/kg. It was non-detect in the remaining four soil samples collected during the RI.

Additionally, total chlordane (max 0.67 mg/kg) was detected at SB-02 (0-5 feet bgs) and SB-03 (0-2 feet bgs).

Data collected during the RI is sufficient to delineate the vertical and horizontal distribution of contaminants in soil/fill at the Site. Summary data for chemical analyses performed on soil samples are presented in Table 5a through 5f. Figure 5 shows the location and posts the values for soil/fill that exceed the 6NYCRR Part 375-6.8 Track 2 Soil Cleanup Objectives.

5.3 Groundwater Chemistry

Groundwater sample results were compared to Ambient Water Quality Standards and Guidance Values (AWQS) presented in NYSDEC Division of Water Technical and

Operational Guidance Series 1.1.1 (inclusive of NYSDEC 6 NYCRR Part 703 water quality standards). Summary data for chemical analyses performed on groundwater samples are presented in Table 6a through 6e. Exceedances of applicable groundwater standards are shown. A summary of detected analytes in groundwater samples collected during the RI is as follows:

VOCs

There were only four VOCs detected in one or more of the groundwater samples collected during the RI, none of which exceeded its corresponding AWQS guidance value. Acetone was detected in MW-01 (1.0 µg/L). Chloroform (0.89 µg/L) and Tetrachloroethylene (aka PCE) (0.27 µg/L) were detected in MW-02. Tert-butylbenzene (0.29 µg/L) was detected in MW-03.

SVOCs

There were a total of sixteen (16) SVOCs detected in groundwater samples collected from MW-02 and MW-03 during the RI (no detected SVOCs in MW-01). Five (5) of the detected SVOCs were reported at concentrations which exceed AWQS guidance values, with the highest concentrations in MW-02 for all detected SVOCs:

- Benzo(a)anthracene (AWQS 0.002 µg/L) was detected at 0.711 µg/L and 0.0914 µg/L in MW-02 and MW-03, respectively.
- Benzo(b)fluoranthene (AWQS 0.002 µg/L) was detected at 0.522 µg/L and 0.114 µg/L in MW-02 and MW-03, respectively.
- Benzo(k)fluoranthene (AWQS 0.002 µg/L) was detected at 0.511 µg/L and 0.114 µg/L in MW-02 and MW-03, respectively.
- Chrysene (AWQS 0.002 µg/L) was detected at 0.644 µg/L and 0.126 µg/L in MW-02 and MW-03, respectively.
- Indeno(1,2,3-cd)pyrene (AWQS 0.002 µg/L) was detected at 0.367 µg/L and 0.0914 µg/L in MW-02 and MW-03, respectively.

Additionally, the following eleven (11) SVOCs were detected in MW-02 and/or MW-03 at concentrations which did not exceed AWQS guidance values: acenaphthene (max 0.389 µg/L), acenaphthylene (max 0.111 µg/L), anthracene (max 0.456 µg/L), benzo(a)pyrene (max 0.778 µg/L), benzo(g,h,i)perylene (max 0.356 µg/L), dibenzo(a,h)anthracene (max 0.222 µg/L), fluoranthene (max 1.44 µg/L), fluorine (max 0.689 µg/L), naphthalene (max 0.1 µg/L), phenanthrene (max 0.378 µg/L), and pyrene (max 1.18 µg/L). All maximum concentrations were detected in MW-02.

Lastly, the following SVOCs were non-detect in all groundwater samples collected during the RI but had a Reporting Limit (RL) which exceeds AWQS guidance values: 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, benzidine, bis(2-chloroethyl)ether, hexachlorobutadiene, and phenol.

Metals

There were a total of seventeen (17) metals were detected in one or more groundwater samples collected during the RI. The following six (6) of these metals were detected at concentrations which exceed AWQS guidance values in at least one of the groundwater samples:

- Cobalt (AWQS 5 µg/L) was detected at 16 µg/L at MW-02. Cobalt was non-detect in MW-01 and MW-03.
- Iron (AWQS 300 µg/L) was detected between 3,250 µg/L and 35,000 µg/L in all three groundwater samples, with the maximum concentration detected in MW-02.
- Lead (AWQS 25 µg/L) was detected at 32 µg/L at MW-02. Lead was non-detect in MW-01 and MW-03.
- Manganese (AWQS 300 µg/L) was detected between 646 µg/L and 970 µg/L in all three groundwater samples, with the maximum concentration detected in MW-03.
- Sodium (AWQS 316,000) was detected between 29,500 µg/L and 316,000 µg/L in all three groundwater samples, with the maximum concentration detected in MW-01.
- Vanadium (AWQS 14 µg/L) was detected at 42 µg/L at MW-02. Vanadium was non-detect in MW-01 and MW-03.

Additionally, the following eleven (11) metals were detected in at least one groundwater sample collected during the RI at concentrations which did not exceed AWQS guidance values: aluminum (max 15,700 µg/L), barium (max 145 µg/L), beryllium (max 0.7 µg/L), calcium (max 127,000 µg/L), chromium (max 45 µg/L), copper (max 85 µg/L), cyanide (max 188 µg/L), magnesium (max 16,500 µg/L), nickel (max 37 µg/L), potassium (max 20,100 µg/L), and zinc (max 55 µg/L).

Lastly, the following three (3) metals were non-detect in all groundwater samples collected during the RI but had RLs which exceed AWQS guidance values: antimony, selenium, and thallium.

Pesticides & PCBs

There were no detected pesticides or PCBs in any groundwater samples collected during the RI. It should be noted that one pesticide, toxaphene, was non-detect in all groundwater samples, but had a RL which exceeds its AWQS guidance value.

Data collected during the RI is sufficient to delineate the distribution of contaminants in groundwater at the Site. Figure 6 shows the location and posts the values for groundwater that exceed the New York State 6NYCRR Part 703.5 Class GA groundwater standards.

5.4 Soil Vapor Chemistry

The New York State Department of Health (NYSDOH) developed the “*Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York*” to be used as a general guidance for parties evaluating soil vapor intrusion. Included in the Guidance, last updated in May 2017, are Decision Matrices used to evaluate sub-slab vapor conditions in comparison to indoor air concentrations to determine whether additional monitoring or mitigation is required. Between the three Decision Matrices (Matrix A, B, and C) there are eight (8) volatile compounds listed with guidance concentration values.

There were no detected levels of Tetrachloroethene (PCE) and Trichloroethene (TCE) at concentrations exceeding the lowest sub-slab vapor concentration listed in the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in New York State Matrices in any of the soil vapor samples collected during the RI. Four (4) of the eight volatile chemicals listed in

Matrix A, B, and C were detected in at least one of the soil vapor samples collected during the RI:

- Only two of the four compounds listed in Matrix A were detected in soil vapor samples collected. Trichloroethene (TCE) was detected in SV-01 only, with a concentration of $0.92 \mu\text{g}/\text{m}^3$. Neither 1,1-dichloroethene nor cis-1,2-dichloroethene were detected in any vapor samples collected during the RI. In accordance with Matrix A, “no further action” is required at these concentrations unless an on-site source is identified to be impacting ambient air levels. TCE was not detected in the ambient air vapor sample collected at the Site during the RI. Carbon tetrachloride was detected at $0.44 \mu\text{g}/\text{m}^3$ in the ambient air vapor sample collected, requiring “no action” per decision Matrix A.
- Two of the three compounds listed in Matrix B were detected in soil vapor samples collected. Tetrachloroethene (PCE) was detected in in SV-01 only, with a concentration of $27.00 \mu\text{g}/\text{m}^3$. Methylene chloride was detected in SV-03 only, with a concentration of $4.50 \mu\text{g}/\text{m}^3$. 1,1,1-trichloroethane was not detected in any soil vapor samples collected. In accordance with Matrix B, “no further action” is required at these concentrations unless an on-site source is identified to be impacting ambient air levels. Of these three compounds, only methylene chloride was detected in the ambient air sample at a concentration of $1.70 \mu\text{g}/\text{m}^3$, requiring “no action” per decision Matrix B.
- Vinyl chloride is the only compound listed in Matrix C, and it was not detected in any soil vapor or ambient air samples collected during the RI.

Additionally, isopropanol ($130 \mu\text{g}/\text{m}^3$ at SV-02) and acetone ($820 \mu\text{g}/\text{m}^3$ at SV-02 and $830 \mu\text{g}/\text{m}^3$ at SV-03) were detected at levels of magnitude greater than the other soil vapor samples.

Data collected during the RI is sufficient to delineate the distribution of contaminants in soil vapor at the Site. Summary data for chemical analyses performed on soil vapor samples are presented in Table 7.

Figure 7 shows the location and posts the values for soil vapor samples with detected concentrations.

5.5 Prior Activity

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

5.6 Impediments to Remedial Action

There are no known impediments to remedial action at this property.

Table 5a: VOCs in Soils

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS

All data in mg/Kg (ppm)												
U= Not Detected > indicated value												
Data above SCOs shown in Bold												
Sample ID		SB-01 VOC (11')		SB-02 VOC (10')		SB-03 (0-2')		SB-03 VOC (10')		SB-04 (1)		
Sample Date		2019-01-31		2019-01-31		2019-01-31		2019-01-31		7/25/2019		
Dilution Factor		1		1		1		1		1		
VOCs, 8260	UUSCO	RRUSCO	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
1,1,1-Trichloroethane	0.68	100	ND	U	ND	U	ND	U	ND	U	ND	U
1,1,2,2-Tetrachloroethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
1,1,2-Trichloro-1,2,2-trifluoroethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
1,1,2-Trichloroethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
1,1-Dichloroethane	0.27	26	ND	U	ND	U	ND	U	ND	U	ND	U
1,1-Dichloroethene	0.33	100	ND	U	ND	U	ND	U	ND	U	ND	U
1,2,3-Trichlorobenzene	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
1,2,4-Trichlorobenzene	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
1,2-Dibromo-3-chloropropane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
1,2-Dibromoethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
1,2-Dichlorobenzene	1.1	100	ND	U	ND	U	ND	U	ND	U	ND	U
1,2-Dichloroethane	0.02	3.1	ND	U	ND	U	ND	U	ND	U	ND	U
1,2-Dichloropropane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
1,3-Dichlorobenzene	2.4	49	ND	U	ND	U	ND	U	ND	U	ND	U
1,4-Dichlorobenzene	1.8	13	ND	U	ND	U	ND	U	ND	U	ND	U
1,4-Dioxane	0.1	13	ND	U	ND	U	ND	U	ND	U	ND	U
2-Butanone (MEK)	0.12	100	0.02		ND	U	ND	U	0.0029		ND	U
2-Hexanone	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
4-Methyl-2-pentanone	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Acetone	0.05	100	0.088		ND	U	ND	U	0.016		ND	U
Benzene	0.06	4.8	ND	U	ND	U	ND	U	ND	U	ND	U
Bromochloromethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Bromodichloromethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Bromoform	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Bromomethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Carbon disulfide	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Carbon tetrachloride	0.76	2.4	ND	U	ND	U	ND	U	ND	U	ND	U
Chlorobenzene	1.1	100	ND	U	ND	U	ND	U	ND	U	ND	U
Chloroethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Chloroform	0.37	49	ND	U	ND	U	ND	U	ND	U	ND	U
Chloromethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
cis-1,2-Dichloroethene	0.25	100	ND	U	ND	U	ND	U	ND	U	ND	U
cis-1,3-Dichloropropene	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Cyclohexane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Dibromochloromethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Dichlorodifluoromethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Ethyl Benzene	1	41	ND	U	ND	U	ND	U	ND	U	ND	U
Isopropylbenzene	2.3	100	ND	U	ND	U	ND	U	ND	U	ND	U
p- & m- Xylenes	0.26	100	ND	U	ND	U	ND	U	ND	U	ND	U
Methyl acetate	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Methylcyclohexane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Methylene chloride	0.05	100	ND	U	ND	U	0.011		ND	U	ND	U
Methyl tert-butyl ether (MTBE)	0.93	100	ND	U	ND	U	ND	U	ND	U	ND	U
o-Xylene	0.26	100	ND	U	ND	U	ND	U	ND	U	ND	U
Styrene	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Tetrachloroethylene (PCE)	1.3	19	ND	U	ND	U	ND	U	ND	U	ND	U
Toluene	0.7	100	ND	U	ND	U	ND	U	ND	U	ND	U
trans-1,2-Dichloroethylene (trans-DCE)	0.19	100	ND	U	ND	U	ND	U	ND	U	ND	U
trans-1,3-Dichloropropylene	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Trichloroethylene (TCE)	0.47	21	ND	U	ND	U	ND	U	ND	U	ND	U
Trichlorofluoromethane	NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Vinyl chloride (VC)	0.02	0.9	ND	U	ND	U	ND	U	ND	U	ND	U
Xylenes, Total	0.26	100	ND	U	ND	U	ND	U	ND	U	ND	U

Analyte Detected

Analyte Above UUSCO

Analyte Above RRUSCO

Notes: SCOs based on NYSDEC Part 375-6.8 and CP-51 NA = not available

Result Qualifiers: J = approximate E = estimated B = detected in blank D = diluted

Table 5b: SVOCs in Soils

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS



All data in mg/Kg (ppm) U= Not Detected ≥ indicated value Data above SCOs shown in Bold			Sample ID		SB-03 (0-2')		SB-04 (0-2)	
			Sample Date		2019-01-31		7/25/2019	
			Dilution Factor		1		2	
SVOCs, 8270 (full suite)	UUSCO	RRUSCO	Result	Qualifier	Result	Qualifier	Result	Qualifier
1,1'-Biphenyl	NA	NA	ND	U	ND	U	ND	U
1,2,4,5-Tetrachlorobenzene	NA	NA	ND	U	ND	U	ND	U
2,3,4,6-Tetrachlorophenol	NA	NA	ND	U	ND	U	ND	U
2,4,5-Trichlorophenol	NA	NA	ND	U	ND	U	ND	U
2,4,6-Trichlorophenol	NA	NA	ND	U	ND	U	ND	U
2,4-Dichlorophenol	NA	NA	ND	U	ND	U	ND	U
2,4-Dimethylphenol	NA	NA	ND	U	ND	U	ND	U
2,4-Dinitrophenol	NA	NA	ND	U	ND	U	ND	U
2,4-Dinitrotoluene	NA	NA	ND	U	ND	U	ND	U
2,6-Dinitrotoluene	NA	NA	ND	U	ND	U	ND	U
2-Chloronaphthalene	NA	NA	ND	U	ND	U	ND	U
2-Chlorophenol	NA	NA	ND	U	ND	U	ND	U
2-Methylnaphthalene	NA	NA	ND	U	ND	U	ND	U
2-Methylphenol	0.33	100	ND	U	ND	U	ND	U
2-Nitroaniline	NA	NA	ND	U	ND	U	ND	U
2-Nitrophenol	NA	NA	ND	U	ND	U	ND	U
3&4-Methylphenol	0.33	100	ND	U	ND	U	ND	U
3,3'-Dichlorobenzidine	NA	NA	ND	U	ND	U	ND	U
3-Nitroaniline	NA	NA	ND	U	ND	U	ND	U
4,6-Dinitro-2-methylphenol	NA	NA	ND	U	ND	U	ND	U
4-Bromophenyl-phenylether	NA	NA	ND	U	ND	U	ND	U
4-Chloro-3-methylphenol	NA	NA	ND	U	ND	U	ND	U
4-Chloroaniline	NA	NA	ND	U	ND	U	ND	U
4-Chlorophenyl-phenylether	NA	NA	ND	U	ND	U	ND	U
4-Nitroaniline	NA	NA	ND	U	ND	U	ND	U
4-Nitrophenol	NA	NA	ND	U	ND	U	ND	U
Acenaphthene	20	100	ND	U	0.08	JD		
Acenaphthylene	100	100	ND	U	0.14			
Acetophenone	NA	NA	ND	U	ND	U		
Anthracene	100	100	ND	U	0.33			
Atrazine	NA	NA	ND	U	ND	U		
Benzaldehyde	NA	NA	ND	U	ND	U		
Benzo[a]anthracene	1	1	0.53		0.87			
Benzo[a]pyrene	1	1	0.54		0.867			
Benzo[b]fluoranthene	1	1	0.73		0.755			
Benzo[g,h,i]perylene	100	100	0.47		0.54			
Benzo[k]fluoranthene	0.8	3.9	0.25		0.655			
bis(2-Chloroethoxy)methane	NA	NA	ND	U	ND	U		
bis(2-Chloroethyl)ether	NA	NA	ND	U	ND	U		
bis(2-Chloroisopropyl)ether	NA	NA	ND	U	ND	U		
bis(2-Ethylhexyl)phthalate	NA	NA	ND	U	0.05	JD		
Butylbenzylphthalate	NA	NA	ND	U	ND	U		
Caprolactam	NA	NA	ND	U	ND	U		
Carbazole	NA	NA	ND	U	ND	U		
Chrysene	1	3.9	0.51		0.791			
Dibenzo[a,h]anthracene	0.33	0.33	ND	U	0.19			
Dibenzofuran	7	59	ND	U	ND	U		
Diethylphthalate	NA	NA	ND	U	ND	U		
Dimethylphthalate	NA	NA	ND	U	ND	U		
Di-n-butylphthalate	NA	NA	ND	U	ND	U		
Di-n-octylphthalate	NA	NA	ND	U	ND	U		
Fluoranthene	100	100	0.9		1.55			
Fluorene	30	100	ND	U	0.09	JD		
Hexachlorobenzene	0.33	1.2	ND	U	ND	U		
Hexachlorobutadiene	NA	NA	ND	U	ND	U		
Hexachlorocyclopentadiene	NA	NA	ND	U	ND	U		
Hexachloroethane	NA	NA	ND	U	ND	U		
Indeno[1,2,3-cd]pyrene	0.5	0.5	0.38		0.481			
Isophorone	NA	NA	ND	U	ND	U		
Naphthalene	12	100	ND	U	ND	U		
Nitrobenzene	NA	15	ND	U	ND	U		
N-Nitroso-di-n-propylamine	NA	NA	ND	U	ND	U		
N-Nitrosodiphenylamine	NA	NA	ND	U	ND	U		
Pentachlorophenol	0.8	6.7	ND	U	ND	U		
Phenanthrene	100	100	0.53		1.01			
Phenol	0.33	100	ND	U	ND	U		
Pyrene	100	100	0.92		1.37			

Analyte Detected

Analyte Above UUSCO

Analyte Above RRUSCO

Notes: SCOs based on NYSDEC Part 375-6.8 and CP-51 NA = not available

Result Qualifiers: J = approximate E = estimated B = detected in blank D = diluted

Table 5c: PAHs in Soils

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS



All data in mg/Kg (ppm)			Sample ID		SB-01 (10-12')		SB-02 (5-10')		SB-03 (0-2')		SB-03 (9-11')		SB-04 (0-2)	
U= Not Detected ≥ indicated value			Sample Date		2019-01-31		2019-01-31		2019-01-31		2019-01-31		2019-07-25	
Data above SCOs shown in Bold			Dilution Factor		1		1		1		1		2	
SVOCs, 8270 (PAH Compounds Only)			UUSCO	RRUSCO	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
2-Methylnaphthalene			NA	NA	ND	U	ND	U	ND	U	ND	U	ND	U
Acenaphthene			20	100	ND	U	ND	U	ND	U	0.059	U	0.0772	JD
Acenaphthylene			100	100	ND	U	0.33	U	ND	U	ND	U	0.141	U
Anthracene			100	100	ND	U	ND	U	ND	U	0.17	U	0.332	U
Benzo(a)anthracene			1	1	ND	U	0.86	U	0.53	U	0.79	U	0.87	U
Benzo(a)pyrene			1	1	ND	U	1.2	U	0.54	U	0.93	U	0.867	U
Benzo(b)fluoranthene			1	1	ND	U	1.9	U	0.73	U	1.1	U	0.755	U
Benzo(g,h,i)perylene			100	100	ND	U	0.71	U	0.47	U	0.45	U	0.54	U
Benzo(k)fluoranthene			0.8	3.9	ND	U	0.66	U	0.25	U	0.44	U	0.655	U
Chrysene			1	3.9	ND	U	1	U	0.51	U	0.61	U	0.791	U
Dibenzo(a,h)anthracene			0.33	0.33	ND	U	0.19	U	ND	U	0.14	U	0.186	U
Dibenzofuran			7	59	ND	U	ND	U	ND	U	0.058	U	ND	U
Fluoranthene			100	100	ND	U	1.5	U	0.9	U	0.69	U	1.55	U
Fluorene			30	100	ND	U	ND	U	ND	U	0.079	U	0.0898	JD
Indeno(1,2,3-cd)pyrene			0.5	0.5	ND	U	0.69	U	0.38	U	0.47	U	0.481	U
Naphthalene			12	100	ND	U	ND	U	ND	U	0.21	U	ND	U
Phenanthrene			100	100	ND	U	0.34	U	0.53	U	0.44	U	1.01	U
Pyrene			100	100	ND	U	1.3	U	0.92	U	0.99	U	1.37	U

Analyte Detected

Analyte Above UUSCO

Analyte Above RRUSCO

Table 5d: Pesticides and PCBs in Soils

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS



All data in mg/Kg (ppm)			Sample ID		SB-01 (10-12')		SB-02 (5-10')		SB-03 (0-2')		SB-03 (9-11')		SB-04 (0-2')	
U= Not Detected ≥ indicated value			Sample Date		2019-01-31		2019-01-31		2019-01-31		2019-01-31		2019-07-25	
Data above SCOs shown in Bold			Dilution Factor		1		1		1		1		5	
Pesticides, 8081	UUSCO	RRUSCO	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>
Aldrin	0.005	0.097	ND	U	0.67	d	0.052	d	ND	U	ND	U	ND	U
alpha-BHC	0.02	0.48	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
alpha-Chlordane	0.094	4.2	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
beta-BHC	0.036	0.36	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Chlordane (total)	NA	NA	ND	U	0.67		0.052		ND	U	ND	U	ND	U
delta-BHC	0.04	100	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Dieldrin	0.005	0.2	ND	U	ND	U	0.012		ND	U	ND	U	ND	U
Endosulfan I	2.4	24	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Endosulfan II	2.4	24	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Endosulfan sulfate	2.4	24	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Endrin	0.014	11	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
gamma-BHC (Lindane)	0.1	1.3	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Heptachlor	0.042	2.1	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
p,p'-DDD	0.0033	13	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
p,p'-DDE	0.0033	8.9	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
p,p'-DDT	0.0033	7.9	ND	U	ND	U	0.018		ND	U	ND	U	ND	U

			Sample ID		SB-01 (10-12')		SB-02 (5-10')		SB-03 (0-2')		SB-03 (9-11')		SB-04 (0-2')	
			Sample Date		2019-01-31		2019-01-31		2019-01-31		2019-01-31		2019-07-25	
			Dilution Factor		1		1		1		1		1	
PCBs, 8082	UUSCO	RRUSCO	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>
Aroclor 1016	0.1	1.00	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Aroclor 1221	0.1	1.00	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Aroclor 1232	0.1	1.00	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Aroclor 1242	0.1	1.00	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Aroclor 1248	0.1	1.00	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Aroclor 1254	0.1	1.00	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Aroclor 1260	0.1	1.00	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U
Aroclor 1262	0.1	1.00	ND	U	ND	U	ND	U	ND	U	ND	U	NT	U
Aroclor 1268	0.1	1.00	ND	U	ND	U	ND	U	ND	U	ND	U	NT	U
Aroclor, Total	0.1	1.00	ND	U	ND	U	ND	U	ND	U	ND	U	ND	U

Analyte Detected

Analyte Above UUSCO

Analyte Above RRUSCO

Notes: SCOs based on NYSDEC Part 375-6.8 and CP-51 NA = not available

Result Qualifiers: J = approximate E = estimated B = detected in blank D = diluted

Table 5e: Hexavalent Chromium and Total Cyanide

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS



Sample ID			SB-01 (10-12')		SB-02 (5-10')		SB-03 (0-2')		SB-03 (9-11')		SB-04 (0-2)	
Sample Date			2019-01-31		2019-01-31		2019-01-31		2019-01-31		2019-07-25	
Dilution Factor			1		1		1		1		1	
Method SW846 7196	UUSCO	RRUSCO	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>
Chromium (hexavalent)	1	110	ND	U	ND	U	ND	U	ND	U	NT	U
Total Cyanide	27	27	ND	U	0.63		0.6		1.5		NT	U

Analyte Detected

Analyte Above UUSCO

Analyte Above RRUSCO

Notes: SCOs based on NYSDEC Part 375-6.8 and CP-51 NA = not available
 Result Qualifiers: J = approximate E = estimated B = detected in blank D = diluted

Table 5f: TAL Metals in Soils

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS



All data in mg/Kg (ppm)		Sample ID	SB-01 (10-12')		SB-02 (5-10')		SB-03 (0-2')		SB-03 (9-11')		SB-04 (0-2')	
U= Not Detected ≥ indicated value		Sample Date	2019-01-31		2019-01-31		2019-01-31		2019-01-31		2019-07-25	
Data above SCOs shown in Bold		Dilution Factor	1		1		1		1		1	
Metals, 6010 and 7473	UUSCO	RRUSCO	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
Aluminum	NA	NA	10,000		18,000		19,000		4,700		10,200	
Antimony	NA	NA	ND	U	ND	U	ND	U	ND	U	2.8	U
Arsenic	13	16	3.8		4.3		4.9		6.5		3.7	
Barium	350	400	43		790		460		210		106	
Beryllium	7.2	72	ND	U	0.48		0.37		0.31		0.056	U
Cadmium	2.5	4.3	ND	U	ND	U	0.6	U	ND	U	0.336	U
Calcium	NA	NA	2,100		31,000		65,000		15,000		21,100	
Chromium	30	180	20		38		48		10		20.2	
Chromium (hexavalent)	1	110	ND	U	ND	U	ND	U	ND	U	NT	U
Cobalt	NA	NA	7.7		12		17		5.6		10.6	
Copper	50	270	16		53		86		25		55.1	
Iron	NA	NA	15,000		28,000		37,000		18,000		19,700	
Lead	63	400	9.5		390		280		1,600		105	
Magnesium	NA	NA	2,200		7,700		12,000		1,200		8,170	
Manganese	1,600	2,000	420		780		730		290		339	
Mercury	0.18	0.81	ND	U	0.41		0.85		0.72		0.235	
Nickel	30	310	15		30		45		12		22.6	
Potassium	NA	NA	1,000		1,600		4,400		700		2,140	B
Selenium	3.9	180	ND	U	ND	U	ND	U	ND	U	2.8	U
Silver	2	180	ND	U	ND	U	ND	U	ND	U	0.56	U
Sodium	NA	NA	ND	U	ND	U	360		400		159	
Thallium	NA	NA	ND	U	ND	U	ND	U	ND	U	2.8	U
Vanadium	NA	NA	28		45		58		ND	U	35.1	
Zinc	109	10,000	26		310		400		1,500		106	

Analyte Detected
Analyte Above UUSCO
Analyte Above RRUSCO

Notes: SCOs based on NYSDEC Part 375-6.8 and CP-51 NA = not available
Result Qualifiers: J = approximate E = estimated B = detected in blank D = diluted

Table 6a: VOCs in Groundwater

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS



All data in µg/L (parts per billion, ppb) U= Not Detected ≥ indicated value Data above AWQS shown in Bold		Sample ID Sample Date Dilution Factor		MW-01 (2019-02-05) 1		MW-02 (2019-02-05) 1		MW-03 (2019-02-05) 1		TB (2019-02-05) 1	
VOCs, 8260	AWQS	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
1,1,1,2-tetrachloroethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,1,1-trichloroethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,1,2,2-tetrachloroethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,1,2-trichloro-1,2,2-trifluoroethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,1,2-trichloroethane	1	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,1-dichloroethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,1-dichloroethylene (1,1-DCE)	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,2,3-trichlorobenzene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,2,3-trichloropropane	0.04	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,2,4-trichlorobenzene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,2,4-trimethylbenzene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,2-dibromo-3-chloropropane	0.04	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,2-dibromoethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,2-dichlorobenzene	3	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,2-dichloroethane	0.6	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,2-dichloropropane	1	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,3,5-trimethylbenzene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,3-dichlorobenzene	3	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,4-dichlorobenzene	3	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
1,4-dioxane	NA	40	U	40	U	40	U	40	U	40	U
2-butanone (MEK)	50	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
2-hexanone (MBK)	50	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
4-methyl-2-pentanone	NA	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
acetone	50	1	J	1	U	1	U	1	U	1	U
acrolein	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
acrylonitrile	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
benzene	1	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
bromochloromethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
bromodichloromethane	50	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
bromoform	50	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
bromomethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
carbon disulfide	NA	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
carbon tetrachloride	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
chlorobenzene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
chloroethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
chloroform	7	0.2	U	0.89		0.2	U	0.2	U	0.2	U
chloromethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
cis-1,2-dichloroethylene (cis-DCE)	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
cis-1,3-dichloropropylene	0.4	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
cyclohexane	NA	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
dibromochloromethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
dibromomethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
dichlorodifluoromethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
ethyl benzene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
hexachlorobutadiene	0.5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
isopropylbenzene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
methyl acetate	NA	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
methyl tert-butyl ether (MTBE)	10	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
methylcyclohexane	NA	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
methylene chloride	5	1	U	1	U	1	U	1	U	1	U
n-butylbenzene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
n-propylbenzene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
o-xylene (included in total xylenes)	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
p- & m- xylenes (included in total xylenes)	5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
p-isopropyltoluene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
sec-butylbenzene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
styrene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
tert-butyl alcohol (TBA)	NA	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
tert-butylbenzene	5	0.2	U	0.2	U	0.29	J	0.2	U	0.2	U
tetrachloroethylene (PCE)	5	0.2	U	0.27	J	0.2	U	0.2	U	0.2	U
toluene	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
trans-1,2-dichloroethylene (trans-DCE)	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
trans-1,3-dichloropropylene	0.4	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
trans-1,4-dichloro-2-butene	NA	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
trichloroethylene (TCE)	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
trichlorofluoromethane	5	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
vinyl chloride (VC)	2	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
xylenes, total	5	0.6	U	0.6	U	0.6	U	0.6	U	0.6	U
TOTAL chlorinated compounds		Not Detected		1.16		Not Detected		Not Detected		Not Detected	
TOTAL PCE, TCE and breakdown products		Not Detected		0.27		Not Detected		Not Detected		Not Detected	
TOTAL petroleum compounds		Not Detected		Not Detected		Not Detected		Not Detected		Not Detected	
TOTAL BTEX		Not Detected		Not Detected		Not Detected		Not Detected		Not Detected	
TOTAL VOCs		1		1.16		0.29		Not Detected		Not Detected	

Detected concentrations

Concentrations above AWQS

Notes: AWQS based on NYSDEC TOGS 1.1.1 (Class GA) NA = not available

Result Qualifiers: J = approximate E = estimated B = detected in blank D = diluted

Table 6b: SVOCs in Groundwater

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS



All data in µg/L (parts per billion, ppb) U= Not Detected ≥ indicated value Data above AWQS shown in Bold		MW-01 (2019-02-05)		MW-02 (2019-02-05)		MW-03 (2019-02-05)	
Sample ID	Dilution Factor	1		1		1	
SVOCs, 8270	AWQS	Result	Qualifier	Result	Qualifier	Result	Qualifier
1,1'-biphenyl	5	3.45	U	2.78	U	2.86	U
1,2,4,5-tetrachlorobenzene	5	3.45	U	2.78	U	2.86	U
1,2,4-trichlorobenzene	5	3.45	U	2.78	U	2.86	U
1,2-dichlorobenzene	3	3.45	U	2.78	U	2.86	U
1,2-diphenylhydrazine (azobenzene)	ND	3.45	U	2.78	U	2.86	U
1,3-dichlorobenzene	3	3.45	U	2.78	U	2.86	U
1,4-dichlorobenzene	3	3.45	U	2.78	U	2.86	U
2,3,4,6-tetrachlorophenol	NA	3.45	U	2.78	U	2.86	U
2,4,5-trichlorophenol	NA	3.45	U	2.78	U	2.86	U
2,4,6-trichlorophenol	NA	3.45	U	2.78	U	2.86	U
2,4-dichlorophenol	5	3.45	U	2.78	U	2.86	U
2,4-dimethylphenol	50	3.45	U	2.78	U	2.86	U
2,4-dinitrophenol	10	3.45	U	2.78	U	2.86	U
2,4-dinitrotoluene	5	3.45	U	2.78	U	2.86	U
2,6-dinitrotoluene	5	3.45	U	2.78	U	2.86	U
2-chloronaphthalene	10	3.45	U	2.78	U	2.86	U
2-chlorophenol	NA	3.45	U	2.78	U	2.86	U
2-methylnaphthalene	NA	3.45	U	2.78	U	2.86	U
2-methylphenol	NA	3.45	U	2.78	U	2.86	U
2-nitroaniline	5	3.45	U	2.78	U	2.86	U
2-nitrophenol	NA	3.45	U	2.78	U	2.86	U
3- & 4-methylphenols	NA	3.45	U	2.78	U	2.86	U
3,3'-dichlorobenzidine	5	3.45	U	2.78	U	2.86	U
3-nitroaniline	5	3.45	U	2.78	U	2.86	U
4,6-dinitro-2-methylphenol	NA	3.45	U	2.78	U	2.86	U
4-bromophenyl phenyl ether	NA	3.45	U	2.78	U	2.86	U
4-chloro-3-methylphenol	NA	3.45	U	2.78	U	2.86	U
4-chloroaniline	5	3.45	U	2.78	U	2.86	U
4-chlorophenyl phenyl ether	NA	3.45	U	2.78	U	2.86	U
4-nitroaniline	5	3.45	U	2.78	U	2.86	U
4-nitrophenol	5	3.45	U	2.78	U	2.86	U
acenaphthene	20	0.069	U	0.389		0.377	
acenaphthylene	NA	0.069	U	0.111		0.0686	
acetophenone	NA	3.45	U	2.78	U	2.86	U
aniline	5	3.45	U	2.78	U	2.86	U
anthracene	50	0.069	U	0.456		0.137	
atrazine	7.5	0.69	U	0.556	U	0.571	U
benzaldehyde	NA	3.45	U	2.78	U	2.86	U
benzidine	5	13.8	U	11.1	U	11.4	U
benzo(a)anthracene	0.002	0.069	U	0.711		0.0914	
benzo(a)pyrene	ND	0.069	U	0.778		0.229	
benzo(b)fluoranthene	0.002	0.069	U	0.522		0.114	
benzo(g,h,i)perylene	NA	0.069	U	0.356		0.0571	
benzo(k)fluoranthene	0.002	0.069	U	0.511		0.114	
benzoic acid	NA	34.5	U	27.8	U	28.6	U
benzyl alcohol	NA	3.45	U	2.78	U	2.86	U
benzyl butyl phthalate	50	3.45	U	2.78	U	2.86	U
bis(2-chloroethoxy)methane	5	3.45	U	2.78	U	2.86	U
bis(2-chloroethyl)ether	1	3.45	U	2.78	U	2.86	U
bis(2-chloroisopropyl)ether	NA	3.45	U	2.78	U	2.86	U
bis(2-ethylhexyl)phthalate	5	0.69	U	0.556	U	0.571	U
caprolactam	NA	3.45	U	2.78	U	2.86	U
carbazole	NA	3.45	U	2.78	U	2.86	U
chrysene	0.002	0.069	U	0.644		0.126	
dibenzo(a,h)anthracene	NA	0.069	U	0.222		0.0571	U
dibenzofuran	NA	3.45	U	2.78	U	2.86	U
diethyl phthalate	50	3.45	U	2.78	U	2.86	U
dimethyl phthalate	50	3.45	U	2.78	U	2.86	U
di-n-butyl phthalate	50	3.45	U	2.78	U	2.86	U
di-n-octyl phthalate	50	3.45	U	2.78	U	2.86	U
fluoranthene	50	0.069	U	1.44	E	0.229	
fluorene	50	0.069	U	0.689		0.183	
hexachlorobenzene	0.04	0.0276	U	0.0222	U	0.0229	U
hexachlorobutadiene	0.5	0.69	U	0.556	U	0.571	U
hexachlorocyclopentadiene	5	3.45	U	2.78	U	2.86	U
hexachloroethane	5	0.69	U	0.556	U	0.571	U
indeno(1,2,3-cd)pyrene	0.002	0.069	U	0.367		0.0914	
isophorone	50	3.45	U	2.78	U	2.86	U
naphthalene	10	0.069	U	0.1		0.0686	
nitrobenzene	0.4	0.345	U	0.278	U	0.286	U
n-nitrosodimethylamine	50	0.69	U	0.556	U	0.571	U
n-nitroso-di-n-propylamine	NA	3.45	U	2.78	U	2.86	U
n-nitrosodiphenylamine	50	3.45	U	2.78	U	2.86	U
pentachlorophenol	1	0.345	U	0.278	U	0.286	U
phenanthrene	50	0.069	U	0.378		0.217	
phenol	1	3.45	U	2.78	U	2.86	U
pyrene	50	0.069	U	1.18	E	0.251	

Detected concentrations

Concentrations above AWQS

Notes: AWQS based on NYSDEC TOGS 1.1.1 (Class GA) NA = not available

Result Qualifiers: J = approximate E = estimated B = detected in blank D = diluted

Table 6c: Hexavalent Chromium and Total Cyanide

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS



<i>All data in µg/L (parts per billion, ppb)</i> <i>U= Not Detected ≥ indicated value</i> <i>Data above AWQS shown in Bold</i>		MW-01		MW-02		MW-03	
		Sample ID		Sample Date		Dilution Factor	
		(2019-02-05)		(2019-02-05)		(2019-02-05)	
		1		1		1	
Pesticides, 8081	AWQS	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>	<i>Result</i>	<i>Qualifier</i>
Hexavalent Chromium	50	10	U	10	U	10	U
Total Cyanide	200	10	U	188		35.9	

Detected concentrations

Concentrations above AWQS

Table 6d: Pesticides and PCBs in Groundwater

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS



All data in µg/L (parts per billion, ppb) U= Not Detected ≥ indicated value Data above AWQS shown in Bold		Sample ID		MW-01		MW-02		MW-03	
		Sample Date		(2019-02-05)		(2019-02-05)		(2019-02-05)	
		Dilution Factor		1		1		1	
Pesticides, 8081	AWQS	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
4,4'-DDD	0.3	0.004	U	0.004	U	0.00444	U	0.00444	U
4,4'-DDE	0.2	0.004	U	0.004	U	0.00444	U	0.00444	U
4,4'-DDT	0.2	0.004	U	0.004	U	0.00444	U	0.00444	U
aldrin	NE	0.004	U	0.004	U	0.00444	U	0.00444	U
alpha-BHC	0.01	0.004	U	0.004	U	0.00444	U	0.00444	U
alpha-chlordane	0.05	0.004	U	0.004	U	0.00444	U	0.00444	U
beta-BHC	0.04	0.004	U	0.004	U	0.00444	U	0.00444	U
chlordane, total	0.05	0.02	U	0.02	U	0.0222	U	0.0222	U
delta-BHC	0.04	0.004	U	0.004	U	0.00444	U	0.00444	U
dieldrin	0.004	0.002	U	0.002	U	0.00222	U	0.00222	U
endosulfan I	NA	0.004	U	0.004	U	0.00444	U	0.00444	U
endosulfan II	NA	0.004	U	0.004	U	0.00444	U	0.00444	U
endosulfan sulfate	NA	0.004	U	0.004	U	0.00444	U	0.00444	U
endrin	NA	0.004	U	0.004	U	0.00444	U	0.00444	U
endrin aldehyde	5	0.01	U	0.01	U	0.0111	U	0.0111	U
endrin ketone	5	0.01	U	0.01	U	0.0111	U	0.0111	U
gamma-BHC (lindane)	0.05	0.004	U	0.004	U	0.00444	U	0.00444	U
gamma-chlordane	0.05	0.01	U	0.01	U	0.0111	U	0.0111	U
heptachlor	0.04	0.004	U	0.004	U	0.00444	U	0.00444	U
heptachlor epoxide	0.03	0.004	U	0.004	U	0.00444	U	0.00444	U
methoxychlor	35	0.004	U	0.004	U	0.00444	U	0.00444	U
toxaphene	0.06	0.1	U	0.1	U	0.111	U	0.111	U

Sample ID		MW-01		MW-02		MW-03	
Sample Date		(2019-02-05)		(2019-02-05)		(2019-02-05)	
Dilution Factor		1		1		1	
PCBs, 8082	AWQS	Result	Qualifier	Result	Qualifier	Result	Qualifier
Aroclor 1016	0.09	0.05	U	0.05	U	0.0556	U
Aroclor 1221	0.09	0.05	U	0.05	U	0.0556	U
Aroclor 1232	0.09	0.05	U	0.05	U	0.0556	U
Aroclor 1242	0.09	0.05	U	0.05	U	0.0556	U
Aroclor 1248	0.09	0.05	U	0.05	U	0.0556	U
Aroclor 1254	0.09	0.05	U	0.05	U	0.0556	U
Aroclor 1260	0.09	0.05	U	0.05	U	0.0556	U
Aroclor, Total	0.09	0.05	U	0.05	U	0.0556	U

Detected concentrations

Concentrations above AWQS

Notes: AWQS based on NYSDEC TOGS 1.1.1 (Class GA) NA = not available
Result Qualifiers: J = approximate E = estimated B = detected in blank D = diluted

Table 6e: TAL Metals (Total) in Groundwater

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS



<i>All data in µg/L (parts per billion, ppb)</i> <i>U= Not Detected ≥ indicated value</i> <i>Data above AWQS shown in Bold</i>		Sample ID		MW-01		MW-02		MW-03	
		Sample Date		(2019-02-05)		(2019-02-05)		(2019-02-05)	
		Dilution Factor		1		1		1	
Metals, 6010 and 7473	AWQS	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
aluminum	NA	1,050		15,700		56	U		
antimony	3	28	U	28	U	28	U		
arsenic	25	17	U	17	U	17	U		
barium	1,000	145		136		62			
beryllium	3	0.6	U	0.7		0.6	U		
cadmium	5	3	U	3	U	3	U		
calcium	NA	95,800		53,200		127,000			
chromium	50	6	U	45		6	U		
cobalt	5	4	U	16		4	U		
copper	200	22	U	85		22	U		
iron**	300	3,250		35,000		12,800			
lead	25	6	U	32		6	U		
magnesium	35,000	9,980		8,390		16,500			
manganese**	300	884		646		970			
mercury	0.7	0.2	U	0.2	U	0.2	U		
nickel	100	11	U	37		11	U		
potassium	NA	20,100		9,760		9,040			
selenium	10	28	U	28	U	28	U		
silver	50	6	U	6	U	6	U		
sodium	20,000	316,000		66,600		29,500			
thallium	0.5	28	U	28	U	28	U		
vanadium	14	11	U	42		11	U		
zinc	2,000	28	U	55		28	U		

** combined iron and manganese = 500

Detected concentrations

Concentrations above AWQS

Notes: AWQS based on NYSDEC TOGS 1.1.1 (Class GA) NA = not available
 Result Qualifiers: J = approximate E = estimated B = detected in blank D = diluted

Table 7: VOCs in Soil Vapor

Site ID: 1723 Lexington Ave.

WCD File: 18-10753BS

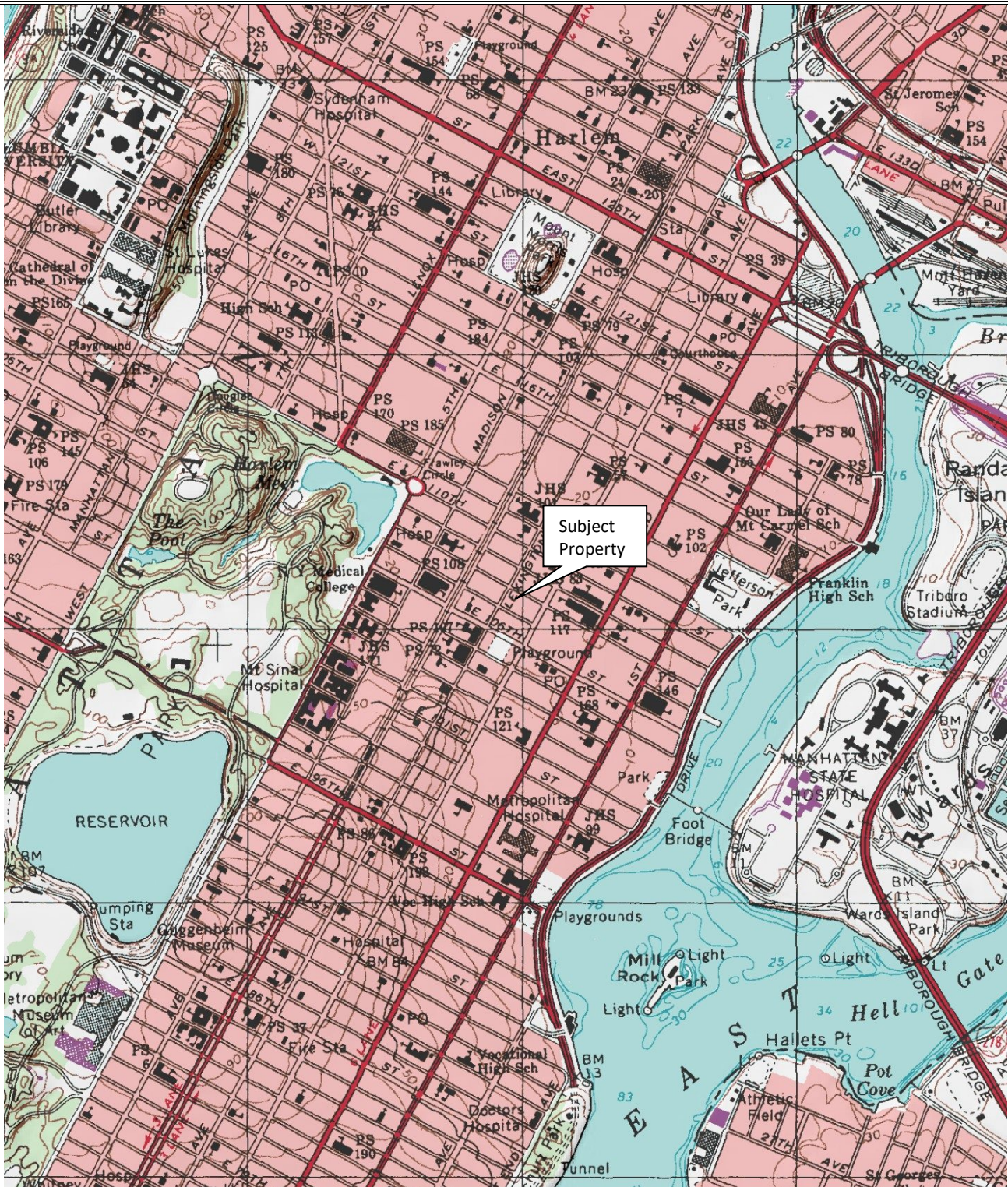


All data in $\mu\text{g}/\text{m}^3$ U= Not Detected \geq value	Sample ID	SV-01		SV-02		SV-03		AA	
	Sample Date	(2019-02-05)		(2019-02-05)		(2019-02-05)		(2019-02-05)	
	Dilution Factor	1.711		10.051		51.54		0.871	
VOCs, TO-15	NYS SSC	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
1,1,1,2-Tetrachloroethane		1.20	U	6.90	U	3.50	U	0.60	U
1,1,1-Trichloroethane	100	0.93	U	5.50	U	2.80	U	0.48	U
1,1,2,2-Tetrachloroethane		1.20	U	6.90	U	3.50	U	0.60	U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)		1.30	U	7.70	U	3.90	U	0.67	U
1,1,2-Trichloroethane		0.93	U	5.50	U	2.80	U	0.48	U
1,1-Dichloroethane		0.69	U	4.10	U	2.10	U	0.35	U
1,1-Dichloroethene	6	0.68	U	4.00	U	2.00	U	0.35	U
1,2,4-Trichlorobenzene		1.30	U	7.50	U	3.80	U	0.65	U
1,2,4-Trimethylbenzene		11	D	6.4	D	2.50	U	0.43	D
1,2-Dibromoethane		1.30	U	7.70	U	4.00	U	0.67	U
1,2-Dichlorobenzene		1.00	U	6.00	U	3.10	U	0.52	U
1,2-Dichloroethane		0.69	U	4.10	U	2.10	U	0.35	U
1,2-Dichloropropane		0.79	U	4.60	U	2.40	U	0.40	U
1,2-Dichlorotetrafluoroethane (Freon 114)		1.20	U	7.00	U	3.60	U	0.61	U
1,3,5-Trimethylbenzene		4.5	D	4.90	U	2.50	U	0.43	U
1,3-Butadiene		1.10	U	6.70	U	3.40	U	0.58	U
1,3-Dichlorobenzene		1.00	U	6.00	U	3.10	U	0.52	U
1,3-Dichloropropane		0.79	U	4.60	U	2.40	U	0.40	U
1,4-Dichlorobenzene		1.00	U	6.00	U	3.10	U	0.52	U
1,4-Dioxane		1.20	U	7.20	U	3.70	U	0.63	U
2-Butanone		1.1	D	39	D	32	D	1.9	D
2-Hexanone		1.40	U	8.20	U	4.20	U	0.71	U
3-Chloropropene		2.70	U	16.00	U	8.10	U	1.40	U
4-Methyl-2-pentanone		0.70	U	4.10	U	2.10	U	0.36	U
Acetone		21	D	820	D	830	D	11	D
Acrylonitrile		0.37	U	2.20	U	1.10	U	0.19	U
Benzene		1	D	3.2	D	2	D	1.3	D
Benzyl chloride		0.89	U	5.20	U	2.70	U	0.45	U
Bromodichloromethane		1.10	U	6.70	U	3.50	U	0.58	U
Bromoform		1.80	U	10.00	U	5.30	U	0.90	U
Bromomethane		0.66	U	3.90	U	2.00	U	0.34	U
Carbon disulfide		1.3	D	3.10	U	1.60	U	0.27	U
Carbon tetrachloride	6	0.43	D	1.60	U	0.81	U	0.44	D
Chlorobenzene		0.79	U	4.60	U	2.40	U	0.40	U
Chloroethane		0.45	U	2.70	U	1.40	U	0.23	U
Chloroform		13	D	4.90	U	2.50	U	0.43	U
Chloromethane		0.35	U	4.8	D	4.5	D	0.18	U
cis-1,2-Dichloroethene	6	0.68	U	4.00	U	2.00	U	0.35	U
cis-1,3-Dichloropropene		0.78	U	4.60	U	2.30	U	0.40	U
Cyclohexane		0.59	U	3.50	U	1.80	U	0.30	U
Dibromochloromethane		1.50	U	8.60	U	4.40	U	0.74	U
Dichlorodifluoromethane		1.7	D	5.00	U	2.50	U	1.1	D
Ethyl Acetate		1.20	U	7.20	U	3.70	U	0.63	U
Ethylbenzene		2.4	D	4.40	U	2.20	U	0.49	D
Hexachlorobutadiene		1.80	U	11.00	U	5.50	U	0.93	U
Isopropanol		0.84	U	130	D	8	D	4.2	D
Methyl Methacrylate		0.70	U	4.10	U	2.10	U	0.71	D
Methyl tert butyl ether		0.62	U	3.60	U	1.90	U	0.31	U
Methylene chloride	100	1.20	U	7.00	U	4.50	D	1.70	D
Naphthalene		9.00	U	53.00	U	27.00	U	4.60	U
n-Heptane		0.7	D	4.10	U	2.10	U	0.54	D
n-Hexane		1.4	D	3.50	U	2	D	0.95	D
o-Xylene		4.2	D	5.2	D	2.20	U	0.53	D
p/m-Xylene		9.2	D	13	D	4.5	D	1.7	D
p-Ethyltoluene		13	D	7.9	D	2.50	U	0.43	U
Propylene		0.29	U	1.70	U	9.8	D	0.15	U
Styrene		0.73	U	4.30	U	2.20	U	0.37	U
Tetrachloroethene	100	27.00	D	1.70	U	0.87	U	0.15	U
Tetrahydrofuran		1.00	U	5.90	U	3.00	U	0.51	U
Toluene		6.6	D	13	D	5.4	D	2.4	D
trans-1,2-Dichloroethene		0.68	U	4.00	U	2.00	U	0.35	U
trans-1,3-Dichloropropene		0.78	U	4.60	U	2.30	U	0.40	U
Trichloroethene	6	0.92	D	1.40	U	0.69	U	0.12	U
Trichlorofluoromethane		1.9	D	5.60	U	2.90	U	1.3	D
Vinyl acetate		0.60	U	3.50	U	1.80	U	0.31	U
Vinyl bromide		0.75	U	4.40	U	2.30	U	0.38	U
Vinyl chloride	6	0.44	U	2.60	U	1.30	U	0.22	U
detected concentrations below NY-IAC (or, no standard)									
Concentrations above NY-SSC									
*NY-SSC: New York State DOH Matrix A, B, C Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion dated October 2006.									

Notes: NA = not available

Result Qualifiers: J = approximate E = estimated B = detected in blank

Table Page 1 of 1



Source: USGS Topographic Map of the Central Park, New York Quadrangle, dated 1995, digital image provided by MyTopo.com

Figure 1: Site Location and Topographic Map

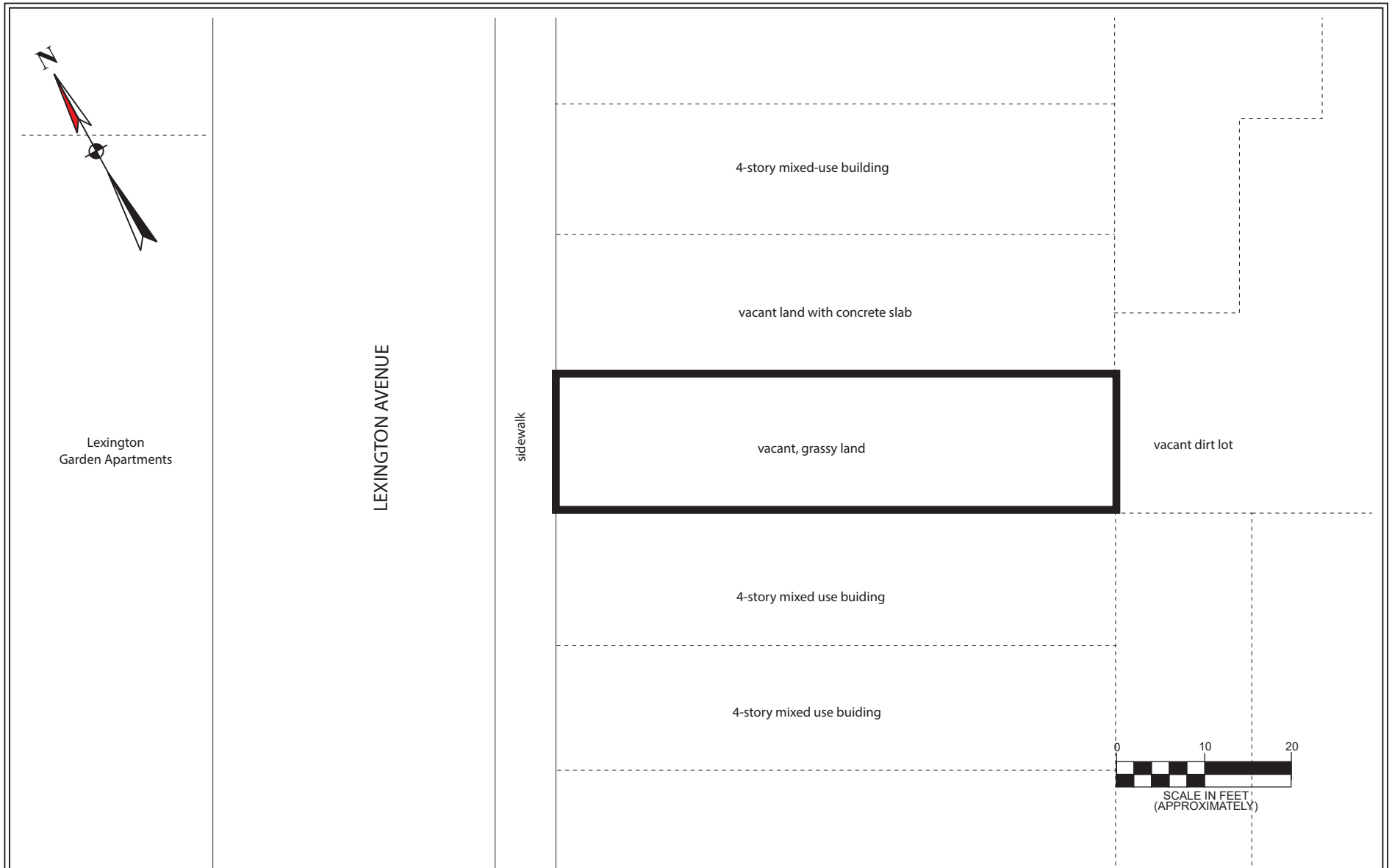
1723 Lexington Avenue
Borough of Manhattan
New York City, New York



File No: 18-10753BS

September 2019

Scale: 1:24000





All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Figure 2: Site Location and Surrounding Features Map

1723 Lexington Avenue
Borough of Manhattan, New York

Legend:

-  subject property border
-  lot lines

WCD File: 18-10753BS

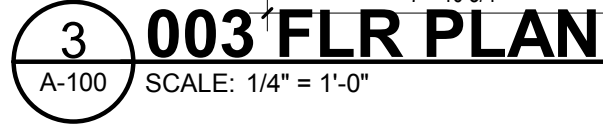
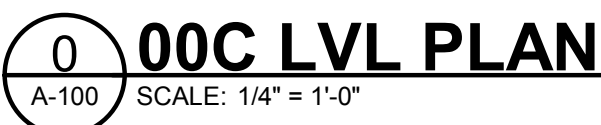
September 2019

Scale as shown

Figures

Figure 3: Development Plans

1 THIS IS NOT A MODULAR CONSTRUCTION
2 BUILDING.
3 WITHIN DWELLING UNITS, AT LEAST 50% OF
4 LIGHTING TO BE HIGH-EFFICACY LAMPS.
SEE LIGHTING PLANS & SCHEDULE FOR
LIGHTING OF COMMON AREAS.



Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

CONSULTANTS:
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New York, NY 10014
o. 212-634-7886

SIDERIS KEFALAS Engineers
217-22 Northern Boulevard
Bayside, NY 11361
o. 718-224-9091

OWNER:
Lexington Ave Venture LLC
38 S. Station Plaza,
Great Neck, NY 11021
o. 516-472-7474

DRAWING TITLE: FLOOR PLANS

PROJECT ADDRESS: NEW 4 STORY & CELLAR 2-FAMILY DWELLING
1723 LEXINGTON AVENUE
MANHATTAN, NY 10029

NO.	DATE	DESCRIPTION	DRAWN BY: GB
			CHECKED BY: GJC
			JOB No: 10231
			SCALE:
			As Noted
			DATE:



DOB / HUB:

DRAWING No.

8 OF 26

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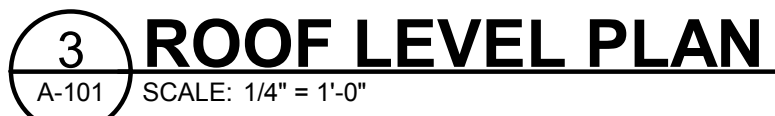
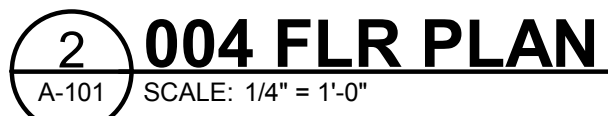
Architecture
Interior Design
Code Consultant
Building Dept.
Expediting

138-72 Queens Boulevard
Briarwood, NY 11435

Tel. (718) 268-9098
Fax. (718) 268-9097

www.caliendoarchitects.com

1 THIS IS NOT A MODULAR CONSTRUCTION
2 BUILDING TO BE FULLY SPRINKLERED.
3 WITHIN DWELLING UNITS, AT LEAST 50% OF
4 LIGHTING TO BE HIGH-EFFICACY LAMPS.
SEE LIGHTING PLANS & SCHEDULE FOR
LIGHTING OF COMMON AREAS.



THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, OR SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, MATERIALS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT P.C. AND ITS PRINCIPAL EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

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SIDERIS KEFALAS Engineers
217-22 Northern Boulevard
Bayside, NY 11361
o. 718-224-9091

OWNER:
Lexington Ave Venture LLC
38 S. Station Plaza,
Great Neck, NY 11021
o. 516-472-7474

DRAWING TITLE: FLOOR PLANS

PROJECT ADDRESS: NEW 4 STORY & CELLAR 2-FAMILY DWELLING
1723 LEXINGTON AVENUE
MANHATTAN, NY 10029

DRAWN BY:	GB
CHECKED BY:	GJC
JOB No:	16231
SCALE:	As Noted
DATE:	14-APR-17

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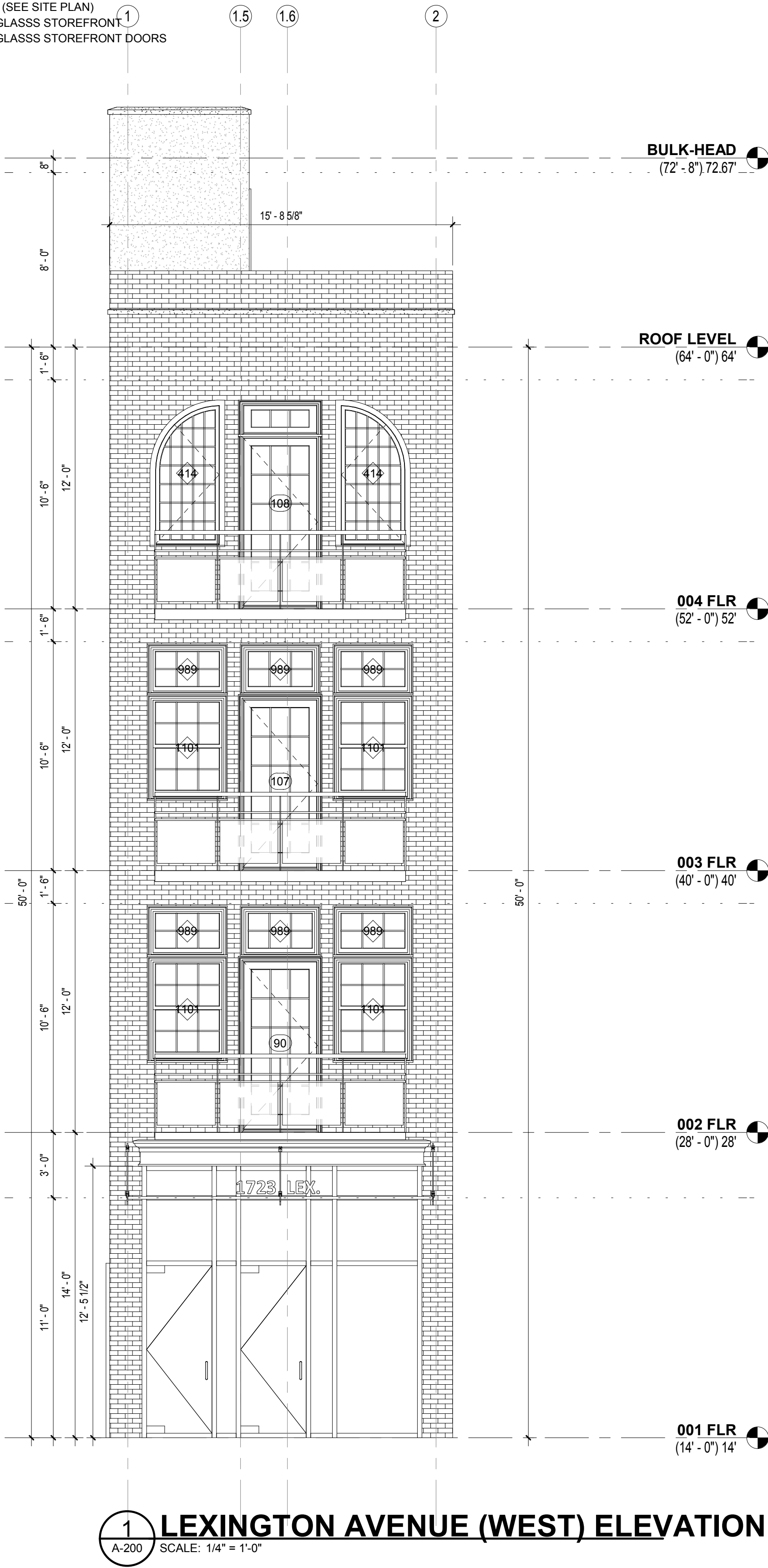
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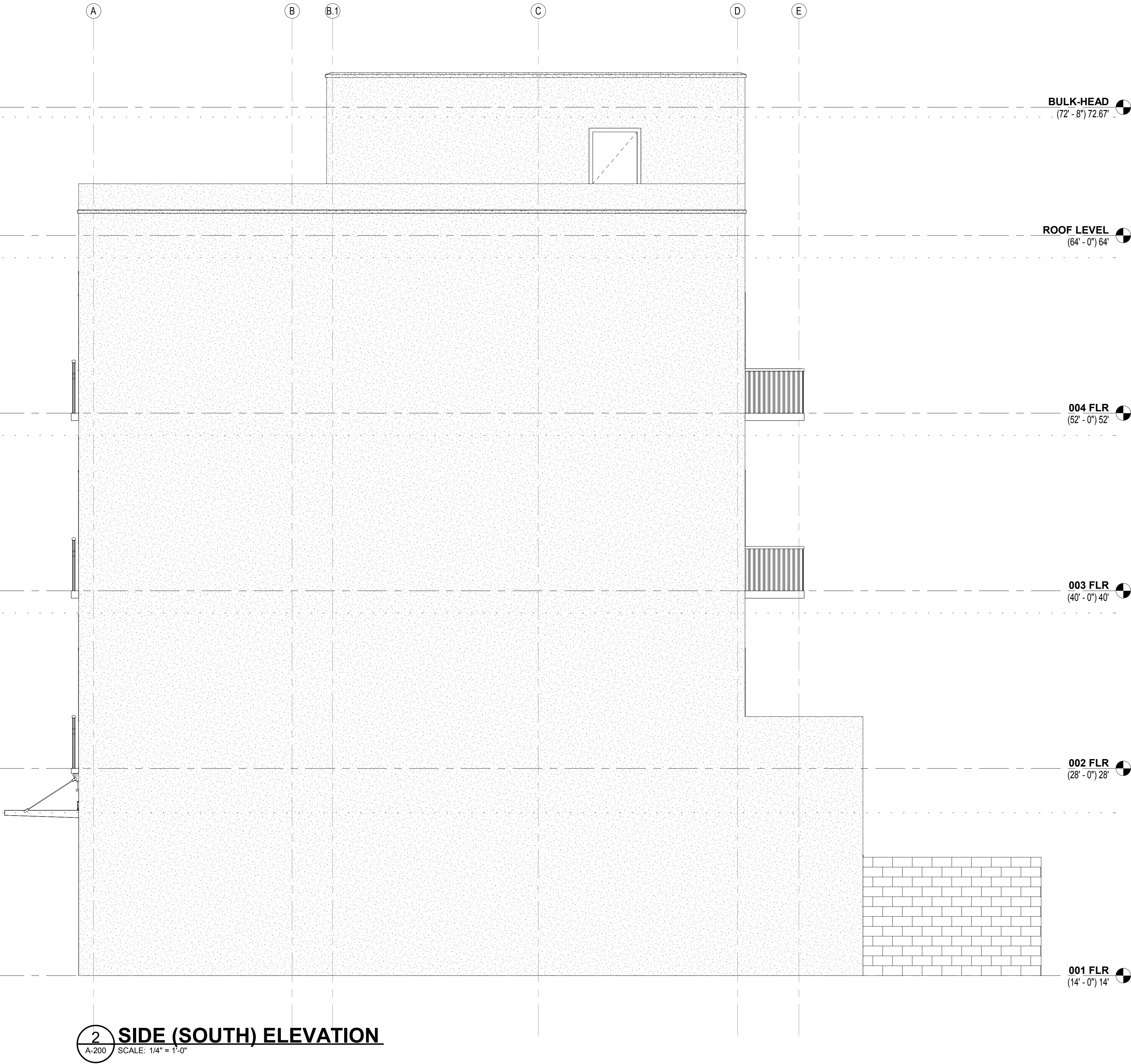
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ELEVATION NOTES

- 1 STUCCO FINISH
- 2 STUCCO WINDOW DETAIL
- 3 PTAC UNIT (SEE MECHANICAL PLANS)
- 4 WINDOW (SEE SCHEDULE)
- 5 DOOR (SEE SCHEDULE)
- 6 GUARD RAILING 3'-6" HIGH
- 7 PRECAST CONCRETE CAP
- 8 STUCCO ARCHITECTURAL CORNICE DETAIL
- 9 STAIR BULKHEAD
- 10 ELEVATOR BULKHEAD
- 11 CONCRETE BALCONY (SEE STRUCTURAL PLANS)
- 12 STREET TREE (SEE SITE PLAN)
- 13 ALUMINUM & GLASS STOREFRONT
- 14 ALUMINUM & GLASS STOREFRONT DOORS



1 LEXINGTON AVENUE (WEST) ELEVATION
A-200 SCALE: 1/4" = 1'-0"



2 SIDE (SOUTH) ELEVATION
A-200 SCALE: 1/4" = 1'-0"

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PROJECT ADDRESS:
NEW 4 STORY & CELLAR 2-FAMILY DWELLING
1723 LEXINGTON AVENUE
MANHATTAN, NY 10029

DRAWING TITLE:
BUILDING ELEVATIONS

DRAWN BY: GB
CHECKED BY: GJC
JOB No: 16231
SCALE: As Noted
DATE: 14-APR-17

DESCRIPTION
NO. DATE

SEAL:
REGISTERED ARCHITECT
GERALD J. CALIENDO
020241
STATE OF NEW YORK

DOB / HUB:
DRAWING No.: 10 OF 26

A-200.00

- 1 STUCCO FINISH
- 2 STUCCO WINDOW DETAIL
- 3 PTAC UNIT (SEE MECHANICAL PLANS)
- 4 WINDOW (SEE SCHEDULE)
- 5 DOOR (SEE SCHEDULE)
- 6 GUARD RAILING 3'-6" HIGH
- 7 PRECAST CONCRETE CAP
- 8 STUCCO ARCHITECTURAL CORNICE DETAIL
- 9 STAIR BULKHEAD
- 10 ELEVATOR BULKHEAD
- 11 CONCRETE BALCONY (SEE STRUCTURAL PLANS)
- 12 STREET TIRE (SEE SITE PLAN)
- 13 ALUMINUM & GLASS STOREFRONT
- 14 ALUMINUM & GLASS STOREFRONT DOORS



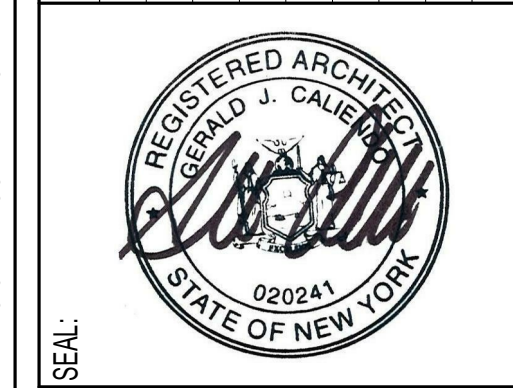
Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

BUILDING ELEVATIONS

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NEW 4 STORY & CELLAR 2-FAMILY DWELLING
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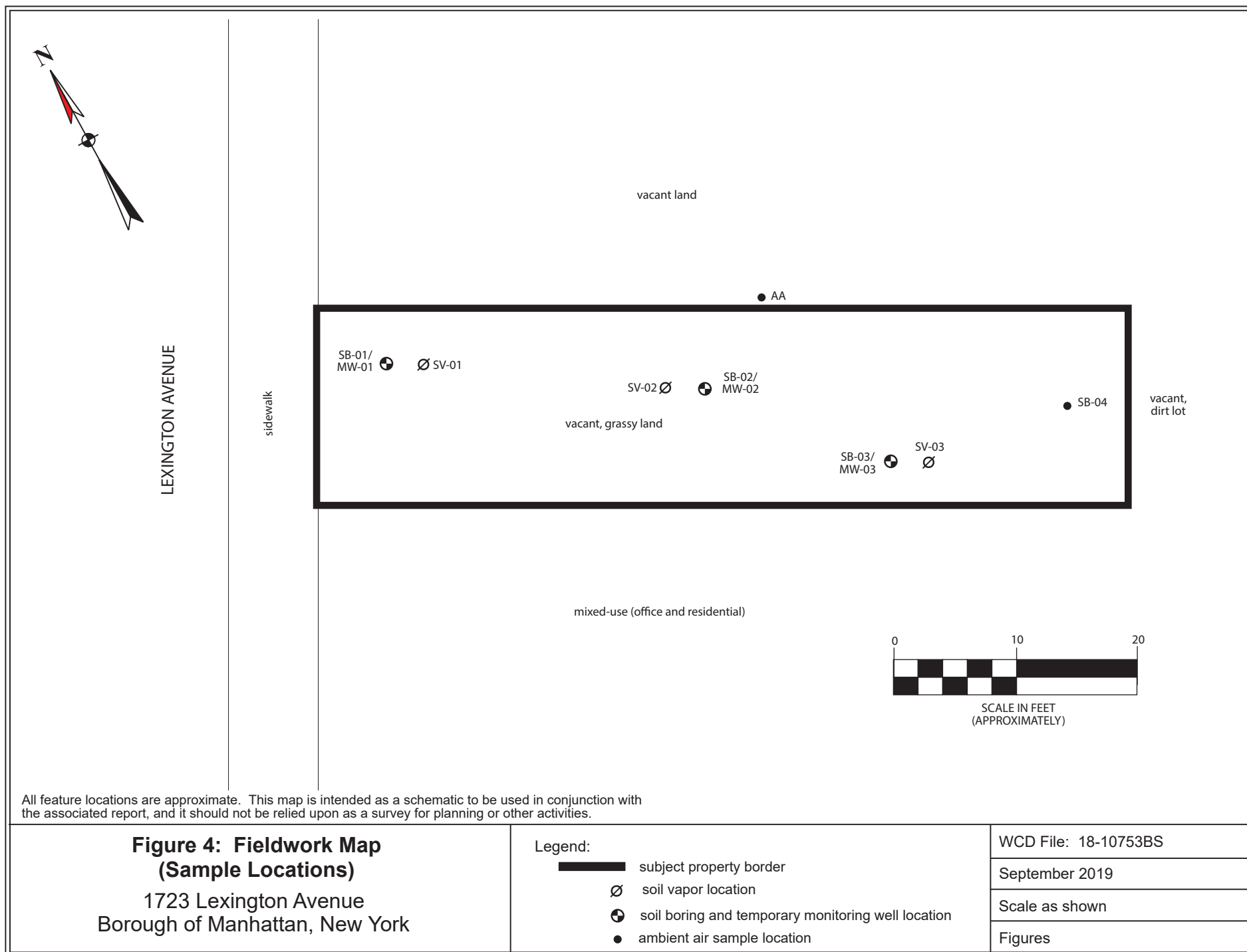
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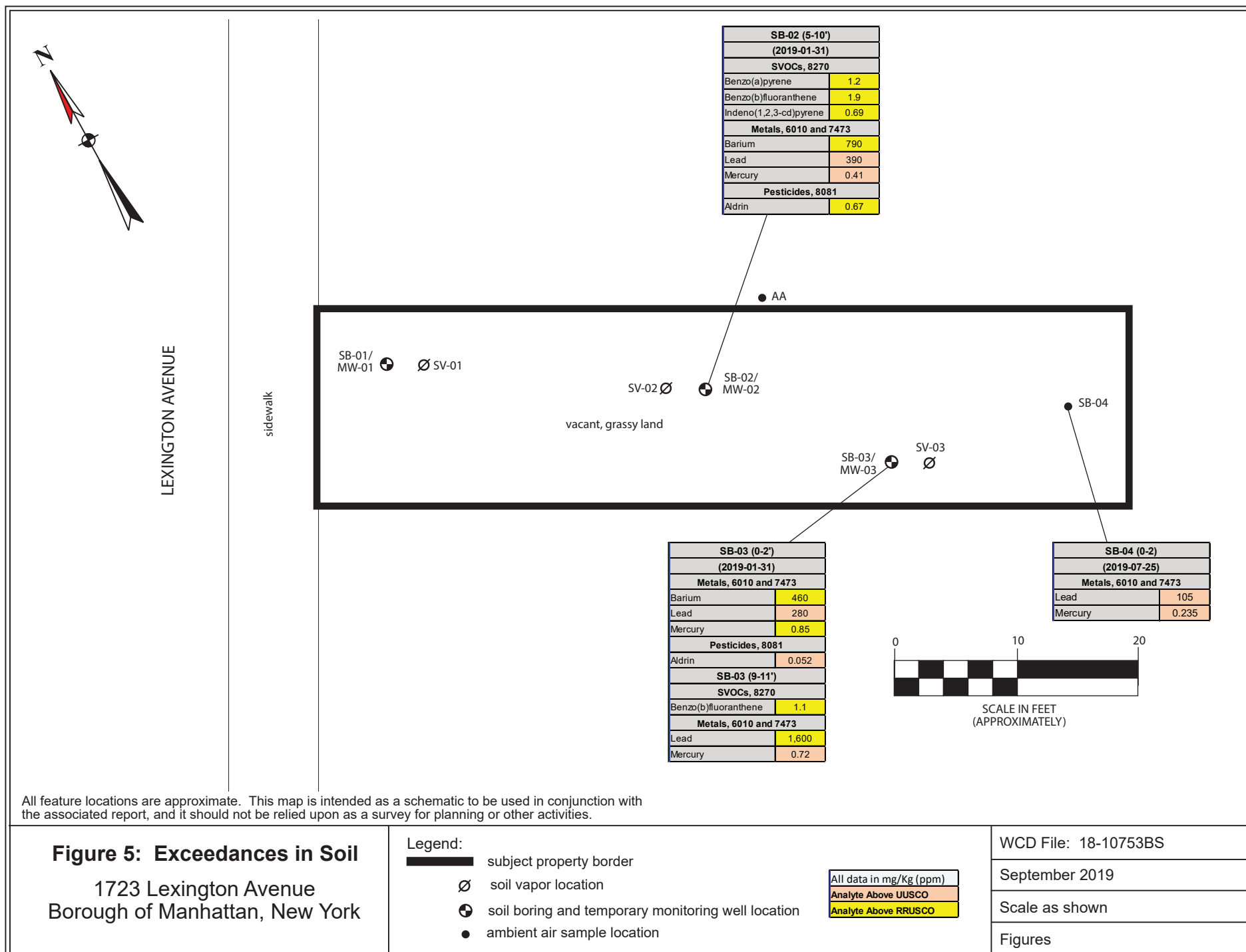


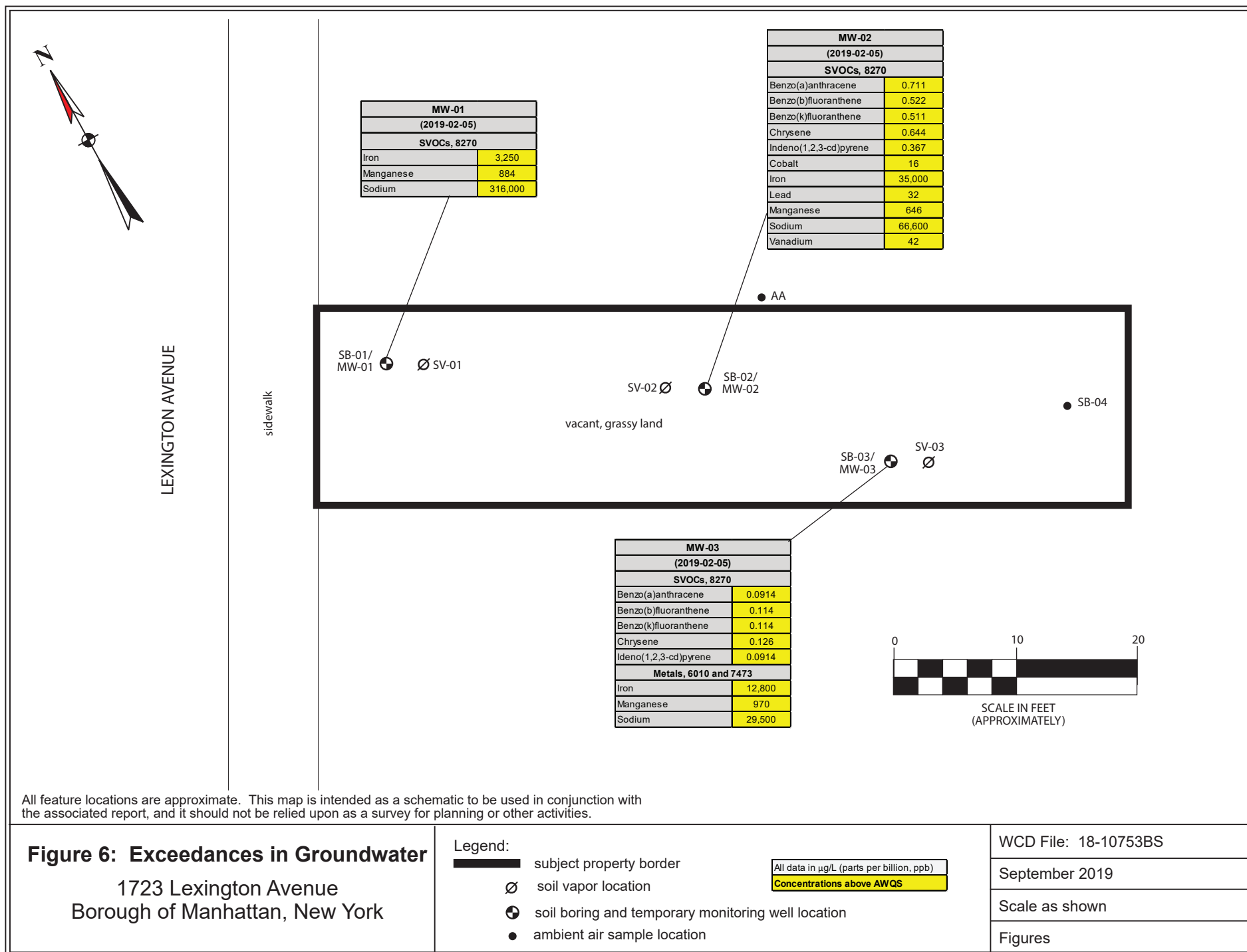
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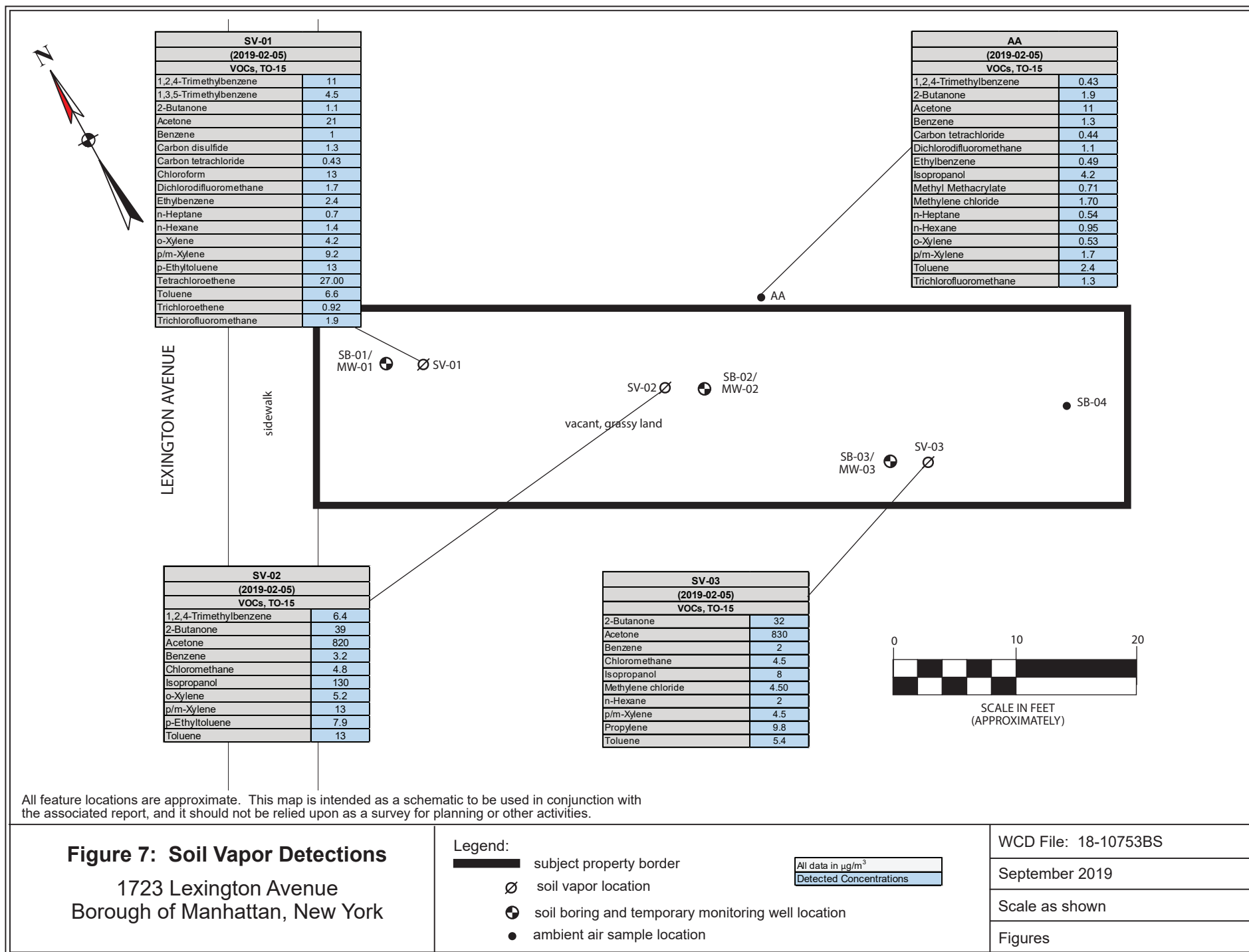
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All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.