



# AEI

## Consultants

December 21, 2021

Dylan Salmons  
Pennrose, LLC  
45 Main Street, Suite 539  
Brooklyn, NY 11201

**Subject: Lead-in Soil Sampling**  
John P. Taylor Apartments  
125 River Street  
Troy, New York 12180  
AEI Project No. 450393

Dear Mr. Salmons:

This letter report is to summarize the findings of the Lead-in Soil Sampling for the John P. Taylor Apartments located at 125 River Street, Troy, New York. AEI Consultants (AEI) was contracted by the Pennrose, LLC (Client) to conduct lead-in soil sampling at the above referenced property. AEI was granted access to the site by the owner's representative.

Please refer to the attached detailed *Lead in Soil Testing at Yates Village Residential Complex Report prepared* by Sky Environmental Services, Inc., an EPA certified Lead Risk Assessor on behalf of AEI, dated December 14, 2021

On behalf of AEI, Sky Environmental Services, Inc. performed the soil sampling on December 6, 2021. The methodology implemented during the survey included the collection of six (6) sub-core soil samples from along the drip line around the two (2) subject buildings and within empty exposed soil areas which may be used by children for playing. The samples were sent under chain of custody to Atlas Environmental Lab, Inc. in New York, New York.

The subject property consists of two nine-story apartment buildings built in 1950.

## **Summary of Findings**

Based on the analytical results obtained from an independent, accredited laboratory, none of the six (6) soil samples collected from the exposed soil exceeded the Restricted Use Soil Cleanup Objective for Lead in Residential and Restricted Residential Uses established at 400 mg/kg.

Five (5) of the six (6) samples did not meet the 'Unrestricted Use Soil Cleanup Objective' criteria of 63 mg/kg. The 'Unrestricted Use Soil Cleanup Objective' means the soil, if reused cannot be used in sensitive ecological areas such as wetlands or within groundwater contact zones. However, a full scan of NYSDEC mandated contaminants would need to be tested for the soil to have such final qualifications/determinations.

Because of the limitations stated above, the findings, observations, conclusions and recommendations expressed by AEI in this report are limited to the information obtained and the surface investigation undertaken and should not be considered an opinion concerning the compliance of any past or current owner(s) or operator(s) of the Site with any Federal, State or local laws or regulations. No warranty or guarantee, whether express or implied, is made with respect to the data reported or findings, observations, conclusions, or recommendations expressed in this report. Furthermore, such data, findings, observations, conclusions and recommendations are based solely upon Site conditions in existence at the time of investigation.

This assessment was performed at the request of Pennrose, LLC its successors and assigns ("Client") utilizing methods and procedures consistent with good commercial or customary practices designed to conform with acceptable industry standards. This report may be distributed to and relied upon by Client and its current and future wholly and partially owned subsidiaries, affiliates, successors and assigns. The independent conclusions represent AEI Consultants' best professional judgment based on the conditions that existed and the information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided to Client, Reliant Party, or their representative has been assumed to be correct and complete

This report has been prepared on behalf of and for the exclusive use of the Client and is subject to and issued in connection with the Agreement and the provisions thereof.

The recommendations and conclusions presented as a result of this survey apply strictly to the environmental regulations and property conditions existing at the time the study was performed. The sample analytical results are only valid for the time and place of collection and AEI does not warrant that these results will be repeatable or are representative of past or future conditions.

Please feel free to contact Brett Huber at (609) 709-2132 if you have any questions.

Sincerely,



Brett Huber  
**Senior Project Manager**

**Reviewed by:**



Michael F. Capozzi  
**Senior Project Manager – HUD/IH Environmental Services**

**Attachments**

**Attachment A:** Sky Environmental Services Lead-in Soil Testing at John B. Taylor Apartments Report

**Attachment B:** Limitations and Service Constraints

**Attachment A**

*Sky Environmental Services Lead-in Soil Testing at John B. Taylor  
Apartments Report*

*Inspection Date - December 6, 2021*



# Sky Environmental Services, Inc.



December 10, 2021

e-mail: bhuber@aeiconsultants.com

Mr. Brett Huber, Sr. Project Manager

**AEI Consultants**

20 Gibson Place, Suite 310

Freehold, NJ 07728

**RE: Lead in Soil Testing at John P. Taylor Apartments located at 125 River Street, Troy, NY - AEI Project # 450393, PO# 285755**

Dear Mr. Huber:

Sky Environmental Services Inc. (SKY) is pleased to provide you with a summary of our soil sampling and analysis completed at the following residential complex in Troy, NY:

Address	Number of Buildings
John P. Taylor Apartments 125 River Street, Troy, NY – Buildings 1 & 2	2

### Field Operations/Observations

On December 06, 2021 SKY's USEPA/NYS accredited Lead Risk Assessor collected surface soil samples mostly from along the drip line around the subject buildings, but also from other open soil areas which may be used by children for playing. Each of the composite samples consisted of four (4) to six (6) surface sub-core samples.

### Sample Results

The samples were submitted to Atlas Environmental Lab, Inc. (a New York certified laboratory) for the appropriate analysis (2 Day Turnaround time). The analytical results were compared to the 6NYCRR Part 375 Environmental Remediation Programs Restricted Use Soil Cleanup Objective for Lead in Residential and Restricted Residential Uses (see Attached). The following Table summarizes the results received from the laboratory:

Sample ID	Location	Units	Result (mg/kg)	Standard <sup>2</sup>
CLS-01	Building 1, North Side, Drip Line	mg/kg	<b>97.55</b>	400
CLS -02	Building 1, North Side, Exposed Soil Areas	mg/kg	<b>201.8</b>	400
CLS -03	Building 1, East Side	mg/kg	<b>63.15</b>	400

Sample ID	Location	Units	Result (mg/kg)	Standard <sup>2</sup>
CLS -04	Building 2, West Side, Drip Line	mg/kg	<b>102.35</b>	400
CLS -05	Building 2, West Side, Exposed Soil Areas	mg/kg	<b>86.1</b>	400
CLS -06	Building 2, South Side	mg/kg	29.85	400

**Notes:**

1. Shaded results, if any, indicates exceedance of the Restricted Use Soil Cleanup Objective for Lead in Residential and Restricted Residential Uses.
2. Some of the results   exceeded the ‘Unrestricted Use Soil Cleanup Objective’ criteria of 63 mg/kg.

**Conclusions**

Based on the analytical results obtained from an independent, accredited laboratory, none of the six (6) composite soil samples collected from the exposed soil around Buildings 1 & 2 exceeded the Restricted Use Soil Cleanup Objective for Lead in Residential and Restricted Residential Uses established at 400 mg.kg.

Five (5) of the six (6) samples did not meet the ‘Unrestricted Use Soil Cleanup Objective’ criteria of 63 mg/kg. The ‘Unrestricted Use Soil Cleanup Objective’ means the soil, if reused cannot be used in sensitive ecological areas such as wetlands or within groundwater contact zones. However, a full scan of NYSDEC mandated contaminants would need to be tested for the soil to have such final qualifications/determinations.

Please contact us at 973-588-4821 if you have any questions regarding the findings or recommendations of this report.

Sincerely,



Leonid Shereshevsky  
Managing Director

**Attachments:** Analytical Results & Chain-of-Custody  
Cleanup/Remediation Standards  
Company and Personnel Accreditations  
Sampling Locations

# ANALYTICAL RESULTS FOR LEAD IN SOIL



Atlas Environmental Lab, Corp  
255 W 36th Street Suite 1503  
New York, NY 10018  
Phone:(212) 563-0400 Fax:(718) 563-0401  
www.atlasenvironmentallab.com

## Summary of Analytical Results for Lead Soil

**Client:** Sky Environmental Services, Inc **Lab ID:** LS1221371  
**Collected by:** Client **Date Sampled:** 12/6/2021  
**Project Name/No:** AEI / 21-0264 **Date Received:** 12/7/2021  
**Project Address:** 125 River Street Troy, NY **Date Analyzed:** 12/8/2021  
**Work Area:** Exterior Soil **Report Date:** 12/9/2021

Client ID #	Lab ID #	Location/Description	Results mg/kg
CLS-1	LS1221371-1	Composite Soil - Bldg. 1, North	97.55
CLS-2	LS1221371-2	Composite Soil - Bldg. 1, North	201.8
CLS-3	LS1221371-3	Composite Soil - Bldg. 1, East	63.15
CLS-4	LS1221371-4	Composite Soil - Bldg. 2, South	102.35
CLS-5	LS1221371-5	Composite Soil - Bldg. 2, West	86.1
CLS-6	LS1221371-6	Composite Soil - Bldg. 2, West	29.85

AL

Analysis Method: EPA 7000B  
Minimum Detection Limit= 25ppm  
NYS-ELAP : 11999

Prep Method: EPA 3050B

US Environmental Protection Agency (USEPA) for debris concentration is less than 400ppm.

Analyst: JD

Approved by:

A handwritten signature in black ink, appearing to read "V. Mendonca", is written over the "Approved by:" text.

Collection procedure, protocols and sample locations are based on information provided by the client submitting the samples; and as such, Atlas Environmental labs disclaims any knowledge of and liability for the accuracy and completeness of this information. The results related only to the items tested. Lead results are not corrected for blank.

## CLEANUP/REMEDIATION STANDARD(S)

(b) Restricted use soil cleanup objectives.

**Table 375-6.8(b): Restricted Use Soil Cleanup Objectives**

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted-Residential	Commercial	Industrial		
<b>Metals</b>							
Arsenic	7440-38-2	16 <sup>f</sup>	16 <sup>f</sup>	16 <sup>f</sup>	16 <sup>f</sup>	13 <sup>f</sup>	16 <sup>f</sup>
Barium	7440-39-3	350 <sup>f</sup>	400	400	10,000 <sup>d</sup>	433	820
Beryllium	7440-41-7	14	72	590	2,700	10	47
Cadmium	7440-43-9	2.5 <sup>f</sup>	4.3	9.3	60	4	7.5
Chromium, hexavalent <sup>h</sup>	18540-29-9	22	110	400	800	1 <sup>e</sup>	19
Chromium, trivalent <sup>h</sup>	16065-83-1	36	180	1,500	6,800	41	NS
Copper	7440-50-8	270	270	270	10,000 <sup>d</sup>	50	1,720
Total Cyanide <sup>h</sup>		27	27	27	10,000 <sup>d</sup>	NS	40
Lead	7439-92-1	400	400	1,000	3,900	63 <sup>f</sup>	450
Manganese	7439-96-5	2,000 <sup>f</sup>	2,000 <sup>f</sup>	10,000 <sup>d</sup>	10,000 <sup>d</sup>	1600 <sup>f</sup>	2,000 <sup>f</sup>
Total Mercury		0.81 <sup>j</sup>	0.81 <sup>j</sup>	2.8 <sup>j</sup>	5.7 <sup>j</sup>	0.18 <sup>f</sup>	0.73
Nickel	7440-02-0	140	310	310	10,000 <sup>d</sup>	30	130
Selenium	7782-49-2	36	180	1,500	6,800	3.9 <sup>f</sup>	4 <sup>f</sup>
Silver	7440-22-4	36	180	1,500	6,800	2	8.3
Zinc	7440-66-6	2200	10,000 <sup>d</sup>	10,000 <sup>d</sup>	10,000 <sup>d</sup>	109 <sup>f</sup>	2,480



**375-6.8 Soil cleanup objective tables.**  
 (a) Unrestricted use soil cleanup objectives.

**Table 375-6.8(a):Unrestricted Use Soil Cleanup Objectives**

Contaminant	CAS Number	Unrestricted Use
<b>Metals</b>		
Arsenic	7440-38-2	13 <sup>c</sup>
Barium	7440-39-3	350 <sup>c</sup>
Beryllium	7440-41-7	7.2
Cadmium	7440-43-9	2.5 <sup>c</sup>
Chromium, hexavalent <sup>e</sup>	18540-29-9	1 <sup>b</sup>
Chromium, trivalent <sup>e</sup>	16065-83-1	30 <sup>c</sup>
Copper	7440-50-8	50
Total Cyanide <sup>e, f</sup>		27
Lead	7439-92-1	63 <sup>c</sup>
Manganese	7439-96-5	1600 <sup>c</sup>
Total Mercury		0.18 <sup>c</sup>
Nickel	7440-02-0	30
Selenium	7782-49-2	3.9 <sup>c</sup>
Silver	7440-22-4	2
Zinc	7440-66-6	109 <sup>c</sup>

All soil cleanup objectives (SCOs) are in parts per million (ppm).

**Footnotes**

<sup>a</sup> The SCOs for unrestricted use were capped at a maximum value of 100 ppm. See [Technical Support Document \(TSD\)](#), section 9.3.

<sup>b</sup> For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is used as the Track 1 SCO value.

<sup>c</sup> For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the Department and Department of Health rural soil survey, the rural soil background concentration is used as the Track 1 SCO value for this use of the site.

<sup>d</sup> SCO is the sum of endosulfan I, endosulfan II and endosulfan sulfate.

<sup>e</sup> The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species of this contaminant is below the specific SCO.

<sup>f</sup> Protection of ecological resources SCOs were not developed for contaminants identified in Table 375-6.8(b) with "NS". Where such contaminants appear in Table 375-6.8(a), the applicant may be required by the Department to calculate a protection of ecological resources SCO according to the TSD.

# United States Environmental Protection Agency

This is to certify that



has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires August 07, 2023

LBP-34626-2

Certification #

August 03, 2020

Issued On



Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

# United States Environmental Protection Agency

This is to certify that



Leonid Shereshevsky

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

## In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and  
Territories

This certification is valid from the date of issuance and expires August 23, 2022

LBP-R-1278-2

Certification #

August 09, 2019

Issued On

A handwritten signature in black ink, appearing to read "John Gorman". The signature is written in a cursive style and is positioned above a horizontal line.

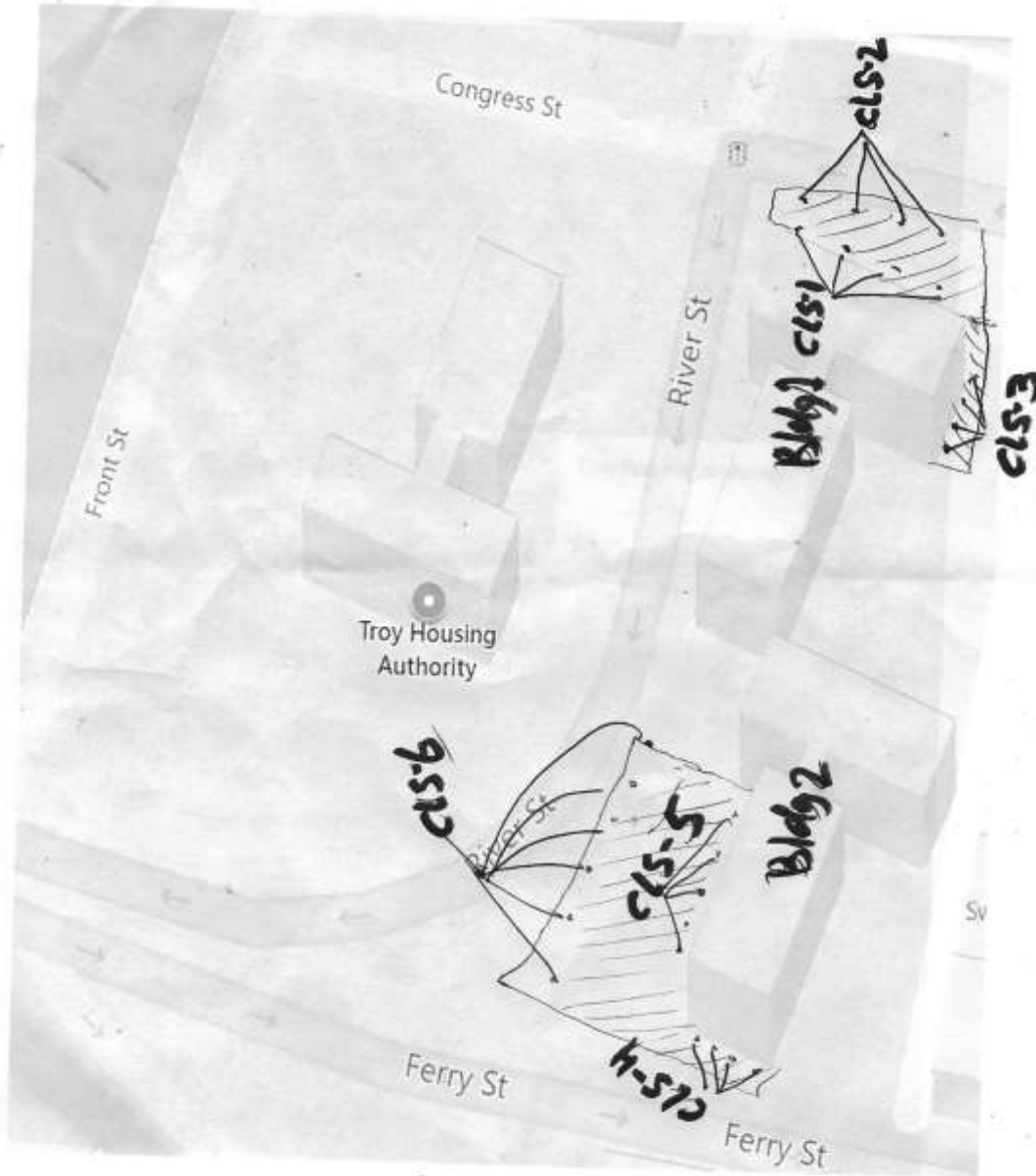
John Gorman, Chief

Pesticides & Toxic Substances Branch



SAMPLING LOCATIONS PER COMPLEX

1954



▨ - soil Areas

**Attachment B**

*Limitations and Service Constraints*



## **Limitations & Service Constraints**

The data presented and the opinions expressed in this report are qualified as follows:

- AEI derived the data in this report primarily from visual inspections, interviews with individuals with information about the Site and a limited number of environmental samples. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration at the Site, analysis of the data, and reevaluation of the findings, observations, conclusions, and recommendations expressed in the report.
- The data reported and the findings, observations, conclusions, and recommendations expressed in the report are limited by the Scope of Services, including the extent of environmental sampling and other tests. The Scope of Services was defined by the requests of the Client, the time and budgetary constraints imposed by the Client, and the availability of access to the Site.
- Because of the limitations stated above, the findings, observations, conclusions and recommendations expressed by AEI in this report are limited to the information obtained and the surface and subsurface investigation undertaken and should not be considered an opinion concerning the compliance of any past or current owner(s) or operator(s) of the Site with any Federal, State or local laws or regulations. No warranty or guarantee, whether express or implied, is made with respect to the data reported or findings, observations, conclusions, or recommendations expressed in this report. Furthermore, such data, findings, observations, conclusions and recommendations are based solely upon Site conditions in existence at the time of investigation.
- This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the Agreement and the provisions thereof.