TOWN OF CORTLANDT
PLANNING BOARD

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You are invited to a Zoom webinar.
When: Mar 5, 2024 06:30 PM Eastern Time (US and Canada)
Topic: 2024 March 5 Planning Board Meeting

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WORK SESSION…… MARCH 5, 2024 6:00 PM

1. Discuss March 5, 2024 Regular Planning Board Meeting Agenda.

MEETING AGENDA……..……...PLANNING BOARD
TOWN OF CORTLANDT
6:30 TUESDAY EVENING
MARCH 5, 2024

1. **PLEDGE TO THE FLAG**
2. **ROLL CALL**
3. **CHANGES TO THE AGENDA BY MAJORITY VOTE**
4. **ADOPTION OF THE MINUTES OF THE MEETING OF FEBRUARY 6, 2024**

5. CORRESPONDENCE

PB 1-16 **a.** Letter dated February 27, 2024 from James Annicchiarico requesting the 1st, six-month time extension of Preliminary Plat approval for the Pomona Development, LLC (Boga) subdivision located on the south side of Revolutionary Rd., south of Eton Lane.

PB 16-99 **b.** Letter dated February 7, 2024 from John Bevegna, P.G. transmitting the Hollowbrook Golf Club 2023 Annual Monitoring Report.

6. OLD BUSINESS

PB 2023-1 **a.** Application of Ryan Main, LLC for Site Development Plan Approval and a Residential Reuse Special Permit (RRUSP) and for Steep Slope, Wetland and Tree Removal Permits for an additional 13 rental units at Meadowbrook Commons on the Boulevard (formerly Pondview) located on Route 6, west of Regina Avenue. Drawings latest revised November 26, 2023. (see prior PB 3-09 & 2020-11)

7. ADJOURNMENT

Next Regular Meeting; TUESDAY, APRIL 2, 2024 at 6:30 PM
Agenda information is also available at www.townofcortlandt.com

TOWN OF CORTLANDT

PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall

1 Heady Street

Cortlandt Manor, NY 10567

February 6, 2024

6:30 p.m. - 7:05 p.m.

February 6, 2024

MEMBERS PRESENT:

Steven Kessler, Chairperson

Thomas A. Bianchi, Vice-Chairperson

David Douglas, Member

Nora Hildinger, Member

Kevin Kobasa, Member

Peter McKinley, Member

Jeff Rothfeder, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Deputy Town Attorney

Joseph Fusillo, P.E., Planning Board Engineer

February 6, 2024

(The board meeting commenced at 6:30 p.m.)

MR. STEVEN KESSLER: All right, welcome to the February 6th meeting of the Town of Cortlandt Planning Board. Please rise for the pledge.

MULTIPLE: I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

MR. KESSLER: Thank you, Chris, roll please.

MR. CHRIS KEHOE: Mr. Kabasa?

MR. KEVIN KOBASA: Here.

MR. KEHOE: Ms. Hildinger?

MS. NORA HILDINGER: Here.

MR. KEHOE: Mr. Rothfeder?

MR. JEFFREY ROTHFEDER: Here.

MR. KEHOE: Mr. Kessler?

MR. KESSLER: Here.

MR. KEHOE: Mr. Bianchi?

MR. THOMAS BIANCHI: Here.

MR. KEHOE: Mr. Douglas?

February 6, 2024

MR. DAVID DOUGLAS: Here.

MR. KEHOE: Mr. McKinley?

MR. PETER MCKINLEY: Here.

MR. KESSLER: Thank you. We have no changes to the agenda this evening. Can I please have a motion to adopt the minutes from our meeting of December 9th?

MR. BIANCHI: So moved.

MR. KOBASA: So moved.

MR. KESSLER: Second, please?

MR. ROTHFEDER: Second.

MR. KESSLER: And on the question, all in favor?

MULTIPLE: Aye.

MR. KESSLER: Opposed? All right, the first item under correspondence, a letter dated January 26, 2024 from Matthew Steinberg requesting the first one-year time extension of conditional site plan approval for the Gurdjieff Foundation, located at 1065 Quaker Bridge Road East. Kevin?

MR. KOBASA: I'd like to make a motion to approve the one-year time extension.

February 6, 2024

MR. KESSLER: Okay. Thank you. That's Resolution 2-24. Second please.

MR. BIANCHI: Second.

MR. KESSLER: And on the question, all in favor?

MULTIPLE: Aye.

MR. KESSLER: Opposed? Next item under correspondence, a letter dated January 30, 2024 from David Steinmetz requesting planning board approval for a proposed 2,400 square foot storage building located at Dakota Supply at 2099 Albany Post Road. Chris --

MR. KEHOE: And maybe at least for the record, David, you could just say one or two things. Are you prepared for that case?

MR. KESSLER: He's always prepared to say something.

MR. DAVID STEINMETZ: I really just came to see all of you.

MR. KEHOE: You wrote the letter.

MR. STEINMETZ: As you all discussed in the works, David Steinmetz from the law firm of Zarin and Steinmetz here representing Bilotta and

Dakota, entities. Our client, as you indicated in the work session, is simply trying to construct a small storage building on an existing light industrial site. You have the specifications, I, I think it is 2,400 square feet. I don't want to misstate that number, if that's what, the plans reflect. it is a, a small metal butler building. There are no utilities there. There's, this is not running water. This is literally like a large shed on an existing industrial property. It is located, just so the record is clear toward the front, Mr. Chairman, not toward the rear, as Mr. Kehoe indicated in your work session. But it is on a section of the property where it really does belong for storage purposes and it should have no impact on any surrounding property.

And lastly, for those of you who do recall shanking golf balls on the driving range when there was a driving range there, it is on the form of driving range property. That was not directed specifically at you, Steve, but.

MR. KESSLER: If you find any of my balls there let me know. So this has been, the

staff's reviewed this and, it's been through --

MR. KEHOE: Yeah.

MR. KESSLER: -- all phases of the town here?

MR. KEHOE: Yeah, we do this electronic system now called OpenGov and all of the documents are in OpenGov. They've been, been reviewed for a lot of time already in the code and engineering office, and the simple building has already been referred to the Architectural Advisory Council. They had no comments.

MR. KESSLER: Okay. Alright. Mr. Douglas?

MR. DOUGLAS: Okay, on our case number PB 8-03, I make a motion that we approve the request for the proposed storage building.

MR. KESSLER: Second please.

MR. MCKINLEY: Second.

MR. KESSLER: And on the question, all in favor?

MULTIPLE: Aye.

MR. KESSLER: Opposed?

MR. STEINMETZ: Thank you.

MR. KESSLER: Thank you, David. Alright, next item on the agenda is the 2023 Planning board annual report. Nora?

MS. HILDINGER: I'd like to make a motion to receive and file.

MR. KESSLER: Second, please.

MR. BIANCHI: Second.

MR. KESSLER: And on the question, all in favor?

MULTIPLE: Aye.

MR. KESSLER: Opposed? Alright. Thanks for your work on that, Chris. Under old business, first item, the application of Heike Schneider on behalf of 3120 Lexington, LLC, for amended site plan approval and a wetland permit for a proposed 2,088 square foot building addition to the existing ACE Hardware Store, located at 3120 Lexington Avenue, latest drawings, November 1, 2023. Heike, good evening.

MS. HEIKE SCHNEIDER: Good evening.

MR. KESSLER: So, we had our site visit there on Sunday morning. And as you probably can infer from the comments, you know, there are a

lot of concerns on the part of the board, not just what's happened on the site since we approved it, which I know you've now cleaned up, but also still concerns about the proximity to the wetland, A DEC regulated wetland that's, giving a lot of us on this board a lot of concern on, on how to move forward.

And I think, when we left there, there, there was going to be some meetings that were going to take place between the staff of the town and, and you and others, to see if there's some way to figure out this conundrum that we have here, with this building so close to the wetlands. And, and honestly that is our sticking point. That is, you know, it's very rare for us to approve things in a buffer, let alone in a wetland that's just, you know, no pun intended, a line we just, you know, haven't crossed here on this board. So it, it's, it is really going to be an uphill battle here.

MS. SCHNEIDER: So let me ask you a question, because we did get another letter from the DEC and she had several questions, and I was

wondering, so if we do satisfy their requests, and their requests were mostly proving to us that we can do the construction without really getting into the wetlands. So, if we would succeed to do that, and we are right now also talking to the guy, to the, to Steel-Smith, which is going to be the guy, the company that installs the building, would that then also sway the board if we would get the --

MR. KESSLER: That, that is a great question. That, that, that, you know, there's seven of us here. I don't know. I mean, I think clearly, the DEC is the first hurdle.

MS. SCHNEIDER: Right, yes.

MR. KESSLER: But I don't know if I can sit here and say that with their approval, that this board would still give their approval for that construction. That, you know, I mean, we are a little early in the process for, you know, to have an opinion on that. But, there, there's a lot of concern about this. Any other board members want to talk to this point?

MR. KOBASA: I'll go ahead.

MR. KESSLER: Go ahead.

MR. KOBASA: I have a lot of reservations about the fact that that pin was basically directly on the water for the corner of the building. And while it's not, I believe in the wetland, it is directly adjacent in a way that even if construction is built, like anything gets out of that building, liquid spills somehow starts -- that building starts leaking over time, right, it's metal, it's concrete. Concrete is porous. The seam would have to be perfect, which is going to fail at some point between the concrete and the metal. It's going to leak directly into that wetland. And that wetland feeds directly into Mohegan Lake.

I have a lot of concerns about that. I, I think it sets a bad -- it starts setting a precedent basically, that a lot of people can come and point to it down the line that this building was allowed to be put directly adjacent to a wetland, why can't we put our building? So.

MS. SCHNEIDER: So, and the fact that we have gotten a wetlands permit before to establish

ACE hardware and the fact that they're really hurting and they need to find storage someplace, that could also not sway the board to say, hey as long as you're staying out of the wetlands, we, we will grant it. I mean, in, in some ways they did prove at least that they satisfied Paul Jaehnig, the monitoring report. They -- we had gotten the permit, 2018. We did all the mitigation. Maybe you want to talk to it, about it. But, so I, I think -- I'm, I'm just wondering if our record cannot basically then also say, hey, maybe we said yes once. They need to survive. And it really is survival right now. So we, you know, we, we cannot come up with another place on this property, because they own two properties. They own, I don't know how many acres is it? It's altogether, the two, the two properties I think are three and a half or four acres, but 50 percent of it is wetlands. Right?

And we also have the suspicion that actually the drainage pipe that's coming from, from, from Lexington Avenue is contributing to what's now turning into even what used to be

buffer into wetlands. And I mean, maybe that was to be expected, maybe that is accepted in Cortlandt. Maybe we could also then talk about getting a drainage -- a pipe that actually leads it right into the wetlands versus into his property. Maybe that would be negotiable or, but I just --

MR. ROTHFEDER: I mean, I, I'm, I guess I would say I'm not as convinced as Kevin that, or feeling as negative about it, so I don't know. We haven't polled the board and we won't at this stage, obviously. My feeling is if you satisfy the DEC and, and talk it over with staff and get to a position that, you know, that can present us with a solution that we can approve, I I'd be more amenable to that personally.

So I, I don't want you to feel like, you know, there is no, there is no way out of this. But I, but again, I don't know everybody's feeling on the board.

MR. DOUGLAS: Well, I don't -- go ahead.

MR. BIANCHI: No, you go.

MR. DOUGLAS: Okay. I don't, I don't

want to undermine what Jeff just said, but I am basically share Kevin's, Kevin's views. And I'm, you know, maybe, maybe this is hardhearted when, you know, to say, to say. But when they purchased the property, they knew the condition of the property. And, you know, that factors into when you buy, when you buy something, the conditions there are factored into the decision of whether to buy it or should be. And it factors into the price and to say, well, you know, that half of half of it is wetlands. Well, yes, it always was. And they were, they knew or should have known that.

And personally, I, I mean, maybe somebody could convince me. Maybe you could convince me, but I would be hard pressed to see a scenario in which I would vote in favor of allowing a building that not only is in the, in the buffer, but it comes right up to the, I mean, when we were there, the stake was in -- one of the stakes was in what may have been a puddle from the wetland.

MS. SCHNEIDER: To, to Jack and Larry's

defense, that's the highest the water has been. And as far as I know, we got really a lot of rain over the past couple, couple days. So is it, you know, I mean, it is what it is. But it is the highest that I've ever seen it, and I'm not making it up.

MR. DOUGLAS: Well, I mean, it has, it has rained harder. I'm not a, a meteorologist, but it has definitely -- this, this season it has rained harder --

MS. SCHNEIDER: Yes.

MR. DOUGLAS: -- than it did the last couple of days. I mean, if you just think back to the, to the summer or the early fall, we had torrential rains. So I can't imagine this is the highest it's ever been.

MS. SCHNEIDER: I mean, I'm not there all the time.

MR. DOUGLAS: No, I know.

MS. SCHNEIDER: But for me, yes. So in any case, also, I mean, they bought the property already, it was a commercial property. It had, I believe at least, no, it has two buildings -- it

had two buildings on it, right. It had already two buildings on it when they bought it. So it's not like they really got into it knowingly, right. Because you think if, if there are already two buildings, unless you are somebody who is already versed with wetlands and, and they clearly weren't, you probably don't even ask a question, right.

MR. MCKINLEY: Well, you --

MR. DOUGLAS: Well, first of all, you should.

MS. SCHNEIDER: I'm just saying it wasn't, it wasn't a green field.

MR. DOUGLAS: Well, okay. They, they should ask those questions. And also --

MS. SCHNEIDER: Absolutely, right.

MR. DOUGLAS: -- they're, they're business people. They're not --

MS. SCHNEIDER: I would've asked it, but --

MR. DOUGLAS: Right.

MS. SCHNEIDER: -- you know, we are talking about when did they buy it? I don't know,

in 2016, '17, probably, yeah, yeah, yeah.

MR. DOUGLAS: Look, I have, I have empathy. I want all businesses to succeed. You know, I, I'm, I'm, I own a small, in my field, I own a small business. I'm, I'm a stake owner in a small business. I understand it. But, you know, you asked for people to tell you what they're thinking. This is how I currently think. Maybe you can convince me otherwise. But right now I lean toward what, what, toward Kevin's views.

MR. BIANCHI: And, two points, financial hardship. While I can sympathize from my viewpoint anyway, sympathize with your financial situation, is not a factor in approving or disapproving a project like this. And, I agree with, what my colleagues have said. Well, except for Jeff -- that, this is a problem issue. It's the first time -- I think it's going to be, would be the first time we've ever approved building something that's virtually in a wetlands. I don't know if that's true or not. But --

MS. SCHNEIDER: It's not in the wetlands.

MR. BIANCHI: It, well it --

MS. SCHNEIDER: Right.

MR. BIANCHI: -- that's debatable.

MS. SCHNEIDER: We got it flagged.

MR. BIANCHI: That's debatable.

MS. SCHNEIDER: No, I mean, there is, the flagging is done until November.

MR. BIANCHI: All right.

MS. SCHNEIDER: And then they're not starting until March.

MR. BIANCHI: But we, we don't even like approving projects that are in the buffer.

MS. SCHNEIDER: Yes.

MR. BIANCHI: And that is totally in the buffer, whether it's wetlands or not. You want to argue --

MS. SCHNEIDER: Yes, it is.

MR. BIANCHI: -- that's, but, but it's all buffer. And, I would have a problem approving this, if, if that's the application that's in front of us. And the second point, maybe a lesser issue, when we went inside, we saw a small engine repair operation going on, and that was not part

--

MS. SCHNEIDER: That has been, that, that has been clarified was Martin. So that was always allowable in S1, which is the storage building.

MR. BIANCHI: I understand that, but it wasn't part of the application. We were not aware of that when we approved the original application. So --

MS. SCHNEIDER: So we --

MR. BIANCHI: -- again Mr., Mr. Ahern went on his own and just did his thing. And he, he, he did not comply with the site plan. Now that can be remedied. I'm not saying it's a --

MR. KESSLER: It's not a fatal flaw.

MR. BIANCHI: -- a big, you know, game changer, but it could be remedied. But I'm just saying that it just, it's just the attitude that, you know, you claim financial hardship. But that's not something that we really need to consider or should consider. We have to consider the environment and we have to consider the code and we have to consider the, impact that it has

on, on our town basically.

MS. SCHNEIDER: So, but what if, I mean, if he sells, what, what's the impact on your town then? I mean, in some ways he, he really, he -- basically, if, if he can't get off the ground now with the, the new small business that he purchased to actually get another leg on the, on the ground, then I think he really has to fold. So, in here we have the chance that he, because we need to show you mitigation, right, for what we're doing, we actually would then clean up the other property as well. So I do, and we could even offer that the new building, the, the small addition, which is 24 feet would have a green roof on it. So I mean, I think he is willing to, to really go the extra mile which does cost extra, but it would then also guarantee him that he can stay, he can stay in business. So, I mean, there is a little bit of give and take needed.

MR. BIANCHI: Again, I, I wish he could stay in business and I hope he does stay in business. But again, financial hardship is not a reason to, go against the code and any

environmental issues that are involved here.

MR. KESSLER: Any other comments from board?

MR. KEHOE: I, I just want to say something. I, I know Heike was probably talking about Paul's original work when the original hardware store was opened, and he did, you know, advise the board and it was approved, even that hardware store was in the buffer. And then he goes out there and monitors every year.

But specifically with respect to this addition, his report says that he recommends the applicant consider an alternate location for the addition or a narrower width, which I know Jack said the narrower width doesn't work. But I just wanted on the record that our wetland consultant, with specific to this addition, has concerns.

MS. SCHNEIDER: Yes. But there is no, there is no alternate place.

MR. KEHOE: Well, I know. But Paul --

MS. SCHNEIDER: Unless we, we really go someplace else.

MR. KEHOE: But Paul, Paul is the

wetland person and Paul's recommendation to the board is that that's not the place for the addition.

MS. SCHNEIDER: So the --

MR. KEHOE: But, but same thing that the board's saying, you know, he said narrower width. I mean, he's, he's leaving you options.

MS. SCHNEIDER: Right. So I mean, again, if, if we would proceed and get the DEC to, to give us the permit and you still wouldn't -- would hesitate, then there's no point in us moving forward. So, I mean, if I don't get the feeling that at least you would reconsider, then we might as well fold it, you know, kind of.

MR. KEHOE: Well, but what I think what the board is saying is they're going to refer this back to staff and we're all going to get together and meet.

MR. KESSLER: Right.

MR. KEHOE: If, if Jack is willing, and if you and Ben are willing and figure out what modifications and some, you know, if you want to talk about the green roof and can give

calculations about how that helps with runoff and things like that, and revise the plans if they're at all revisable, and then come back to the board.

MR. KESSLER: Yeah.

MR. KEHOE: I mean, that's your, your call.

MR. KESSLER: Yeah. Yeah. I, I think I'm closer to Jeff's position than I am perhaps the other board members. But I think the DEC is an important hurdle for you to get over.

MS. SCHNEIDER: Sure.

MR. KESSLER: And then again, the conversations, and hopefully, that'll include taking a look at this drainage issue, you know, is it, you know, just so we have all the facts. Is it true? Is it not true? And, and maybe, for Paul Jaehnigs to really tell us how important this pond and then he could -- his words not mine, how important this pond is behind the building is to the entire wetland system there.

MR. ROTHFEDER: Yeah, I think that's important.

MS. SCHNEIDER: Do you have anything to say?

MR. KEHOE: We didn't talk too much, right. You, you had a mitigation plan that Paul wasn't pleased with, just for lack of a better term. And have you modified that?

MR. BEN TRUITT: I have not modified it yet. We just got the DEC's response.

MR. KEHOE: Okay.

MR. TRUITT: So we wanted to include any input that Paul is willing to give and I did reach out to him, along with the changes for the DEC and we'll come back with those.

MR. KEHOE: Alright. So that's another piece of the puzzle. The, the wetland buffer impact needs to be mitigated and Ben has developed a mitigation plan. So that would be another thing for the board to take a look at.

MR. KESSLER: Okay.

MR. ROTHFEDER: Okay. So we'll refer this back to staff to discuss possible alternative plans and, and what the DEC's response is.

MR. KESSLER: So who's going to set up this meeting?

MR. KEHOE: I think it's already in the works.

MR. KESSLER: Oh, it is? Okay. Excellent. Good, good.

MS. SCHNEIDER: A quick question.

MR. KESSLER: Just make sure you have the right people around the table.

MS. SCHNEIDER: Chris, a quick question with regards to the tent, because we have gotten the approval from the, the CBA.

MR. KEHOE: And you already have planning board approval.

MR. KESSLER: Yeah.

MS. SCHNEIDER: I do. Okay.

MR. KEHOE: Yeah.

MS. SCHNEIDER: Good, uh-huh.

MR. KESSLER: So you're still moving forward with the tent?

MS. SCHNEIDER: Yes.

MR. KESSLER: Okay, good.

MS. SCHNEIDER: For now, yes.

MR. KESSLER: Okay, good to hear.

MR. KEHOE: But that -- we didn't talk about it too much. We were aware of the, of Jack's purchasing the lawn mowing repair business sort of anecdotally. But going out on the site inspection, we really see that it's there, a lot of mowers, repair shop in the back. And to Tom's point, yes, the repair is permitted in a CC zone. I know you've had discussions about that with Martin.

MS. SCHNEIDER: Yes.

MR. KEHOE: And there may be no site plan implications, but there may be site plan implications. So that's -- if anything gets approved, the planning board would conceivably revisit and, and put it into their approving resolution this idea of the small engine repair. Whether it necessitates another door to a building or a dedicated parking place or a new path, it may have site plan implications.

MS. SCHNEIDER: Okay. And also we do have two land -- what is it called -- land banked parking spaces. How does it work with those two

spaces? I mean, I know it was on our original site plan that got approved in 2018.

MR. KEHOE: I think what you're referring to is you got a parking special permit. So I believe you can have less parking at the site than is required because you show that you can put two parking spaces there.

MR. TRUITT: Yes.

MS. SCHNEIDER: Oh, is that what it was?

MR. TRUITT: Yes.

MS. SCHNEIDER: Okay. So could we, could we then put those two places, those two parking spaces in if we needed to?

MR. KEHOE: Yes.

MS. SCHNEIDER: Okay.

MR. KEHOE: Yeah.

MS. SCHNEIDER: Good. Alright.

MR. KEHOE: Or you could, you know, you'd have to convince -- if you want to do exactly the opposite, which you're not implying, but if you want to do the exact opposite and store something there or do something there and eliminate those parking spaces altogether, the

planning board could do that, because you could say, based on our years of experience, those spaces are never taken, we don't need them. So you could do either or.

MS. SCHNEIDER: Okay. Okay. Do you have any --

MR. KESSLER: okay. Any other comments? If not, Jeff.

MR. ROTHFEDER: I, I move that we refer this back to staff.

MR. KESSLER: Second, please.

MS. HILDINGER: Second.

MR. BIANCHI: Second.

MR. KESSLER: And on the question. All in favor?

MULTIPLE: Aye.

MR. KESSLER: Opposed? Okay.

MS. SCHNEIDER: Thank you.

MR. KESSLER: Thank you. Good evening. Alright, final item this evening. It's the application of Ryan Main for site development plan approval and a residential reuse special permit for a steep slope wetland and tree removal

permits for an additional 13 rental units at Meadowbrook Commons on the Boulevard, formerly Pond View, located on Route 6 west of Regina Avenue. Latest drawings, dated November 26th, 2023. Good evening.

MR. HERNANI DE ALMEIDA: Good evening.

MR. KESSLER: So we had the site visit, and thank you for that. And, very instructive I think for us that were there, but still there are plans that need to be submitted to us.

MR. DE ALMEIDA: Yeah, we're still waiting on the, tree survey from the consultant, the town consultant.

MR. KESSLER: Okay.

MR. DE ALMEIDA: We received the list, but no plan to go that goes with the list.

MR. KESSLER: Trees, a landscaping plan, and, do we have all the details on, on, the drainage and those things?

MR. DE ALMEIDA: The drainage calculations were submitted a while back. The drainage plan was also submitted. Utilities were submitted in draft form to show feasibility that

they, they do work. Road layout profile, were all submitted.

MR. KESSLER: So when do you think you'll have a complete set of plans submitted?

MR. DE ALMEIDA: Really the biggest part of it is, that tree inventory.

MR. KESSLER: Okay.

MR. DE ALMEIDA: That's the only thing I don't have a, a pulse on.

MR. KESSLER: Is that our consultant doing that or --

MR. KEHOE: Well, yeah. And we're, and we're struggling with it because it takes so long. Our consultant reached out, to the tree people, the tree people answered something, then our consultant reached back to the tree people and then the tree people, I think they're a little bent out of shape that it's not working. And they're like, we've given you everything that we can possibly give you. So the worst case scenario is we've got to get a different tree person out there. But that'll be Hernanie's call because that is, that is stopping this from

moving forward. So --

MR. DE ALMEIDA: Yeah, we need to get it done as soon as possible.

MR. KEHOE: So we'll reach out to LaBella again and say to LaBella, who's our person, if you don't think we can ever make this stuff work, then we have a different tree firm, the one that did the hotel, they did that cool thing where you can hover over the tree on the plan and click on it. It's a different company.

MR. DE ALMEIDA: Okay.

MR. KEHOE: And, and they could get out there.

MR. DE ALMEIDA: Oh, certainly, yeah.

MR. KEHOE: But that -- this was what was discussed partially, right, because the trees are so important in the context of how many you're going to remove the calculations, how many you're going to plant, so on and so forth. So --

MR. DE ALMEIDA: Exactly. I mean as you saw, we kept, we kept the area of disturbance as tight as possible. And to replant within that area of disturbance is going to be difficult. So

it's, I think it's going to be much like the last time were they going to contribute to the fund, which is the alternative means through the town regs.

MR. KEHOE: So we were standing out there, and that, those are the garages and that's the space between the garage and Regina Avenue. And that's where you --

MR. KESSLER: So it's 17 foot, right?

MR. DE ALMEIDA: Yes.

MR. KEHOE: And, and that's where you're talking about being able to plant those trees?

MR. DE ALMEIDA: Yeah. We could plant some trees back there for sure. During the site visit, somebody made a comment about whether or not we can put enough there for screening between the two properties, seeing that on the other side of Regina is all, it's commercial.

MR. KESSLER: Isn't there a fence there that's not being shown?

MR. DE ALMEIDA: On that rendering? That's correct. That fence belongs to the property next door.

MR. KESSLER: Okay. Well that, yeah, I mean --

MR. DE ALMEIDA: I believe separate --

MR. KESSLER: -- to get the real picture of it, you need to see it with the fence.

MR. KEHOE: And then the other thing that I noticed out there, which I don't know if, because what we were standing on seemed like it was fill, but it almost seemed like there was a little bit of a drainage channel or a gully running along Regina Avenue coming in a couple feet. There were some rocks and things in there.

MR. DE ALMEIDA: Okay.

MR. KEHOE: So I just wasn't totally convinced that all of those trees are going to be able to fit, but that's the stuff that needs to be worked out.

MR. DE ALMEIDA: Yeah. That's just a, it was a quick rendering. It was the, the goal of that rendering was more to visualize the buildings, and, and get you a size of scale. It wasn't really to accurately depict the landscaping.

MR. KESSLER: Okay.

MR. KEHOE: And Mr. Kabasa said at the site inspection, you know, sometimes we get rolling along with these things and the code does permit contributions to the environmental restoration fund.

MR. DE ALMEIDA: Yep.

MR. KEHOE: But they are a last resort. So you really need to do a good job, like you've done before of trees, grasses, shrubs, calculations, figure out a comprehensive plan to see if it could satisfy the board. And that's still going to be short.

MR. DE ALMEIDA: Yeah. I mean, it's, it's kind of obvious that there's no way we can, you know, replant the number of trees we're taking out of there, it's just not going to happen. So it's going to be a combination. And even, like I said, if I, if I did a bigger disturbance area and took out some lesser trees, lesser size trees and replaced them and spaced them a little bit better so they have a better survivability rate, then maybe, but then that's a

bigger disturbance area and we're trying to minimize our footprint on the disturbance. So I mean, we'll, we'll plant the trees and we want to plant responsibly too. I don't want to put a maple that's going to grow 60 feet tall right next to one of those residences and then something can happen, you know? So if you try to stay away from these, these houses with larger trees like maples and oaks and things like that, you've got to stay farther away and it's kind of tight.

MR. KESSLER: Okay.

MR. DE ALMEIDA: I mean, we could put smaller trees for sure, but usually those aren't the ones that type, that are desirable when you're trying to do a mitigation plan. Those are more decorative.

MR. KESSLER: Well, to move this forward, we are going to need that complete set of plans.

MR. DE ALMEIDA: Okay.

MR. KEHOE: And then it was mentioned, and, and I have to refresh my memory, but with

the wet, direct wetland impact, which we talk about as basically a drainage seep, and I understand that.

MR. DE ALMEIDA: Correct.

MR. KEHOE: But I, I can't remember if any of the plan, you're not taking it all the way to the existing pond through any type of construction.

MR. DE ALMEIDA: No.

MR. KEHOE: It's going to just percolate its way down there.

MR. DE ALMEIDA: Just as it is now.

MR. MCKINLEY: Yep.

MR. DE ALMEIDA: The only, no, well, the, the storm water system.

MR. KEHOE: Right.

MR. DE ALMEIDA: So the impact, for the, for the seepage will not change. It's going to be the same kind of seepage, daylighting of groundwater. But the collection of the storm water is going to go to the detention pond, which overflows, as it does now into the wetlands. Or into the, the, not the wetlands, the larger pond,

the natural pond that's all the way in the back.

MR. KEHOE: But are -- is, is all of that shown?

MR. DE ALMEIDA: That's shown on the plan.

MR. KEHOE: In detail?

MR. DE ALMEIDA: Yeah.

MR. KEHOE: That Joe has taken a look at?

MR. DE ALMEIDA: That's shown. if you go to the limits of disturbance, scroll down. That's the, there's one that we have there for -- are those the most recent version of the plans? I have --

MR. KEHOE: I'm not positive.

MR. DE ALMEIDA: There should be one showing an extension of the -- yeah, here I tell you what, why I don't give you the PDF that I have here, if you want to really look at it.

MR. KEHOE: That, that's fine, but --

MR. DE ALMEIDA: Sure.

MR. KEHOE: -- that just came up with the site inspection too, to make sure that the,

the wetland is still going to function as a seep.

MR. DE ALMEIDA: Correct. Nothing's going to change in that respect.

MR. KEHOE: But similar to the case that we just talked about, you, you're directly filling in a wetland. Now, it may not be much of a wetland, but our consultant went out there and defined it as a wetland.

MR. DE ALMEIDA: Defined it as, as it -- he defined it as contributing waters to the wetland through groundwater seepage that just comes out of the, the hillside.

MR. KEHOE: But I think we're regulating that as a wetland.

MR. DE ALMEIDA: That, that's, yeah. But there's no -- from what I understand there are no plantings, wetland plantings and things like that. So with respect to the seepage, nothing changes. We're not affecting the seepage, we're allowing it to pass through. We're daylighting the footing drains and all that kind of stuff. When it comes to, with respect the plantings, again, we're not reflecting any plantings.

However, I think we're still going to go ahead and do an addition to the wetlands where there are none now, adjacent to them and increase several hundred square feet of wetlands with plantings.

MR. KESSLER: Well just, just so I'm clear, so in addition to the, seepage --

MR. DE ALMEIDA: Correct.

MR. KESSLER: -- the storm water is going to go into this detention basin?

MR. DE ALMEIDA: Correct, the captured storm water. So the seepage is just groundwater.

MR. KESSLER: Right. And so, but the, from the eaves or wherever --

MR. DE ALMEIDA: Correct.

MR. KESSLER: -- are going to go into this detention area, which ultimately goes into the bigger pond or whatever it is.

MR. DE ALMEIDA: Correct.

MR. KESSLER: Okay.

MR. DE ALMEIDA: And that's how it functions right now.

MR. KESSLER: Yeah. But you're adding

more to it --

MR. DE ALMEIDA: Well, we're adding --

MR. KESSLER: to the detention area, are you not?

MR. DE ALMEIDA: So when You look at storm water, it's, it's a mitigation where what would normally run off continues to run off and what, what the impervious coverage is increasing the runoff to you're, you're putting it into a, into a detention basin.

MR. KESSLER: Right.

MR. DE ALMEIDA: Which holds it a little bit longer so the storm passes and then it, then it passes it onto the pond over time.

MR. KESSLER: Okay.

MR. DE ALMEIDA: So, it's not a, it's not a direct immediate impact.

MR. KESSLER: I understand that. But that detention basin has the capacity to handle these 13 new units?

MR. DE ALMEIDA: No, in the plans, we have a detention basin being increased in size.

MR. KESSLER: Increased in size, okay.

MR. DE ALMEIDA: Correct. To, to take on these additional units. It's the existing basin just being increased in size.

MR. KESSLER: Okay.

MR. KOBASA: The existing pond can handle the increase then?

MR. DE ALMEIDA: Oh yeah.

MR. KOBASA: Coming to it? Yeah. Okay.

MR. DE ALMEIDA: It's massive, yeah.

MR. KESSLER: Any other comments from the board? So, as I said, you know, when we got the complete sets of plans and staff, staff looks it over and thinks it's ready for prime time.

MR. DE ALMEIDA: Yeah. We've got, we've got the couple of consultants working on it and I'll just wait for the information.

MR. KEHOE: But as, as you and I talked, I mean, timing becomes critical, because the next meeting may not be 'til March 6th or whatever, but you know, I need the stuff like a week or so so before then, you know, so.

MR. DE ALMEIDA: But the, the company that, that did the initial survey, Bartlett, they

came from the town?

MR. KEHOE: Yeah. They're our consultant.

MR. DE ALMEIDA: Okay.

MR. KEHOE: And, and to be honest, we haven't had these problems in the past.

MR. DE ALMEIDA: Yeah. It's weird, yeah. It's a little strange. So, yeah, we'll, we'll work with either -- continue to work with Bartlett or the other consultant.

MR. KEHOE: Okay.

MR. DE ALMEDIA: Whatever's faster.

MR. KESSLER: Alright. So if no other, other comments, Mr. Kobasa?

MR. KOBASA: No, I think it's Peter. Peter.

MR. KESSLER: Is it? I'm sorry. Oh, it's, oh, I'm sorry. I'm sorry. Mr. McKinley.

MR. MCKINLEY: Apologies, just looking, I'd like to refer back to staff, for PB 2023 for, further plan amendment.

MR. KESSLER: Second, please.

MR. KOBASA: Second.

February 6, 2024

MS. HILDINGER: Second.

MR. KESSLER: And on the question, all in favor?

MULTIPLE: Aye.

MR. KESSLER: Opposed? Now Mr. Kobasa.

MR. KOBASA: The time is 7:05. The meeting is adjourned.

(The public board meeting concluded at 7:05.)

CERTIFICATE OF ACCURACY

I, Ryan Manaloto, certify that the foregoing transcript of the board meeting of the Town of Cortlandt on January 9, 2024 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

_____

Date: February 20, 2024

GENEVAWORLDWIDE, INC

228 Park Ave S - PMB 27669

New York, NY 10003

CRONIN
ENGINEERING P.E., P.C.
Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567
T: (914) 736-3664 F: (914) 736-3693

February 27, 2024

Steven Kessler, Chairman
Town of Cortlandt Planning Board
Town Hall
One Heady Street
Cortlandt Manor, New York 10567

Re: Time Extension Request for
Subdivision Plan Approval PB #1-16
Pomona Development, LLC
Revolutionary Road
Tax Map Designation: 23.15-1-43

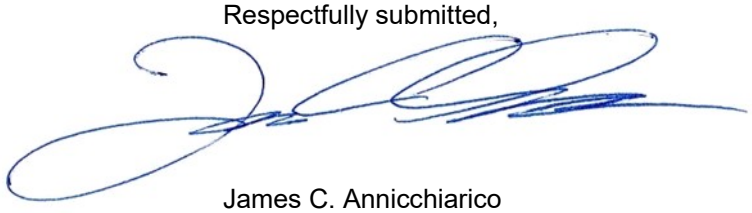
Dear Chairman Kessler and Members of the Planning Board:

The above referenced project received preliminary and final subdivision Plat approval from the Planning Board via Resolution No. 9-23 on September 5, 2023, valid for a period of six months.

The Applicant is currently working on the conditions of the approval. However, more time is needed to finalize all of the conditions and therefore the Applicant respectfully requests the first 6-month time extension of the approval.

We would like to have this request placed on the March 5, 2024 Planning Board agenda for discussion and approval. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer

cc: Cafo Boga, Pomona Development, LLC, Property Owner/Applicant
File: *Boga-Revolutionary Rd-Cortlandt-3 Lot Subdivision-Letter-Time Extension-20240227*

February 7, 2024

Via E-mail: *MichaelP@townofcortlandt.com*

Mr. Michael Preziosi, P.E.
Director, Department of Technical Services
Town of Cortlandt
One Heady Street
Cortlandt Manor, NY 10567

RE: Hollow Brook Golf Club
2023 Annual Monitoring Report

Dear Mr. Preziosi:

In accordance with the Hollow Brook Golf Club (HBGC) Water Quality Monitoring Program, WSP is submitting the following 2023 Annual Monitoring Report. The monitoring program is completed in accordance with the May 2002 Environmental Management Plan (EMP).

The monitoring program includes groundwater, surface-water and storm water sampling. Groundwater and surface water samples are collected twice per year in the summer and fall as per the June 2009 resolution by the Town of Cortlandt Planning Board (Resolution No. 23-09). Storm water samples are collected once per year from surface water location DS-1 in the Hollow Brook. Course samples are analyzed for inorganic and organic compounds (pesticides). The EMP requires that all compounds applied to the course in the previous 12 months be analyzed.

In February 2014, HBGC requested a modification to the sampling program. The request was made in consideration of the monitoring results up to that time and the absence of detections above applicable standards or guidance levels. On behalf of the Town, LBG (now WSP) reviewed the request and recommended the following modifications (outlined in a March 30, 2016 letter) 1) eliminate surface water sampling at locations US-1 and SW-4; 2) eliminate groundwater sampling at Monitor Well GW-2; 3) discontinue analyses for volatile organic compounds, polycyclic aromatic compounds and metals. The Town approved these modifications which became the standard sampling protocol moving forward.

In April 2020, HBGC requested additional modification to the sampling protocol in consideration of business impacts related to the COVID-19 pandemic. WSP reviewed this request on behalf of the Town and in an email dated April 27, 2020, from the Town to HBGC, the following temporary modifications were approved: 1) eliminate groundwater sampling at Monitor Wells GW-3 and GW-4; 2) eliminate surface water sampling at locations SW-3, SW-5 and SW-6 and, 3) eliminate the storm water sampling event. The approval was based on the absence of any detections above applicable standards or guidance levels over past years at these locations.

At the request of HBGC, and in agreement with the Town, this protocol was continued through the 2022 season. At the end of 2022 the course requested the reductions be made permanent. At a meeting on January 11, 2023 between the Town and HBGC, it was agreed to continue with a reduced program with some modifications. Specifically one additional monitor well, GW-4, and the storm water sampling event were to be added back into the program. The storm event trigger criteria was not decided upon at

WSP USA
500 Summit Lake Drive, Suite 450
Valhalla, NY 10595

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wsp.com

the meeting and was to be determined prior to the beginning of the season. However, this did not occur and consequently a storm event was not completed for 2023.

1.0 SAMPLE DATES, LOCATIONS AND METHODOLOGIES

The 2023 sampling events for groundwater and surface-water were completed on August 29th and November 15th. During both events, samples collected from surface-water station DS-1 and groundwater sampling locations GW-1R and GW-4 were analyzed for inorganic and pesticide parameters. A Site Plan showing sample locations is included as Figure 1.

The samples were analyzed for the parameters listed in the EMP and included all pesticides that have been applied to the course in the previous 12 months. The inorganic parameters were analyzed by York Analytical Laboratories (York) of Stratford, Connecticut. The pesticide compounds were analyzed by Columbia Food Laboratories (Columbia) of Portland, Oregon. A complete list of pesticides included in the lab analyses can be found at the back of the lab reports in the Appendices.

The analytical results for inorganics and pesticides are compared to the New York State Surface Water and Groundwater Standards per 6 NYCRR Part 703 or, alternative Response Thresholds per the EMP (Table 5-5). Additionally, pesticides are evaluated for toxicological significance by comparison to 50% of compound specific EPA HALs (Health Advisory Levels) for human health effects and 10% of LC50s (Lethal Concentration 50%) for the protection of aquatic life in surface water.

2.0 SAMPLING RESULTS

The 2023 sampling results for groundwater and surface water are discussed below and presented on Table 1. Historical results are included in previous Annual Monitoring Reports. The laboratory analytical reports are included in Appendix I and II. All pesticides used on the course are registered for use in New York State and were reviewed for use at Hollow Brook by the Town's consulting agronomist, Dr. Martin Petrovic.

2.1 Summer Event: August 29, 2023

2.1.1 Groundwater

The results of laboratory analysis show one pesticide detection in the groundwater sample collected from GW-1R (Table 1); flutolanil at 0.80 ug/l [micrograms per liter]). As shown on Table 1 under the Standard, Guidance or Response Threshold column, 50% of the HAL for flutolanil is 1,500 ug/l. The detected concentration of flutolanil was well below the applicable, human health-based Response Threshold and as a result no further action was taken.

All other parameters were either not detected or were below the applicable Standards, Guidance or Response Thresholds.

2.1.2 Surface Water

As shown on Table 1, there were no pesticide detections in the downstream surface water sample location DS-1 in the Hollow Brook. All other parameters were either not detected or met applicable standards, guidance or Response Threshold criteria (Table 1).

2.2 Fall Event: November 15, 2023

2.2.1 Groundwater

Pesticides, including flutolanil which was detected in the August sample from well GW-1R, were not detected in any of the November groundwater samples. All other parameters were either not detected or met applicable Standards, Guidance or Response Threshold criteria (Table 1).

2.2.2 Surface Water

As shown on Table 1, there were no pesticide detections in the downstream Hollow Brook surface water sample DS-1. All other parameters were either not detected or met applicable Standards, Guidance or Response Threshold criteria.

3.0 DISCUSSION AND RESPONSES

The management response to detections in groundwater or surface-water samples is described in the EMP. If certain pesticides (specifically listed in the EMP) are detected twice in the same year, the indicated response is to suspend their use. However, based on historical data and because new pesticides are not specifically addressed in the EMP, the Town and HBGC have agreed that pesticides that are repeatedly detected in groundwater samples could continue to be used on the course under the following conditions:

- The pesticide detection is below the toxicologically significant criteria. For groundwater this is 50 percent of the respective EPA HALs.
- The pesticide is not detected in the Hollow Brook; and,
- Use of the pesticide would be restricted to spot applications until it is no longer detectable.

Flutolanil was detected in a groundwater sample collected from GW-1R during the August event. The detected concentration (0.80 ug/l) was well below 50% the respective HAL, which is a human health-based toxicological criteria, and there were no pesticide detections in the Hollow Brook (Table 1). Flutolanil was not detected in any of the November samples. Based on the above protocols, no further action is needed at this time relative to flutolanil.

Chlorantraniliprole was detected in samples in previous years but was not detected in any samples during 2023. In accordance with the original 2011 approval for the use of Chlorantraniliprole by the Town's consulting agronomist, Dr. Martin Petrovic, this product is only to be used as a "last resort" after other products have failed to control the associated problem. There have not been any detections of Chlorantraniliprole in groundwater since 2019, indicating the above practice is effective at minimizing migration of this product from the application sites.

Criteria for triggering a storm sampling event need to be determined prior to the beginning of the 2024 season.

Kind regards,
WSP USA

John Benvegna, P.G.
Vice President

cc: Chris Kehoe, AICP, T/Cortlandt
David Rambo, C/Peekskill Water Dept.
Greg Coughlin, Hollow Brook
Eugene Peterson, Hollow Brook

f:\reports\town of cortlandt\hollowbrook\annual reports\2021 annual report\hollow brook golf club 2021 annual monitoring report.docx

TABLE

TABLE 1

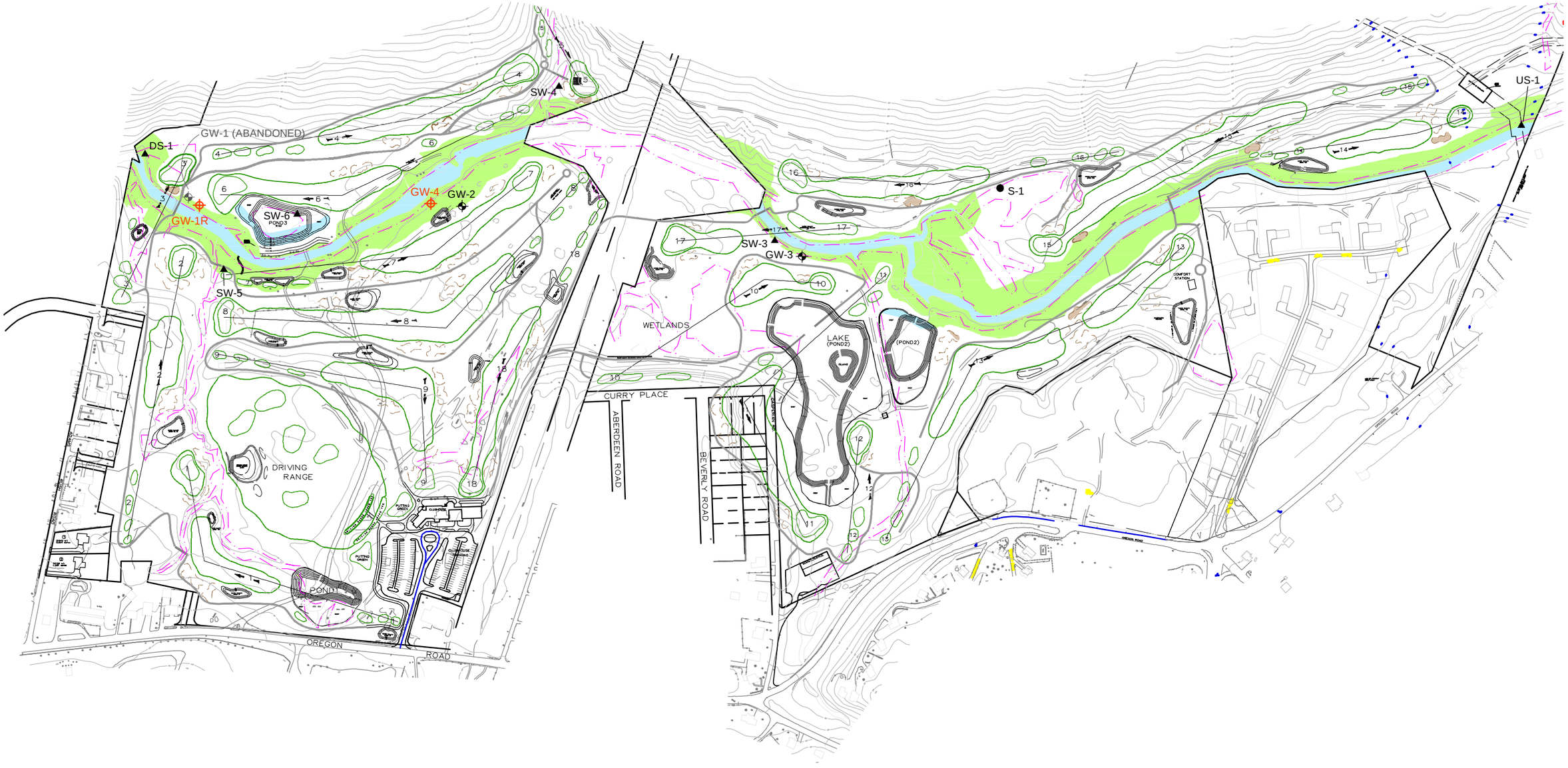
HOLLOW BROOK GOLF CLUB
TOWN OF CORTLANDT, NEW YORK

2023 Operational Monitoring Results

Parameters		Groundwater					Surface Water		
		Aug. 29		Nov. 15		Standard, Guidance or Response Threshold	Aug. 29	Nov. 15	Standard, Guidance or Response Threshold
Inorganics	**Units**	**GW-1R**	**GW-4**	**GW-1R**	**GW-4**		**DS-1**	**DS-1**	
TDS	mg/l	292	278	220	247	NA	273	152	500*
Chloride	mg/l	42.7	49.4	26.5	58.2	250*	81.2	57.1	250*
Nitrate	mg/l	<0.05	1.18	<0.05	0.940	5.0** / 10*	0.609	0.420	10*
Nitrite	mg/l	<0.05	<0.05	<0.05	<0.05	1.0*	<0.05	<0.05	1.0*
Ammonia	mg/l	0.893	0.07	1.12	0.351	2.0*	<0.05	<0.05	2.0*
Phosphorous	mg/l	2.4	7.7	2.3	2.5	ST/SD**	<0.05	<0.05	ST/SD**
Pesticides (detected) [1/]									
Flutolanil	ug/l	0.80	<0.5	<0.5	<0.5	1,500^	<0.5	<0.5	250^^

[1/] See laboratory reports in the Appendix for full pesticide analyte list.
mS/cm = milliseimans per centimeter; mg/l = milligrams per liter; ug/l = micrograms per liter.
NA - Not Applicable
<0.05 - Indicates compound was not detected above the noted laboratory detection limit
*New York State Water Quality Standard or Guidence per 6 NYCRR Part 703
**Response Threshold as per Section 5.7.6 of the Management Plan.
ST/SD - Statistically significant trend or two standard deviations above baseline mean, whichever is lower.
^ = 50% of the USEPA Human Health Advisory Level (HAL). The HAL is the toxicologically significant level in the absence of a State standard.
^^ = 10% of the LC50 (Leathal Concentration 50%) for protection of aquatic life. This value is applied to DS-1 if it is lower then the corresponding HAL.
Exceeds Standard, Guidence or Response Threshold.

FIGURE



LEGEND

- SW-3 — SURFACE WATER SAMPLING LOCATION
- GW-3 — MONITOR WELL LOCATION
- GW-4 — NEW MONITOR WELL LOCATION (INSTALLED SPRING 2008)
- S-1 — SEDIMENT SAMPLING LOCATION
- UNDISTURBED BUFFER

0 400
SCALE IN FEET

HOLLOW BROOK GOLF CLUB
TOWN OF CORTLANDT, NEW YORK

WATER QUALITY SAMPLING LOCATIONS

DATE	REVISED

PREPARED BY:

WSP USA
500 Summit Lake Drive
Suite 450
Valhalla, New York 10595
(914) 747-1120

DRAWN:	RAC	CHECKED:	DM	DATE:	03/21/19	FIGURE:	1

APPENDIX I
Laboratory Reports – August 2023

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number:	23-010423/D001.R000
Report Date:	09/12/2023
Purchase Order:	
Received:	08/31/23 10:23 AM
Project Name:	Hollowbrook Golf Club (HBGC)

Cover Letter

WSP USA
500 Summit Lake Drive, Suite 450
Valhalla New York 10595
United States of America (USA)

Dear John Benvegna,

Enclosed please find Columbia Laboratories analytical report for samples received as order number 23-010423 on 08/31/2023 at 10:23. Should you have any questions about this report or any other matter, please do not hesitate to contact us. We are here to help you.

Thank you for allowing Columbia Laboratories to be of service to you, we appreciate your business.

Sincerely,

Derrick Tanner
General Manager

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number:	23-010423/D001.R000
Report Date:	09/12/2023
Purchase Order:	
Received:	08/31/23 10:23 AM
Project Name:	Hollowbrook Golf Club (HBGC)

Customer:	WSP USA 500 Summit Lake Drive, Suite 450 Valhalla New York 10595 United States of America (USA)
Sample ID:	DS-1
Sample Matrix:	Water
Laboratory ID:	23-010423-0001-00
Evidence of Cooling:	Yes
Temp:	6.4 °C
Relinquished by:	UPS

Sample Results

Pesticides

Multi-Residue Pesticide Profile

Analyte	Result	Units	Analyzed	Method	Notes
Multi-Residue Pesticide Profile	< LOQ for all analytes	µg/L	09/11/23	AOAC 2007.01 & EN 15662 (mod)	

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number:	23-010423/D001.R000
Report Date:	09/12/2023
Purchase Order:	
Received:	08/31/23 10:23 AM
Project Name:	Hollowbrook Golf Club (HBGC)

Customer:	WSP USA 500 Summit Lake Drive, Suite 450 Valhalla New York 10595 United States of America (USA)
Sample ID:	GW-1R
Sample Matrix:	Water
Laboratory ID:	23-010423-0002-00
Evidence of Cooling:	Yes
Temp:	6.4 °C
Relinquished by:	UPS

Sample Results

Pesticides

Multi-Residue Pesticide Profile

All compounds on the attached sheet were found to be <LOQ except those listed

Analyte	Result	Units	LOQ	Analyzed	Method	Notes
Flutolanil	0.800	µg/L	0.500	09/12/23	AOAC 2007.01 & EN 15662 (mod)	

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number: 23-010423/D001.R000
Report Date: 09/12/2023
Purchase Order:
Received: 08/31/23 10:23 AM

Project Name: Hollowbrook Golf Club (HBGC)

Customer: WSP USA
500 Summit Lake Drive, Suite 450
Valhalla New York 10595
United States of America (USA)

Sample ID: GW-4
Sample Matrix: Water
Laboratory ID: 23-010423-0003-00
Evidence of Cooling: Yes
Temp: 6.4 °C
Relinquished by: UPS

Sample Results

Pesticides

Multi-Residue Pesticide Profile

Analyte	Result	Units	Analyzed	Method	Notes
Multi-Residue Pesticide Profile	< LOQ for all analytes	µg/L	09/11/23	AOAC 2007.01 & EN 15662 (mod)	

Abbreviations

Limit(s) of Quantitation (LOQ): The minimum levels, concentrations, or quantities of a target variable (e.g., target analyte) that can be reported with a specified degree of confidence.

Units of Measure

µg/L = Micrograms per liter = parts per billion (ppb)

Approved Signatory

Derrick Tanner
General Manager

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number: 23-010423/D001.R000
Report Date: 09/12/2023
Purchase Order:
Received: 08/31/23 10:23 AM

Project Name: Hollowbrook Golf Club (HBGC)

Columbia LABORATORIES
A Tentamus Company

P2220 Multi-Residue Pesticide Profile
WSP Water

Analyte	LOQ (µg/L)
1, NAA	1.00
2,4,5-T	1.00
2,4,5-TP	1.00
2,4-D	0.50
2,4-DB	1.00
2,4-DP (Dichlorprop)	1.00
Abamectin (Avermectin)	1.00
Acephate	2.00
Acequinocyl	1.00
Acetamiprid	1.00
Acetochlor	2.00
Acifluorfen	1.00
Acrinathrin	1.00
Alachlor	2.00
Aldicarb	1.00
Aldicarb sulfone (Aldoxycarb)	1.00
Aldicarb-sulfoxide	1.00
Aldrin	1.00
Ametoctradin	1.00
Ametryn	1.00
Aminocyclopyrachlor	1.00
Anilazine	3.00
Aspon	1.00
Asulam	1.00
Atrazine	1.00
Atrazine-desethyl	1.00
Azinphos-ethyl	1.00
Azinphos-methyl	1.00
Azoxystrobin	1.00
Benalaxyl	1.00
Bendiocarb	1.00
Benfluralin	1.00
Benoxacor	1.00
Bensulide	1.00
Bentazon	1.00
Benzovindiflupyr	1.00
BHC alpha isomer	1.00
BHC beta isomer	1.00
BHC delta isomer	1.00
Bifenazate	1.00
Bifenox	1.00
Bifenthrin	1.00
Binapacryl	4.00
Bioresmethrin	1.00
Bitertanol	2.00
Boscalid	0.50
Broflanilide	1.00
Bromacil	2.00
Bromophos-methyl	1.00
Bromophos-ethyl	2.00
Bromopropylate	1.00
Bromoxynil	1.00
Bromuconazole	1.00
Bupirimate	1.00

Analyte	LOQ (µg/L)
Buprofezin	1.00
Butachlor	1.00
Butoxycarb	1.00
Butralin	2.00
Butylate	1.00
Cadusafos	1.00
Captafol	10.00
Captan	2.00
Carbaryl	0.50
Carbendazim	1.00
Carbofuran	1.00
Carbofuran, 3-hydroxy	1.00
Carbophenothion	1.00
Carbophenothion methyl	1.00
Carboxin	1.00
Carfentrazone-ethyl	1.00
Chlorantraniliprole	0.50
Chlordane, cis-	1.00
Chlordane, trans-	1.00
Chlordimeform	1.00
Chlorfenapyr	2.00
Chlorfenson (Ovex)	1.00
Chlorfenvinphos	1.00
Chlorimuron-ethyl	1.00
Chlornitrofen (CNP)	2.00
Chlorobenzilate	1.00
Chloroneb	1.00
Chlorothalonil	0.50
Chlorpropham (CIPC)	1.00
Chlorpyrifos (ethyl)	1.00
Chlorpyrifos-methyl	1.00
Chlorsulfuron	1.00
Chlorthal-dimethyl (Dacthal)	1.00
Chlorthion	2.00
Chlorthiophos	1.00
Clethodim	1.00
Clethodim sulfone	1.00
Clethodim sulfoxide	1.00
Clofentezine	1.00
Clomazone	1.00
Clopyralid	1.00
Clothianidin	1.00
Coumaphos	1.00
Crotoxyphos	1.00
Cyanazine	1.00
Cyanofenphos	1.00
Cyanophos	4.00
Cyantraniliprole	1.00
Cyazofamid	1.00
Cycloate	1.00
Cycloxydim	1.00
Cyfluthrin	3.00
Cyhalothrin, lambda	0.50
Cymoxanil	1.00

Analyte	LOQ (µg/L)
Cypermethrin	1.00
Cyprodinil	1.00
Cyromazine	1.00
DCPMU	1.00
DDD, o,p'-	1.00
DDD, p,p'-	1.00
DDE, o,p'-	1.00
DDE, p,p'-	1.00
DDT, o,p'-	1.00
DDT, p,p'-	1.00
DEF (Tribufos)	1.00
Deltamethrin	1.00
Demeton-S	2.00
Demeton-S methyl-sulfone	2.00
Demeton-s-methyl	2.00
Desmedipham	1.00
Diallate	1.00
Diazinon	1.00
Diazoxon	1.00
Dicamba (Banvel)	0.50
Dichlobenil	1.00
Dichlofenthion	1.00
Dichlofluanid	1.00
Dichlorobenzamide	1.00
Dichlorvos	1.00
Diclobutrazol	1.00
Diclofop (acid)	1.00
Diclofop-methyl	1.00
Dicloran	4.00
Dicofol, p,p'-/o,p'-	2.00
Dicrotophos	1.00
Dieldrin	1.00
Diethofencarb	1.00
Diethyltoluamide (DEET)	1.00
Difenoconazole	1.00
Diflubenzuron	1.00
Diflufenzopyr	1.00
Dimethenamid	1.00
Dimethoate	1.00
Dimethomorph	1.00
Diniconazole	1.00
Dinocap	1.00
Dinoseb (Dinitro)	1.00
Dinotefuran	1.00
Dioxathion	1.00
Diphenamid	1.00
Diphenylamine (DPA)	1.00
Disulfoton	2.00
Disulfoton sulfone	1.00
Disulfoton sulfoxide	1.00
Dithianon	1.00
Dithiopyr	0.50
Diuron	1.00
DNOC	1.00

LOQ= Limit of Quantitation
µg/L= microgram per Liter (ppb)

Updated: 07.19.2023

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number: 23-010423/D001.R000
Report Date: 09/12/2023
Purchase Order:
Received: 08/31/23 10:23 AM

Project Name: Hollowbrook Golf Club (HBGC)

Columbia LABORATORIES A Tentamus Company

P2220 Multi-Residue Pesticide Profile
WSP Water

Analyte	LOQ (µg/L)
Edifenphos	1.00
Endosulfan (α isomer)	2.00
Endosulfan (β isomer)	2.00
Endosulfan sulfate	1.00
Endrin	2.00
Endrin aldehyde	2.00
EPN	1.00
EPTC	1.00
Esfenvalerate/Fenvalerate	2.00
Etaconazole	1.00
Ethaboxam	1.00
Ethalfluralin	1.00
Ethiofencarb	1.00
Ethion	1.00
Ethirimol	1.00
Ethofumesate	1.00
Ethoprophos	1.00
Ethoxyquin	1.00
Etofenprox	1.00
Etoxazole	1.00
Etridiazole	1.00
Etrimfos	1.00
Famoxadone	1.00
Famphur	1.00
Fenamidone	1.00
Fenamiphos	1.00
Fenamiphos Sulfone	1.00
Fenamiphos Sulfoxide	1.00
Fenarimol	1.00
Fenazaquin	1.00
Fenbuconazole	1.00
Fenbutatin oxide	1.00
Fenchlorphos	1.00
Fenhexamid	1.00
Fenitrothion	1.00
Fenobucarb (Baycarb)	1.00
Fenoxaprop-P-Ethyl	0.50
Fenoxycarb	1.00
Fenpropathrin	1.00
Fenpyroximate	1.00
Fenson	2.00
Fensulfothion	1.00
Fenthion	1.00
Fenuron	1.00
Fipronil	1.00
Flonicamid	1.00
Fluazifop	1.00
Fluazinam	0.50
Fluchloralin	1.00
Flucythrinate	3.00
Fludioxonil	0.50
Flufenacet	1.00
Flumioxazin	1.00
Fluometuron	1.00

Analyte	LOQ (µg/L)
Fluopicolide	1.00
Fluopyram	0.50
Fluoxastrobin	0.50
Flupyradifurone	1.00
Fluprimidol	0.50
Fluridone	1.00
Fluroxypyr (free acid)	1.00
Flusilazol	1.00
Fluthiacet Methyl	1.00
Flutolanil	0.50
Flutriafol	1.00
Fluvalinate -tau	1.00
Fluxapyroxad	0.50
Folpet	2.00
Fomesafen	1.00
Fonofos	1.00
Foramsulfuron	1.00
Forchlorfenuron	1.00
Formetanate	1.00
Furathiocarb	1.00
Halosulfuron-methyl	1.00
Haloxyfop (free acid)	1.00
Heptachlor	1.00
Heptachlor epoxide	1.00
Hexachlorobenzene (HCB)	1.00
Hexaconazole	1.00
Hexazinone (Velpar)	1.00
Hexythiazox	1.00
Hydroprene	1.00
Imazalil	1.00
Imazamox	1.00
Imazapic	1.00
Imazapyr	1.00
Imazaquin	1.00
Imazethapyr	1.00
Imidacloprid	1.00
Imidoxone (Phosmet-Oxon)	1.00
Indaziflam	1.00
Indoxacarb	1.00
Iprobenfos	1.00
Iprodione	0.50
Isazophos	1.00
Isobenzan	1.00
Isocarbophos	1.00
Isodrin	1.00
Isofenphos	1.00
Isofenphos-methyl	1.00
Isofenphos-OA	1.00
Isoprocarb	1.00
Isopropalin	1.00
Isoprothiolane	1.00
Isoproturon	1.00
Isoxaben	1.00
Isoxaflutole	1.00

Analyte	LOQ (µg/L)
Kresoxim-methyl	1.00
Lactofen	2.00
Lenacil	1.00
Lindane	1.00
Linuron	1.00
Malaoxon (Malathion-o-analog)	1.00
Malathion	1.00
Mandipropamid	1.00
MCPA	1.00
MCPB	1.00
MCPP (Mecoprop)	1.00
Mecarbam	1.00
Mefentrifluconazole	0.50
Mepanipyrim	1.00
Mesosulfuron Methyl	1.00
Mesotrione	1.00
Metalaxyl/Mefenoxam	0.50
Metconazole	0.50
Methacrifos	1.00
Methamidophos	1.00
Methidathion	1.00
Methiocarb	1.00
Methiocarb sulfone	1.00
Methiocarb sulfoxide	1.00
Methomyl	1.00
Methoxychlor	1.00
Methoxyfenozide	1.00
Metobromuron	1.00
Metolachlor	1.00
Metolcarb	1.00
Metrafenone	1.00
Metribuzin	1.00
Metsulfuron-methyl	1.00
Mevinphos	1.00
Mexacarbate	1.00
MGK-264	1.00
Mirex	1.00
Molinate	1.00
Monocrotophos	1.00
Monolinuron	1.00
Myclobutanil	0.50
Naled	1.00
Napropamide	1.00
Neburon	1.00
Nicosulfuron	1.00
Nitrapyrin	2.00
Nitrofen	2.00
Norflurazon	1.00
Novaluron	1.00
Nuarimol	2.00
Omethoate	1.00
O-Phenylphenol	1.00
Oryzalin	1.00
Oxadiazon	1.00

LOQ= Limit of Quantitation
µg/L= microgram per Liter (ppb)

Updated: 07.19.2023

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number: 23-010423/D001.R000
Report Date: 09/12/2023
Purchase Order:
Received: 08/31/23 10:23 AM

Project Name: Hollowbrook Golf Club (HBGC)

Columbia LABORATORIES A Tentamus Company

P2220 Multi-Residue Pesticide Profile
WSP Water

Analyte	LOQ (µg/L)
Oxadixyl	1.00
Oxamyl	1.00
Oxamyl-oxime	1.00
Oxathiapiprolin	1.00
Oxychlordane	1.00
Oxydemeton-Methyl	1.00
Oxyfluorfen	1.00
Oxythioquinox	1.00
Paclobutrazol	1.00
Paraoxon-ethyl	1.00
Paraoxon-methyl	1.00
Parathion-ethyl	1.00
Parathion-methyl	3.00
PCP (Pentachlorophenol)	1.00
Penconazole	1.00
Pendimethalin	1.00
Penflufen	1.00
Pentachloroaniline (PCA)	1.00
Pentachloroanisole	1.00
Pentachlorobenzene (PCB)	1.00
Pentachlorothioanisole (PCTA)	3.00
Penthiopyrad	1.00
Permethrin	1.00
Perthane	1.00
Phenmedipham	1.00
Phenothrin	1.00
Phenthoate	1.00
Phorate	1.00
Phorate OA	1.00
Phorate Sulfone	1.00
Phorate Sulfoxide	1.00
Phosalone	1.00
Phosmet	1.00
Phosphamidon	1.00
Phoxim	1.00
Phthalimide	2.00
Picloram	1.00
Pinoxaden	1.00
Piperonyl Butoxide	1.00
Pirimicarb	1.00
Pirimiphos-Ethyl	1.00
Pirimiphos-Methyl	1.00
Pirimisulfuron-Methyl	1.00
Prallethrin	1.00
Prochloraz	1.00
Procymidone	1.00
Prodiamine	0.50
Profenofos	1.00
Profluralin	1.00
Promecarb	1.00
Prometon	1.00
Prometryne	1.00
Pronamide (Propyzamide)	1.00
Propachlor	1.00

Analyte	LOQ (µg/L)
Propamocarb	1.00
Propanil	1.00
Propargite	1.00
Propazine	1.00
Propetamphos	1.00
Propham	1.00
Propiconazole	0.50
Propoxur	1.00
Propoxycarbazone sodium	1.00
Prosulfuron	1.00
Prothioconazole	1.00
Prothiofos	1.00
Pydiflumetofen	0.50
Pymetrozine	1.00
Pyraclostrobin	0.50
Pyraflufen-ethyl	1.00
Pyrazophos	1.00
Pyrethrins	1.00
Pyridaben	1.00
Pyridate	1.00
Pyrifluquinazon	1.00
Pyrimethanil	1.00
Pyriproxifen	1.00
Pyroxasulfone	1.00
Pyroxsulam	1.00
Quinalphos	1.00
Quinclorac	1.00
Quinoxyfen	1.00
Quintozene(PCNB)	1.00
Quizalofop (free acid)	1.00
Resmethrin	1.00
Rimsulfuron	1.00
Rotenone	1.00
S-421	1.00
Saflufenacil	1.00
Sebuthylazine	1.00
Sedaxane	1.00
Sethoxydim	1.00
Simazine	1.00
Simetryn	1.00
Spinetoram	1.00
Spinosad (α, β isomers)	1.00
Spirodiclofen	1.00
Spiromesifen	1.00
Spirotetramat	1.00
Spirotetramat-enol	1.00
Spiroxamine	1.00
Sulfallate	1.00
Sulfentrazone	3.00
Sulfometuron-methyl	1.00
Sulfosulfuron	1.00
Sulfotep	1.00
Sulfoxaflor	1.00
Sulprofos	1.00

Analyte	LOQ (µg/L)
Tebuconazole	0.50
Tebufenozide	1.00
Tebuthiuron	1.00
Tecnazene	1.00
Tefluthrin	1.00
Tembotrione	1.00
Terbacil	4.00
Terbufos	1.00
Terbufos sulfone	1.00
Terbufos sulfoxide	1.00
Terbuthylazine	1.00
Terbutryn	1.00
Tertrachlorvinphos	1.00
Tetraconazole	1.00
Tetradifon	1.00
Tetramethrin	1.00
Tetrasul	1.00
Thiabendazole	1.00
Thiabendazole, 5-hydroxy	1.00
Thiacloprid	1.00
Thiamethoxam	1.00
Thifensulfuron-methyl	1.00
Thiobencarb (benthiocarb)	1.00
Thiodicarb	1.00
Thiometon	2.00
Thionazin	1.00
Thiophanate-methyl	1.00
Tolclofos-methyl	1.00
Tolfenpyrad	1.00
Tolylfluanid	1.00
Topramezone	1.00
Tralkoxydim	1.00
Triadimefon	0.50
Triadimenol	0.50
Tri-allate	1.00
Triasulfuron	1.00
Triazophos	1.00
Tribenuron-methyl	1.00
Trichlorfon	1.00
Triclopyr	2.00
Trifloxystrobin	0.50
Trifloxysulfuron -sodium	1.00
Triflumizole	1.00
Trifluralin	1.00
Triflusulfuron-methyl	1.00
Triforin	1.00
Trinexapac (acid)	1.00
Trinexapac Ethyl	0.50
Triticonazole	1.00
Vinclozolin	0.50
Zoxamide	1.00
Isofetamid	1.00
Mandestrobin	1.00
Pyrifluquinazon	1.00

LOQ= Limit of Quantitation
µg/L= microgram per Liter (ppb)

Updated: 07.19.2023

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number: 23-010423/D001.R000
Report Date: 09/12/2023
Purchase Order:
Received: 08/31/23 10:23 AM

Project Name: Hollowbrook Golf Club (HBGC)

Columbia LABORATORIES
A Tentamus Company

WSP-HB 23-010423

Environmental Chain of Cust
Revision: 3.01 Document Control: (
Revised: 02/20/2020 Effective: 02/2

WSP - Hollow Brook

Please inform us if you know or suspect that any part of your sample m... is.

Company: WSP USA
Contact: John Benvegna
Address: 500 Summit Lake Drive, Ste. 450
Valhalla, New York 10595
Email: john.benvegna@wsp.com
Phone: (914) 694-5711 Fax: (____)

Billing (if different): Eugene Peterson @ HBGC

PO Number:
Project Number:
Project Name: Hollowbrook Golf Club (HBGC)
Custom Reporting: low LOQ's (< or equal to 0.5 ppb if possibl
☐ Report to State:
Turn-around time: ☒ Standard ☐ Rush * ☐ Priority Rush *
*Ask for availability

Sampled by:

Lab ID	Field / Sample ID	Date/Time	P2220*	Matrix ††	Comments
	DS-1	8/29/23 1420	X		*Custom low LOQ's (< or equal to 0.5 ppb if possible) *Add additional compounds req'd -please ask Renate *******PLEASE INVOICE*******: Hollowbrook Golf Club Attn: Eugene Peterson 1060 Oregon Road Cortlandt Manor, New York 10567 Eugenep@golfhollowbrook.com *******Report to: John Benvegna, WSP-USA
	GW-1R	1350	↓		
	GW-4	1530	↓		

Relinquished By:	Date	Time	Received By:	Date	Time
Michael K Dr...	8/30/23	1400	[signature]	8.31.23	10.23

Lab Use Only:
☐ Shipped Via: UPS or ☐ Client drop off
Evidence of cooling: ☒ yes | ☐ No - Temp (°C): 0.4
Sample in good condition: ☒ yes | ☐ No
☐ Cash | ☐ Check | ☐ CC | ☐ Net:
☐ Prelog storage:

† Preservative Codes: (If no preservative leave blank) HCL = "CL"; H_2SO_4 = "HS"; NHO3 = "N3"; NaOH = "NH"; ZnAc = "ZN"
†† Matrix Code: Drinking water (DW); Ground or Well Water (GW); Storm Water (SW); Waste Water (WW); Waste (W); Solid (S)
Samples submitted to CL with testing requirements constitute an agreement for services in accordance with the current terms of service associated with this COC. By signing "Relinquished by" you are agreeing to these terms.

12423 NE Whitaker Way
Portland, OR 97230
P: (503) 254-1794 | Fax: (503) 254-1452
info@columbialaboratories.com
Page 1 of 1
www.columbialaboratories.com

Technical Report

prepared for:

WSP USA, Inc. (White Plains, NY)
500 Summit Lake Drive, Suite 450
Valhalla NY, 10595
Attention: John Benvegna

Report Date: 09/08/2023
Client Project ID: Hollow Brook Golf Club (HBGC)
York Project (SDG) No.: 23H2187

Report Date: 09/08/2023
Client Project ID: Hollow Brook Golf Club (HBGC)
York Project (SDG) No.: 23H2187

WSP USA, Inc. (White Plains, NY)
500 Summit Lake Drive, Suite 450
Valhalla NY, 10595
Attention: John Benvegna

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on August 30, 2023 and listed below. The project was identified as your project: **Hollow Brook Golf Club (HBGC)**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

York Sample ID	Client Sample ID	Matrix	Date Collected	Date Received
23H2187-01	GW-1R	Ground Water	08/29/2023	08/30/2023
23H2187-02	GW-4	Ground Water	08/29/2023	08/30/2023
23H2187-03	DS-1	Ground Water	08/29/2023	08/30/2023

General Notes for York Project (SDG) No.: 23H2187

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.
8. Analyses conducted at York Analytical Laboratories, Inc. Stratford, CT are indicated by NY Cert. No. 10854; those conducted at York Analytical Laboratories, Inc., Richmond Hill, NY are indicated by NY Cert. No. 12058.

Approved By: 

Date: 09/08/2023

Cassie L. Mosher
Laboratory Manager

Sample Information

Client Sample ID: GW-1R

York Sample ID: 23H2187-01

York Project (SDG) No.	Client Project ID	Matrix	Collection Date/Time	Date Received
23H2187	Hollow Brook Golf Club (HBGC)	Ground Water	August 29, 2023 1:50 pm	08/30/2023

Chloride

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
16887-00-6	**Chloride**	**42.7**		mg/L	0.690	5.00	10	EPA 300.0	09/08/2023 18:56	09/08/2023 18:56	NJO
								Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		

Nitrate as N

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-55-8	Nitrate as N	ND		mg/L	0.0500	1	EPA 300.0	08/31/2023 04:14	08/31/2023 04:14	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Nitrite as N

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-65-0	Nitrite as N	ND		mg/L	0.0500	1	EPA 300.0	08/31/2023 04:14	08/31/2023 04:14	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,PADEP		

Ammonia Nitrogen as N

Log-in Notes:

Sample Notes:

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7664-41-7	**Ammonia Nitrogen as N**	**0.893**		mg/L	0.0500	1	SM 4500-NH3 D	09/06/2023 17:17	09/07/2023 18:09	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Phosphorous, total

Log-in Notes:

Sample Notes:

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Phosphorous, Total as P	**2.4**		mg/L	0.50	10	SM 4500-P B5/E	09/07/2023 09:06	09/07/2023 18:18	JAMT
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Total Dissolved Solids

Log-in Notes:

Sample Notes:

Sample Prepared by Method: % Solids Prep

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Total Dissolved Solids	**292**		mg/L	10.0	1	SM 2540C-2015	08/30/2023 21:21	08/30/2023 21:21	AA
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Sample Information

Client Sample ID: GW-4 **York Sample ID:** 23H2187-02

York Project (SDG) No.	Client Project ID	Matrix	Collection Date/Time	Date Received
23H2187	Hollow Brook Golf Club (HBGC)	Ground Water	August 29, 2023 3:30 pm	08/30/2023

Chloride

Log-in Notes: Sample Notes:

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
16887-00-6	**Chloride**	**49.4**		mg/L	0.690	5.00	10	EPA 300.0	09/07/2023 11:38	09/07/2023 11:38	NJO
								Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		

Nitrate as N

Log-in Notes: Sample Notes:

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-55-8	**Nitrate as N**	**1.18**		mg/L	0.0500	1	EPA 300.0	08/31/2023 07:07	08/31/2023 07:07	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Nitrite as N

Log-in Notes: Sample Notes:

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-65-0	Nitrite as N	ND		mg/L	0.0500	1	EPA 300.0	08/31/2023 07:07	08/31/2023 07:07	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,PADEP		

Ammonia Nitrogen as N

Log-in Notes: Sample Notes:

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7664-41-7	**Ammonia Nitrogen as N**	**0.0700**		mg/L	0.0500	1	SM 4500-NH3 D	09/06/2023 17:17	09/07/2023 18:09	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Phosphorous, total

Log-in Notes: Sample Notes:

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Phosphorous, Total as P	**7.7**		mg/L	0.50	10	SM 4500-P B5/E	09/07/2023 09:06	09/07/2023 18:18	JAMT
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Total Dissolved Solids

Log-in Notes: Sample Notes:

Sample Prepared by Method: % Solids Prep

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Total Dissolved Solids	**278**		mg/L	10.0	1	SM 2540C-2015	08/30/2023 21:21	08/30/2023 21:21	AA
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Sample Information

Client Sample ID: DS-1 **York Sample ID:** 23H2187-03

York Project (SDG) No.	Client Project ID	Matrix	Collection Date/Time	Date Received
23H2187	Hollow Brook Golf Club (HBGC)	Ground Water	August 29, 2023 2:20 pm	08/30/2023

Chloride

Log-in Notes: Sample Notes:

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
16887-00-6	**Chloride**	**81.2**		mg/L	0.690	5.00	10	EPA 300.0	09/07/2023 11:48	09/07/2023 11:48	NJO
								Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		

Nitrate as N

Log-in Notes: Sample Notes:

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-55-8	**Nitrate as N**	**0.609**		mg/L	0.0500	1	EPA 300.0	08/31/2023 04:51	08/31/2023 04:51	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Nitrite as N

Log-in Notes: Sample Notes:

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-65-0	Nitrite as N	ND		mg/L	0.0500	1	EPA 300.0	08/31/2023 04:51	08/31/2023 04:51	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,PADEP		

Ammonia Nitrogen as N

Log-in Notes: Sample Notes:

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7664-41-7	Ammonia Nitrogen as N	ND		mg/L	0.0500	1	SM 4500-NH3 D	09/06/2023 17:17	09/07/2023 18:09	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Phosphorous, total

Log-in Notes: Sample Notes:

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Phosphorous, Total as P	ND		mg/L	0.050	1	SM 4500-P B5/E	09/07/2023 09:06	09/07/2023 18:18	JAMT
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Total Dissolved Solids

Log-in Notes: Sample Notes:

Sample Prepared by Method: % Solids Prep

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Total Dissolved Solids	**273**		mg/L	10.0	1	SM 2540C-2015	08/30/2023 21:21	08/30/2023 21:21	AA
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP		

Sample and Data Qualifiers Relating to This Work Order

QM-4X The spike recovery was outside of QC acceptance limits for the MS and/or MSD due to analyte concentration at 4 times or greater than the spike concentration. The QC batch was accepted based on LCS and/or LCSD recoveries within the acceptance limits.

QM-07 The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.

Definitions and Other Explanations

*	Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
ND	NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)
RL	REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.
LOQ	LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon current NELAC/TNI Standards and applies to all analyses.
LOD	LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA SW-846.
MDL	METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.
Reported to	This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.
NR	Not reported
RPD	Relative Percent Difference
Wet	The data has been reported on an as-received (wet weight) basis
Low Bias	Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
High Bias	High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
Non-Dir.	Non-dir. flag (Non-Directional Bias) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons.

If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, York reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.

If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.

2-chloroethylvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

Certification for pH is no longer offered by NYDOH ELAP.

Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.

For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.

Field Chain-of-Custody Record

YORK ANALYTICAL LABORATORIES INC

York Analytical Laboratories, Inc. (YORK)'s Standard Terms & Conditions are listed on the back side of this document.
This document serves as your written authorization for YORK to proceed with the analyses requested below.
Your signature binds you to YORK's Standard Terms & Conditions.

YORK Project No. 23H2187

120 Research Drive Stratford, CT 06615 | 132-02 89th Ave Queens, NY 11418 | 56 Church Hill Rd. #2 Newtown, CT 06470 | clientservices@yorklab.com | www.yorklab.com | 800-306-YORK

YOUR Information	Report To:	Invoice To:
Company: WSP	Company: ← SAME	Company: HOLLOWBROOK GOLF CLUB
Address: 500 SUMMIT LAKE DR. VALHALLA, NY 10595	Address:	Address: 1060 OREGON ROAD CORTLANDT MANOR, NY 10567
Phone.: 914 461-2961	Phone.:	Phone.:
Contact: JOHN.BENVEGNA@WSP.COM	Contact:	Contact: EUGENE PETERSON
E-mail:	E-mail:	E-mail: EUGENEP@GOLFHOLLOWBROOK.COM

YOUR Project Number:

YOUR Project Name: Hollow Brook Golf Club (HBGC)

YOUR PO#:

Turn-Around Time

- RUSH - Next Day
- RUSH - Two Day
- RUSH - Three Day
- RUSH - Four Day
- RUSH - Five Day
- Standard (6-9 Day) X

PFAS Standard is 7-10 Days

Please print clearly and legibly. All information must be complete. Samples will not be logged in and the turn-around-time clock will not begin until any questions by YORK are resolved.

MICHAEL K. DEFELICE

Samples Collected by: (print AND sign your name)

Matrix Codes

S - soil / solid
GW - groundwater
DW - drinking water
WW - wastewater
O - Oil | Other

Samples From

New York X
New Jersey
Connecticut
Pennsylvania
Other:

Report / EDD Type (circle selections)

Summary Report | CT RCP | EQuIS (Standard)
QA Report | CT RCP DQA/DUE | NYSDEC EQuIS
CMDP | NJDEP Reduced Deliverables | NJDKQP
Standard Excel EDD | NJDEP SRP HazSite
NY ASP B Package | Other:

YORK Reg. Comp.

Compared to the following Regulation(s): (please fill in)

Sample Identification	Sample Matrix	Date/Time Sampled	Analyses Requested	Container Type	No.
GW-1R	GW	8/29/23 1350	NITRATE-NITRITE, AMMONIA, CHLORIDE, TDS, TOT. PHOS.	1-250P-UNP 1-500P-H2SO4	2
GW-4		1530			
DS-1		1420			

Comments:

Preservation: (check all that apply)

HCl ___ MeOH ___ HNO3 ___ H2SO4 X NaOH ___
ZnAc ___ Ascorbic Acid ___ Other: ___

Samples Iced/chilled at time of lab pickup? circle Yes or No

Special Instruction

Field Filtered
Lab to Filter

1. Samples Relinquished by / Company	Date/Time	1. Samples Received by / Company	Date/Time	2. Samples Relinquished by / Company	Date/Time
WSP	8/30/23	Jeff York	8/30 12:50	Jeff York	8/30 2:20
2. Samples Received by / Company	Date/Time	3. Samples Relinquished by / Company	Date/Time	3. Samples Received by / Company	Date/Time
3. Samples Relinquished by / Company	Date/Time	4. Samples Received by / Company	Date/Time	Samples Received in LAB by	Date/Time: 8/30/23 14:20 Temperature: 4.9 Degrees C

APPENDIX II
Laboratory Reports – November 2023

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number:	23-013591/D001.R000
Report Date:	11/28/2023
Purchase Order:	
Received:	11/16/23 10:20 AM
Project Name:	Hollowbrook Golf Club (HBGC)

Cover Letter

WSP USA
500 Summit Lake Drive, Suite 450
Valhalla New York 10595
United States of America (USA)

Dear John Benvegna,

Enclosed please find Columbia Laboratories analytical report for samples received as order number 23-013591 on 11/16/2023 at 10:20. Should you have any questions about this report or any other matter, please do not hesitate to contact us. We are here to help you.

Thank you for allowing Columbia Laboratories to be of service to you, we appreciate your business.

Sincerely,

Derrick Tanner
General Manager

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number:	23-013591/D001.R000
Report Date:	11/28/2023
Purchase Order:	
Received:	11/16/23 10:20 AM
Project Name:	Hollowbrook Golf Club (HBGC)

Customer:	WSP USA 500 Summit Lake Drive, Suite 450 Valhalla New York 10595 United States of America (USA)
Sample ID:	DS-1
Sample Matrix:	Water
Laboratory ID:	23-013591-0001-00
Evidence of Cooling:	No
Temp:	3.6 °C
Relinquished by:	UPS

Sample Results

Pesticides

Multi-Residue Pesticide Profile

Analyte	Result	Units	Analyzed	Method	Notes
Multi-Residue Pesticide Profile	< LOQ for all analytes	µg/L	11/27/23	AOAC 2007.01 & EN 15662 (mod)	

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number:	23-013591/D001.R000
Report Date:	11/28/2023
Purchase Order:	
Received:	11/16/23 10:20 AM
Project Name:	Hollowbrook Golf Club (HBGC)

Customer:	WSP USA 500 Summit Lake Drive, Suite 450 Valhalla New York 10595 United States of America (USA)
Sample ID:	GW-1R
Sample Matrix:	Water
Laboratory ID:	23-013591-0002-00
Evidence of Cooling:	No
Temp:	3.6 °C
Relinquished by:	UPS

Sample Results

Pesticides

Multi-Residue Pesticide Profile

Analyte	Result	Units	Analyzed	Method	Notes
Multi-Residue Pesticide Profile	< LOQ for all analytes	µg/L	11/27/23	AOAC 2007.01 & EN 15662 (mod)	

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number: 23-013591/D001.R000
Report Date: 11/28/2023
Purchase Order:
Received: 11/16/23 10:20 AM

Project Name: Hollowbrook Golf Club (HBGC)

Customer: WSP USA
500 Summit Lake Drive, Suite 450
Valhalla New York 10595
United States of America (USA)

Sample ID: GW-4
Sample Matrix: Water
Laboratory ID: 23-013591-0003-00
Evidence of Cooling: No
Temp: 3.6 °C
Relinquished by: UPS

Sample Results

Pesticides

Multi-Residue Pesticide Profile

Analyte	Result	Units	Analyzed	Method	Notes
Multi-Residue Pesticide Profile	< LOQ for all analytes	µg/L	11/27/23	AOAC 2007.01 & EN 15662 (mod)	

Abbreviations

Limit(s) of Quantitation (LOQ): The minimum levels, concentrations, or quantities of a target variable (e.g., target analyte) that can be reported with a specified degree of confidence.

Units of Measure

µg/L = Micrograms per liter = parts per billion (ppb)

Approved Signatory

Derrick Tanner
General Manager

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number: 23-013591/D001.R000
Report Date: 11/28/2023
Purchase Order:
Received: 11/16/23 10:20 AM

Project Name: Hollowbrook Golf Club (HBGC)

Columbia LABORATORIES
A Tentamus Company

P2220 Multi-Residue Pesticide Profile
WSP Water

Analyte	LOQ (µg/L)
1, NAA	1.00
2,4,5-T	1.00
2,4,5-TP	1.00
2,4-D	0.50
2,4-DB	1.00
2,4-DP (Dichlorprop)	1.00
Abamectin (Avermectin)	1.00
Acephate	2.00
Acequinocyl	1.00
Acetamiprid	1.00
Acetochlor	2.00
Acifluorfen	1.00
Acrinathrin	1.00
Alachlor	2.00
Aldicarb	1.00
Aldicarb sulfone (Aldoxycarb)	1.00
Aldicarb-sulfoxide	1.00
Aldrin	1.00
Ametoctradin	1.00
Ametryn	1.00
Aminocyclopyrachlor	1.00
Anilazine	3.00
Aspon	1.00
Asulam	1.00
Atrazine	1.00
Atrazine-desethyl	1.00
Azinphos-ethyl	1.00
Azinphos-methyl	1.00
Azoxystrobin	1.00
Benalaxyl	1.00
Bendiocarb	1.00
Benfluralin	1.00
Benoxacor	1.00
Bensulide	1.00
Bentazon	1.00
Benzovindiflupyr	1.00
BHC alpha isomer	1.00
BHC beta isomer	1.00
BHC delta isomer	1.00
Bifenazate	1.00
Bifenox	1.00
Bifenthrin	1.00
Binapacryl	4.00
Bioresmethrin	1.00
Bitertanol	2.00
Boscalid	0.50
Broflanilide	1.00
Bromacil	2.00
Bromophos-methyl	1.00
Bromophos-ethyl	2.00
Bromopropylate	1.00
Bromoxynil	1.00
Bromuconazole	1.00
Bupirimate	1.00

Analyte	LOQ (µg/L)
Buprofezin	1.00
Butachlor	1.00
Butoxycarb	1.00
Butralin	2.00
Butylate	1.00
Cadusafos	1.00
Captafol	10.00
Captan	2.00
Carbaryl	0.50
Carbendazim	1.00
Carbofuran	1.00
Carbofuran, 3-hydroxy	1.00
Carbophenothion	1.00
Carbophenothion methyl	1.00
Carboxin	1.00
Carfentrazone-ethyl	1.00
Chlorantraniliprole	0.50
Chlordane, cis-	1.00
Chlordane, trans-	1.00
Chlordimeform	1.00
Chlorfenapyr	2.00
Chlorfenson (Ovex)	1.00
Chlorfenvinphos	1.00
Chlorimuron-ethyl	1.00
Chlornitrofen (CNP)	2.00
Chlorobenzilate	1.00
Chloroneb	1.00
Chlorothalonil	0.50
Chlorpropham (CIPC)	1.00
Chlorpyrifos (ethyl)	1.00
Chlorpyrifos-methyl	1.00
Chlorsulfuron	1.00
Chlorthal-dimethyl (Dacthal)	1.00
Chlorthion	2.00
Chlorthiophos	1.00
Clethodim	1.00
Clethodim sulfone	1.00
Clethodim sulfoxide	1.00
Clofentezine	1.00
Clomazone	1.00
Clopyralid	1.00
Clothianidin	1.00
Coumaphos	1.00
Crotoxyphos	1.00
Cyanazine	1.00
Cyanofenphos	1.00
Cyanophos	4.00
Cyantraniliprole	1.00
Cyazofamid	1.00
Cycloate	1.00
Cycloxydim	1.00
Cyfluthrin	3.00
Cyhalothrin, lambda	0.50
Cymoxanil	1.00

Analyte	LOQ (µg/L)
Cypermethrin	1.00
Cyprodinil	1.00
Cyromazine	1.00
DCPMU	1.00
DDD, o,p'-	1.00
DDD, p,p'-	1.00
DDE, o,p'-	1.00
DDE, p,p'-	1.00
DDT, o,p'-	1.00
DDT, p,p'-	1.00
DEF (Tribufos)	1.00
Deltamethrin	1.00
Demeton-S	2.00
Demeton-S methyl-sulfone	2.00
Demeton-s-methyl	2.00
Desmedipham	1.00
Diallate	1.00
Diazinon	1.00
Diazoxon	1.00
Dicamba (Banvel)	0.50
Dichlobenil	1.00
Dichlofenthion	1.00
Dichlofluanid	1.00
Dichlorobenzamide	1.00
Dichlorvos	1.00
Diclobutrazol	1.00
Diclofop (acid)	1.00
Diclofop-methyl	1.00
Dicloran	4.00
Dicofol, p,p'-/o,p'-	2.00
Dicrotophos	1.00
Dieldrin	1.00
Diethofencarb	1.00
Diethyltoluamide (DEET)	1.00
Difenoconazole	1.00
Diflubenzuron	1.00
Diflufenzopyr	1.00
Dimethenamid	1.00
Dimethoate	1.00
Dimethomorph	1.00
Diniconazole	1.00
Dinocap	1.00
Dinoseb (Dinitro)	1.00
Dinotefuran	1.00
Dioxathion	1.00
Diphenamid	1.00
Diphenylamine (DPA)	1.00
Disulfoton	2.00
Disulfoton sulfone	1.00
Disulfoton sulfoxide	1.00
Dithianon	1.00
Dithiopyr	0.50
Diuron	1.00
DNOC	1.00

LOQ= Limit of Quantitation
µg/L= microgram per Liter (ppb)

Updated: 10.13.2023

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number: 23-013591/D001.R000
Report Date: 11/28/2023
Purchase Order:
Received: 11/16/23 10:20 AM

Project Name: Hollowbrook Golf Club (HBGC)

Columbia LABORATORIES A Tentamus Company

P2220 Multi-Residue Pesticide Profile
WSP Water

Analyte	LOQ (µg/L)
Edifenphos	1.00
Endosulfan (α isomer)	2.00
Endosulfan (β isomer)	2.00
Endosulfan sulfate	1.00
Endrin	2.00
Endrin aldehyde	2.00
EPN	1.00
EPTC	1.00
Esfenvalerate/Fenvalerate	2.00
Etaconazole	1.00
Ethaboxam	1.00
Ethalfluralin	1.00
Ethiofencarb	1.00
Ethion	1.00
Ethirimol	1.00
Ethofumesate	1.00
Ethoprophos	1.00
Ethoxyquin	1.00
Etofenprox	1.00
Etoxazole	1.00
Etridiazole	1.00
Etrimfos	1.00
Famoxadone	1.00
Famphur	1.00
Fenamidone	1.00
Fenamiphos	1.00
Fenamiphos Sulfone	1.00
Fenamiphos Sulfoxide	1.00
Fenarimol	1.00
Fenazaquin	1.00
Fenbuconazole	1.00
Fenbutatin oxide	1.00
Fenchlorphos	1.00
Fenhexamid	1.00
Fenitrothion	1.00
Fenobucarb (Baycarb)	1.00
Fenoxaprop-P-Ethyl	0.50
Fenoxycarb	1.00
Fenpropathrin	1.00
Fenpyroximate	1.00
Fenson	2.00
Fensulfothion	1.00
Fenthion	1.00
Fenuron	1.00
Fipronil	1.00
Flonicamid	1.00
Fluazifop	1.00
Fluazinam	0.50
Fluchloralin	1.00
Flucythrinate	3.00
Fludioxonil	0.50
Flufenacet	1.00
Flumioxazin	1.00
Fluometuron	1.00

Analyte	LOQ (µg/L)
Fluopicolide	1.00
Fluopyram	0.50
Fluoxastrobin	0.50
Flupyradifurone	1.00
Fluprimidol	1.00
Fluridone	1.00
Flurprimidol	1.00
Fluroxypyr (free acid)	1.00
Flusilazol	1.00
Fluthiacet Methyl	1.00
Flutolanil	0.50
Flutriafol	1.00
Fluvalinate -tau	1.00
Fluxapyroxad	0.50
Folpet	2.00
Fomesafen	1.00
Fonofos	1.00
Foramsulfuron	1.00
Forchlorfenuron	1.00
Formetanate	1.00
Furathiocarb	1.00
Halosulfuron-methyl	1.00
Haloxyfop (free acid)	1.00
Heptachlor	1.00
Heptachlor epoxide	1.00
Hexachlorobenzene (HCB)	1.00
Hexaconazole	1.00
Hexazinone (Velpar)	1.00
Hexythiazox	1.00
Hydroprene	1.00
Imazalil	1.00
Imazamox	1.00
Imazapic	1.00
Imazapyr	1.00
Imazaquin	1.00
Imazethapyr	1.00
Imidacloprid	1.00
Imidoxone (Phosmet-Oxon)	1.00
Indaziflam	1.00
Indoxacarb	1.00
Iprobenfos	1.00
Iprodione	0.50
Isazophos	1.00
Isobenzan	1.00
Isocarbophos	1.00
Isodrin	1.00
Isofenphos	1.00
Isofenphos-methyl	1.00
Isofenphos-OA	1.00
Isofetamid	1.00
Isoprocarb	1.00
Isopropalin	1.00
Isoprothiolane	1.00
Isoproturon	1.00

Analyte	LOQ (µg/L)
Isoxaben	1.00
Isoxaflutole	1.00
Kresoxim-methyl	1.00
Lactofen	2.00
Lenacil	1.00
Lindane	1.00
Linuron	1.00
Malaoxon (Malathion-o-analog)	1.00
Malathion	1.00
Mandestrobin	1.00
Mandipropamid	1.00
MCPA	1.00
MCPB	1.00
MCPP (Mecoprop)	1.00
Mecarbam	1.00
Mefentrifluconazole	0.50
Mepanipyrim	1.00
Mesosulfuron Methyl	1.00
Mesotrione	1.00
Metalaxyl/Mefenoxam	0.50
Metconazole	0.50
Methacrifos	1.00
Methamidophos	1.00
Methidathion	1.00
Methiocarb	1.00
Methiocarb sulfone	1.00
Methiocarb sulfoxide	1.00
Methomyl	1.00
Methoxychlor	1.00
Methoxyfenozide	1.00
Metobromuron	1.00
Metolachlor	1.00
Metolcarb	1.00
Metrafenone	1.00
Metribuzin	1.00
Metsulfuron-methyl	1.00
Mevinphos	1.00
Mexacarbate	1.00
MGK-264	1.00
Mirex	1.00
Molinate	1.00
Monocrotophos	1.00
Monolinuron	1.00
Myclobutanil	0.50
Naled	1.00
Napropamide	1.00
Neburon	1.00
Nicosulfuron	1.00
Nitrapyrin	2.00
Nitrofen	2.00
Norflurazon	1.00
Novaluron	1.00
Nuarimol	2.00
Omethoate	1.00

LOQ= Limit of Quantitation
µg/L= microgram per Liter (ppb)

Updated: 10.13.2023

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number: 23-013591/D001.R000
Report Date: 11/28/2023
Purchase Order:
Received: 11/16/23 10:20 AM

Project Name: Hollowbrook Golf Club (HBGC)

Columbia LABORATORIES
A Tentamus Company

P2220 Multi-Residue Pesticide Profile
WSP Water

Analyte	LOQ (µg/L)
O-Phenylphenol	1.00
Oryzalin	1.00
Oxadiazon	1.00
Oxadixyl	1.00
Oxamyl	1.00
Oxamyl-oxime	1.00
Oxathiapiprolin	1.00
Oxychlordane	1.00
Oxydemeton-Methyl	1.00
Oxyfluorfen	1.00
Oxythioquinox	1.00
Paclobutrazol	1.00
Paraoxon-ethyl	1.00
Paraoxon-methyl	1.00
Parathion-ethyl	1.00
Parathion-methyl	3.00
PCP (Pentachlorophenol)	1.00
Penconazole	1.00
Pendimethalin	1.00
Penflufen	1.00
Pentachloroaniline (PCA)	1.00
Pentachloroanisole	1.00
Pentachlorobenzene (PCB)	1.00
Pentachlorothioanisole (PCTA)	3.00
Penthiopyrad	1.00
Permethrin	1.00
Perthane	1.00
Phenmedipham	1.00
Phenothrin	1.00
Phenthoate	1.00
Phorate	1.00
Phorate OA	1.00
Phorate Sulfone	1.00
Phorate Sulfoxide	1.00
Phosalone	1.00
Phosmet	1.00
Phosphamidon	1.00
Phoxim	1.00
Picloram	1.00
Pinoxaden	1.00
Piperonyl Butoxide	1.00
Pirimicarb	1.00
Pirimiphos-Ethyl	1.00
Pirimiphos-Methyl	1.00
Pirimisulfuron-Methyl	1.00
Prallethrin	1.00
Prochloraz	1.00
Procymidone	1.00
Prodiamine	0.50
Profenofos	1.00
Profluralin	1.00
Promecarb	1.00
Prometon	1.00
Prometryne	1.00
Pronamide (Propyzamide)	1.00
Propachlor	1.00
Propamocarb	1.00
Propanil	1.00
Propargite	1.00
Propazine	1.00
Propetamphos	1.00
Propham	1.00
Propiconazole	0.50
Propoxur	1.00
Propoxycarbazone sodium	1.00
Prosulfuron	1.00
Prothioconazole	1.00
Prothiofos	1.00
Pydiflumetofen	0.50
Pymetrozine	1.00
Pyraclostrobin	0.50
Pyraflufen-ethyl	1.00
Pyrazophos	1.00
Pyrethrins	1.00
Pyridaben	1.00
Pyridate	1.00
Pyrifluquinazon	1.00
Pyrimethanil	1.00
Pyriproxifen	1.00
Pyroxasulfone	1.00
Pyroxsulam	1.00
Quinalphos	1.00
Quinclorac	1.00
Quinoxyfen	1.00
Quintozene(PCNB)	1.00
Quizalofop (free acid)	1.00
Resmethrin	1.00
Rimsulfuron	1.00
Rotenone	1.00
S-421	1.00
Saflufenacil	1.00
Sebuthylazine	1.00
Sedaxane	1.00
Sethoxydim	1.00
Simazine	1.00
Simetryn	1.00
Spinetoram	1.00
Spinosad (α, β isomers)	1.00
Spirodiclofen	1.00
Spiromesifen	1.00
Spirotetramat	1.00
Spirotetramat-enol	1.00
Spiroxamine	1.00
Sulfallate	1.00
Sulfentrazone	3.00
Sulfometuron-methyl	1.00
Sulfosulfuron	1.00
Sulfotep	1.00
Sulfoxaflor	1.00
Sulprofos	1.00
Tebuconazole	0.50
Tebufenozide	1.00
Tebuthiuron	1.00
Tecnazene	1.00
Tefluthrin	1.00
Tembotrione	1.00
Terbacil	4.00
Terbufos	1.00
Terbufos sulfone	1.00
Terbufos sulfoxide	1.00
Terbuthylazine	1.00
Terbutryn	1.00
Tertrachlorvinphos	1.00
Tetraconazole	1.00
Tetradifon	1.00
Tetramethrin	1.00
Tetrasul	1.00
Thiabendazole	1.00
Thiabendazole, 5-hydroxy	1.00
Thiacloprid	1.00
Thiamethoxam	1.00
Thifensulfuron-methyl	1.00
Thiobencarb (benthiocarb)	1.00
Thiodicarb	1.00
Thiometon	2.00
Thionazin	1.00
Thiophanate-methyl	1.00
Tolclofos-methyl	1.00
Tolfenpyrad	1.00
Tolylfluanid	1.00
Topramezone	1.00
Tralkoxydim	1.00
Triadimefon	0.50
Triadimenol	0.50
Tri-allate	1.00
Triasulfuron	1.00
Triazophos	1.00
Tribenuron-methyl	1.00
Trichlorfon	1.00
Triclopyr	2.00
Trifloxystrobin	0.50
Trifloxysulfuron -sodium	1.00
Triflumizole	1.00
Trifluralin	1.00
Triflusulfuron-methyl	1.00
Triforin	1.00
Trinexapac (acid)	1.00
Trinexapac Ethyl	0.50
Triticonazole	1.00
Vinclozolin	0.50
Zoxamide	1.00

LOQ= Limit of Quantitation
µg/L= microgram per Liter (ppb)

Updated: 10.13.2023

Columbia LABORATORIES
A Tentamus Company

12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Report Number:	23-013591/D001.R000
Report Date:	11/28/2023
Purchase Order:	
Received:	11/16/23 10:20 AM
Project Name:	Hollowbrook Golf Club (HBGC)

Columbia LABORATORIES
A Tentamus Company

WSP-HB 23-013591

Environmental Chain of
Revision: 3.01 Document (
Revised: 02/20/2020 Effect

WSP - Hollow Brook

Please inform us if you know or suspect that any part of your sa... chemicals.

Company: WSP USA
Contact: John Benvegna
Address: 500 Summit Lake Drive, Ste. 450
Valhalla, New York 10595
Email: john.benvegna@wsp.com
Phone: (914) 694-5711 Fax: (____) ____

Billing (if different): Eugene Peterson @ HBGC

PO Number: ____
Project Number: ____
Project Name: Hollowbrook Golf Club (HBGC)
Custom Reporting: low LOQ's (< or equal to 0.5 ppb if possible
☐ Report to State: ____
Turn-around time: ☑ Standard ☐ Rush * ☐ Priority Rush *
*Ask for availability
Sampled by: ____

Lab ID	Field / Sample ID	Date/Time		P2220*	Matrix ††	Comments
	DS-1	11/15/23	1045	X	GW	*Custom low LOQ's (< or equal to 0.5 ppb if possible)
	GW-1R	↓	1150	X	↓	*Add additional compounds req'd -please ask Renate
	GW-4	↓	1250	X		*******PLEASE INVOICE*******: Hollowbrook Golf Club Attn: Eugene Peterson 1060 Oregon Road Cortlandt Manor, New York 10567 Eugenep@golfhollowbrook.com
						*******Report to: John Benvegna, WSP-USA

Preservative code: Verification of type used †

Relinquished By:	Date	Time	Received By:	Date	Time
[signature] WSP	11/15/23	1600	[signature]	11/16/23	10:20

Lab Use Only:
☑ Shipped Via: UPS or ☐ Client drop off
Evidence of cooling: ☑ yes | ☐ No - Temp (°C): 3.6
Sample in good condition: ☑ yes | ☐ No ____
☐ Cash | ☐ Check | ☐ CC | ☐ Net: ____
☐ Prelog storage: ____

† Preservative Codes: (If no preservative leave blank) HCL = "CL"; H_2SO_4 = "HS"; NHO3 = "N3"; NaOH = "NH"; ZnAc = "ZN"
†† Matrix Code: Drinking water (DW); Ground or Well Water (GW); Storm Water (SW); Waste Water (WW); Waste (W) ; Solid (S)
Samples submitted to CL with testing requirements constitute an agreement for services in accordance with the current terms of service associated with this COC. By signing "Relinquished by" you are agreeing to these terms.

12423 NE Whitaker Way
Portland, OR 97230

P: (503) 254-1794 | Fax: (503) 254-1452
info@columbialaboratories.com

Page 1 of 1
www.columbialaboratories.com

Technical Report

prepared for:

WSP USA, Inc. (White Plains, NY)
500 Summit Lake Drive, Suite 450
Valhalla NY, 10595
Attention: John Benvegna

Report Date: 11/28/2023
Client Project ID: Hollow Brook Golf Club (HBGC)
York Project (SDG) No.: 23K1155

Report Date: 11/28/2023
Client Project ID: Hollow Brook Golf Club (HBGC)
York Project (SDG) No.: 23K1155

WSP USA, Inc. (White Plains, NY)
500 Summit Lake Drive, Suite 450
Valhalla NY, 10595
Attention: John Benvegna

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on November 16, 2023 and listed below. The project was identified as your project: **Hollow Brook Golf Club (HBGC)**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

York Sample ID	Client Sample ID	Matrix	Date Collected	Date Received
23K1155-01	DS-1	Ground Water	11/15/2023	11/16/2023
23K1155-02	GW-1R	Ground Water	11/15/2023	11/16/2023
23K1155-03	GW-4	Ground Water	11/15/2023	11/16/2023

General Notes for York Project (SDG) No.: 23K1155

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.
8. Analyses conducted at York Analytical Laboratories, Inc. Stratford, CT are indicated by NY Cert. No. 10854; those conducted at York Analytical Laboratories, Inc., Richmond Hill, NY are indicated by NY Cert. No. 12058.

Approved By: 

Date: 11/28/2023

Cassie L. Mosher
Laboratory Manager

Sample Information

Client Sample ID: DS-1 **York Sample ID:** 23K1155-01

York Project (SDG) No.	Client Project ID	Matrix	Collection Date/Time	Date Received
23K1155	Hollow Brook Golf Club (HBGC)	Ground Water	November 15, 2023 10:45 am	11/16/2023

Chloride

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
16887-00-6	**Chloride**	**57.1**		mg/L	0.690	5.00	10	EPA 300.0	11/28/2023 06:29	11/28/2023 06:29	NJO
								Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP-CT005,PADEP-68-04		

Nitrate as N

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-55-8	**Nitrate as N**	**0.420**		mg/L	0.0500	1	EPA 300.0	11/17/2023 01:15	11/17/2023 01:15	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04		

Nitrite as N

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-65-0	Nitrite as N	ND		mg/L	0.0500	1	EPA 300.0	11/17/2023 01:15	11/17/2023 01:15	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,PADEP-68-04440		

Ammonia Nitrogen as N

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7664-41-7	Ammonia Nitrogen as N	ND		mg/L	0.0500	1	SM 4500-NH3 D	11/20/2023 15:09	11/21/2023 11:33	TCD
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-044		

Phosphorous, total

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Phosphorous, Total as P	ND		mg/L	0.050	1	SM 4500-P B5/E	11/17/2023 14:44	11/17/2023 21:27	SMK
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-044		

Total Dissolved Solids

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: % Solids Prep

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Total Dissolved Solids	**152**		mg/L	10.0	1	SM 2540C-2015	11/18/2023 23:59	11/18/2023 23:59	AA
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04		

Sample Information

Client Sample ID: GW-1R **York Sample ID:** 23K1155-02

York Project (SDG) No.	Client Project ID	Matrix	Collection Date/Time	Date Received
23K1155	Hollow Brook Golf Club (HBGC)	Ground Water	November 15, 2023 11:50 am	11/16/2023

Chloride

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
16887-00-6	**Chloride**	**26.5**		mg/L	0.0690	0.500	1	EPA 300.0	11/17/2023 01:46	11/17/2023 01:46	NJO
								Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP-CT005,PADEP-68-04		

Nitrate as N

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-55-8	Nitrate as N	ND		mg/L	0.0500	1	EPA 300.0	11/17/2023 01:46	11/17/2023 01:46	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-044		

Nitrite as N

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-65-0	Nitrite as N	ND		mg/L	0.0500	1	EPA 300.0	11/17/2023 01:46	11/17/2023 01:46	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,PADEP-68-04440		

Ammonia Nitrogen as N

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7664-41-7	**Ammonia Nitrogen as N**	**1.12**		mg/L	0.0500	1	SM 4500-NH3 D	11/20/2023 15:09	11/21/2023 11:33	TCD
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04		

Phosphorous, total

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Phosphorous, Total as P	**2.3**		mg/L	0.25	5	SM 4500-P B5/E	11/17/2023 14:44	11/17/2023 21:27	SMK
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04		

Total Dissolved Solids

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: % Solids Prep

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Total Dissolved Solids	**220**		mg/L	10.0	1	SM 2540C-2015	11/18/2023 23:59	11/18/2023 23:59	AA
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04		

Sample Information

Client Sample ID: GW-4 **York Sample ID:** 23K1155-03

York Project (SDG) No.	Client Project ID	Matrix	Collection Date/Time	Date Received
23K1155	Hollow Brook Golf Club (HBGC)	Ground Water	November 15, 2023 12:50 pm	11/16/2023

Chloride

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
16887-00-6	**Chloride**	**58.2**		mg/L	0.690	5.00	10	EPA 300.0	11/28/2023 06:50	11/28/2023 06:50	NJO
								Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP-CT005,PADEP-68-04		

Nitrate as N

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-55-8	**Nitrate as N**	**0.940**		mg/L	0.0500	1	EPA 300.0	11/17/2023 02:27	11/17/2023 02:27	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04		

Nitrite as N

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: EPA 300

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
14797-65-0	Nitrite as N	ND		mg/L	0.0500	1	EPA 300.0	11/17/2023 02:27	11/17/2023 02:27	NJO
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,PADEP-68-04440		

Ammonia Nitrogen as N

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7664-41-7	**Ammonia Nitrogen as N**	**0.351**		mg/L	0.0500	1	SM 4500-NH3 D	11/20/2023 15:09	11/21/2023 11:33	TCD
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04		

Phosphorous, total

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Phosphorous, Total as P	**2.5**		mg/L	0.25	5	SM 4500-P B5/E	11/17/2023 14:44	11/17/2023 21:27	SMK
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04		

Total Dissolved Solids

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: % Solids Prep

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	Total Dissolved Solids	**247**		mg/L	10.0	1	SM 2540C-2015	11/18/2023 23:59	11/18/2023 23:59	AA
							Certifications:	NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04		

Sample and Data Qualifiers Relating to This Work Order

QM-07 The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.

Definitions and Other Explanations

*	Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
ND	NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)
RL	REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.
LOQ	LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon current NELAC/TNI Standards and applies to all analyses.
LOD	LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA SW-846.
MDL	METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.
Reported to	This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.
NR	Not reported
RPD	Relative Percent Difference
Wet	The data has been reported on an as-received (wet weight) basis
Low Bias	Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
High Bias	High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
Non-Dir.	Non-dir. flag (Non-Directional Bias) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons.

If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, York reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.

If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.

2-chloroethylvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

Certification for pH is no longer offered by NYDOH ELAP.

Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.

For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.

Field Chain-of-Custody Record

YORK ANALYTICAL LABORATORIES INC

York Analytical Laboratories, Inc. (YORK)'s Standard Terms & Conditions are listed on the back side of this document.
This document serves as your written authorization for YORK to proceed with the analyses requested below.
Your signature binds you to YORK's Standard Terms & Conditions.

YORK Project No. 23K1155 ~~23K1144~~ (R)

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YOUR Information	Report To:	Invoice To:	YOUR Project Number	Turn-Around Time
Company: WSP	Company: ← SAME	Company: HOLLOW BROOK GOLF CLUB		RUSH - Next Day
Address: 500 SUMMIT LAKE DR. VALHALLA, NY 10595	Address:	Address: 1060 OREGON ROAD CORTLANDT MANOR, NY 10567		RUSH - Two Day
Phone.: 914 461-2961	Phone.:	Phone.:	YOUR Project Name: HOLLOW BROOK GOLF CLUB (HBGC)	RUSH - Three Day
Contact: JOHN.BENVEGNA@WSP.COM	Contact:	Contact: EUGENE PETERSON		RUSH - Four Day
E-mail:	E-mail:	E-mail: EUGENEP@GOLFHOLLOWBROOK.COM	YOUR PO#:	RUSH - Five Day
				Standard (6-9 Day) X
				PFAS Standard is 7-10 Days

Please print clearly and legibly. All information must be complete. Samples will not be logged in and the turn-around-time clock will not begin until any questions by YORK are resolved.

MICHAEL K. DE FELICE

Michael K. DeFelice

Samples Collected by: (print AND sign your name)

Matrix Codes

S - soil / solid
GW - groundwater
DW - drinking water
WW - wastewater
O - Oil | Other

Samples From

New York X
New Jersey
Connecticut
Pennsylvania
Other:

Report / EDD Type (circle selections)

Summary Report | CT RCP | EQuIS (Standard)
QA Report | CT RCP DQA/DUE | NYSDEC EQuIS
CMDP | NJDEP Reduced Deliverables | NJDKQP
Standard Excel EDD | NJDEP SRP HazSite
NY ASP B Package | Other:

YORK Reg. Comp.

Compared to the following Regulation(s): (please fill in)

Sample Identification	Sample Matrix	Date/Time Sampled	Analyses Requested	Container Type	No.
DS-1	GW	11/15/23 1045	NITRATE-NITRITE, AMMONIA, CHLORIDE, TDS, TOT. PHOS.	1-500 ml. P. H2SO4 1-500 ml P. UNP	2
GW-1R		1150			
GW-4		1250			

Comments:

Preservation: (check all that apply)
HCl ___ MeOH ___ HNO3 ___ H2SO4 X NaOH ___
ZnAc ___ Ascorbic Acid ___ Other: ___

Samples iced/chilled at time of lab pickup? circle Yes or No

Special Instruction
Field Filtered
Lab to Filter

1. Samples Relinquished by / Company	Date/Time	1. Samples Received by / Company	Date/Time	2. Samples Relinquished by / Company	Date/Time
Michael K DeFelice WSP	11/16/23	Andrew Rechon	11/16/23 14:40	Andrew Rechon	11/16/23 1900
2. Samples Received by / Company	Date/Time	3. Samples Relinquished by / Company	Date/Time	3. Samples Received by / Company	Date/Time
Ramon YORK	11/16 1900	Ramon YORK	11/16 2000		
4. Samples Relinquished by / Company	Date/Time	4. Samples Received by / Company	Date/Time	Samples Received in LAB by	Date/Time / Temperature
				[illegible]	11/16/23 2000 2.4 Degrees C