

APPENDIX B

SOIL MANAGEMENT PLAN

APPENDIX B OF DEMOLITION PLAN

SOIL MANAGEMENT PLAN

**AMERICAN DRIVE-IN CLEANERS
3801 HEMPSTEAD TURNPIKE
LEVITTOWN, NEW YORK**

NYSDEC SITE NUMBER: 130049

**PREPARED FOR
KASPER (1977) IRREVOCABLE TRUSTS**

**FOR SUBMITTAL TO
NYSDEC DIVISION OF ENVIRONMENTAL REMEDIATION
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APPENDIX B SOIL MANAGEMENT PLAN

B.1 Introduction

This Soil Management Plan (SoMP) has been prepared for the demolition activities to be conducted at the 3801 Hempstead Turnpike property (Site), which is located within Operable Unit (OU) 1 of the American Drive-In Cleaners (ADC) Site under the New York State Inactive Hazardous Waste Disposal Site Remedial Program (State Superfund Program) administered by the New York State Department of Environmental Conservation (NYSDEC). The demolition activities are documented in a Demolition Plan, of which this SoMP is an appendix.

As documented in the Demolition Plan, demolition activities will include removal of the building and appurtenances, surface regrading, establishment of onsite stormwater drainage, paving, possible re-installation of the SVE system, and abandonment and replacement of monitoring wells if necessary. A pre-demolition evaluation of soils will be conducted to assess whether soil exceeding NYSDEC Unrestricted Use Soil Cleanup Objectives (SCOs) is present onsite. The procedures in this SoMP are applicable only in the event that soil exceeding the NYSDEC Unrestricted Use SCOs is identified.

B.2 Site Background

Recent subsurface investigation results did not identify soil at the Site exceeding NYSDEC Unrestricted Use SCOs. Residual groundwater contamination was noted to be present onsite and sub-slab and indoor air vapor concentrations warranted continued operation of the sub-slab depressurization system (SSDS) and soil vapor extraction (SVE) system. Data obtained from the proposed pre-demolition soil evaluation will be utilized to determine if soil exceeding NYSDEC Unrestricted Use SCOs is present (and, therefore, if this SoMP is applicable) and to determine if the SVE system is still necessary.

B.3 Soil Management Procedures

If soil exceeding NYSDEC Unrestricted Use SCOs is identified at the Site, then demolition or construction work that will involve disturbance of Site soil will be performed in compliance with the soil management procedures herein.

B.3.1 Soil Screening Methods

Visual and photoionization detector (PID) soil screening will be performed by a qualified environmental professional during all intrusive activities involving Site soil. These activities are anticipated to include demolition involving the Site building foundation and subgrade appurtenances, grading, excavation for stormwater drainage structures, and installation of any subgrade SVE system components (if installed) or wells. Soil screening results (staining, odors, and/or PID readings) will be used to identify potentially contaminated soil, which will be subject to further management if excavated, as described below.

B.3.2 Confirmatory Sampling

If excavation of contaminated soil is conducted, the excavation will be overseen by a qualified environmental professional, who will conduct screening activities and confirm when excavation is to be terminated based on visual observations and/or PID readings, previously-obtained soil analytical data, and/or established excavation criteria (based on a NYSDEC-approved work plan). At the completion of excavation, confirmatory samples will be collected from the excavation floor and sidewalls in accordance with the sampling frequencies specified in NYSDEC DER-10 (May 2010) and the sample management and analytical procedures in Section 2.1.2 of the Demolition Plan will be followed. These samples will be analyzed on a rapid-turnaround basis and the results will be used to evaluate whether soil exceeding the NYSDEC Unrestricted Use SCOs remains present.

B.3.3 Stockpile Methods

Soil identified as potentially contaminated during the pre-demolition evaluation (i.e. by analytical results) or during soil screening (exhibiting odors, staining and/or elevated PID readings) and that is targeted for removal during the demolition process, when excavated will be stockpiled separately from uncontaminated material pending proper offsite disposal. Stockpile locations will be selected such that they are appropriately located with respect to onsite activities, Site boundaries, potential surface water runoff areas, and other factors with the potential to affect stockpile operations or maintenance. All soil stockpiles will be placed on plastic sheeting and will be covered by plastic sheeting to minimize the potential for soil migration. Hay bales will be used as needed near catch basins and other discharge points. Stockpiles will be routinely inspected and damaged covers will be promptly replaced until the material is transported and disposed.

B.3.4 Materials Load-Out and Transport

A qualified environmental professional will oversee the load-out of all stockpiled contaminated soil. All transport vehicles will be checked by the environmental professional to confirm that they are appropriately licensed for soil transport. Loading will be performed in a manner so as to minimize inadvertent spillage of soil onto the ground or the sides of the trucks. Trucks shall be visually inspected before leaving the Site and any adhering soil shall be removed.

All offsite transport of regulated materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations. Loaded vehicles leaving the Site will be securely covered, manifested, and placarded in accordance with appropriate Federal, State, and local transportation requirements. If loads contain wet material capable of producing free liquid, truck liners will be used. Locations where vehicles enter or exit the Site shall be routinely inspected by the environmental professional for evidence of offsite soil tracking. The demolition contractor will be responsible for ensuring that all Site entrances and exits are cleaned of any soil derived from the Site. Cleaning of the adjoining street will be performed as needed to maintain a clean condition with respect to Site-derived materials.

Truck transport routes will be determined by the selected transport company and shall conform to local and State transportation regulations. All trucks loaded with Site materials will exit the vicinity of the Site using only roadways in commercial areas. There will be no truck transport through residential areas.

B.3.5 Materials Disposal Offsite

Contaminated soil will be disposed only at approved disposal facilities permitted to accept the type of waste anticipated to be present. Waste characterization will be performed for offsite disposal in a manner suitable to the targeted disposal facility and in conformance with applicable permits. Sampling and analytical methods, sampling frequency, analytical results, and QA/QC will be selected in accordance with the targeted disposal facility's requirements. Waste disposal approval will be obtained, if feasible, prior to soil excavation so as to minimize soil stockpiling.

Waste manifests will be completed to document transportation and disposal of contaminated soil. Copies of the waste manifests will be provided to the NYSDEC in the post-demolition report.

B.3.6 Backfilling

Only clean backfill material will be authorized for Site restoration purposes. It is anticipated that soil excavated for the installation of stormwater management structures will be identified as uncontaminated and will be used for onsite backfilling and grading. If necessary, additional clean backfill will be brought onsite by the demolition contractor, who shall provide documentation indicating the source of the backfill material for review and approval by the environmental professional prior to import of the backfill to the Site. Backfill may include recycled concrete aggregate (RCA) as a base material for the pavement to be installed.

B.3.7 Nuisance Odor and Dust Control

A Community Air Monitoring Plan (CAMP) will be implemented during intrusive activities at the Site; the CAMP is included in the Health and Safety Plan (HASP) in Appendix C of the Demolition Plan. If the CAMP monitoring suggests the potential for exposure of field personnel or the public to fugitive odor or dust from the Site, then appropriate control measures will be taken. It should be noted that the Site perimeter will be secured with fencing prior to commencing demolition activities and, therefore, there is not anticipated to be any contact of the public with the Site soil.

To control odors, routine odor control methods will be used, including minimizing open excavations, covering stockpiles, and covering excavations if necessary. Excavation sizes and open durations will be minimized to the extent possible. Soil stockpiles will be minimized and kept covered with appropriately anchored plastic sheeting whenever excavation and/or loading operations are not occurring; the sheeting will be routinely inspected for damage and replaced as needed. Open excavated areas will be covered with plastic sheeting whenever excavation operations are not occurring if necessary to minimize odors.

If odors develop and cannot be otherwise controlled, additional means to eliminate nuisance odors will include direct load-out of soils to trucks for offsite disposal and use of chemical odor controls in spray or misting systems.

To minimize the generation of dust, soil stockpiles will be kept covered with appropriately anchored plastic sheeting whenever excavation and/or loading operations are not occurring; the sheeting will be routinely inspected for damage and replaced as needed. Open excavated areas will be covered with plastic sheeting whenever excavation operations are not occurring to minimize emission of dust. Water will be used as necessary to minimize the generation of dust during excavation and loading operations. In accordance with the CAMP and NYSDEC Spec

00003, if visible dust is observed or if the total particulates level is 2.5 times the background level and/or greater than 150 ug/m³, work will cease until the dust condition is mitigated.