



January 26, 2021

Ms. Melissa L. Sweet
Project Manager
Remedial Section C, Remedial Bureau A
Division of Environmental Remediation
625 Broadway-12th Floor
Albany, New York 12233-7015

Re: Elks Plaza
157-189 West Merrick Road
Freeport, New York NYSDEC
Site # C130193

Dear Ms. Sweet,

As per the June 2014 Final Engineering Report (FER), engineering controls have been employed at the site since June 2012 to maintain acceptable indoor air quality. The initial system was a Soil vapor extraction system that was installed in June 2012 and operated until January 2013. In January 2013, the SVE was converted to a more efficient Sub-slab depressurization system (SSDS).

As per the June 2014 SMP, "...remedial processes are considered completed when effectiveness monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.6 of NYSDEC DER-10". In addition, the SMP states "Operation of the SSD system will be terminated when the following are demonstrated in accordance with Indoor Air Matrix 2 of the NYSDOH's 2006 Guidance document:

- Indoor air concentrations of PCE in the Laundromat is less than 3 ug/m³; and,
- Sub-slab vapor concentration of PCE below the Laundromat is less than 100 ug/m³.

This shall be demonstrated during the winter heating season (November 15 – March 30), to represent the worst-case scenario, and after the SSD system has been turned off for 30 to 60 days.

We believe the SSDS has served its purpose and request to initiate shut down procedures.

SCOPE OF WORK

Prior to the collection of samples as part of the SSDS shut down, the system will be turned off for 30 days. Therefore, we propose to turn the SSD system off during the week of January 19, 2021.

After the approximately 60-day temporary SSDS shut down, indoor air and co-located sub-slab vapor samples mimicking the 2010 Supplemental Soil Vapor Investigation locations along with an outdoor ambient air sample will be collected in 6L Summa Canisters over an eight-hour period to simulate the exposure scenario for a workplace with a single shift. Samples will be collected from the indoor air in Units

181A and 179A (same space). Sub-slab soil vapor samples will be collected below the slab in Units 179A and 181A. One Ambient outdoor sample will be located during field activities. Figure is attached. Sampling procedures described in the SMP will be followed. We will do what we can to prevent any short circuiting between the two sub-slab samples but the sampling probes were sealed when they were installed in 2020. Testing of the probe seals using NYSDOH guidance (helium tracer test) will be followed prior to obtaining samples.

We are proposing to not collect indoor air from Unit 171 since there were no detections found in previous years.

During the mitigation system shut down sampling event, a complete Product Inventory and Building Questionnaire will be included for Units 179A and 181A. Specific business practices will also be noted in the questionnaire.

All samples will be delivered via courier to Alpha Analytical Laboratories, Mansfield, MA (NYSDOH ELAP #11148). EPA Method TO-15 low level will be used to analyze the air samples. The results will be reported in mcg/m³ and will be available within 15 business days and data will be compared to the appropriate NYSDOH guidelines. The results will be provided in letter format including the laboratory results, tabulated laboratory results, a figure and a discussion of results will be forwarded to you for review. Once the laboratory analysis results are received, the data will be validated and an EQUIS submittal will be made, if required.

Please note that the system will be turned back on immediately after the initial samples have been collected.

Please call if you have any questions or would like to discuss the matter further.

Sincerely,

TYLL ENGINEERING AND CONSULTING, PC

A handwritten signature in black ink, appearing to read 'Karen Tyll', written in a cursive style.

Karen Tyll, PE
President

cc Lois Reisman, Elks Plaza LLC
James M. DeMartinis, P.G., Seaclyff Environmental, Inc.
Renata Ockerby, NYSDOH



PREPARED BY:



**TYLL ENGINEERING &
CONSULTING PC**

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TITLE:

SVI SAMPLE MAP

ELKS PLAZA
FREEPORT, NY

DWN:

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SCALE:

NTS

DATE:

1-25-2021

PROJECT NO.:

ELK1901

CHKD:

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REV.:

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NOTES:

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FIGURE NO.:

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