Environmental Assessment & Remediations
A LaBella Company

September 29, 2026

Patrick Powers
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau A
625 Broadway
Albany, NY 12233-7015

RE: NYSDEC Site No. 152211, Beau Brummel Cleaners, 2049 Jericho Turnpike, Commack — Soil Vapor Intrusion Sampling Work Plan

Dear Mr. Powers:

As requested by the New York State Department of Environmental Conservation (NYSDEC), Environmental Assessment & Remediations, A LaBella Company (EAR) has prepared this work plan to conduct soil vapor intrusion (SVI) sampling at the subject site. A site location map and site map are included in Figures 1 and 2, respectively.

As you are aware, a soil vapor extraction system (SVE) system consisting of three extraction points has been in operation since 2014. The SVE system was shut down on July 31, 2026, could not be restarted due to a mechanical issue, and is currently not operating.

SVI sampling will be conducted by EAR in accordance with The New York State Department of Health (NYSDOH) *Guidance for Evaluating Soil Vapor Intrusion in the State of New York* (October 2006) during the upcoming heating season (November 15, 2026 through March 31, 2027). At the time of sampling, an abbreviated NYSDOH *Indoor Air Quality Questionnaire and Building Inventory* form (building questionnaire) will be completed. The last full building questionnaire was completed by EAR while conducting soil vapor sampling at the site in April 2025. As requested in a NYSDEC comment letter dated March 19, 2026, a complete building chemical inventory will be performed during the proposed SVI event.

During the event, sub-slab soil vapor, indoor air, and outdoor air samples will be collected concurrently over an eight-hour period using laboratory provided SUMMA canisters (batch certified) equipped with a vacuum gauge and a mass flow valve, calibrated by the laboratory to maintain a flow rate no greater than 0.2 L/min.

Sub-Slab Air Sampling
Sub-slab soil vapor samples will be collected from two sub-slab soil vapor points, SS-3 and SS-4 (Figure 2). The locations were installed previously by others to a depth of approximately six feet below grade (bg). At the time of sampling, tracer gas testing using helium gas will be conducted in the field.

A food-grade polycarbonate test chamber will be used to create an enclosed atmosphere around each sample point and will be installed on plastic sheeting to provide a clean surface for test chamber installation. Polyethylene (PE) sample tubing will be introduced into the test chamber by inserting it through the center of the plastic sheet. Natural

modeling clay will be used to seal the test chamber in multiple locations, including contact points at the test chamber and plastic sheeting, the sample tubing entry and exit points through the plastic sheeting, and the sample tubing exit point through the test chamber.

Utilizing ports installed on the test chamber, a tracer gas (helium) will be introduced into the test chamber prior to sampling. Once the test chamber atmosphere is enriched with helium to a minimum concentration of 50 percent, the ports are closed, and the test chamber is checked for leaks using a multi-gas detector (MGD 2002 Hydrogen/Helium Detector, or equivalent).

Prior to sampling, three volumes of air will be purged from sample tubing utilizing an air sampling pump calibrated to maintain a flow rate no greater than 0.2 L/min (Gilian GilAir Plus, or equivalent). The air sampling pump will be calibrated prior to use using a BIOS Defender 510 flow calibrator. At each location, a calibrated photo-ionization detector (PID) will be used to measure VOC concentrations at the sample tubing and in ambient air before and after sampling. Also at the sample tubing, measurements for helium will be conducted before & after sampling using a multi-gas detector. Sample tubing will then be connected to the SUMMA canister using a compression fitting, the canister valve is opened, and sampling will commence. Upon completion of sampling, test chambers will be deconstructed.

Indoor Air Sampling
Indoor air samples will be collected during SVI sampling at the location of each sub-slab air sample. The samples will be collected from a height of approximately three to four feet above grade.

Outdoor Air Sampling
One outdoor air sample will be collected at the time of SVI sampling. The sample will be from a representative location upwind of the onsite building. The sample will be collected from a height of approximately three to five feet above grade.

Quality Assurance/Quality Control (QA/QC) Samples
Blind duplicate samples will be collected at rate of one per 20 samples and will be collected using laboratory provided hardware.

Laboratory Analysis
All samples will be submitted to a NYSDEC standby contracted laboratory, Pace Analytical Services (Pace), for analysis of volatile organic compounds (VOCs) via U.S. EPA Method TO-15. The samples will be submitted for standard 10-day turnaround time (TAT) with Category B deliverables requested.

Data Package Review & Submittal to NYSDEC
An EAR chemist will provide data validation for Category B deliverables received from the laboratory. Data usability summary reports (DUSRs) will be prepared in accordance with DER-10. Following validation, EDD files will be processed and submitted to NYENVDATA.

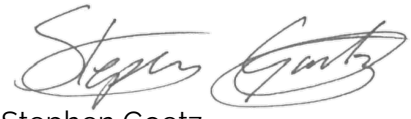
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Reporting
Following completion of work outlined in this work plan, a letter report summarizing field activities and laboratory results will be prepared. The letter report will include DUSRs and laboratory reports from the sampling event.

Should you have any questions or would like discuss modifications to the plan, please feel free to contact me at (631) 400-1112 or by email at sgoetz@labellapc.com.

Respectfully submitted,

Environmental Assessment & Remediations, A LaBella Company



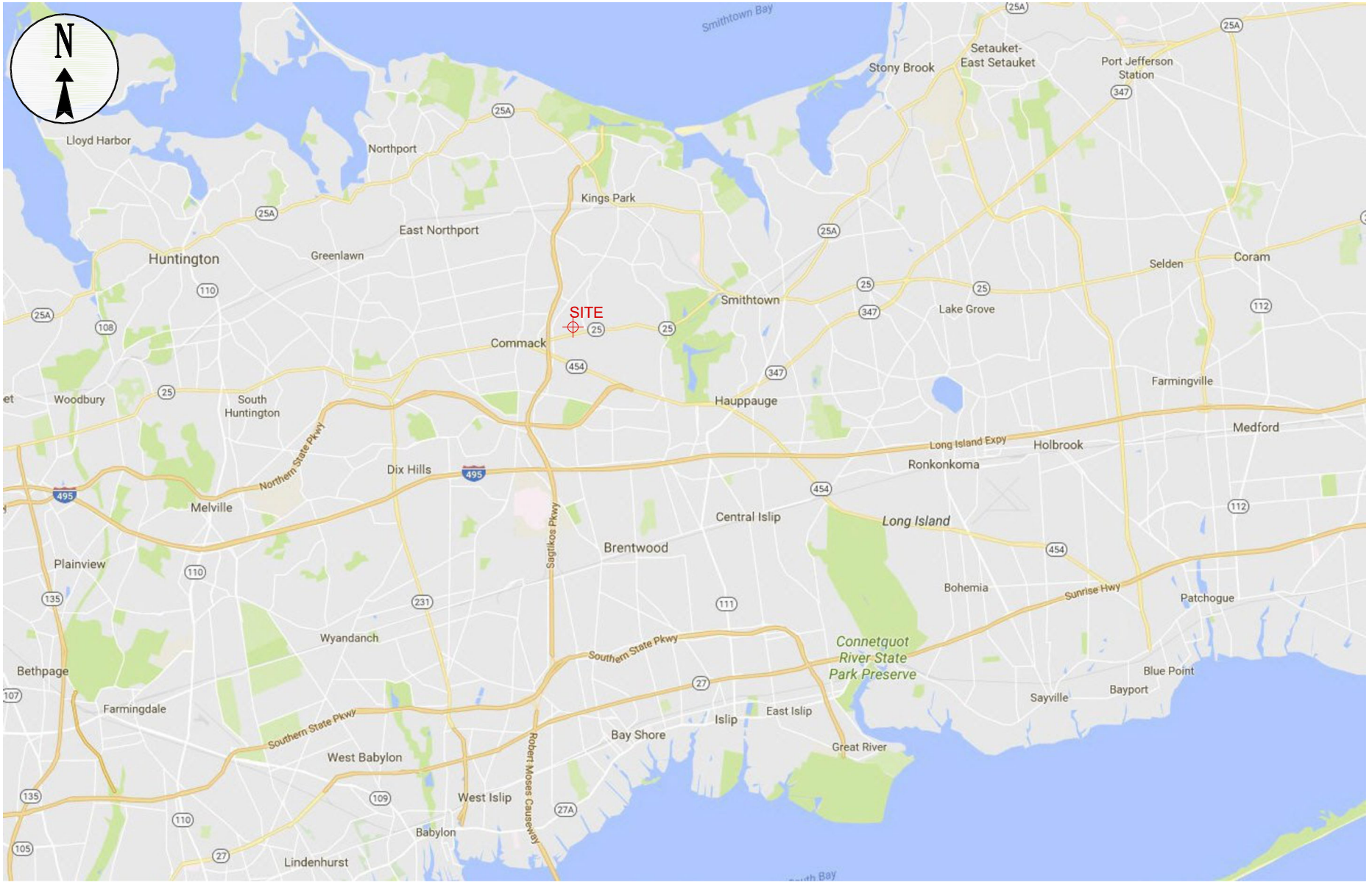
Stephen Goetz
Senior Project Manager

cc: Jennifer A. Lawrence (EAR)

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Figures

FIGURE 1

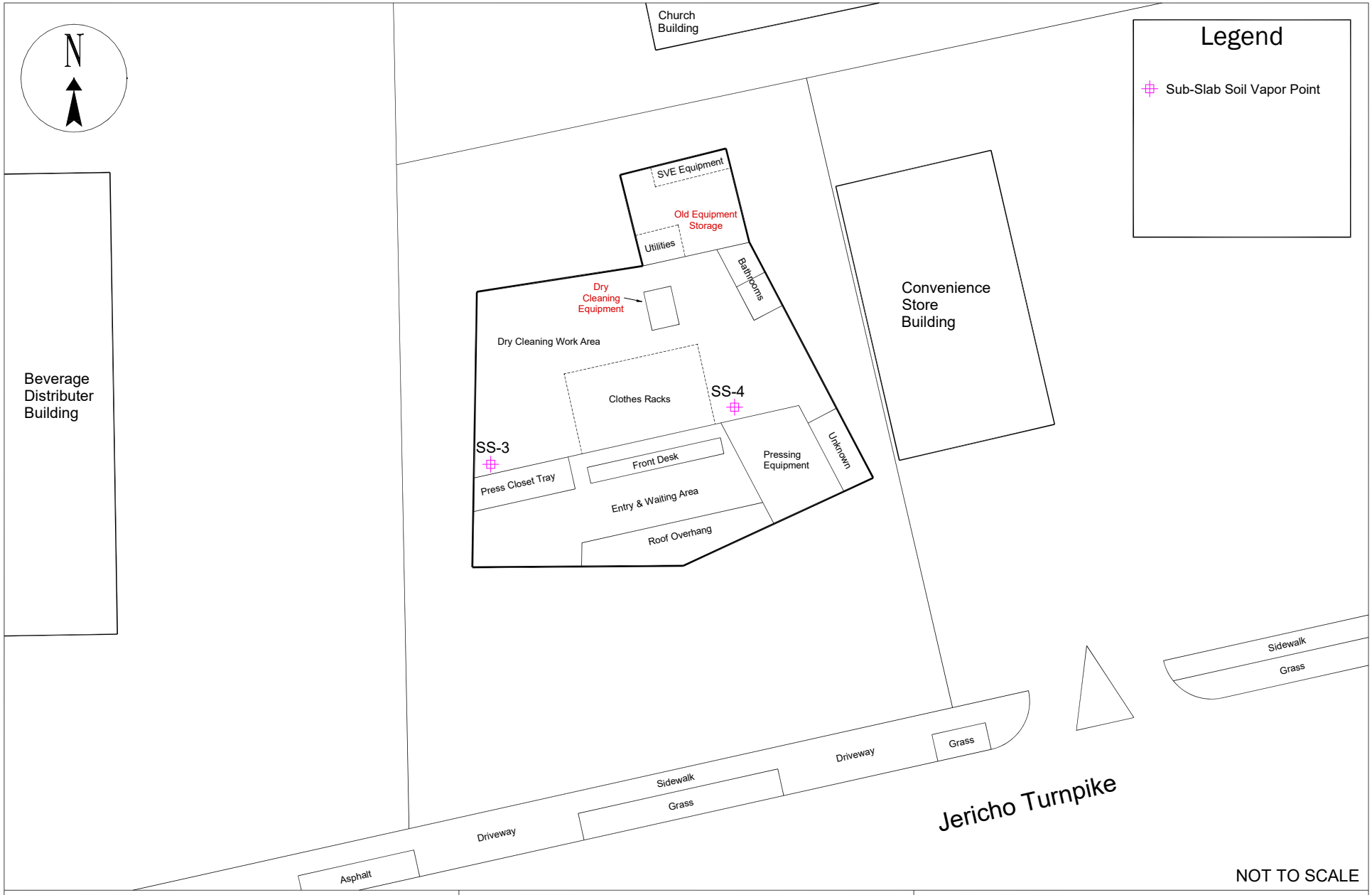


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Site Location Map

Beau Brummel Cleaners
2049 Jericho Turnpike
Commack, NY
NYSDEC Site #152211

FIGURE 2



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Site Map

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