CDM Smith, Latham Office
3 Lear Jet Lane, Suite 100N
Latham, NY 12110

Mr. Ian Goller, Project Manager
NYSDEC Division of Environmental Remediation
625 Broadway, Albany NY 12233-7017

Subject: **Site Characterization Work Plan**
Green Heaven Cleaners Corporation Site
NYSDEC Site No. 360226
62 Centre Avenue
New Rochelle, NY

Dear Mr. Goller:

CDM Smith is submitting this site characterization work plan for New York State Department of Environmental Conservation Green Heaven Cleaners Corporation Site located on Centre Avenue in New Rochelle New York. This presents the finalized work plan to incorporate requested changes to Sections 1, 3 and 4 of the document and the inclusion of a certifications statement.

Sincerely,

Liam Rendall
Project Manager
CDM Smith Inc.

cc:
Caroline Jalanti, NYSDEC
Kerry Maloney, NYSDEC
Sarita Wagh, NYSDOH
Michael Hoffman, CDM Smith

SITE CHARACTERIZATION WORK PLAN

Green Heaven Cleaners Corporation Site

Site No. 360226

Prepared for:
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-7017

Prepared by:
Camp Dresser McKee & Smith
3 Lear Jet Lane
Suite 100N
Latham, NY 12110

February 2025

CDM Smith

Certification Statement

I, Lia Altman, certify that I am currently a New York State (NYS) registered professional engineer and that this Site Characterization Work Plan was prepared in accordance with all applicable statues and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) and Green Remediation (DER-31).

Name: Lia M. Altman, PE, PMP

NYS Professional Engineer # 104013

Date: February 20, 2025

Signature

Table of Contents

List of Figures

List of Tables

Appendices

This page intentionally left blank.

Section 1
Introduction

This Site Characterization Work Plan (SCWP) describes the steps that will be taken to complete the characterization of the New York State Department of Environmental Conservation (NYSDEC) Site No. 360226 Green Heaven Cleaners Corporation (the "Site") located at 62 Centre Avenue in the City of New Rochelle, New York. The primary objectives of this Site Characterization are to 1) determine whether contamination exists onsite that could be the source for observed impacts to the neighboring site; 2) determine if contamination is present in quantities and extents that warrant further delineation through a remedial investigation; and 3) to provide sufficient information to evaluate remedial options, if needed.

1.1 Background

The Site is approximately 0.05 acres in size and is identified on the Westchester County tax maps as Section 2, Block 415, Lot 9. It is occupied by two connected buildings. One of the buildings is a two-story brick building occupied by an inactive dry-cleaning business on the first floor and residential space located above. The adjacent structure is a one-story building that appears to have been used by the former dry cleaning business. The Site is within the City of New Rochelle's Downtown Business District. A map depicting the boundaries of the overall property are provided as **Figure 1-1.**

Elevated chlorinated volatile organic compound (cVOC) levels were detected in sub-slab vapor samples collected on the property boundary between the Site and the adjacent active Brownfield Cleanup Program (BCP) site, Swan Garage Kent Supply Site (#C360210). Soil vapor data collected during the investigation of the adjacent site identified tetrachloroethylene (PCE) at concentrations up to 780 micrograms per cubic meter (µg/m^3) and trichloroethene (TCE) at concentrations up to 39.8 µg/m^3.

1.2 Scope of Work

In accordance with NYSDEC Division of Remediation (DER-10) Technical Guidance for Site Investigation and Remediation, the scope of work for the Site will include the following:

- Development of a site-specific SCWP, this document
- Implementation of the SCWP, which includes conducting sampling to identify and delineate the extent of contamination. Site characterization activities at the Site will include the following:
    - Conduct a geophysical survey of the area surrounding the two buildings to assess if there are any utilities or obstructions that may be source of contamination or may impact the location of borings using electromagnetic methods, utility-locating instruments, and ground penetrating radar (GPR).

  - Conduct subslab soil vapor and indoor air sampling during the winter heating season.
  - Advance soil borings via soft-dig methods and hollow stem auger (HSA) methods and collect soil samples.
  - Install permanent overburden and bedrock monitoring wells using HSA and rock coring methods and collect groundwater samples.
  - Following completion of the soil borings and monitoring well installation, complete a professional land survey.
  - Conduct investigation derived waste (IDW) characterization sampling (for appropriate disposal and preliminary characterization).
  - Restore the Site to pre-investigation conditions.
- Prepare a Site Characterization Report (SCR) describing the investigation activities, results of those activities, and proposed recommendations.

1.3 Report Organization

This SCWP was prepared to meet NYSDEC DER-10 Technical Guidance for Investigation and Remediation and to provide a concise description of the investigation procedures for the Site. This SCWP is comprised of the following sections:

- Section 1 – Introduction: This section presents the Site description and history, including the location, operational and remedial history as well as the project objectives.
- Section 2 – Site Background: This section provides a description of the Site, the environmental setting, the history of the Site and a discussion of any previous investigations.
- Section 3 – Site Investigation: This section provides the details of the proposed Site Characterization activities including logistical considerations, rationale for the type and number of samples, laboratory analysis and a general discussion of quality control procedures.
- Section 4 – Project Management: This section identifies the project management team, contact information, and proposed project schedule.
- Section 5 – References: This section provides a list of references.

Section 2
Site Background

The following subsections describe the Green Heaven Cleaners Property and provide a brief overview of the Site.

2.1 Site Description

The Green Heaven Cleaners property is approximately 0.05 acres in size and located at the corner of Westchester Place and Centre Avenue in the City of New Rochelle, Westchester County. It was formerly occupied by a formed dry cleaning business on the first floor of the building with residential space above. Currently, the first floor of the building is unoccupied with equipment and materials present from the shutdown of the Broccoli Convenience Store and Smoke Shop in 2024. While the second floor is currently occupied by residential tenants.

2.2 Topography and Surface Water

According to the United States Geological Survey (USGS) 7.5-Minute Series Topographic Map, Mount Vernon Quadrangle, dated 2016, the Site is located approximately 100 feet above mean sea level (MSL). The area in the vicinity of the Site slopes generally toward the northeast. A copy of the topographic map is included in **Appendix A**.

2.3 Soil and Geologic Conditions

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Services Web Soil Survey, the soils in the vicinity of the Site are classified as Urban land. Urban land refers to soils in areas of high population density in the largely built environment. These are areas that have been altered by urban development such as buildings and streets, where at least 85 percent of the surface is covered with asphalt, concrete, or other impervious building material. A copy of the USDA map is included in **Appendix B**.

Previous subsurface investigations performed at the adjacent site located at 64 Centre Avenue (ATC Group Services 2020; SESI Consulting Engineers 2021) revealed that the area is underlain by brown fine to medium sand, with gravel and crushed stone, to depths ranging from 6 to 17 feet below ground surface (bgs). A layer of fill material was identified from approximately 4 to 7 feet bgs.

Based on a 1999 NYS Geological Survey, the bedrock underlying the area of the Site is of the Harland Formation and is comprised primarily of basal amphibolite gneiss overlain by politic schists. A geotechnical investigation conducted at 64 Centre Avenue (Skylands Engineering 2018) encountered bedrock at depths of 12.5 to 18 feet bgs.

2.4 Hydrogeologic Conditions

Based on a previous remedial investigation report by SESI Consulting Engineers for the adjacent parcel at 64 Centre Avenue (SESI Consulting Engineers 2020), groundwater has been

encountered at depths that range from 4 to 8 feet bgs. Groundwater flow is anticipated to flow towards the west, following the surface elevation.

It should be noted that local geologic features may cause local groundwater flow direction to differ from the regional flow direction. A complete hydrogeologic investigation would be necessary to determine groundwater flow direction.

2.5 Previous Environmental Investigation

Previous investigation at the Site is limited. Remedial investigations in the vicinity of the Site focused on contamination associated with historical use and gasoline underground storage tanks associated with the adjacent active BCP site, Swan Garage Kent Supply Site (#C360210) located at 64 Centre Avenue and 8 Westchester Place. These investigations dated back to 2018. A remedial investigation conducted in 2020 (SESI Consulting Engineers 2020) identified elevated cVOC levels in subslab vapor samples collected on the property boundary of the BCP site and the Green Heaven Cleaners Site. An on-site source of the detected chlorinated solvents concentrations in soil vapor could not be identified. The Green Heaven Cleaners Corporation Site is suspected of contributing to these elevated concentrations and therefore additional investigation of the Site is warranted.

Section 3
Site Characterization

The purpose of this SCWP is to describe the specific investigation procedures to determine if soil and/or groundwater contamination is present at the Site, and if present, to delineate the extent of contamination horizontally and vertically. This plan will accompany field personnel, and the procedures outlined herein will be followed.

As the exact location of the contamination is unknown, the site characterization will consist of soil borings advanced in locations along the perimeter of the Site. Groundwater samples will be collected from permanent bedrock and overburden monitoring wells co-located with soil boring locations. Soil vapor samples will be collected within the onsite building as well as from an ambient air sampling location.

CDM Smith's point of contact for the field investigation is the Site Manager. All changes will be documented daily in the field logbook and communicated to the NYSDEC Project Manager via daily reports. Technical issues that cannot be resolved on-site will be directed through CDM Smith's Project Manager to NYSDEC's Project Manager. Any modifications that are inconsistent with the SCWP must be approved by NYSDEC prior to implementation.

3.1 Sample Rationale

The objectives of the sampling program include:

- Conduct soil vapor sampling to:
    - Evaluate soil vapor intrusion in the onsite building.
    - Characterize the vertical profile of contamination.
- Collect soil samples for laboratory analysis to determine the nature and extent of products released or their constituent compounds. Soil borings will be installed in the sidewalk or road along the perimeter of the Site via HSA to a depth of 4 to 8 feet bgs, the approximate depth where groundwater is expected to be encountered. Up to two (2) soil samples will be collected from each soil boring:
    - At the groundwater table.
    - From the area with the highest photoionization detector (PID) reading. If the highest PID reading occurs at the water table a sample will be collected from the highest PID reading or the most cohesive material if no PID readings are observed within the vadose zone.
- Collect groundwater samples for laboratory analysis to determine if contamination has impacted groundwater and if so, to delineate the vertical extent:

- Three (3) overburden wells will be installed via HSA to a depth of 15 feet bgs at three of the borehole locations.
- Two (2) bedrock wells will be installed via rock coring drilling techniques to a depth of 40 feet bgs at two of the borehole locations.
- The monitoring wells will be constructed of 2-inch or 4-inch Schedule 40 polyvinyl chloride (PVC) casing and 10-foot 0.010-slot PVC screen.
- Each monitoring well will be installed so that the well screen straddles the observed water table.
- The well annulus around the screen will be backfilled with clean sand to about 2 feet above the top of the screen. A minimum 2-foot bentonite seal will be installed above the sand, and the borehole annulus will be backfilled with non-impacted soil cuttings and/or clean sand.
- All wells will be finished with flush-mounted metal manhole covers set in concrete.
- The bedrock wells will be installed to seal off overburden groundwater from bedrock groundwater to ensure a representative sample can be collected.
- Groundwater samples will be collected from all installed wells.

- Collect samples of IDW for waste characterization.

3.1.1 Soil Sampling

CDM Smith will investigate the Site to determine if soil and/or groundwater contamination is present at the Site, and if present delineate the extent of contamination horizontally and vertically. The proposed boring locations are presented in **Figure 3-1**. Locations may change based on site conditions.

Lithologic characteristics of the subsurface material observed during the investigation will be recorded in the field logbook. Boring dimensions and relative locations of the materials encountered in during subsurface activities will be recorded in the field logbook, as well. Boring logs will be generated for each boring for recording lithology and screening observations.

3.1.1.1 Stage 1 – Geophysical Survey and Utility Clearance

CDM Smith will subcontract a private geophysical surveyor, American Geophysics from Butler, New Jersey to conduct the geophysical survey to markout subsurface utilities prior to excavation and drilling activities. The subcontracted surveyor will use electromagnetic and utility-locating instruments and GPR to assess if there are any utilities or obstructions that may be a source of contamination or may impact the boring locations. The geophysical contractor will provide CDM Smith with a field report and scaled AutoCAD site map following completion of field work. Additionally, the soft dig/ drilling subcontractor will call in the Code 753 markout, so that markouts are complete prior to the geophysical survey.

3.1.1.2 Stage 2 – Characterization and Delineation Borings

Prior to commencing with the HSA drill rig, borings will be manually cleared using soft dig methods. If present, the asphalt, and subbase will be removed, using a jackhammer or other instrument that can penetrate asphalt. If at any time during the advancement of the borehole, any party feels that a utility may be compromised, the borehole will be terminated, and a new location will be selected.

Soil will be screened continuously during soft dig clearing using a PID, as well as through visual and olfactory observations.

Upon clearing the upper 5 feet of the borings an HSA drill rig will be used to further advance all soil borings to bedrock and up to two (2) soil samples will be collected from each at the groundwater table, and from the area with the highest PID reading. If the highest PID reading occurs at the water table a sample will be collected from the highest PID reading or the most cohesive material if no PID readings are observed within the vadose zone.

3.1.1.3 Soil Sampling Procedures

The soil sampling procedures will be performed in accordance with CDM Smith's Field Activities Plan (FAP), as well as NYSDEC and United States Environmental Protection Agency (USEPA) Region 2 guidance documents. All equipment and materials used will be compatible with sampling for PFAS. The proposed sample locations are shown in **Figure 3-1**.

Soil samples will be analyzed for the TCL VOCs by EPA Method 8260D, SVOCs by EPA Method 8270E, 1,4-Dioxane by EPA Method 8270E SIM, PFAS by EPA Method 1633, pesticides/herbicides by EPA Method 8081B, PCBs by EPA Method 8082A, Hexavalent Chromium by EPA Method 3060A, Trivalent Chromium (calculated as difference of Total Chromium and Hexavalent Chromium) and TAL metals (including mercury and cyanide) by EPA Method 6010/6020/7470/7471. Soil analytical results will be compared to the Restricted Use Soil Cleanup Objectives for Protection of Groundwater listed in 6 NYCRR Part 375 (Environmental Remediation Programs) Subpart 375-6(b).

3.1.2 Monitoring Well Installation and Groundwater Sampling

Three (3) overburden wells will be installed at a depth of 15 feet bgs (or until refusal) at three of the borehole locations. Two (2) bedrock wells will be installed at a depth of 40 feet bgs at two of the borehole locations. The monitoring wells will be developed and allowed to stabilize for 7 days before purging and sampling. Monitoring well construction logs will be generated for each well location. The monitoring wells will be constructed of 4-inch Schedule 40 polyvinyl chloride (PVC) casing and 10-foot 0.010-slot PVC screen. Each monitoring well will be installed so that the well screen straddles the observed water table. The well annulus around the screen will be backfilled with clean sand to about 2 feet above the top of the screen. A minimum 2-foot bentonite seal will be installed above the sand, and the borehole annulus will be backfilled with non-impacted soil cuttings and/or clean sand. The wells will be finished with flush-mounted metal manhole covers set in concrete. The bedrock wells will be installed to seal off overburden groundwater from bedrock groundwater to ensure a representative sample can be collected.

Prior to sampling each monitoring well, a full round of synoptic water levels will be collected to determine groundwater flow and to prepare a groundwater contour map.

Groundwater sampling will be conducted in accordance with EPA low flow purging procedures which as provided in the FAP. All groundwater sampling will be performed in accordance with NYSDEC and USEPA Region 2 guidance documents. All equipment and materials used will be compatible with sampling for PFAS.

Groundwater samples will be analyzed for the TCL VOCs by EPA Method 8260D, SVOCs by EPA Method 8270E, 1,4-Dioxane by EPA Method 8270E SIM, PFAS by EPA Method 1633, pesticides/herbicides by EPA Method 8081B, PCBs by EPA Method 8082A, Hexavalent Chromium by EPA Method 7196A, Trivalent Chromium (calculated as difference of Total Chromium and Hexavalent Chromium) and TAL metals (including mercury and cyanide) by EPA Method 6010/6020/7470/7471. Groundwater analytical results will be compared to the New York State Standards and Guidance Values for Class GA Groundwater (NYSDEC TOGS 1.1.1).

3.1.3 Soil Vapor Sampling

Soil vapor sampling will be conducted in accordance with the New York State Department of Health (NYSDOH) "*Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated October 2006" including the February 2024 updates to Soil Vapor/Indoor Air Decision Matrices,* the NYSDEC *"Division of Environmental Remediation (DER)-10 Technical Guidance for Site Investigation and Remediation, dated May 2010*" and as detailed in Sections 2.1, 2.2, and 2.3 of the FAP. Subslab soil vapor and indoor air samples will be collected from three onsite locations. Those being the basement, first floor and second floor of the building, respectively. These samples will be co-located for exposure evaluation and further recommendation. An ambient air sample will also be collected. A building questionnaire and product inventory (for each structure) will be completed during sample collection.

Each subslab sample location will be installed using a hammer drill to advance to a depth of approximately 1 inch beneath the bottom of the slab. A temporary VaporPin® subslab sample port will be installed at each location in accordance with the manufacturer's instructions. A tracer test will then be conducted at each location to verify the integrity of the sample ports being sampling.

The soil vapor samples will be collected using individually certified, clean Summa canisters equipped with eight-hour regulators. Each Summa canister vacuum reading should be approximately 25-30 inches of mercury (Hg) at the start of the sampling. Summa canisters used for indoor and outdoor ambient air sampling will be placed in an appropriate location as to collect a representative sample from the breathing zone at 4 to 6 feet above the floor or ground. All indoor air and subslab samples will be analyzed for VOCs via EPA Method TO-15; Select Ion Monitoring (SIM). The proposed samples are outlined in **Table 3-1**.

3.2 Pre- Investigation Activities

Several pre-investigation activities will be conducted prior to the initiation of intrusive activities at the Site:

- Project pre-mobilization;
- Utility clearance;
- Traffic control, if necessary; and
- Site-specific issues.

3.2.1 Pre-Mobilization Activities/Site Logistics

Prior to initiating fieldwork, the following preparatory activities will be completed:

- Retain a geophysical surveyor
- Retain a soft dig/ drilling contractor
- The soft dig/ drilling contractor will call-in a Code 753 and arrange for public utility markouts.
- Underground utilities will be located by the geophysical surveyor
- Underground utilities as identified and marked out will be reviewed, and proposed sampling locations will be reviewed to determine if any locations need to be adjusted
- Sample analysis and courier service will be scheduled with the laboratory
- Appropriate sample containers and preservatives for the various sample parameters will be obtained. Additional containers will be obtained to account for possible breakage
- Equipment blank water will be obtained from the laboratory performing the analysis
- Necessary field sampling and monitoring equipment will be obtained. Prior to use, the equipment will be checked to confirm that it is in good working condition, correctly calibrated, and decontaminated
- Arrangements for the staging of IDW generated during site characterization activities will be made
- Materials necessary for personal protection and decontamination will be obtained

3.2.2 Permitting/Approvals

The drilling subcontractor will be responsible for obtaining a Public Works Permit from the City of New Rochelle to perform work in the right of way. NYSDEC will provide permit fee waivers if the associated costs are excessive.

3.2.3 Underground Utility Clearance

Prior to the project mobilization, relevant and attainable utility maps will be reviewed by CDM Smith in order to identify the presence of any subsurface piping and/or utilities on or in the immediate vicinity of the Site. As indicated in Section 3.2.1 a public utility markout will be conducted prior to Site activities in response to a Code 753 called in by CDM Smith's contracted

soft dig/ drilling subcontractor. Additionally, a private utility locating company (e.g., geophysical surveying subcontractor) will conduct a utility markout, identifying any subsurface obstacles.

Prior to commencement of intrusive activities, CDM Smith will review the proposed investigation locations with NYSDEC to determine if any modifications to the locations need to be made.

3.2.4 Traffic Control

Work conducted as part of this Site Characterization is not anticipated to require traffic control. If traffic control does become necessary, all work will be performed in accordance with the NYSDOT requirements and the requirements outlined in the United States Department of Transportation Federal Highway Administration *Manual on Uniform Traffic Control Devices*, specifically, Chapter 6, "Temporary Traffic Control." Depending on the stipulations in the road-opening permit, up to two flagmen may be required at the Site. The associated safety equipment, including an attenuator truck, arrow boards, and safety cones, will be provided as needed. CDM Smith will utilize an authorized safety contractor to perform traffic control.

3.2.5 Survey

Following completion of the soil borings and monitoring well installation, a professional land survey shall be completed. The professional land survey shall provide geographic coordinates and ground surface elevations for all soil borings and monitoring wells, and top of inner casing (TIC) elevations for the monitoring wells. Additionally, the surveyor will submit an AutoCAD figure base map, laying out the property boundaries and soil boring/monitoring well locations. The surveyor is a Professionally Licensed Surveyor (PLS) with the State of New York. Scalice Land Surveying, PC of Islip, New York will perform the professional land survey.

3.3 Laboratory Analysis and Quality Control Samples

Soil, groundwater, and soil vapor samples collected during the investigation will be analyzed in accordance with current NYSDEC Analytical Services Protocol (ASP) by a New York State Environmental Laboratory Approval Program (ELAP) certified laboratory.

Soil and groundwater samples will be analyzed for the TCL VOCs by EPA Method 8260D, SVOCs by EPA Method 8270E, 1,4-Dioxane by EPA Method 8270E SIM, PFAS by EPA Method 1633, pesticides/herbicides by EPA Method 8081B, PCBs by EPA Method 8082A, Hexavalent Chromium by EPA Method 3060A/7196A, Trivalent Chromium (calculated as difference of Total Chromium and Hexavalent Chromium) and TAL metals (including mercury and cyanide) by EPA Method 6010/6020/7470/7471. All soil vapor samples will be analyzed for VOCs via EPA Method TO-15 SIM.

Soil and groundwater duplicate samples will be collected at a minimum frequency of one for every 20 samples or per stage of subsurface activities, whatever comes first. If less than 20 samples are collected per matrix, one field duplicate and one equipment blank will be collected and analyzed. Equipment blank samples will be collected at a frequency of one per day. Trip blanks will be submitted at a frequency of one for each sample shipment containing aqueous samples for VOC analysis. One field duplicate sample will be collected at one of the subslab soil vapor sampling locations. **Table 3-1** lists the samples to be analyzed for all matrices. All samples

collected by CDM Smith will be submitted to the subcontracted laboratory for analysis under a standard (10 standard business day) turnaround time.

Waste characterization samples of soil, miscellaneous solids, and aqueous wastes will be analyzed for RCRA hazardous waste characteristics, 40 CFR 261 Subpart C including ignitability/flashpoint, corrosivity, reactivity, and toxicity including toxicity characteristic leaching procedure (TCLP) VOC, SVOC, and metals.

3.4 Disposal of Investigation Derived Wastes

Wastes expected to be generated during the investigation may include asphalt, concrete, soil cuttings, purge water, development water, and decontamination fluids which will be containerized in steel 55 gallon drums. All drummed investigation derived waste will be disposed of by Capitol Environmental Services of Newark, Delaware, a certified waste hauler. During work these drums are proposed to be staged at the loading area located near the northeast corner of the building at the Site.

Visibly clean excavated materials will be used as backfill to the extent possible. Large pieces of excavated materials including bricks, concrete, chunks of asphalt, and large rocks will be containerized separately and handled as non-hazardous waste. Residual and/or soils that are visibly contaminated or are observed with strong odors will be containerized in separate drums and will not be used as backfill.

Used disposables generated during the remedial investigation will be disposed of as solid wastes (i.e., personal protective gear, disposable sampling equipment, soil core sleeves, etc.). Visibly contaminated or stained debris will be containerized separately and handled as non-hazardous waste.

3.5 Quality Assurance Project Plan

A generic Quality Assurance Project Plan (QAPP) has been prepared by CDM Smith for NYSDEC to document quality assurance/quality control (QA/QC) under the NYSDEC Standby Contract for Engineering Services D009805. The QAPP provides general information and procedures applicable to the field activities and analytical program detailed in each site-specific Work Plan provided by NYSDEC for each work assignment. This information includes definitions and generic goals for data quality and required types and quantities of QA/QC samples. The procedures address field documentation; sample handling, chain of custody, and shipping; instrument calibration and maintenance; auditing; data deliverable and reduction, validation, and reporting; corrective action requirements; and QA reporting specific to the analyses performed by the laboratories subcontracted by CDM Smith.

3.6 Health and Safety Plan

A Site-Specific HASP will be prepared prior to mobilization of the site investigation. The HASP will address fieldwork objectives, provide a description of Site features, and detail the types of wastes and hazardous substances present at the Site and the appropriate protective equipment to be used. The plan will also provide decontamination procedures and list emergency contacts. It

applies to all subsurface investigation and sampling activities outlined in this SCWP. The HASP will accompany field personnel, and the procedures outlined therein will be followed.

A generic NYSDOH Community Air Monitoring Plan will be included as part of the HASP.

3.7 Site Characterization Report

A draft and final SCR will be submitted to NYSDEC as a PDF and in accordance with the schedule outlined in the approved Schedule 1. The SCR will be prepared in accordance with the May 2010 DER-10. The SCR will document a summary of site history, conditions, results of any additional Section 3 · Site Characterization 3-8 records reviewed, a technical overview of investigation activities, findings, and recommendations. The report will include detailed site maps, a summary of investigation sample results, listing of waste streams generated and fully executed manifests documenting off-site transport of wastes, photo documentation, and conclusions. Laboratory results, monitoring well sampling logs, and well construction logs will be included as an appendix to the report.

NYSDEC ASP Category B data deliverables will be provided for the laboratory analysis conducted during the investigation. Vali-Data of Western New York will review all laboratory-generated EDDs and Category B reports, to determine the accuracy and usability of the analytical results. Vali-Data will submit Data Usability Summary Reports (DUSRs) outlining their findings and recommendations. Validated data in the form of an EDD must be submitted and accepted into the NYSDEC EQuIS database.

Section 4
Project Management

4.1 Project Team

The following staffing plan identifies CDM Smith's project team and key roles and responsibilities for the Green Heaven Cleaners Site.

Deputy Program Manager

The Deputy Program Manager, Ms. Amy Picunas, will review and approve project deliverables, ensure quality control procedures are followed, and identify and solve program issues.

Project Manager

The Project Manager, Mr. Liam Rendall, will have overall responsibility for the project, including project execution and staffing. Mr. Rendall will have overall responsibility for the technical production of this WP scope of work. He will maintain control of schedules, review and approve project invoices, and manage subcontractors. Mr. Rendall will be the point of contact for work performed under this task order. He will communicate directly with NYSDEC's Project Manager, Ian Goller.

Health & Safety Coordinator

The Site Health and Safety Coordinator (SHSC) will ensure that the Site HASP is consistently implemented during field activities and that a copy of the site-specific HASP and the CDM Smith Health and Safety Manual are maintained at the Site. The SHSC will also maintain responsibility for upgrading or downgrading personal protection based on actual Site conditions at the time of the investigation. The SHSC will also present an overview of the HASP to field personnel prior to initiating any field activities. The CDM Smith Program Health and Safety Officer will be contacted if any questions or issues arise during the conductance of field activities that the SHSC cannot answer.

Program Health and Safety Officer

The Program Health and Safety Officer, Mr. Joe Leslie, will review and provide recommendations on health and safety plans for compliance with OSHA requirements. He will review the Site HASP, evaluate the performance of health and safety officers, and maintain required health and safety records. He will report to the Project Manager.

Subcontracts

Several field activities will be performed by subcontractors, under CDM Smith's supervision, including the following:

- Geophysical Survey

- Soil Borings
- Monitoring Well Installation
- Laboratory Analysis
- Land Surveying
- Management of Soil Cuttings and IDW

4.2 Contact Information

NYSDEC Project Manager:	**Ian Goller** NYS Department of Environmental Conservation 625 Broadway, Albany, NY 12233-7014 Phone: (518) 402-9832 E-mail: ian.goller@dec.ny.gov
NYSDOH Project Manager:	**Sarita Wagh** NYS Department of Health – Bureau of Environmental Exposure Investigation Corning Towner, Empire State Plaza, Albany, NY 12237 Phone: (518) 402-7860 E-mail: beei@health.ny.gov
Environmental Consultant:	**CDM Smith Inc.** 3 Lear Jet Lane Suite 100N Latham, NY 12110
CDM Smith Deputy Program Manager:	**Amy Picunas** Phone: (518)-782-4526 Cell: (315)-778-3039 E-mail: picunasae@cdmsmith.com
CDM Smith Project Manager:	**Liam Rendall** Phone: (603) 222-8309 Cell: (603)-732-8693 E-mail: rendallld@cmsmith.com
Site Health and Safety Coordinator:	**To Be Determined**
CDM Smith Program Health and Safety Officer:	**Joe Leslie** Phone: (214) 346-2808 E-mail: lesliej@cdmsmith.com
Geophysical Subcontractor:	**American Geophysics Inc.**

	Contact: Barbara Habeeb 180 Main Street #177 Butler, NJ 07405 Phone: 1-833-SCAN-GPR Email: barbhabeeb@americangeophysics.com
Drilling Subcontractor:	**Summit Drilling** **Contact:** Dermot Dillon 81 Chimney Rock Road Bridgewater, NJ 08807 Phone: (732)-672-3968 Email: ddillon@summitdrilling.com
Analytical Services:	**PACE Analytical Services** **Contact:** Kyle Stuckey 39 Spruce Street East Longmeadow, MA 01028 Phone: (413)-525-2332 Email: kyle.stuckey@pacelabs.com
Data Validator:	**Vali-Data of WNY, LLC** **Contact:** Jodi Zimmerman 1514 Davis Road West Falls, NY 14170 Phone: (716) 655-6530 Email: vali-data.wny@hotmail.com
Land Surveying:	**Scalice Land Surveying, PC** **Contact:** Shannon Scalice 1 South Bay Ave Islip, NY 11751 Phone: (631) 957-2400 Email: sscalice@mjslandsurvey.com
Waste Management:	**Clean Management** **Contact:** Meredith Wiggins 915 Industrial Road Walterboro, SC 29488 Phone: (843) 539-2321 Email: mwiggins@cleanmanagement.com

Section 5
References

ATC Group Services. *Limited Subsurface Investigation Report. 64 Centre Point, 64 Centre Avenue, New Rochelle, New York*. February 2020.

New York State Department of Environmental Conservation. *DER-10 Technical Guidance for Site Investigation and Remediation*. May 2010.

New York State Department of Health (NYSDOH). *Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York.* October 2006

SESI Environmental Consulting Engineers. *Remedial Investigation/Interim Remedial Measure Work Plan For: Swan Garage Kent Supply Site: C360210 64 Centre Avenue, and 8 Westchester Place New Rochelle, New York, New Rochelle, New York*. May 2021.

SESI Environmental Consulting Engineers. *Draft Remedial Investigation Report For 64 Centre Avenue, and 8 Westchester Place, New Rochelle, New York*. December 2020.

Skylands Engineering LLC. *Geotechnical Report - New Mixed Use Building - 64 Centre Avenue, New Rochelle, New York*. December 3, 2018

United States Department of Agriculture (USDA). Natural Resource Conservation Services Web Soil Survey, Westchester County. Accessed October 2023.

United States Geological Survey (USGS). 7.5-Minute Series Topographic Map, *Mount Vernon Quadrangle*, 2016.

USGS. *New York State Geological Survey*. 1999.

Figures

Green Heaven Cleaners Site Boundary

0 25 50 100
Feet

CDM Smith

Figure 1-1
Site Boundary
Green Heaven Cleaners
62 Centre Avenue
New Rochelle, New York

Krupkaea C:\Users\Krupkaea\OneDrive - CDM Smith\Desktop\Bettys Files\Work\NYSDEC\Green Heaven Cleaners\Work Plan\Figure_1-1_Property_Boundary.mxd 12/19/2023

Legend

- Property Boundary
- Indoor Air Sampling Locatoins for First and Second Floor
- Sub-Slab Soil Vapor and Indoor Air Sampling Locations for Basement
- Soil Boring and Overburden Well Locations
- Soil Boring and Bedrock Well Locations

N E S W

0 20 40 80 Feet

1 inch = 27 feet

Figure 3-1:
Proposed Sampling Location Map
Green Heaven Cleaners
NYSDEC Site No. 360226
62 Center Avenue
New Rochelle, New York

Date: 2/24/2025

Tables

Table 1
Environmental Samples
Green Heaven Cleaners 62 Centre Avenue New Rochelle, New York

Sample Location	Purpose	No. of Locations	No. of Samples Per Location	QA/QC Samples	Total Samples	Maximum Boring Depth (feet)	Media	Sample Depth	Method of Completion	Analytical	Comment
SB-1 through SB-5	Soil Borings	5	2	3	13	4-8 (to the water table	Soil	Most impacted interval and immediately above water table	Hand Clearance and Hollow Stem Auger	TCL VOCs EPA Method 8260D, SVOCs EPA Method 8270E, 1,4-Dioxane EPA Method 8270E SIM, PFAS EPA Method 1633, pesticides/herbicides EPA Method 8081B, PCBs EPA Method 8082A, Hexavalent Chromium EPA Method 3060A/7196A, Trivalent Chromium (calculated as difference of Total Chromium and Hexavalent Chromium) and TAL metals (including mercury and cyanide) EPA Method 6010/6020/7470/7471	None
BW-1 and BW- 2	Bedrock Well	2	1	2	4	40	Groundwater	NA	Rock Coring		None
OW-1, OW-2, and OW-3	Overburden Well	3	1	1	4	15	Groundwater	NA	Hollow Stem Auger		None
SV1, SV-2, and SV-3	Subslab Soil Vapor - Basement	3	1	1	4	3-7 (at least one foot above water table)	Air	NA	NA	EPA Method TO-15; Select Ion Monitoring	Colocated, 8 hour samples
IA-1, IA-2, and IA-3	Indoor Air - Basement	3	1	0	3	NA	Air	NA	NA		
IA-4 and IA-5	Indoor Air - First and Second Floors	2	1	0	2	NA	Air	NA	NA		IA-4 - 8 hour sample, IA-5 - 24 hour sample
AA-1	Ambient Air	1	1	0	1	NA	Air	NA	NA		24 hour sample

Notes:
NA = not applicable
No. = number
QA/QC = quality assurance/quality control
PCBs = polychlorinated biphenyls
PFAS = Per- and Polyfluorinated Substances
SVOC = semivolatile organic compound
VOC = volatile organic compounds
TAL = Target Analyte List

Appendix A
United States Geological Survey (USGS) 7.5-Minute Series Topographic Map, Mount Vernon Quadrangle

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

MOUNT VERNON QUADRANGLE
NEW YORK
7.5-MINUTE SERIES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 18T
10 000-foot ticks: New York Coordinate System of 1983 (east and long island zones)

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, June 2013
Roads..... U.S. Census Bureau, 2015 - 2016
Names.....GNIS, 2016
Hydrography.....National Hydrography Dataset, 2013
Contours.....National Elevation Dataset, 2015
Boundaries.....Multiple sources; see metadata file 1972 - 2014

Wetlands.....FWS National Wetlands Inventory 1977 - 2014

UTM GRID AND 2016 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
MN 13° 6' 233 MILS
GN 0° 47' 14 MILS

U.S. National Grid
100,000-m Square ID
$^{6}00$
WL XL
Grid Zone Designation
18T

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.19

QUADRANGLE LOCATION

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

1	2	3
4		5
6	7	8

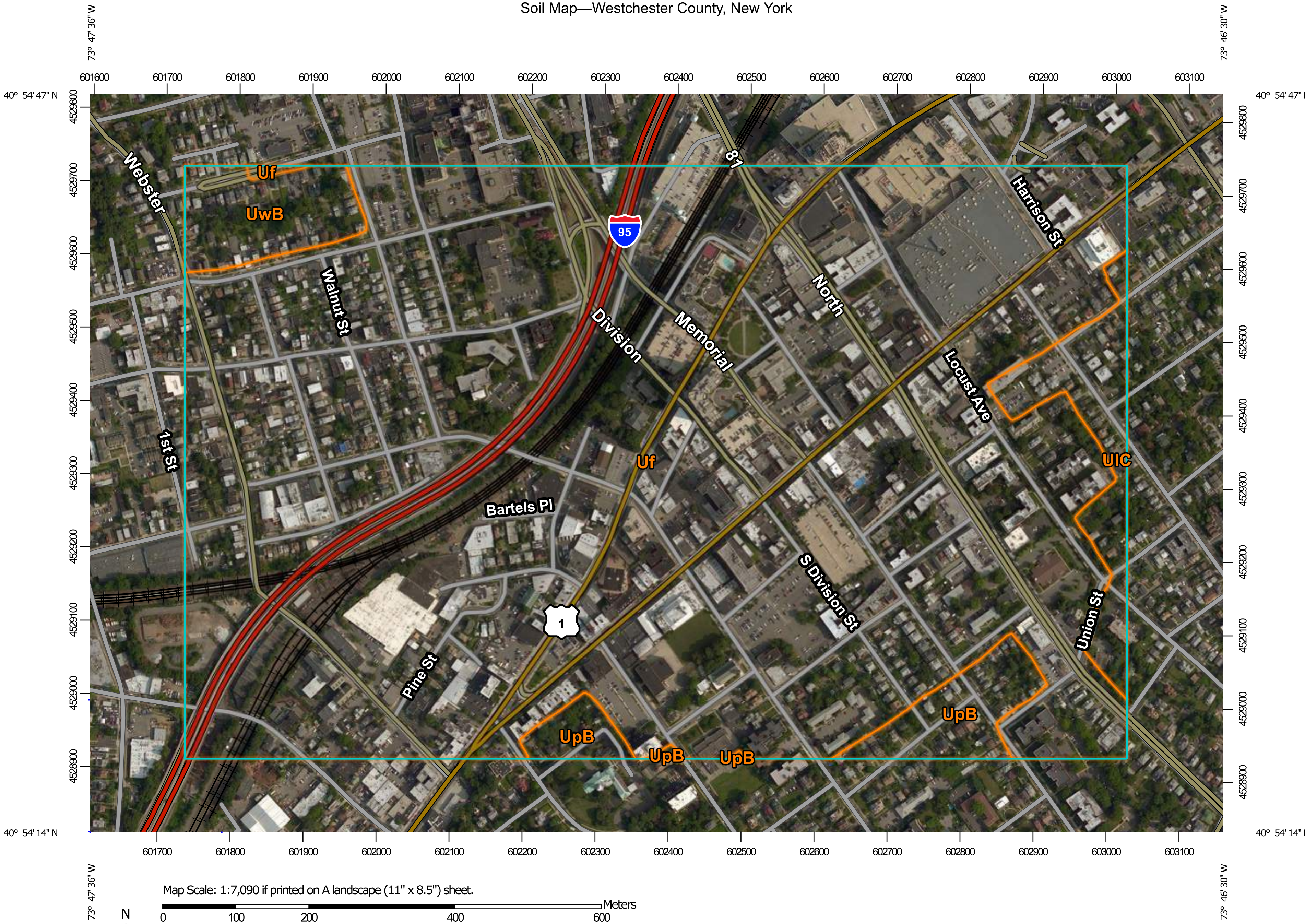
ADJOINING QUADRANGLES
1 Nyack
2 White Plains
3 Glenville
4 Yonkers
5 Mamaroneck
6 Central Park
7 Flushing
8 Sea Cliff

MOUNT VERNON, NY
2016

7643016386942
NSN 7643016386942
NGA REF NO. USGSX24K70998

Appendix B

USDA Natural Resource Conservation Services Web Soil Survey



Map Scale: 1:7,090 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0, 100, 200, 400, 600

Feet: 0, 300, 600, 1200, 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 19, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.