January 31, 2023

TRANSMITTED ELECTRONICALLY: kyle.forster@dec.ny.gov

Mr. Kyle Forster
Environmental Engineer
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233

RE: Air Sampling Work Plan (Revised January 31, 2023)
NYSDEC Site No. 447023: Belgioioso Warehouse - Building 403
Glenville Business and Technology Park, Glenville, New York 12302
CHA Project No. 072605.000

Dear Mr. Forster,

Belgioioso Cheese Inc. (Belgioioso) retained LeChase Construction Services, LLC (LeChase) to install a sub-slab depressurization system (SSDS) in their warehouse located in the western half of Building 403 situated within the Glenville Business and Technology Park located at 2165 Amsterdam Road, in the Town of Glenville, New York (Site). The SSDS was installed in substantial conformance with the August 31, 2022, Vapor Mitigation Proposal and the September 1, 2022, 60-day Advanced Notification of Site Change of Use prepared by CHA Consulting, Inc. (CHA) to address the potential for soil vapor intrusion in Building 403 of the Navy Scotia Depot Site (Site No. 447023).

CHA has prepared this Air Sampling Work Plan pursuant to Condition No. 2 in the New York State Department of Environmental Conservation's (NYSDEC's) September 2, 2022, conditional approval letter related to the vapor intrusion mitigation system proposal for Building 403 that states "an indoor air sampling plan is submitted to DEC for collection of an indoor air sample during the 2022/2023 heating system to confirm the effectiveness of the SSDS." This Work Plan describes the proposed air sampling in Building 403 to address this requirement and will be implemented following receipt of approval from NYSDEC and the New York State Department of Health (NYSDOH). The following sections will present building information, proposed sample locations, sampling procedures and analytical methods, reporting, and schedule.

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Building Information and SSDS System

The western portion of Building 403 that was mitigation is approximately 300 feet by 200 feet or 60,000 square feet in total area. The vapor mitigation system includes a total of six SSDS subsystems, each connected to two extraction/suction points. RadonAway HS5500 exhaust fans are mounted on the exterior of the building façade and exhaust vapors above the roofline. The systems include a monitoring panel that will visually alert tenants of a fan failure and all piping systems consist of three-inch Schedule 40 solid polyvinyl chloride (PVC) pipe.

Proposed Sampling and Analytical Methods

CHA proposes to collect three indoor air (IA) samples inside Building 403 and one outdoor ambient air sample as shown in Figure 1. One indoor air sample will be collected in the office space of the building at a location with minimal foot traffic and unfinished floors, likely in the water service room. The remaining two indoor air samples will be collected in the warehouse area; one in Bay #1 and one in Bay #2 of Building 403. Additionally, CHA will collect one outdoor air (OA) sample in an area generally upwind of the building to serve as a background sample, for a total of four samples.

The air samples will be collected in 2.7-liter SUMMA canisters provided by and certified to be clean by the selected laboratory. The canisters will be equipped with flow regulators to limit the maximum sampling rate to 0.2 liters per minute, per the New York State Department of Health (NYSDOH) guidance. The samples will be collected over an approximately eight-hour sampling period. The initial and final vacuum readings for each canister will be recorded in the field and each canister will be sealed at the completion of the sampling event. Following sample collection, the canisters will be transmitted to an NYSDOH ELAP-certified laboratory under a signed and dated chain of custody and will be analyzed for the presence of volatile organic compounds (VOCs) at a certified laboratory via EPA Method TO-15. During the collection of the air samples, CHA will conduct a limited inspection of the structure to identify potential sources of VOCs that may be present inside the building (e.g. paints, cleaning chemicals, etc.).

Upon receipt of the analytical report from the laboratory, CHA will prepare a summary letter report presenting a summary of field activities and CHA's conclusions and recommendations regarding the sample results.

Schedule

Sampling will be conducted during the balance of the current heating season (February 2023 through March 2023), pending the approval of this Work Plan. CHA anticipates being on-site for up to ten hours to complete the air monitoring activities. CHA anticipates the receipt of the analytical laboratory approximately two weeks following the receipt of the samples from the laboratory and will submit a summary report within approximately two weeks following receipt of the laboratory report.

Please let us know if you should have any questions or comments about this Work Plan. You may contact me at your convenience at ssmith2@chacompanies.com or (315) 257-7227. If the documents are satisfactory to the Department, please provide written approval for our records.

Sincerely,

Scott M. Smith, P.E.
Vice President

SMS/

Attachment: Figure 1 – Proposed Sampling Locations

ecc: Timothy Cronin (Belgioioso)
Keith Cowan (CHA)

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ATTACHMENT

FIGURE 1 – PROPOSED SAMPLING LOCATIONS

Upwind outdoor air sample will be setup 5-10 feet outside of the building. May relocated depending on wind direction at the time of the monitoring event.

OA-1

IA-3

2W

TEP-2

2S

BAY #1

IA-1

Indoor air sample location
(Typical of 3)

1W

TEP-1

1S

BAY #2

IA-2

3E

TEP-3

3S

4N

TEP-4

4E

NORTH

Alpine Inc.
ENVIRONMENTAL SERVICES

DATE:
July 2022

Bldg 403
Glenville Business Technology Park
Scotia, New York 12302

DESCRIPTION:	DATE:
Draft	July 28, 2022

PROJECT NO:

SHEET NO:

FIGURE 1

SHEET TITLE:	Sub-Slab Vacuum Extension Test Locations		
DRAWN BY:	BG	CHECKED BY:	MS