



235 N. Duke Street, Lancaster, PA 17602 (888) 735-2008  
Lancaster, PA – Sarasota, FL

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December 3, 2024

Mr. Jahan Reza  
NYSDEC Region 1  
50 Circle Road  
Stony Brook, NY 11790

RE: Soil Vapor Intrusion Work Plan  
Oceanside Plaza  
3131-3221 Long Beach Road, Oceanside, Nassau County, New York  
NYSDEC Site Number: C130158

Dear Mr. Reza:

As requested in the September 5, 2024 Site Management Periodic Review Report Response Letter, the following sampling techniques will be used to collect indoor air and sub-slab vapor samples during the 2024/2025 heating season monitoring event.

1. Sampling will be conducted in accordance with the Guidance for Evaluating Soil Vapor Intrusion in the State of New York, 2006 and revisions.
2. Samples will be collected from IA-MRE / VS-MRE in Retail Space 13, IA-Wine / VS-Vac in Retail Space 12 and the exterior Ambient locations, in accordance with the approved October 7, 2024 Sample Reduction Petition (Figure 1).
  - a. The sub-slab depressurization system (SSDS) will be temporarily shutdown for a minimum of 60 days prior to the sampling.
  - b. The SSDS was temporarily shutdown on October 1, 2024 and sampling is scheduled for December 11, 2024.
3. Indoor air samples and ambient summa cans will be placed in the breathing zone, 3-5 feet, collected concurrently over an eight-hour time period.
4. Sub-slab vapor samples will be collected over an eight-hour time period at a purge rate not exceeding 100 ml/minute. A vapor shroud and tracer gas (helium) will be used to verify seal of the vapor point; shut in test will be performed to ensure all fittings in sample train are tight and do not leak. The sample train will then be purged of a minimum of three volumes using a Gillian low flow pump set at a purge rate of 100ml/min.
  - If a vapor sample from the probe indicates the presence of high concentrations (>10%), fittings will be adjusted and purging will continue until tracer gas concentrations of the purge vapor is less <10 percent.
5. Soil gas samples will be collected over an eight-hour time period at a purge rate not exceeding 100 ml/minute.

6. All samples will be appropriately collected and prepared for transportation to Alpha Laboratories with the associated Chain of Custody documentation and analyzed for Vinyl Chloride, 1,1-Dichloroethene, Trans-1,2-Dichloroethene, cis-1,2-Dichloroethene, Trichloroethene, and Tetrachloroethene using USEPA Method TO-15.
  - a. Laboratory analytical reporting limits:  
Matrix A – IA <0.2 mcg/m<sup>3</sup>, SSV <6 mcg/m<sup>3</sup>.  
Matrix B – IA <3 mcg/m<sup>3</sup>, SSV <100 mcg/m<sup>3</sup>.  
Matrix C – IA <0.2 mcg/m<sup>3</sup>, SSV <6 mcg/m<sup>3</sup>.
  - b. Laboratory analytical results will be assessed using the NYSDOH Decision Matrix A through C to determine if mitigation or monitoring is required.

If you have any questions and/or comments regarding this submission, please feel free to contact me at (717) 735-9508.

Sincerely,

**RELIANCE ENVIRONMENTAL, INC.**



Mark E. Zurich, P.G.  
Sr. Project Manager

Attachments    Figure 1

Property Boundary

Adjacent Properties



Ambient

Grass

Concrete Sidewalk

Concrete Sidewalk

Retail Space #14  
Swirls & Twirls Yogurt  
(Former Chapter One Books, Inc.)

Wash  
Room

Boiler Room

Retail Space #13  
Ear Works Audiology  
(Former Jef-El Dry Cleaners)

IA-MRE / VS-MRE



Former Machine Room

IA-Wine / VS-Vac



Retail Space #12  
The Wine Cellar Enterprises  
(Former Vino 100)



235 North Duke Street, Lancaster, PA 17602  
Phone: (717) 735-9508 / Fax: (717) 735-9509  
www.relianceenv.com

Figure 1:  
Indoor Air & Sub-Slab Vapor  
Sample Locations

Oceanside Plaza

3131-3221 Long Beach Road, Oceanside, NY

Town of Hempstead, Nassau County

Scale: 1" = 10'