

VIA EMAIL

November 18, 2024

Mr. Robert Bellotti
Project Manager
NYSDEC -DER Remedial Bureau A
625 Broadway, 12th Floor
Albany, NY 12233

Re: **Soil Vapor Intrusion Sampling Work Plan - Revised**
Former Tiffen Manufacturing Facility
NYSDEC Site No. C130239
41-71 Jane Street, Roslyn Heights, NY

Dear Mr. Bellotti:

This work plan has been prepared by FPM Group (FPM) to evaluate potential soil vapor intrusion (SVI) at the above-referenced property (Site) and revised to address NYSDECs comments in their November 5, 2024 correspondence. We understand that prior SVI sampling has been conducted at the Site and impacts to soil gas by volatile organic compounds have been identified. A scope of work outlining the proposed SVI investigation is provided below and would be performed during the upcoming 2024-2025 heating season in accordance with New York State Department of Health Soil Vapor Intrusion Guidance (October 2006 and subsequent revisions). A site plan showing the prior and proposed sampling locations is included as Figure 1.

Soil Vapor Intrusion Investigation

To evaluate potential SVI at the Site it is proposed to collect four sub-slab soil vapor and four co-located indoor air samples from the building. In addition, it is proposed to collect four soil vapor samples from the Sites eastern perimeter to assess potential SVI impacts to adjoining residences. An ambient air sample and quality assurance/quality control samples will also be collected.

- Existing sub-slab soil vapor monitoring points will be utilized, if present, to collect three sub-slab soil vapor samples from the warehouse area self-storage area and one from the office area within the building. If the reported sub-slab monitoring points cannot be utilized, temporary sub-slab soil vapor sampling points will be installed, as needed, in accordance with NYSDOH guidance. Prior to sampling, the sampling points will be purged and the seal integrity will be tested with an inert gas (helium) in accordance with NYSDOH guidance. A laboratory-provided Summa canister equipped with approximate 8-hour flow controller (such that the canister is filled at a rate of less than 0.2 liters per minute) will be attached and collected concurrently with the indoor and outdoor (ambient) sample as discussed below. Upon completion of the sampling in the building, the temporary sub-slab soil vapor sampling points, if installed, will be sealed a bentonite cement slurry;

- Indoor air samples, three from the warehouse self-storage area and one from the building office, will be collected and co-located with the building sub-slab sample locations and an outdoor (ambient) air sampling will be performed concurrently with sub-slab sampling. The laboratory-provided Summa canisters will be placed at a height of approximately three feet above grade in the building and outdoors in proximity to the building. Each canister including the duplicate shall be equipped with a flow controller such that the canister is filled at a rate of less than 0.2 liters per minute. Sampling will be conducted over an approximate 8-hour period making sure that a vacuum is present upon completion of sampling;
- Temporary soil gas samples points will be installed at four locations along the eastern portion of the Site r utilizing a direct push rig in accordance with NYSDOH guidance. Prior to sampling the temporary points will be purged and the seal integrity will be tested with an inert gas (helium) in accordance with NYSDOH guidance. A laboratory-provided Summa canister equipped with approximate 8-hour flow controller (such that the canister is filled at a rate of less than 0.2 liters per minute) will be attached. Upon completion of the sampling the temporary sub-slab soil vapor sampling points will be sealed a bentonite cement slurry;
- A product inventory and site survey documenting potential sources of VOCs will be conducted to assist in the evaluation of the sample results;
- The canisters shall be sealed, labeled, managed, transported and transported to a NYSDOH approved laboratory for analysis of VOCs using the TO-15 Method. Low level analysis of VOCs will also be performed on air samples to allow for evaluation NYSDOH guidance as appropriate. A copy of the analytical laboratories reporting limits for low level analysis is attached. All samples will be collected in accordance with NYSDOH guidance. Quality assurance/quality control (QA/QC) samples (duplicate), Category B lab reports, and data usability summary report (DUSR) will be provided;
- FPM will prepare a report documenting the investigation findings including summary data tables, a site plan, supporting documentation and our recommendations and conclusions for submittal to the NYSDEC. The sampling results will be compared to all applicable soil vapor/indoor air matrices as established by the NYSDOH.

Please confirm that the above-described work plan is acceptable. If you have any questions, please do not hesitate to email or call me at (631) 737-6200, ext. 509.

Very truly yours,

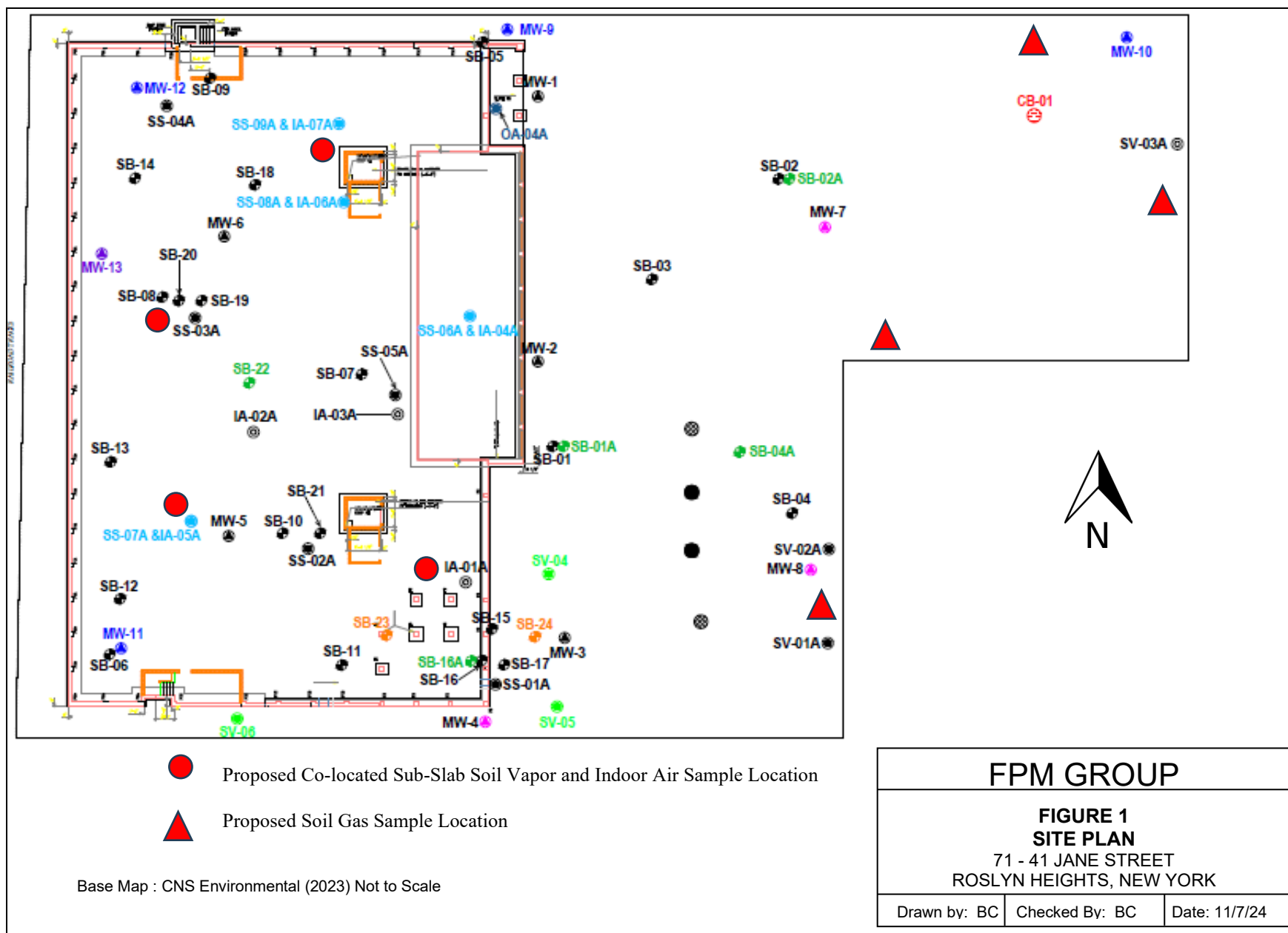


Ben T. Cancemi
Senior Hydrogeologist
Department Manager

BTC:btc
Attachment

Cc: James Rigano

S:\Rigano LLC\Jane Street Site\SVI 2024\41-71 Jane St SVI WP Revised.Doc





Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Report

February 12, 2018

FOR: Attn: Mr. Dylan Aloisa
Any Company
587 East Middle Turnpike
Manchester CT

Sample Information

Matrix: AIR
Location Code: EXAMPLE
Rush Request: 72 Hour
P.O.#:
Canister Id: 464

Custody Information

Collected by: TB
Received by: SW
Analyzed by: see "By" below

Date

02/01/18 14:40
02/02/18 16:39

Time

Project ID: Example report
Client ID: sample 1

Laboratory Data

SDG ID: GZZ84250
Phoenix ID: ZZ84250

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution
<u>Volatiles (TO15)</u>							
1,1,1,2-Tetrachloroethane	ND	0.146	ND	1.00	02/02/18	KCA	1
1,1,1-Trichloroethane	ND	0.183	ND	1.00	02/02/18	KCA	1
1,1,2,2-Tetrachloroethane	ND	0.146	ND	1.00	02/02/18	KCA	1
1,1,2-Trichloroethane	ND	0.183	ND	1.00	02/02/18	KCA	1
1,1-Dichloroethane	ND	0.247	ND	1.00	02/02/18	KCA	1
1,1-Dichloroethene	ND	0.051	ND	0.20	02/02/18	KCA	1
1,2,4-Trichlorobenzene	ND	0.135	ND	1.00	02/02/18	KCA	1
1,2,4-Trimethylbenzene	0.879	0.204	4.32	1.00	02/02/18	KCA	1
1,2-Dibromoethane(EDB)	ND	0.130	ND	1.00	02/02/18	KCA	1
1,2-Dichlorobenzene	ND	0.166	ND	1.00	02/02/18	KCA	1
1,2-Dichloroethane	ND	0.247	ND	1.00	02/02/18	KCA	1
1,2-dichloropropane	ND	0.217	ND	1.00	02/02/18	KCA	1
1,2-Dichlorotetrafluoroethane	ND	0.143	ND	1.00	02/02/18	KCA	1
1,3,5-Trimethylbenzene	0.279	0.204	1.37	1.00	02/02/18	KCA	1
1,3-Butadiene	ND	0.452	ND	1.00	02/02/18	KCA	1
1,3-Dichlorobenzene	ND	0.166	ND	1.00	02/02/18	KCA	1
1,4-Dichlorobenzene	ND	0.166	ND	1.00	02/02/18	KCA	1
1,4-Dioxane	ND	0.278	ND	1.00	02/02/18	KCA	1
2-Hexanone(MBK)	ND	0.244	ND	1.00	02/02/18	KCA	1
4-Ethyltoluene	0.803	0.204	3.95	1.00	02/02/18	KCA	1
4-Isopropyltoluene	ND	0.182	ND	1.00	02/02/18	KCA	1
4-Methyl-2-pentanone(MIBK)	0.356	0.244	1.46	1.00	02/02/18	KCA	1
Acetone	17.3	0.421	41.1	1.00	02/02/18	KCA	1
Acrylonitrile	ND	0.461	ND	1.00	02/02/18	KCA	1
Benzene	0.624	0.313	1.99	1.00	02/02/18	KCA	1
Benzyl chloride	ND	0.193	ND	1.00	02/02/18	KCA	1

Client ID: sample 1

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution
Bromodichloromethane	ND	0.149	ND	1.00	02/02/18	KCA	1
Bromoform	ND	0.097	ND	1.00	02/02/18	KCA	1
Bromomethane	ND	0.258	ND	1.00	02/02/18	KCA	1
Carbon Disulfide	ND	0.321	ND	1.00	02/02/18	KCA	1
Carbon Tetrachloride	0.042	0.032	0.26	0.20	02/02/18	KCA	1
Chlorobenzene	ND	0.217	ND	1.00	02/02/18	KCA	1
Chloroethane	ND	0.379	ND	1.00	02/02/18	KCA	1
Chloroform	ND	0.205	ND	1.00	02/02/18	KCA	1
Chloromethane	ND	0.485	ND	1.00	02/02/18	KCA	1
Cis-1,2-Dichloroethene	ND	0.051	ND	0.20	02/02/18	KCA	1
cis-1,3-Dichloropropene	ND	0.221	ND	1.00	02/02/18	KCA	1
Cyclohexane	0.321	0.291	1.10	1.00	02/02/18	KCA	1
Dibromochloromethane	ND	0.118	ND	1.00	02/02/18	KCA	1
Dichlorodifluoromethane	ND	0.202	ND	1.00	02/02/18	KCA	1
Ethanol	26.9	0.531	50.7	1.00	02/02/18	KCA	1 1
Ethyl acetate	ND	0.278	ND	1.00	02/02/18	KCA	1 1
Ethylbenzene	0.615	0.230	2.67	1.00	02/02/18	KCA	1
Heptane	0.509	0.244	2.08	1.00	02/02/18	KCA	1
Hexachlorobutadiene	ND	0.094	ND	1.00	02/02/18	KCA	1
Hexane	0.845	S 0.284	2.98	1.00	02/02/18	KCA	1
Isopropylalcohol	1.15	0.407	2.83	1.00	02/02/18	KCA	1
Isopropylbenzene	ND	0.204	ND	1.00	02/02/18	KCA	1
m,p-Xylene	2.20	0.230	9.5	1.00	02/02/18	KCA	1
Methyl Ethyl Ketone	2.13	0.339	6.28	1.00	02/02/18	KCA	1
Methyl tert-butyl ether(MTBE)	ND	0.278	ND	1.00	02/02/18	KCA	1
Methylene Chloride	ND	0.864	ND	3.00	02/02/18	KCA	1
n-Butylbenzene	ND	0.182	ND	1.00	02/02/18	KCA	1 1
o-Xylene	1.48	0.230	6.42	1.00	02/02/18	KCA	1
Propylene	ND	0.581	ND	1.00	02/02/18	KCA	1 1
sec-Butylbenzene	ND	0.182	ND	1.00	02/02/18	KCA	1 1
Styrene	ND	0.235	ND	1.00	02/02/18	KCA	1
Tetrachloroethene	0.356	0.037	2.41	0.25	02/02/18	KCA	1
Tetrahydrofuran	8.04	0.339	23.7	1.00	02/02/18	KCA	1 1
Toluene	3.59	0.266	13.5	1.00	02/02/18	KCA	1
Trans-1,2-Dichloroethene	ND	0.252	ND	1.00	02/02/18	KCA	1
trans-1,3-Dichloropropene	ND	0.221	ND	1.00	02/02/18	KCA	1
Trichloroethene	0.045	0.037	0.24	0.20	02/02/18	KCA	1
Trichlorofluoromethane	0.188	0.178	1.06	1.00	02/02/18	KCA	1
Trichlorotrifluoroethane	ND	0.131	ND	1.00	02/02/18	KCA	1
Vinyl Chloride	ND	0.078	ND	0.20	02/02/18	KCA	1
<u>QA/QC Surrogates</u>							
% Bromofluorobenzene	91	%	91	%	02/02/18	KCA	1

Client ID: sample 1

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution
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1 = This parameter is not certified by NY NELAC for this matrix. NY NELAC does not offer certification for all parameters at this time.

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL

BRL=Below Reporting Level L=Biased Low

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

S - Laboratory solvent, contamination is possible.

If there are any questions regarding this data, please call Phoenix Client Services.

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Phyllis Shiller, Laboratory Director

February 12, 2018

Reviewed and Released by: Phyllis Shiller, Laboratory Director