

February 25, 2025

Marlen Salazar, Project Manager
New York State Department of Environmental Conservation
47-40 21st Street
Long Island City, New York 11101

via e-mail: marlen.salazar@dec.ny.gov

Re: Indoor Air Sampling Work Plan
871 Elton Avenue Borough of Bronx, New York
NYSDEC Site No.: C203014
GBTS Project: 21003-0155/ Ref. LB03027

Dear Ms. Salazar:

This Indoor Air Sampling Work Plan, prepared by Gallagher Bassett Technical Services (GBTS), discusses the proposed procedures for a soil vapor intrusion study to be conducted at 871 Elton Avenue in the Bronx, New York ("Site"). Fieldwork is proposed for the 2024-2025 heating season)

INTRODUCTION

The Site is an irregularly shaped 0.67-acre parcel with frontage on the northern side of East 160th Street, southern side of East 161st Street, and western side of Elton Avenue. The Site is currently developed with a nine-story mixed-use building with office space and community rooms at the first floor and residential units on the upper floors. The building is approximately U-shaped and contains three main wings serviced by three independent sub-slab depressurization (SSD) systems, which were installed during redevelopment to address elevated levels of volatile organic compounds (VOCs) in sub-slab vapors.

A New York State Department of Environmental Conservation (NYSDEC) letter dated December 31, 2024, providing comments on a Draft Corrective Measures Work Plan (CMWP), requested a work plan be prepared and submitted for indoor air quality sampling within the 2024-2025 heating season to verify there is no on-going soil vapor intrusion within the building. A February 13, 2025 email from the New York State Department of Health (NYSDOH) also requested that a second round of indoor air samples be collected after implementation of the CMWP to verify that the corrective measures prevent sub-slab vapor from entering occupied interior space.

FIELDWORK METHODOLOGY

General Protocols

All fieldwork performed by GBTS will be conducted in general conformance with protocols set forth in NYSDOH's *Guidance for Evaluating Soil Vapor Intrusion in the State of New York* (October 2006) and subsequent updates.

Pre-Sampling Activities

A pre-sampling building questionnaire and product inventory will be completed by GBTS immediately before sampling. These inspections will include a visual assessment of fieldwork areas in order to identify any materials that may interfere with sampling (e.g. the presence of chemicals that contain VOCs).

Sample Collection

Two rounds of indoor air sampling are proposed. The results from the initial sampling event will be reviewed with NYSDEC and NYSDOH to finalize the CMWP. After implementation of the CMWP, an additional round of indoor air sampling will be performed.

Four (4) indoor air samples and one outdoor ambient air sample are proposed for each sampling event. All samples will be collected into laboratory supplied 6-liter Summa Canisters equipped with 24-hour flow regulators. All sampling valves will be properly closed after a sampling period of approximately 24-hours, with each canister maintaining a final negative internal pressure. A Proposed Fieldwork Map is provided as an attachment.

Samples will be transported via courier to York Analytical Laboratories, Inc. (NYSDOH ELAP Certification Number 10854) for analysis. Appropriate chain-of-custody procedures will be followed. All samples will be submitted for analysis of VOCs utilizing USEPA Method TO-15. NYSDEC Analytical Services Protocol Category B deliverables will be requested from the testing laboratory and forwarded to an independent third party data validator for completion of a Data Usability Summary Report.

Indoor air samples will be collected from common hallways on the first floor, including at the north, central and southern wings and an additional indoor air sample will be collected from a common hallway in the cellar of the building (located beneath the central wing only). All samples will be collected from the breathing zone by placing the sampling canisters on an elevated surface, as appropriate. The outdoor ambient air sample will be collected from an upwind or cross-wind location (the secured parking lot is proposed in order to prevent potential vandalism to the sampling canister).

INDOOR AIR SAMPLING SUMMARY REPORT

GBTS will prepare an Indoor Air Sampling Report detailing all fieldwork activities, analytical results, data comparison to applicable standards, criteria, and guidance, and providing recommendations regarding future SSD system operation.

Please review this document and contact Erick Salazar at (845) 867-4716 should you have any questions or require additional information.

Respectfully submitted,
Gallagher Bassett Technical Services



Erick Salazar
Environmental Consultant

Reviewed by,
Gallagher Bassett Technical Services



Scott Spitzer
Technical Director, Environmental Consulting

Attachment: Proposed Fieldwork Map

repair/replace vapor pin

@ cellar

Legend:

- Extraction point (EP)
- Vertical pipes (VP)
- ▲ Vapor extraction monitoring point (VEMP)
- Connecting pipes
- ⊗ proposed indoor air sample location
- ⊕ proposed outdoor ambient air sample location

Proposed Fieldwork Map

Parkview Commons Site
871 Elton Avenue
Borough of Bronx
Bronx County, New York

File: 21003-0155

Not to scale

February 2025

Attachment

Note: To be used to install vapor extraction monitoring points only. For all other details, use other applicable drawings.
Source: Map based on Magnusson Architecture & Planning PC - Cellar Construction Plan Drawing #A-1.1