

December 30, 2025

Ms. Brittany Taranto
Project Manager, Assistant Geologist
Remedial Bureau B, Section A
New York State Department of Environmental Conservation
625 Broadway,
Albany, NY 12233-7015

Re: **Soil Vapor Intrusion Sampling Work Plan
Cinderella 248, LLC NYSDEC Site No. C224160
248 Flatbush Avenue, New York
FPM File No.1104g-25-11**

Dear Ms. Brittany Taranto,

In accordance with your request, this work plan has been prepared by FPM Group (FPM) to conduct soil vapor intrusion sampling at the above referenced property before the end of the 2025 -2026 heating season. The investigation is being proposed to determine if SVI continues to pose a concern at the Site. It is noted that the mitigation system has been offline at the Site with permission of the NYSDEC since October 2022 and SVI testing conducted in 2020, 2022 and 2023 have shown that SVI is no longer a concern at the Site. The Site (248 Flatbush Avenue) continues to be utilized as a gym with workout areas on the first floor, and locker rooms and storage areas situated in the basement. The buildings located adjacent to Site were noted to be vacant (no access available) during our last inspections in June 2025 and have been reported to have been sold.

The sampling will be performed in accordance with the procedures in the NYSDEC-approved Site Management Plan (SMP) and NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006, updated 2017), and is further discussed below. A site plan (attached) showing the location of the sub-slab monitoring points, indoor air and outside air sampling locations, and pertinent site features is attached for your reference. The sampling will include sub-slab monitoring points VMP-1 and VMP-2 and indoor air sample IA-1. An ambient air sample and duplicate sample will also be collected. No sampling is proposed at the adjoining properties as we no longer have access to these spaces. The SVI sample locations are shown in Figure 1.

The proposed soil vapor intrusion investigation is as follows:

- The existing sub-slab monitoring points (VMP-1 and VMP-2) will be utilized. Prior to sampling each sampling point 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 an 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;

- Indoor air sampling will be conducted at 248 Flatbush Avenue (IA-1) 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 four feet above grade in the building and outdoors in proximity to the building. Each canister including the duplicate shall be equipped with 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.
- 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 Phoenix Environmental Laboratories, a NELAC certified laboratory for analysis of VOCs using the TO-15 Method. Low level analysis of VOCs will also be performed on indoor air and ambient air samples. 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 reports (DUSRs) will be provided; and
- A copy of the non-validated laboratory data will be provided to the NYSDEC following receipt from the analytical laboratory for preliminary review. FPM will prepare a report documenting the investigation results for submittal to the NYSDEC and NYSDOH together with our recommendations.

Please confirm that the above-described work plan is acceptable. If you have any questions, please do not hesitate to contact me via email at b.cancemi@fpm-group.com or at (631) 737-6200, ext. 509.

Very truly yours,

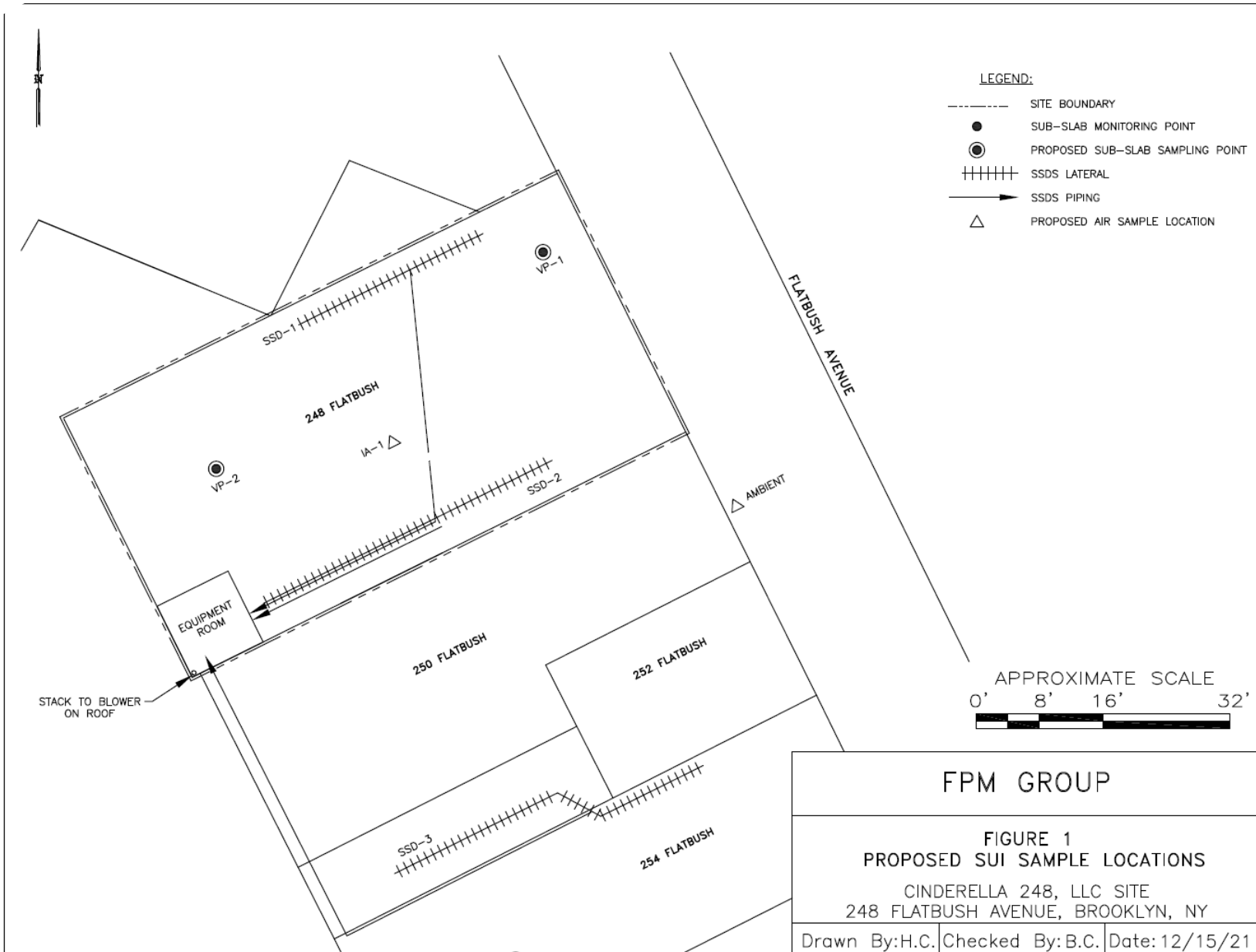


Ben T. Cancemi, PG
Senior Hydrogeologist
Hydrogeology Department Manager

Attachments

BTC:btc

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