August 7, 2017
Revised: August 9, 2017

New York State Department of Environmental Conservation
625 Broadway, 12th Floor
Albany, NY 12233-7020

Attention: Larry Alden, Project Manager

Re: Supplemental Remedial Investigation Work Plan
Dumont Commons, L.P.
NYSDEC BCP Site #C241182
395-427 Dumont Avenue
Brooklyn, NY

Dear Mr. Alden:

CA RICH Consultants, Inc. (CA RICH) is pleased to provide you with this Supplemental Remedial Investigation Work Plan (SRIWP) for the above-referenced project.

We look forward to moving ahead with the supplemental remedial investigation activities. If you have questions or require any additional detail, please do not hesitate to call our Office.

Respectfully submitted,

CA RICH CONSULTANTS, INC.

William J. Fitchett
Project Environmental Scientist

Reviewed By:

Richard J. Izzo, CPG
Vice President

cc: Martin Dunn, Volunteer

1.0 INTRODUCTION

The following Supplemental Remedial Investigation Work Plan was prepared by CA RICH Consultants, Inc. (CA RICH) of Plainview, NY on behalf of Dumont Commons, L.P, the Brownfield Cleanup Program (BCP) "Volunteer", relative to the planned residential redevelopment and improvement of 395-427 Dumont Avenue in Brooklyn, New York, BCP Site #C22453 (hereinafter referred to as the 'Site' or the 'Property'). This Supplemental Remedial Investigation Work Plan (RIWP) is based upon the guidelines set forth in Section 3 of NYSDEC's Draft Brownfield Cleanup Program Guide dated May 2004 (Ref. 1) and NYSDEC's DER-10 Technical Guidance for Site Investigations and Remediation (Ref. 2). The proposed work discussed in this SRIWP will be conducted in accordance with the Quality Assurance Project Plan and Health & Safety Plan prepared for this Site that have been previously approved by NYSDEC.

2.0 SUPPLEMENTAL REMEDIAL INVESTIGATION

2.1 Utility Clearance

A mark-out of underground utility lines will be performed prior to the start of fieldwork by calling the New York City One-Call Center. A utility mark-out verification reference number for the Site will be obtained, and a record of utilities will be kept (e.g., Con Ed, MCI, Cablevision, etc).

2.2 Soil Sampling

Fifteen soil borings will be advanced at pre-specified locations to further characterize the soil. Utilizing the Geoprobe drilling system, continuous soil samples will be collected and screened from each boring at five foot depth intervals. One of CA RICH's environmental professionals will oversee all soil boring activities; log (characterize) the shallow fill lithology, and screen the subsurface earth materials (fill) samples with a PID. Organoleptic conditions will be noted for all samples. Of the 15 soil borings, 8 will be installed to a depth of 15 feet below grade, and seven of the soil borings will be installed to a depth of 20 feet below grade. Soil samples will be submitted for laboratory analysis from the borings installed to 15 feet below grade at the following depth intervals: 2-4 feet, 4-6 feet, 6-8 feet, 8-10 feet, and 10-12 feet, with the exception of two borings from which a 2-4 feet below grade sample will not be submitted for laboratory analysis. Soil samples will be submitted for laboratory analysis from borings installed to 20 feet below grade from the following depth intervals: 0-2 feet, 2-4 feet, 4-6 feet, 6-8 feet, 8-10 feet, 10-12 feet, 12-14 feet and 14-16 feet. Soil samples will be collected at these specific depths to comprehensively delineate the nature and extent of impacted soil throughout the Site. A map showing the previous soil boring locations, proposed soil boring locations and proposed soil sampling depths is included as Figure 1.

All on-site sampling equipment will be decontaminated between each use in the following manner: laboratory grade detergent and fresh water wash using scrub brush, followed by two fresh water rinses and a final air dry. Gloves worn for sample handling will be discarded between sample collections. Each sample will be placed in sterilized laboratory-supplied containers. The sampled earth material will be settled and capped to insure that little or no headspace is present within the sample. Sample containers will then be placed on ice until delivered to the laboratory. All samples will be uniquely identified, and all information associated with the samples will be recorded utilizing standard chain-of-custody sampling protocols. Following the completion of each boring, the boreholes will be backfilled and sealed with cement grout. Drill cuttings will be properly disposed of off-site. Soil Boring logs will be generated for each borehole.

The samples from the soil borings will be submitted to a New York State ELAP and CLP-Accredited laboratory, subcontracted to CA RICH, for analysis of VOCs using USEPA Method 8260, SVOCs using USEPA Method 8270, pesticides via EPA Method 8081, PCBs via EPA Method 8082, Total metals, Total Cyanide, and Hexavalent Chromium. All analysis will be reported using NYSDEC ASP Category B deliverables. During this round of sampling the following samples will be collected for QA/QC purposes: 5 field blanks, 5 duplicate samples, 5 matrix spikes and 5 matrix spike duplicates. Additionally, one trip blank will be collected per day of field work. The soil analytical data will be reviewed by a qualified Data Validator and a DUSR will be prepared.

2.3 Disposal

Waste generated from investigation activities will be placed in drums. Samples will be collected for proper off-site disposal. Manifests documenting proper disposal will be included in the Supplemental Remedial Investigation Report.

2.4 Sampling QA/QC Protocol

Field notes including observations of soil conditions, pertinent observations, diagrams (if appropriate) will be maintained and appropriate photographs will be taken. A record of each sample, including any pertinent observations about the sample, will be kept in a field notebook and/or appropriate logs and copies will be included within the Supplemental Remedial Investigation Report.

Samples will be packaged in laboratory-issued sample containers by CA RICH personnel and stored on ice pending same day or overnight shipment to CA RICH's subcontracted State-Certified laboratory. Additional field and laboratory QA/QC protocols are included in the previously-approved QAPP.

2.5 Health & Safety

A site-specific Health and Safety Plan (HASP) had been prepared for the field portion of the previously completed Remedial Investigation. The HASP will cover all activities in the 'investigation area', as well as emergency procedures and available emergency services in proximity to the Site. All proposed work discussed in this SRIWP will be conducted in accordance with the previously-approved HASP.

2.6 Supplemental Remedial Investigation Report

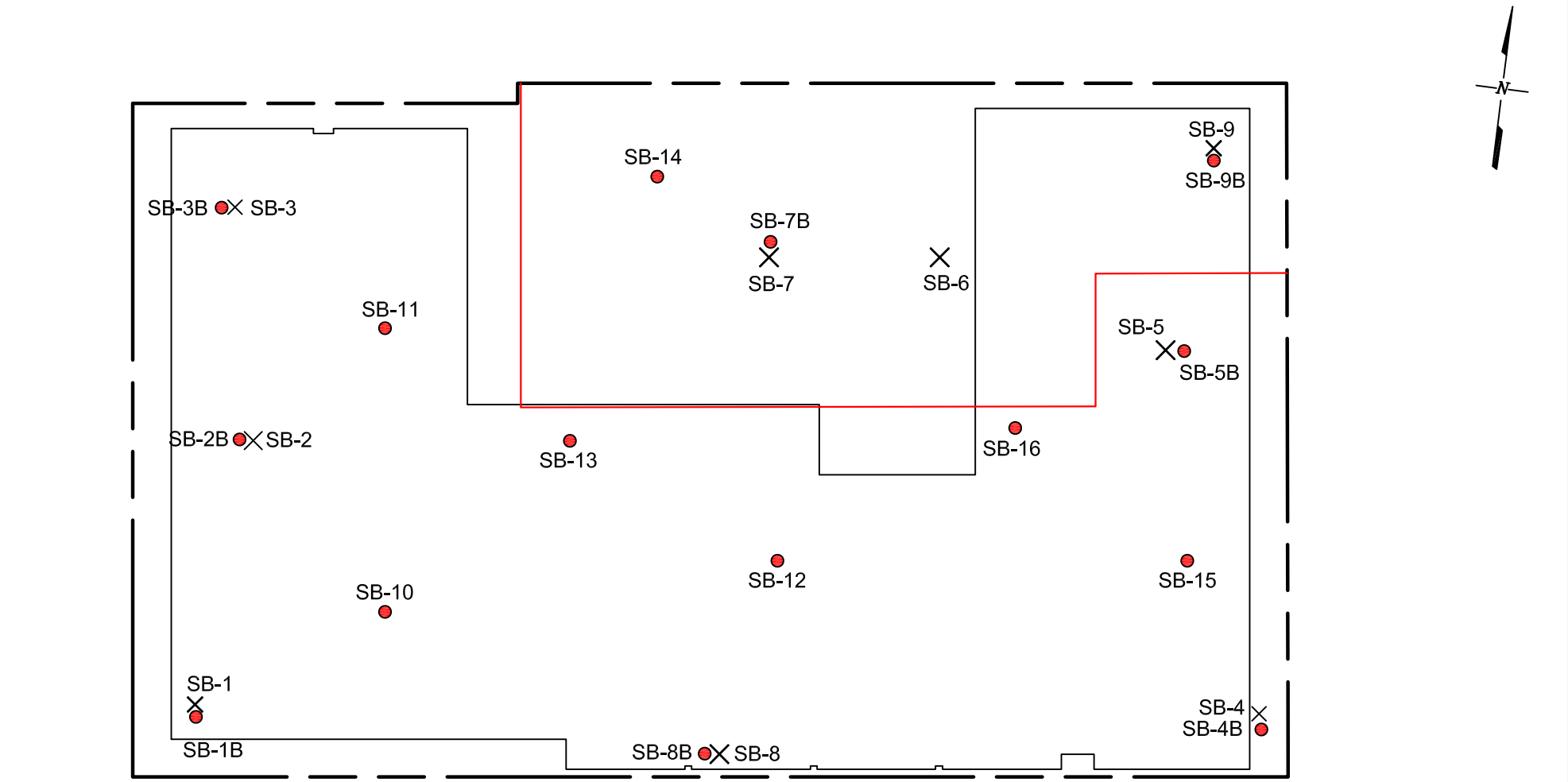
Once the laboratory results are obtained and verified, a Supplemental Remedial Investigation Report will be prepared for the NYSDEC. At a minimum, the Supplemental Remedial Investigation Report will include the following items:

- A description of the work performed;
- Boring logs for the soil borings;
- Laboratory summary tables compared to applicable guidance values
- Maps including sampling locations;
- NYSDEC Electronic Data Deliverable (EDD)
- A Data Usability Summary Report including the laboratory data;
- Conclusions and Recommendations for additions to the Remedial Action Work Plan

3.0 SELECTED REFERENCES

1. NYSDEC, May 2004, Draft Brownfield Cleanup Program Guide

2. NYSDEC, December 2002, Draft DER-10 Technical Guidance for Site Investigation and Remediation.



Legend

- Property Boundary
- Proposed Building Outline
- Previous Soil Boring Location (Collected July 2016)
- Proposed Soil Boring Locations

Approx. Scale (ft)

0 25 50 100

Notes

1. All soil samples analyzed for VOCs, SVOCs, Pesticides, PCB, and Total Metals.
2. Samples SB-1 through SB-3 were collected on July 12, 2016. SB-4 through SB-7 were collected on July 13, 2016.
3. Soil borings SB-1B, SB-2B, SB-3B, SB-4B, SB-5B and SB-8B shall be sampled from the following depth intervals: (2-4'), (4-6'), (6-8'), (8-10'), and (10-12').
4. Soil borings SB-7B and SB-9B shall be sampled from the following depth intervals: (4-6'), (6-8'), (8-10'), and (10-12').
5. Soil borings SB-10, SB-11, SB-12, SB-13, SB-14, SB-15, and SB-16 shall be samples from the following depth Intervals: (0-2'), (2-4'), (4-6'), (6-8'), (8-10'), (10-12'), (12-14'), and (14-16').

CA RICH CONSULTANTS, INC.
Environmental Specialists Since 1982
17 Dupont Street, Plainview, New York 11803

TITLE: Proposed Boring Locations		DATE: 8/7/2017
		SCALE: As Shown
FIGURE: 1	395–427 Dumont Ave. Brooklyn, NY	DRAWN BY: T.R.B./J.T.C.
DRAWING NO: 2017–2		APPR. BY: V.W.

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