TENEN ENVIRONMENTAL

121 West 27th Street, Suite 702
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December 30, 2023

New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1010

Attn: Erick Bower, Assistant Geologist

Subject: Post-Mitigation Indoor Air Sampling Work Plan
3901-3913 8th Avenue – Brooklyn, NY
DEC Site No. C224267

Dear Erick:

On behalf of Noris Realty Corp. (the Participant), Tenen Environmental, LLC (Tenen) has prepared this work plan letter to summarize the methodology for indoor air sampling proposed for the above-referenced Site. This sampling is proposed to document the conditions following the installation and operation of a sub-slab depressurization system (SSDS) at the Site.

The proposed indoor air sampling will include the collection and analysis of four indoor air samples and one ambient air sample. A letter report will be prepared to include the sampling findings for review by New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH).

Background

The property is located at 3901-3913 8th Avenue in Brooklyn, New York (Figure 1). The proposed sampling is at the 3901 8th Avenue (Lot 5), which is developed with a one-story warehouse-style building covering the entire 15,000 square foot lot. The entire building is slab-on-grade with the exception of a small mechanical cellar at the corner of 8th Avenue and 39th Street.

As documented in a draft October 2024 Interim Remedial Measures (IRM) Construction Completion Report (CCR), an SSDS was installed to depressurize the entire floorplate. Pressure readings documenting the efficacy of the SSDS are included on the SSDS layout figure, attached.

Scope of Work

Indoor Air Sampling

In accordance with the NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York (Soil Vapor Guidance, October 2006 with May 2017 updates), four indoor air samples (IA-1 through IA-4) will be collected to evaluate the post-SSDS indoor air conditions. One background ambient air sample will also be collected. Proposed indoor air sample locations are shown on the SSDS layout figure, attached. The ambient air sample location will be determined during the sampling event so that it will be secure.

A Product Inventory and Building Questionnaire will be completed prior to sampling. The indoor air and ambient air samples will be collected from breathing height (three to five feet above the floor). Samples will be collected in the 2024-2025 heating season. The building heating, ventilation and air conditioning (HVAC) is installed and will be operational during the sampling.

Indoor air and ambient air samples will be collected in laboratory-supplied six-liter Summa canisters using eight-hour flow regulators, consistent with the proposed commercial use of the Site building. All samples will be sealed, labeled, and placed in a secure container for delivery to a NYSDOH ELAP-certified analytical laboratory. An independent sub-consultant will validate sample results and prepare a Data Usability Summary Report (DUSR). Quality assurance and quality control (QA/QC) procedures are detailed in the Quality Assurance Project Plan (QAPP) included in the approved October 2018 Remedial Investigation Work Plan (RIWP). One blind duplicate indoor air sample will be collected.

All indoor air and ambient air samples will be analyzed for volatile organic compounds (VOCs) by EPA Method TO-15. EPA Method TO-15 Selected Ion Monitoring (SIM) will be used for the following five compounds in indoor and ambient air samples: trichloroethene; cis-1,2-dichloroethene; 1,1-dichloroethene; carbon tetrachloride and vinyl chloride, which require a minimum laboratory reporting limit of 0.20 micrograms per cubic meter (mcg/m3) or less.

Reporting

As soon as the data is available, initial reporting will include transmitting the draft indoor air data along with the completed Product Inventory and Building Questionnaire to the NYSDEC and the NYSDOH. Following the receipt of the validated data, a letter report will be prepared, which will detail field activities, analytical results and conclusions.

Please contact us if you need any additional information.

Sincerely,
Tenen Environmental, LLC

Matthew Carroll, P.E.
Principal / Environmental Engineer

Basemap: ESRI - World Topo Map

Site Location

0 1,000 2,000 4,000 Feet

http://gis.nyc.gov/taxmap/map.htm

Department of Finance Digital Tax Map

0 125 250 500 Feet

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Department of City Planning MapPLUTO - 2016 v2

0 125 250 500 Feet

Site: **3901 8th Avenue Brooklyn, New York Block 916, Lot 5**

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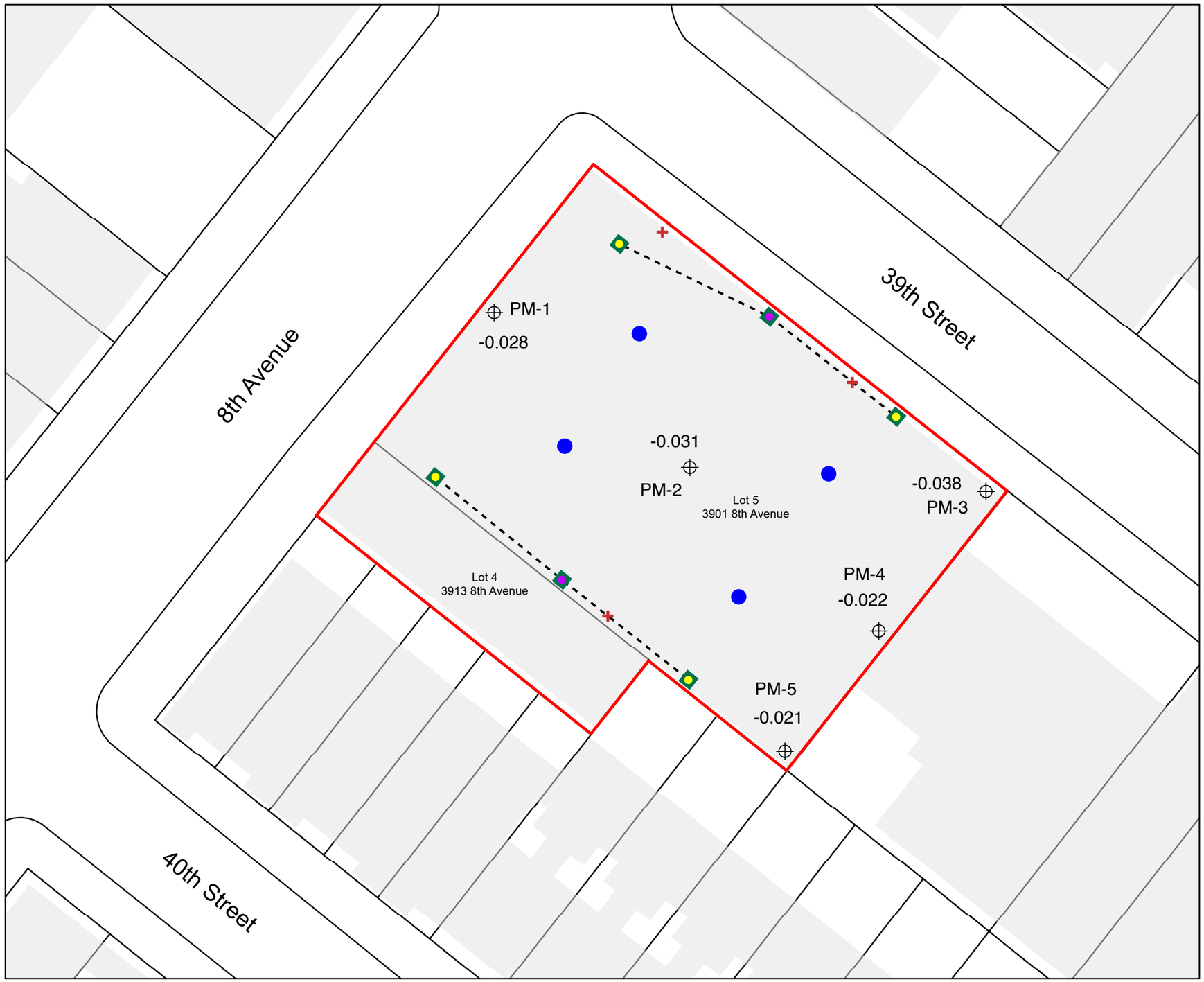
Drawn By: LM
Checked By: CZ
Date: October 2017
Scale: As Noted

Drawing Title: **Site Location Map**

Drawing No: **Figure 4**



Base Mapping:

NYC Department of City Planning, Information Technology Division
AKRF, 3901 8th Ave., Soil Sample Concentrations Above UUSCOs and/or CP-51 SCOs

Legend

- Suction Pit
- Riser to Roof
- Riser from Suction Pit
- Pressure Monitoring Point
- Alarm
- Indoor Air Sample Location
- Cast Iron Pipe Connecting Suction Pits
- Project Site Boundary

Previous pressure readings collected September 7, 2022. Reading in inches of water column (in-wc).

0 15 30 60 Feet

Site

3901 8th Avenue
Brooklyn, New York
Block 916, Lot 5

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Drawn By	Checked By	Date	Scale
LM	MC	November 2024	As Noted

Drawing Title: **SSDS First Floor Layout**

Drawing No: **X-101**