



Re: Broadway Triangle Site C (C224324) - ground intrusive work

From Ahmed, Hasan R (DEC) <hasan.ahmed@dec.ny.gov>

Date Fri 1/30/2026 12:40 PM

To Brandon Vella <bvella@rouxinc.com>

Cc Dolan, Michele (HEALTH) <Michele.Dolan@health.ny.gov>; McLaughlin, Scarlett E (HEALTH) <scarlett.mclaughlin@health.ny.gov>; Jessica Taylor <jtaylor@rouxinc.com>; Rachel Fenwick <rfenwick@rouxinc.com>; cmcguckin@rouxinc.com <cmcguckin@rouxinc.com>; O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Maycock, Cris-Sandra (DEC) <cris-sandra.maycock@dec.ny.gov>

Hi Brandon

The revised indoor air sampling plan addresses the Department's prior comments and is hereby approved. The Department requests that the plan be implemented immediately.

Thank you.

Hasan Ahmed

Project Manager

New York State Department of Environmental Conservation

Division of Environmental Remediation | Region 2

47-40 21st Street, Long Island City, NY 11101

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<https://mysend.ny.gov:443/nys/send/to/user/hasanahmeddecnygov>

From: Brandon Vella <bvella@rouxinc.com>

Sent: Friday, January 30, 2026 12:00 PM

To: Ahmed, Hasan R (DEC) <hasan.ahmed@dec.ny.gov>

Cc: Dolan, Michele (HEALTH) <Michele.Dolan@health.ny.gov>; McLaughlin, Scarlett E (HEALTH) <scarlett.mclaughlin@health.ny.gov>; Jessica Taylor <jtaylor@rouxinc.com>; Rachel Fenwick <rfenwick@rouxinc.com>; cmcguckin@rouxinc.com <cmcguckin@rouxinc.com>; O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Maycock, Cris-Sandra (DEC) <cris-sandra.maycock@dec.ny.gov>

Subject: RE: Broadway Triangle Site C (C224324) - ground intrusive work

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Hasan,

Please see below and attached for the indoor air sampling approach details updated per your feedback:

In response to NYSDEC's for the collection of indoor air samples triggered by the recent plumbing work at the Site, attached please find an annotated figure showing the proposed indoor air (IA) sampling locations relative to the ground floor bathroom plumbing work area. Roux proposes to collect a total of three indoor air samples (IA-A, IA-B and IA-C). IA-A is intended to be located within the bathroom work area where the cover slab was penetrated to facilitate the installation of a new sump pit. IA-B is intended to be located in the hallway immediately outside the bathroom work area that connects to the adjoining occupied workforce development office space. IA-C is intended to be located in the workforce development office space. Photographs of the bathroom work area, adjoining hallway, and office space are attached for reference.

Upon mobilizing to the Site but before starting collection of indoor air, Roux will complete a pre-sampling survey of the sampling areas to assess conditions and document suspected use/presence of potential VOC-containing materials that could impact the indoor air results. After completion of the pre-sampling survey, all indoor air samples will be collected over an 8-hour duration based on the occupied nature of the sampling areas during routine working hours. Indoor air samples will be submitted to a NYSDOH ELAP-accredited laboratory for analysis of USEPA TO-15 VOCs with laboratory reporting limits sufficiently low to allow for comparison of results against NYSDOH Soil Vapor Intrusion Matrices A through F. Expedited Category B results reporting will be requested within 48- or 72-hr TAT based on laboratory availability. The Category B soil vapor data will be validated by a third-party and a DUSR will be prepared.

Please let us know if you have any objections to proposed sampling scope described above. Upon receiving your approval to implement the indoor air sampling scope of work, Roux will coordinate with building management to mobilize as soon as possible pending availability of Summa cannisters from the lab.

Thank you,
Brandon

Brandon Vella, CHMM | Senior Scientist

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From: Ahmed, Hasan R (DEC) <hasan.ahmed@dec.ny.gov>

Sent: Thursday, January 29, 2026 1:59 PM

To: Brandon Vella <bvella@rouxinc.com>

Cc: Dolan, Michele (HEALTH) <Michele.Dolan@health.ny.gov>; McLaughlin, Scarlett E (HEALTH) <scarlett.mclaughlin@health.ny.gov>; Jessica Taylor <jtaylor@rouxinc.com>; Rachel Fenwick <rfenwick@rouxinc.com>; Charlie McGuckin <cmcguckin@rouxinc.com>; O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Maycock, Cris-Sandra (DEC) <cris-sandra.maycock@dec.ny.gov>

<cris-sandra.maycock@dec.ny.gov>

Subject: Re: Broadway Triangle Site C (C224324) - ground intrusive work

This message originated outside your organization. Please use caution!

Hi Brandon,

DEC and DOH have reviewed the indoor air sampling work plan below. The proposed sampling plan is acceptable; however, DOH requests one additional sampling location in the work area (bathroom) where the slab breach is located. Please revise the sampling plan accordingly and resubmit it for approval.

Thank you.

Hasan Ahmed

Project Manager

New York State Department of Environmental Conservation

Division of Environmental Remediation | Region 2

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From: Brandon Vella <bvella@rouxinc.com>

Sent: Monday, January 26, 2026 1:52 PM

To: Babick, Madeleine S (DEC) <madeleine.babick@dec.ny.gov>; Maycock, Cris-Sandra (DEC) <cris-sandra.maycock@dec.ny.gov>

Cc: O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Jessica Taylor <jtaylor@rouxinc.com>; Rachel Fenwick <r Fenwick@rouxinc.com>; cmcguckin@rouxinc.com; Dolan, Michele (HEALTH) <Michele.Dolan@health.ny.gov>; McLaughlin, Scarlett E (HEALTH) <scarlett.mclaughlin@health.ny.gov>

Subject: RE: Broadway Triangle Site C (C224324) - ground intrusive work

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Hello Madeleine and Cris-Sandra,

In response to your request for the collection of indoor air samples triggered by the recent plumbing work at the site, attached please find an annotated figure showing the proposed IA sampling locations relative to the ground floor bathroom plumbing work area. Roux proposes to collect two samples (IA-A and IA-B) in areas near to the bathroom. IA-A is intended to be located in the hallway immediately outside the bathroom work area that connects to the adjoining occupied workforce development office space. IA-B is intended to be located in the workforce development office space. Photographs of the work area, adjoining hallway, and office space are attached for reference.

Upon mobilizing to the site but before starting collection of indoor air, Roux will complete a pre-sampling survey of the target areas to assess conditions and document suspected use/presence of potential VOC-containing materials that could impact the indoor air results. After completion of the pre-sampling survey, both air samples will be collected over an 8-hour duration based on the occupied nature of the hallway and office spaces during routine working hours. Indoor air samples will be analyzed to a NYSDOH ELAP-accredited laboratory for analysis of USEPA TO-15 VOCs with laboratory reporting limits sufficiently low to allow for comparison to NYSDOH Soil Vapor Intrusion Matrices A through F. Expedited Category B results reporting will be requested within 48- or 72-hr TAT based on laboratory availability. The Category B soil vapor data will be validated by a third-party and a DUSR will be prepared.

Please let us know if you object to our proposed sampling approach so we may revise accordingly based on your feedback. Upon receiving your approval to implement the indoor air sampling scope of work, Roux will coordinate with building management to mobilize.

Brandon Vella, CHMM | Senior Scientist

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