From:	Kimberly Semon
To:	Al-Hadithy, Haala (DEC); Obligado, Andre A (DEC)
Cc:	O"Connell, Jane H (DEC); Brian Gochenaur; Meghan Aronica
Subject:	RE: 170/172 Montrose Avenue Spill Remediation Update
Date:	Wednesday, December 18, 2024 2:43:22 PM

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Thanks Andrew and Haala. Hope you're both enjoying a riveting day of H&S training!

Below is a summary of the soil investigation and sampling methodology for the 170 Montrose Ave cellar sampling –

Two soil borings will be advanced via hand augur in areas of exposed soil within the Lot 11 cellar. Borings will be advanced to about 2 feet below grade surface (bgs). Extracted soil will be continuously screened for evidence of visual, olfactory, and photoionization detector (PID) evidence of gross petroleum impacts (i.e., soil exhibiting a sheen in the vadose zone, elevated PID readings). Soil descriptions will be recorded in a field log. Boring logs will be presented in the forthcoming Spill Investigation Summary Report.

One soil sample will be collected from each of the hand-augured locations within the Lot 11 cellar for a total of two Lot 11 samples, plus quality assurance/quality control (QA/QC) samples. Lot 11 samples will be collected from the six-inch interval exhibiting greatest impacts and/or highest PID readings. If neither impacts nor elevated PID readings are identified, the Lot 11 samples will be collected from about one-foot bgs. The samples will be collected in laboratory-supplied containers and will be sealed, labeled, and placed in an ice-chilled cooler (to attempt to maintain a temperature of about 4ºC) for delivery to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory. Soil samples will be analyzed using the latest United States Environmental Protection Agency (USEPA) methods as follows: CP-51-list VOCs by USEPA methods 8260C/5035; and, CP-51-list SVOCs by USEPA method 8270D.

Please let us know if this is acceptable or if any revisions are required. Thanks –

Kim

Kimberly Semon, PE
Senior Project Manager

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From: Al-Hadithy, Haala (DEC) <haala.al-hadithy@dec.ny.gov>
Sent: Tuesday, December 17, 2024 9:31 AM
To: Kimberly Semon <ksemon@langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>
Cc: O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Brian Gochenaur <bgochenaur@Langan.com>; Meghan Aronica <maronica@langan.com>
Subject: [External] RE: 170/172 Montrose Avenue Spill Remediation Update

Hi Kim,

Sorry for the delay, attached is the spill report, you know all the phone numbers that I redacted but I removed them just in case.

Our offices have a day-long engagement tomorrow (HAZWOPER refresher) but if you need immediate answers from us, our day ends around 4:30pm and I can call you.

I'll double check about formal request with Andre now.

Haala Al-Hadithy
Assistant Engineer, Division of Environmental Remediation

New York State Department of Environmental Conservation
718-482-4096 | haala.al-hadithy@dec.ny.gov

From: Kimberly Semon <ksemon@langan.com>
Sent: Tuesday, December 17, 2024 6:23 AM
To: Al-Hadithy, Haala (DEC) <haala.al-hadithy@dec.ny.gov>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>
Cc: O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Brian Gochenaur <bgochenaur@Langan.com>; Meghan Aronica <maronica@langan.com>
Subject: RE: 170/172 Montrose Avenue Spill Remediation Update

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Good morning,

Below is a summary of work performed at 170 Montrose between 12/11 and 12/16 –

- ServPro continues to operate the negative pressure systems and air scrubbers in the 170 Montrose building. Langan was on site 12/11 through 12/13 and 12/16 to check-in and collect air quality readings from throughout the building. Readings in the ground floor commercial space/back bathroom area and residential areas sat at 0.0 ppm during all visits. PID readings in the basement ranged from 1 to 2.5 ppm through 12/13. On 12/16, readings across all areas of the building, including the cellar, sat at 0.0 ppm. PID readings at the hatch/exhaust points of the negative pressure system was around 0.2 to 0.5 ppm.
- ServPro got creative and figured out at a way to run the second negative pressure system that's connected to the bilco doors during rain events when the remediation team is present, see attached.

Prior to moving onto this next phase of work, is formal approval required by the agency? Or is Langan's documentation sufficient? As I mentioned previously, ServPro is looking to begin the next phase of remediation, which will including sealing the floors. I have requested product information/SDS for any barrier/sealant products they plan to use for Langan/DEC review prior to any application.

FYI, I have a conflicting site meeting tomorrow at 10am, so I'm speaking with the owner to reschedule my visit tomorrow. It will either be first thing in the AM (8/830a) or in the afternoon (12/1230p).

Thank you!

Kim

Kimberly Semon, PE
Senior Project Manager

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From: Kimberly Semon
Sent: Friday, December 13, 2024 2:49 PM

To: Al-Hadithy, Haala (DEC) <haala.al-hadithy@dec.ny.gov>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>
Cc: O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 170/172 Montrose Avenue Spill Remediation Update

Good afternoon all,

ServPro is continuing to run the negative pressure systems and air scrubbers at 170 Montrose Avenue and will continue so through the weekend and into next week. We've been stopping by daily to check air quality, commercial/residential floors are between 0.0 and 0.3 ppm and the cellar is hovering about 2 ppm. The contractor is hoping to begin renovation of the cellar soon, including the sealing of the floors. Will DEC be available for a site visit next week? I was planning to swing by the site on Wednesday 12/18 around 10am when the building owner is there.

Prior to the floors being sealed, we wanted to take our soil samples from the areas of exposed soil. We are presenting this in our work plan but if we have a window prior to the work plan being approved, can we collect the soil samples? I can send a brief summary of our intended methodology, analysis, etc. for review ahead of the WP.

Also, does the agency have a spill incident report/log for Spill No. 24-07320 that they can provide us with a copy of? I tried checking EDR and it doesn't appear that they've done a recent update from the Spills database because this spill is not showing up.

Thanks!

Kim

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Senior Project Manager

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From: Al-Hadithy, Haala (DEC) <haala.al-hadithy@dec.ny.gov>
Sent: Wednesday, December 11, 2024 4:24 PM
To: Kimberly Semon <ksemon@langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>
Cc: O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Brian Gochenaur <bgochenaur@Langan.com>
Subject: [External] RE: 170/172 Montrose Avenue Spill Remediation Update

Thank you Kim!

Haala Al-Hadithy
Assistant Engineer, Division of Environmental Remediation

New York State Department of Environmental Conservation
718-482-4096 | haala.al-hadithy@dec.ny.gov

From: Kimberly Semon <ksemon@langan.com>
Sent: Wednesday, December 11, 2024 3:28 PM
To: Al-Hadithy, Haala (DEC) <haala.al-hadithy@dec.ny.gov>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>
Cc: O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Brian Gochenaur <bgochenaur@Langan.com>
Subject: 170/172 Montrose Avenue Spill Remediation Update

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Good evening,

Below is a summary of work performed at 170 Montrose between 12/6 and 12/10 –

- On 12/6, ServPro/SD Builders drilled about 20 holes into the bilco doors to the 170 Montrose Ave cellar to facilitate installation of the negative pressure system that would run continuously. ServPro continues to operate air scrubbers on the ground and 3rd floors. Odors/elevated PID readings were not observed throughout the cellar, ground floor or residential floors. Cellar ambient air readings were about 0.8 ppm; however, we think this may have been partially attributed to the citrus cleaning solution used.
- ServPro wiped down all surface cellars (minus impacts walls and floor) with an odor counteractant.
- On 12/10 the negative pressure system was temporarily turned off due to weather. Air scrubbers remained in operation on all floors. With the help of the owner, we identified a vent in the cellar and resecured one of the two negative pressure systems to this vent. This will allow at least one negative pressure system to run continually even during inclement weather. When weather permits, the second system will be connected to the bilco doors and operated.

- Readings in the ground floor commercial space/back bathroom area and residential areas remained between 0.0 and 0.2ppm during all visits. Readings in the basement ranged from 0.5 to 2.1 ppm.
- ServPro is continuing to ventilate, dry out/dehumidify the cellar this week.

Langan is continuing to work on the spill investigation WP. We're aiming to have this in by middle of next week.

Thanks,

Kim

Kimberly Semon, PE
Senior Project Manager

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