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April 18, 2013

Project No. E041

Via Email [mxyau@gw.dec.state.ny.us]

Mandy Yau
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101

Subject: **1299 1st Avenue, New York, NY 10021**
State Superfund Program #231072
Soil Vapor and Indoor Air Investigation Results

Dear Ms. Yau,

Integral Engineering P. C. (Integral) has reviewed the analytical results for the samples collected at the above referenced property (site) during the implementation of the Soil Vapor and Indoor Air Investigation Work Plan (Plan), approved by the Department on March 15, 2013 and implemented by Integral on March 26 and 27, 2013. In accordance with the approved Plan, sampling was conducted within the site building and westerly adjacent building.

The results of the sub-slab and indoor air samples are depicted on Figure 1 (attached) and were compared to New York State Department of Health (NYSDOH) Air Guideline Values (AGVs) and NYSDOH soil vapor and indoor air matrices. A discussion of the results and associated recommendations are presented below.

DISCUSSION OF RESULTS

Subject Site (Block 1444, Lot 30)

Concentrations of tetrachloroethene (PCE) and trichloroethylene (TCE) in soil vapor exceed respective indoor air AGVs in sub-slab soil vapor samples (SV-1, SV-2, and SV-3) collected within the footprint of the site building. While AGVs are standards for indoor air concentrations, they are used as a screening level for soil vapor.

PCE and TCE were detected at concentrations below their respective AGVs in indoor air samples collected from the basement, first floor and boiler room of the site building.

Western Adjacent Building (Block 1444, Lot 130)

PCE and TCE were detected in soil vapor and indoor air at concentrations below AGVs.

RECOMMENDATIONS

Subject Site (Block 1444, Lot 30)

Comparison of the soil vapor and indoor results to NYSDOH matrices indicate that mitigation will be required to address PCE, TCE and cis-1,2-dichloroethene (DCE) elevated concentrations in soil vapor under the site building.

Indoor air concentrations do not exceed NYSDOH AGV's and therefore, do not appear to represent an immediate threat to human health.

Western Adjacent Building (Block 1444, Lot 130)

Comparison of the soil vapor and indoor results to NYSDOH matrices indicate no further action is necessary.

Integral has developed a Remedial Investigation Work Plan (submitted to the Department on March 29, 2013) that contemplated further delineation of potential chlorinated solvent impacts to soil vapor and groundwater. It is Integral's opinion that the proposed sampling plan adequately addresses additional sampling necessary for the evaluation of the contaminant source area and potential off-site impacts associated with contaminant migration.

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Integral requests authorization to incorporate the results of the Soil Vapor and Indoor Air Investigation into the comprehensive Remedial Investigation Report (RIR). Integral recommends a holistic approach to development of the remedy and believes that the performance of the RI will sufficiently inform the remedial action. The RIR will be submitted to the Department upon completion of the RI and will present recommendations for a remedial action.

Please contact Alana Carroll at 212.962.4301 ext. 306 with any questions or comments.

Sincerely,

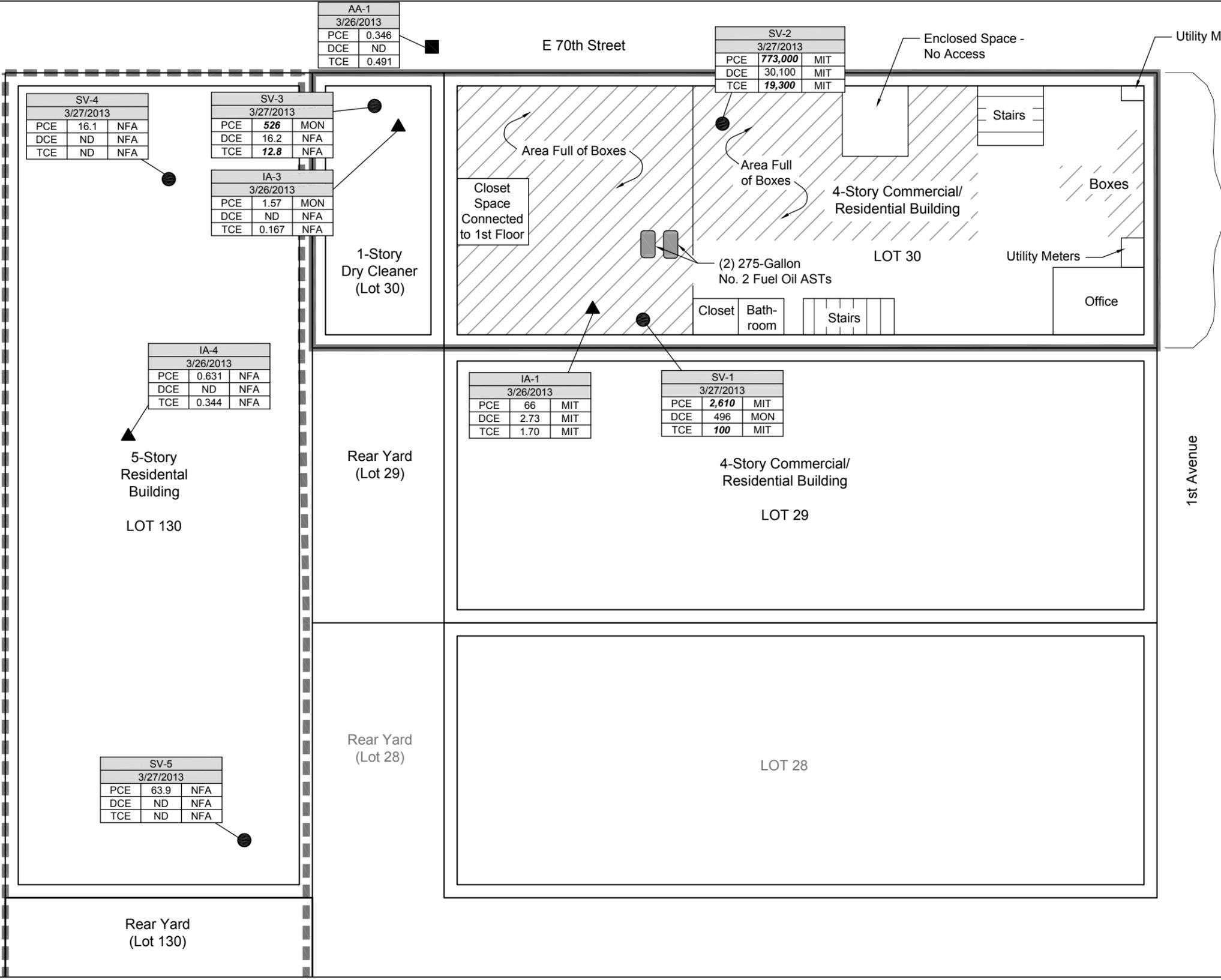


Alana M. Carroll
Project Manager

Attachment

Cc: Jane O'Connell, NYSDEC (via email)
James J. Periconi, Esq., Periconi LLC (via email)
Matthew R. Jokajtys, Periconi LLC (via email)
Keith P. Brodock, Integral Engineering PC (via email)
Sang Kim, 3SK Corp. (via email)
Daniel Kim, 3SK Corp. (via email)

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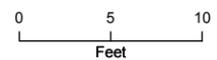
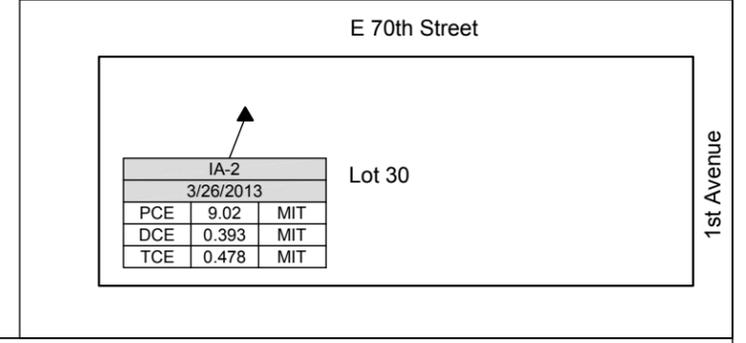


LEGEND

Sample ID			
Date			
Analyte	AGV*	Matrix**	DOH Matrix Determination
Tetrachloroethene (PCE)	100	2	MIT, MON, or NFA
Cis-1,2-Dichloroethene (DCE)	NS	2	MIT, MON, or NFA
Trichloroethene (TCE)	5	1	MIT, MON, or NFA

- *New York State Department of Health (NYSDOH) Air Guidance Value (AGV)
- **Concentrations Compared to the NYSDOH Soil Vapor and Indoor Air Matrices
- All results are in µg/m3
- MIT = Mitigate
- MON = Monitor
- NFA = No Further Action
- ND = Not Detected
- NS = No Standard
- Only compounds that exceed AGVs or that were detected and are subject to the NYSDOH Matrices are shown
- Bolded** and *italicized* results indicate an AGV exceedance

First Floor Commercial Space



- Site Boundary
- Adjacent Lot Boundary
- Sub-Slab Soil Vapor Sampling Point
- Ambient Air Sample
- Indoor Air Sample

Notes:
1. Building and sample locations approximate.

Sources:
1. Figure 1 Site Plan, Hydro Tech Environmental Corp., 9/11/08.

Figure 1.
Soil Vapor and Indoor Air Sampling Plan Results
(Basement and First Floor)
1299 1st Avenue
New York, New York