

October 31, 2025

Manfred Magloire  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
47-20 21st Street  
Long Island City, NY 11101  
manfred.magloire@dec.ny.gov

**Re: Supplemental Remedial Investigation Work Plan No. 1  
691 Lenox Avenue – Phase 1  
New York, NY  
Langan Project No.: 170635401  
NYSDEC BCP Site No.: C231145**

Dear Mr. Magloire:

Langan Engineering, Environmental, Survey, Landscape Architecture and Geology, D.P.C. (Langan) presents this Supplemental Remedial Investigation (SRI) Work Plan on behalf of One45 Lenox LLC for the property known as 691 Lenox Avenue – Phase 1 in New York, New York (the site). The site is located at 691 Lenox Avenue in New York, New York and is identified as Manhattan Tax Block 2013, Lot 29. The site comprises about 34,400 square feet ( $\pm$  0.80 acres) and is part of a larger, two-part development property known as “One45”.

The purpose of the SRI is to further evaluate the potential for soil vapor intrusion (SVI) as an exposure pathway at the site and to evaluate the potential for off-site migration. Five sub-slab soil vapor samples with co-located indoor air samples will be collected within occupied tenant spaces, three sub-slab soil vapor samples will be collected within unoccupied tenant spaces, and four soil vapor samples will be collected along the western and southern site boundaries. The SRI sampling will be completed in accordance with the procedures (e.g., quality assurance/quality control) described in the July 19, 2022 Remedial Investigation Work Plan. The data collected during the SRI will be incorporated into the draft Remedial Investigation Report (RIR) and may be used to inform potential Interim Remedial Measures (IRM) and/or the Remedial Action (RA) for the site.

## Background

The Remedial Investigation (RI) was completed between February 2023 and March 2024. Soil vapor and indoor air sampling completed in March 2024 identified certain chlorinated volatile organic compounds (VOC) at levels indicative of a potential SVI exposure concern. Tetrachloroethene (PCE) was detected in one indoor air sample (PH1\_IA25\_030824, National Action Network) at a concentration (79 micrograms per cubic meter [ $\mu\text{g}/\text{m}^3$ ]), above the Air Guideline Value (AGV) set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion (with subsequent updates [February 2024]).

PCE was also detected as high as 4,400  $\mu\text{g}/\text{m}^3$  in soil vapor (PH1\_SV26\_030824, former Sweet Mama's Chicken restaurant), which is about 110 feet away from and not co-located with the above-referenced indoor air sample. Langan presented the RI data to the NYSDEC on a September 10, 2024, conference call. On September 17, 2024, NYSDEC subsequently issued a request for a work plan to conduct SVI sampling at occupied site structures during the upcoming 2024-2025 heating season. Langan submitted a draft SRI Work Plan to NYSDEC on October 17, 2024. NYSDEC and NYSDOH provided comments on the draft SRI Work Plan in a letter dated January 24, 2025. Langan submitted a revised SRI Work Plan to NYSDEC on March 17, 2025. NYSDOH provided comments on the revised SRI Work Plan in a letter dated March 28, 2025.

## Current Conditions

The site encompasses an area of about 34,400 square feet and is currently improved with three one-story commercial buildings with storage mezzanines (former Lots 29 and 38) and an asphalt-paved parking lot (former Lot 33). The two buildings on former Lot 29 contain seven tenant spaces including a former deli/grocery store (unoccupied), a former urgent care center (unoccupied), an Islamic religious center (Timbuktu-Islamic Center) (unoccupied), a non-profit organization (occupied), a community center (National Action Network) (*occupied*), a former retail store (unoccupied), and a former restaurant (unoccupied). The building on former Lot 38 contains four tenant spaces including a former 99 cent store/laundromat (unoccupied), two former restaurants (unoccupied), a former retail store (unoccupied), and a quick-serve restaurant (Dunkin Donuts) (*occupied*). All three buildings contain partial cellars used for storage. The location and occupancy status of the tenant spaces are shown on Figure 1.

## Field Investigation

The SRI will be completed in accordance with the protocols set forth in Langan's July 19, 2022 Remedial Investigation Work Plan (RIWP). The SRI will include collection of five sub-slab soil vapor samples with five co-located indoor air samples within occupied tenant spaces, three sub-slab soil vapor samples within unoccupied tenant spaces, four soil vapor samples along the western and southern site boundary, and one ambient air sample. The proposed sampling locations are illustrated on Figure 1. A sample summary matrix is provided as Table 1.

### Soil Vapor Point Installation

The SRI will include installation of eight permanent sub-slab soil vapor points (PH1\_SSV27, PH1\_SSV28, PH1\_SSV29, PH1\_SSV30, PH1\_SSV31, PH1\_SSV32, PH1\_SSV33, PH1\_SSV34) in two occupied tenant spaces (Dunkin Donuts, National Action Network, and the non-profit building) and three unoccupied tenant spaces (former 99 cent store/laundromat, urgent care center, and deli/grocery store). Two of the eight sub-slab vapor points will be installed within partial cellars within National Action Network and the former deli/grocery store. In addition, four soil vapor points (PH1\_SV35, PH1\_SV36, PH1\_SV37, and PH1\_SV38) will be constructed to allow for sample collection from a depth corresponding to the bottom of the cellar slab of the off-site buildings to the south and west of the site (Block 2013, Lots 22, 24, and 26), to evaluate the potential for off-site migration and exposure. Proposed sub-slab soil vapor points are shown on Figure 1.

The eight sub-slab vapor points (PH1\_SSV27, PH1\_SSV28, PH1\_SSV29, PH1\_SSV30, PH1\_SSV31, PH1\_SSV32, PH1\_SSV33, PH1\_SSV34) will be constructed by installing Vapor Pins®

to allow for sample collection immediately beneath the concrete building slab to evaluate the potential for soil vapor intrusion. A hammer drill will be used to drill a 1.5-inch-diameter hole at least 1.75 inches into the slab, then a 5/8-inch-diameter hole will be drilled from the base of the first hole through the concrete slab and approximately 1 to 2 inches into underlying soil to form a void. Loose debris and concrete dust will be cleared from the hole using a bottle brush and shop vacuum. Each Vapor Pin<sup>®</sup> will be fitted with a silicone sleeve and installed within the inner 5/8-inch diameter hole using a dead-blow hammer until bulging of the silicone sleeve is observed, indicating an air-tight seal. These points will be finished with a 2-inch-diameter stainless steel integrated flush-mount cover.

For the four soil vapor points (PH1\_SV35, PH1\_SV36, PH1\_SV37, and PH1\_SV38) evaluating the potential for off-site migration and exposure, the sampling points will be installed to depths of about 9 to 14 feet below the top of the concrete slab<sup>1</sup> using a direct-push drill rig or a jackhammer with a Macro-Core<sup>®</sup> attachment. The sample collection points will be constructed of a 2-inch-long polyethylene probe connected to 1/4-inch-inner diameter by 3/16-inch-outer diameter Teflon-lined polyethylene tubing. The annulus (i.e., the sampling zone) will be filled with No. 2 sand to about 6 inches above the top of the probe screen and sealed to 6 inches below the top of slab with hydrated bentonite. The points will be finished with a 4-inch-diameter steel flush-mount cover.

#### Product Inventory and NYSDOH Questionnaire

Prior to sample collection, a product inventory will be completed in the area of indoor sample locations to document petroleum-based products, solvents, chemicals, and other materials/products containing VOCs or other ingredients that may influence the indoor air sample results. An NYSDOH Indoor Air Quality Questionnaire and Building Inventory form will be completed for each of the occupied tenant spaces where sampling is proposed.

#### Sub-slab Soil Vapor, Soil Vapor, and Indoor Air Sampling and Analysis

Sub-slab soil vapor samples will be collected from each of the twelve newly installed sub-slab soil vapor and soil vapor points. Before collecting vapor samples, a maximum of three soil vapor point volumes (i.e., the volume of the soil vapor pin/probe, void space, and tubing) will be purged from each sample location at a rate of less than 0.2 liters per minute using a Gilian GilAir<sup>®</sup> Plus Air Sampling Pump set at a low flow setting. The purged soil vapor will be captured in a Tedlar<sup>®</sup> bag and moved outside to prevent contamination of indoor air space. The Tedlar<sup>®</sup> bag will be screened for VOCs with a photoionization detector (PID), then discharged to outdoor ambient air. A helium tracer gas will be used in accordance with the NYSDOH Guidance to serve as a quality assurance/quality control (QA/QC) technique to document the integrity of each soil vapor point seal before sampling. The tracer gas will be introduced into a container, which will shroud the soil vapor point and seal. Helium will be measured from the sampling tube and inside the container. If the sample tubing contains more than 10% of the tracer gas concentration that was introduced into the container, then the seal will be considered compromised and will be enhanced or reconstructed to reduce outdoor air infiltration. A log sheet for each sample will be completed to record sample identification; date and time of sample collection; sampling depth; name of the field engineer, geologist or scientist responsible for sampling; sampling methods and equipment;

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<sup>1</sup> Targeted sample depths based on geotechnical test pit excavations completed at off-site properties by Langan in July 2021.

vapor purge volumes; volume of vapor extracted; flow rate; and vacuum of canisters before and after sample collection.

Sub-slab soil vapor, indoor air, and ambient air samples will be collected concurrently for a period of 8 hours using laboratory-supplied, individually certified-clean Summa® canisters (2.7- or 6-liter capacity) with 8-hour calibrated flow controllers, except for the samples located within Dunkin Donuts (PH1\_SSV27/PH1\_IA27), which will be collected for a period of 24 hours. Soil vapor samples will be collected for a period of 2 hours. Co-located indoor air samples will be collected from a height above the ground representative of a typical breathing zone (about 3 to 5 feet). The ambient air sample will be collected from a representative upwind outdoor location away from wind obstructions and obvious sources of volatile chemicals.

A total of eighteen samples will be submitted to an NYSDOH Environmental Laboratory Approval Program (ELAP)-certified laboratory for analysis of VOCs via United States Environmental Protection Agency (USEPA) method TO-15. A sample summary matrix is provided as Table 1.

## **Reporting**

Langan will revise the October 3, 2024 draft RIR to incorporate observations, sampling logs, product inventory sheets, NYSDOH questionnaires, analytical results, and conclusions from the SRI. Validated and tabulated sampling data will be included in the draft RIR and submitted to NYSDEC electronically as electronic data deliverables (EDDs). If an SVI condition is identified based on the SVI sampling data, Langan will notify NYSDEC/NYSDOH and provide unvalidated data in advance of submitting the RIR.

## **Schedule**

An updated Brownfield Cleanup Program (BCP) project schedule is provided in Attachment 1. After this SRIWP is approved by the NYSDEC and NYSDOH, mobilization for the SRI will commence during the heating season, pending coordination of site access with tenants. While we do not expect any unoccupied spaces to become occupied before the commencement of SRI field work, there is a possibility that one or more occupied spaces will become vacant before the start of field work. The NYSDEC will be notified of the start date at least 7 days in advance and if the status of any occupied tenant space changed after NYSDEC approval of this SRIWP but prior to commencement of field work.

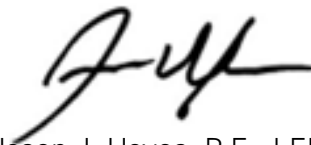
Once the SRI is complete and the analytical data is validated, the draft RIR will be revised and submitted to the NYSDEC and NYSDOH. We expect the updated RIR will also address other agency comments/edits received in the interim.

## **Certification**

I, Jason J. Hayes, certify that I am currently a Qualified Environmental Professional [as defined in 6 NYCRR Part 375] and that this Report [SRI Work Plan No.1] was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Sincerely,

**Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.**



Jason J. Hayes, P.E., LEED AP  
Senior Principal

Enclosure(s):

Table 1 – Proposed Sample Summary

Figure 1 – Proposed Sample Location Plan

Attachment 1 – BCP Project Schedule

cc: C. Maycock, G. Nam - NYSDEC  
A. Keegan – NYSDOH  
M. Raygorodetsky, G. Wyka, N. Palumbo - Langan

**Table 1**  
**Supplemental Remedial Investigation Work Plan No. 1**  
**Proposed Sample Summary**

**One 45 - Phase 1**  
**NYSDEC BCP Site No. C231145**  
**New York, New York**  
**Langan Project No. 170635401**

SUB-SLAB SOIL VAPOR							
No.	Sample Location	Sample Type	Sample ID	Date	Time	Sample Depth and Location	Analysis
1	PH1_SSV27	Sub-Slab Soil Vapor	PH1_SSV27_XXXXXXXX	XX/XX/XXXX	XX:XX	1 to 2 inches below ground floor slab of quick-serve restaurant (Dunkin Donuts)	VOCs via USEPA Method TO-15
2	PH1_SSV28		PH1_SSV28_XXXXXXXX	XX/XX/XXXX	XX:XX	1 to 2 inches below partial cellar slab of community center (National Action Network)	
3	PH1_SSV29		PH1_SSV29_XXXXXXXX	XX/XX/XXXX	XX:XX	1 to 2 inches below ground floor slab of community center (National Action Network)	
4	PH1_SSV30		PH1_SSV30_XXXXXXXX	XX/XX/XXXX	XX:XX	1 to 2 inches below ground floor slab of community center (National Action Network)	
5	PH1_SSV31		PH1_SSV31_XXXXXXXX	XX/XX/XXXX	XX:XX	1 to 2 inches below ground floor slab of non-profit organization	
6	PH1_SSV32		PH1_SSV32_XXXXXXXX	XX/XX/XXXX	XX:XX	1 to 2 inches below ground floor slab of urgent care center	
7	PH1_SSV33		PH1_SSV33_XXXXXXXX	XX/XX/XXXX	XX:XX	1 to 2 inches below ground floor slab of deli/grocery store	
8	PH1_SSV34		PH1_SSV34_XXXXXXXX	XX/XX/XXXX	XX:XX	1 to 2 inches below partial cellar slab of deli/grocery store	
SOIL VAPOR							
9	PH1_SV35	Soil Vapor	PH1_SV35_XXXXXXXX	XX/XX/XXXX	XX:XX	10 feet below top of the concrete slab of religious center (Timbuktu-Islamic Center)	VOCs via USEPA Method TO-15
10	PH1_SV36		PH1_SV36_XXXXXXXX	XX/XX/XXXX	XX:XX	13 feet below top of the concrete slab of religious center (Timbuktu-Islamic Center)	
11	PH1_SV37		PH1_SV37_XXXXXXXX	XX/XX/XXXX	XX:XX	9 feet below the top of concrete slab of the former 99 cent store/laundromat	
12	PH1_SV38		PH1_SV38_XXXXXXXX	XX/XX/XXXX	XX:XX	14 feet below the top of concrete slab of the former 99 cent store/laundromat	
INDOOR AIR/AMBIENT AIR							
13	PH1_IA27	Indoor Air	PH1_IA27_XXXXXXXX	XX/XX/XXXX	XX:XX	Co-located with soil vapor sample, three to five feet above ground floor slab in quick-serve restaurant (Dunkin Donuts)	VOCs via USEPA Method TO-15
14	PH1_IA28		PH1_IA28_XXXXXXXX	XX/XX/XXXX	XX:XX	Co-located with soil vapor sample, three to five feet above partial cellar slab of community center (National Action Network)	
15	PH1_IA29		PH1_IA29_XXXXXXXX	XX/XX/XXXX	XX:XX	Co-located with soil vapor sample, three to five feet above ground floor slab of community center (National Action Network)	
16	PH1_IA30		PH1_IA30_XXXXXXXX	XX/XX/XXXX	XX:XX	Co-located with soil vapor sample, three to five feet above ground floor slab of community center (National Action Network)	
17	PH1_IA31		PH1_IA31_XXXXXXXX	XX/XX/XXXX	XX:XX	Co-located with soil vapor sample, three to five feet above ground floor slab of community center (Non-Profit Building)	
18	PH1_AA02	Ambient Air	PH1_AA02_XXXXXXXX	XX/XX/XXXX	XX:XX	Outside within the paved parking lot in the northeast corner of the site	

**Notes:**  
1. TBD = To Be Determined  
2. VOC = Volatile Organic Compound  
3. USEPA = United States Environmental Protection Agency



**Attachment 1  
Brownfield Cleanup Program Project Schedule  
691 Lenox Avenue - Phase 1  
New York, NY  
Langan Project No. 170635401  
BCP Site No. C231145**

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**Notes:**

1. BCP = Brownfield Cleanup Program
2. COC = Certificate of Completion
3. CPP = Citizen Participation Plan
4. Ee = Environmental Assessment
5. EIS = Environmental Impact Statement
6. FER = Final Engineering Report
7. NYSDEC = New York State Department of Environmental Conservation
8. RAVP = Remedial Action Work Plan
9. RI = Remedial Investigation
10. RIR = Remedial Investigation Report
11. RWP = Remedial Investigation Work Plan
12. SMP = Site Management Plan
13. ULURP = Uniform Land Use Review Procedure