

June 13, 2017

Sondra Martinkat  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
47-20 21<sup>st</sup> Street  
Long Island City, NY 11101  
sondra.martinkat@dec.ny.gov

**Re: Supplemental Remedial Investigation Work Plan  
ABC Block 26  
Long Island City, NY  
BCP Site No.: C241174  
Langan Project No.: 170340203**

Dear Ms. Martinkat:

Langan Engineering, Environmental, Survey and Landscape Architecture, D.P.C (Langan) presents this supplemental remedial investigation (RI) work plan on behalf of Plastic Center Realty Sub, LLC for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C241174. As requested by the NYSDEC in our meeting on May 24, 2017, the supplemental remedial investigation will be conducted to fill data gaps identified by the agency and the New York State Department of Health (NYSDOH) and to supplement the findings of Langan's RI, which was conducted from August to November 2016. The supplemental RI will consist of additional soil and groundwater sampling within the building on Lot 21 that was inaccessible during the RI and exterior areas on Lot 21.

The supplemental RI will be completed on Block 26, Lot 21 in accordance with the procedures set forth in Langan's Remedial Investigation Work Plan (RIWP), dated August 5, 2016. The supplemental RI will include the following:

- Completion of seven additional soil borings (LB29 to LB35);
- Installation of well couplets, consisting of two permanent 2-inch groundwater monitoring wells (screened above and below the meadow mat), at each boring location in separate and proximate boreholes. A well couplet will also be installed adjacent to RI soil boring location LB14 to evaluate the mobility of non-aqueous phase liquid (NAPL) observed in the boring;
- Collection of soil and groundwater samples from new borings and monitoring wells. Two monitoring wells, MW-16D and MW23D, which were installed during the RI, will be sampled during this supplemental RI;
- Gauging of four monitoring wells with light non-aqueous phase liquid (LNAPL) (MW10D, MW19D, MW25D, and MW26D) to evaluate product thickness; and
- Implementation of a Community Air Monitoring Program (CAMP) during field intrusive activities.

The proposed soil boring and groundwater monitoring well locations are illustrated on Figure 1. As a contingency, if field observations warrant it, additional borings and monitoring wells may be completed and the NYSDEC will be notified accordingly.

## Reporting

Langan will revise the draft remedial investigation report (April 20, 2017) to include sampling methodology, observations, boring logs, sampling logs, analytical results, and conclusions for the supplemental RI.

If you have any questions, please call me at 212-479-5441.

Sincerely,

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



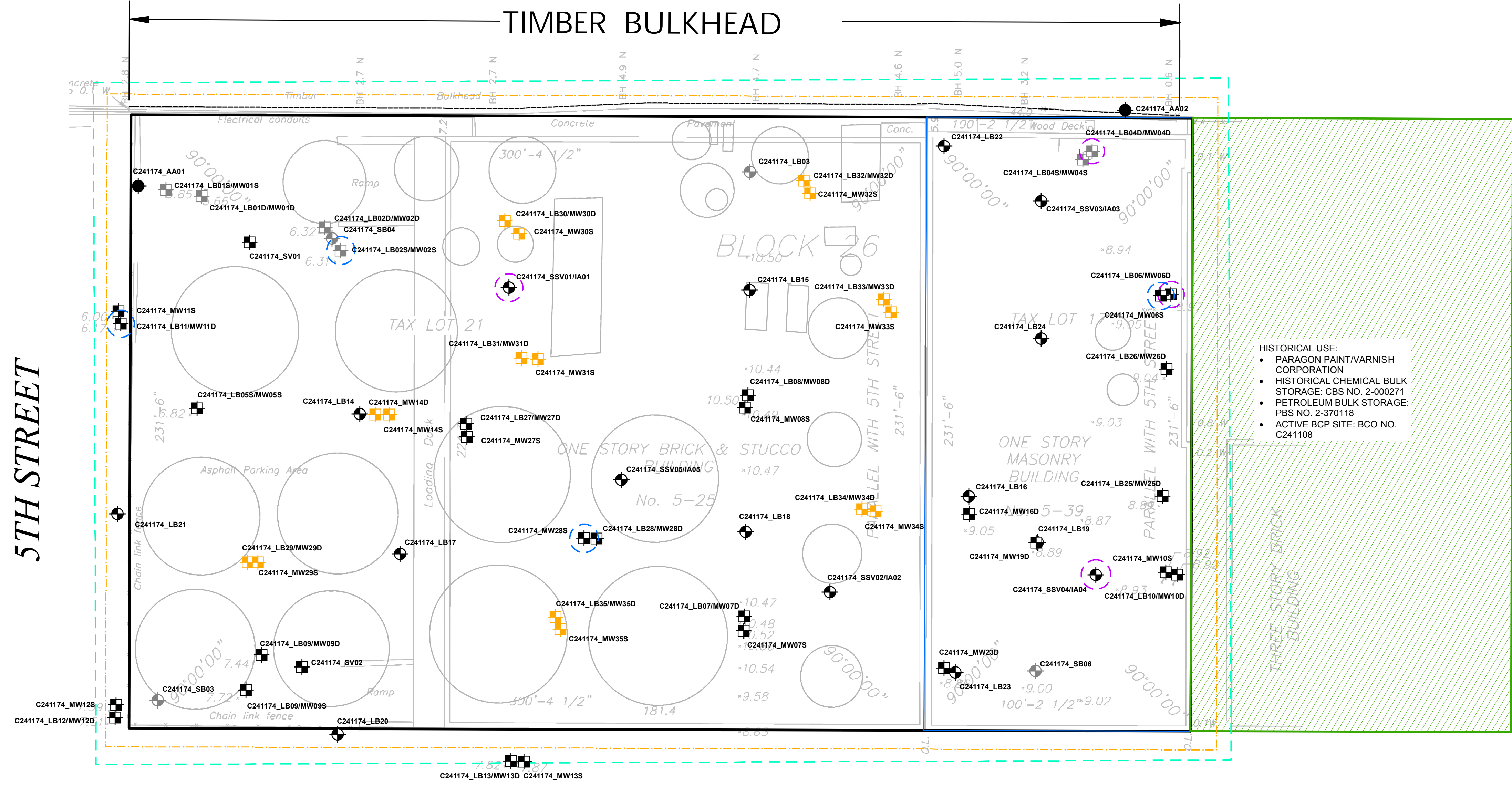
Mimi S. Raygorodetsky  
Senior Associate/Vice President

cc: T. Pfohl, M. Quigley, P. Kirby (Plaxall)  
M. Chertok, E. Knauer (SPR)  
G. Wyka, J. Leung (Langan)

Enclosures: Figure 1 – Proposed Supplemental RI Sample Location Plan

## FIGURES

# ANABLE BASIN



- ### LEGEND
- C241174\_LB06 RI SOIL BORING LOCATION AND ID
  - C241174\_SB04 PREVIOUS SOIL BORING LOCATION AND ID (LANGAN APRIL 2015)
  - C241174\_LB03 PREVIOUS SOIL BORING LOCATION AND ID (LANGAN DECEMBER 2015)
  - C241174\_LB04D/MW04D PREVIOUS SOIL BORING/MONITORING LOCATION AND ID (LANGAN DECEMBER 2015)
  - C241174\_LB06/MW06D RI SOIL BORING/MONITORING WELL (DEEP) LOCATION AND ID
  - C241174\_MW11S RI SOIL BORING/MONITORING WELL (SHALLOW) LOCATION AND ID
  - C241174\_SV01 RI SOIL VAPOR POINT LOCATION AND ID
  - C241174\_SSV03/IA03 RI SUB-SLAB SOIL VAPOR POINT/INDOOR AIR LOCATION AND ID
  - C241174\_AA01 RI AMBIENT AIR SAMPLE LOCATION AND ID
  - C241174\_LB29/MW29D PROPOSED SOIL BORING/MONITORING WELL (DEEP) LOCATION AND ID
  - C241174\_MW29S PROPOSED SOIL BORING/MONITORING WELL (SHALLOW) LOCATION AND ID
  - APPROXIMATE BCP SITE BOUNDARY
  - APPROXIMATE TAX LOT BOUNDARY
  - APPROXIMATE EXTENT OF BULKHEAD ALONG SITE
  - APPROXIMATE LOCATION OF HISTORICAL UNDERGROUND STORAGE TANK (UST) OR ABOVEGROUND STORAGE TANK (AST)
  - AOC 1: HISTORICAL SITE USE, HISTORICAL PETROLEUM BULK STORAGE, AND OPEN PETROLEUM SPILLS
  - AOC 2: HISTORICAL FILL AND HAZARDOUS LEAD MATERIAL
  - AOC 3: DISSOLVED ARSENIC AND CHROMIUM IN GROUNDWATER
  - AOC 4: LNAPL FROM AN OFF-SITE SOURCE
  - AOC 5: CVOCs FROM OFF-SITE SOURCES

HISTORICAL USE:

- PARAGON PAINT/VARNISH CORPORATION
- HISTORICAL CHEMICAL BULK STORAGE: CBS NO. 2-000271
- PETROLEUM BULK STORAGE: PBS NO. 2-370118
- ACTIVE BCP SITE: BCO NO. C241108

### GENERAL NOTES

1. BASE MAP SOURCE: SURVEY BY ALBERT W. TAY DATED SEPTEMBER 6, 2012.
2. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C.
3. HISTORICAL UST AND AST LOCATIONS ARE APPROXIMATE AND ARE BASED ON AVAILABLE SANBORN MAPS (1898, 1915, AND 1936) AND 2005 PHASE I ESA PREPARED BY FLEMING LEE SHUE, INC.
4. LNAPL = LIGHT NON-AQUEOUS PHASE LIQUID
5. RI = REMEDIAL INVESTIGATION
6. CVOCs = CHLORINATED VOLATILE ORGANIC COMPOUNDS

## LANGAN

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Langan Engineering & Environmental Services, Inc.  
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.  
 Langan International LLC  
 Celebrating 100 years as Langan

Project  
**ABC - BLOCK 26**  
 BLOCK No. 26, LOT No. 17 and 21  
 LONG ISLAND CITY

QUEENS NEW YORK

Figure Title  
**PROPOSED SUPPLEMENTAL  
 RI SAMPLE LOCATION  
 PLAN**

Project No.	170340203	Figure	<b>1</b>
Date	05/31/2017		
Scale	1" = 25'		
Drawn By	MG		
Submission Date	05/31/2017	Sheet 1 of 1	

**WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.**

