
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
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To: Michael Maccabe (NYSDEC)

From: Brian Gochenaur (Langan)

Info: Mimi Raygorodetsky, Kimberly Semon (Langan)

Date: March 3, 2021

Re: Supplemental Soil Investigation Work Plan
26-32 Jackson Avenue
Long Island City, New York
Langan Project No.: 170472001
BCP Site No. C241217

The purpose of this investigation is to more clearly define the extent and location of soil exceeding Track 2 Residential Soil Cleanup Objectives (SCOs) in the Remedial Action Work Plan and Decision Document for New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C241217. The following scope of work has been developed to supplement the NYSDEC-approved Remedial Investigation Report (RIR), dated March 2019 and the Draft Remedial Action Work Plan (RAWP), dated March 2020. This investigation will be conducted according to the methodologies and protocols outlined in the Remedial Investigation Work Plan (RIWP) dated March 11, 2019, including the Quality Assurance Project Plan (QAPP), Health and Safety Plan (HASP) and Community Air Monitoring Program (CAMP) provided in RIWP Appendices B, C and D, respectively.

SAMPLING METHODOLOGY AND ANALYSIS

A licensed driller will advance 10 soil borings (EB-101 through EB-110) to about 15 feet below grade surface (bgs). Soil borings will be advanced in general accordance with the methodology outlined in the Remedial Investigation Work Plan (RIWP) dated March 11, 2019. A proposed boring location plan is provided as Figure 1.

Soil will be screened continuously from surface grade to the boring termination depth for field evidence of contamination (odor, staining, and photoionization detector [PID] readings above background level). Up to four grab soil samples will be collected from each soil boring for laboratory analysis, plus quality assurance/quality control (QA/QC) samples. One sample will be run from each boring location; the remaining samples will be placed on hold pending the initial results.

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 4°C) for delivery to a NYSDOH Environmental Laboratory Approval Program (ELAP)-certified laboratory. Soil samples will be analyzed for Part 375 List and Target Compound List (TCL) semivolatile organic compounds (SVOCs), metals and pesticides, under a standard five-day turnaround schedule. If evidence of contamination (i.e., odors, staining, elevated PID readings) is observed, a sample will be collected from the impacted material and analyzed for volatile organic compounds (VOCs).

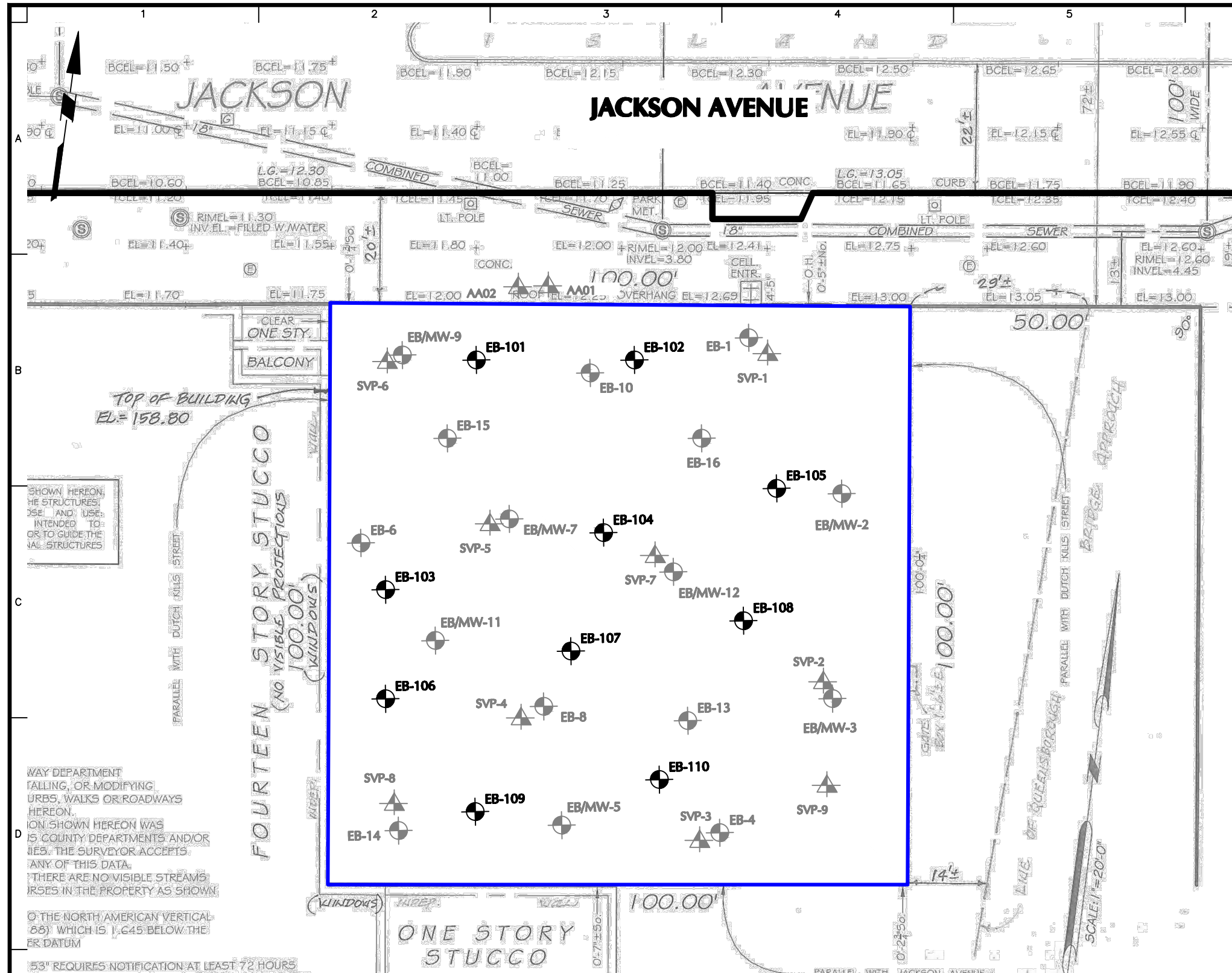
Memorandum

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Category B deliverables will be requested from the laboratory and a Data Usability Summary Report (DUSR) will be prepared.

REPORTING

Soil analytical results will be compared to NYSDEC Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use (UU), Restricted Use Residential (RUR) and Restricted-Residential Use (RURR) Soil Cleanup Objectives (SCOs). We will prepare an addendum to the March 2019 NYSDEC-approved RIR and will update the Draft RAWP with the revised remedial action objectives for the site.



LEGEND:

-  SITE BOUNDARY
-  EB-1 MAY 2018 SUBSURFACE INVESTIGATION SOIL BORING LOCATION
-  EB/MW-2 MAY 2018 SUBSURFACE INVESTIGATION SOIL BORING AND MONITORING WELL LOCATION
-  SVP-1 MAY 2018 SUBSURFACE INVESTIGATION SOIL VAPOR POINT LOCATION
-  EB-10 MARCH 2020 RI SOIL BORING LOCATION
-  EB/MW-9 MARCH 2020 RI SOIL BORING AND MONITORING WELL LOCATION
-  SVP-9 MARCH 2020 RI SOIL VAPOR POINT LOCATION
-  EB-101 PROPOSED SUPPLEMENTAL SOIL BORING LOCATION

NOTES:

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON DECEMBER 8, 2017.
2. ELEVATIONS ARE WITH RESPECT TO THE TRANSIT AUTHORITY (TA) DATUM AND THE BOROUGH PRESIDENT OF QUEENS DATUM (BPQD). ELEVATION OF THE TA DATUM IS 2.653 FT ABOVE MEAN SEA LEVEL AT SANDY HOOK, NJ AS ESTABLISHED BY U.S. COAST AND GEODETIC SURVEY.
3. ALL LOCATION ARE APPROXIMATE
4. RI = REMEDIAL INVESTIGATION

SHOWN HEREON THE STRUCTURES, USE AND USES INTENDED TO OR TO GUIDE THE USE OF THE STRUCTURES

WAY DEPARTMENT FALLING, OR MODIFYING CURBS, WALKS OR ROADWAYS HEREON. INFORMATION SHOWN HEREON WAS OBTAINED FROM CITY OF QUEENS DEPARTMENTS AND/OR AGENCIES. THE SURVEYOR ACCEPTS ANY OF THIS DATA. THERE ARE NO VISIBLE STREAMS OR WETLANDS IN THE PROPERTY AS SHOWN.

© THE NORTH AMERICAN VERTICAL DATUM (NAD 83) WHICH IS 1.645' BELOW THE OLD DATUM

53" REQUIRES NOTIFICATION AT LEAST 72 HOURS

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.



LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com	Project 26-32 JACKSON AVENUE BLOCK No. 267, LOT No. 21	Figure Title SAMPLE LOCATION PLAN	Project No. 170472001	Figure No. 1
	QUEENS NEW YORK	Date 02/23/2021	Drawn By JFY	Checked By KDC