

September 23, 2025

Shawn Roberts, EIT  
New York State Department of Environmental Conservation  
Division of Environmental Remediation, Bureau B  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-4500

**Re: Soil Vapor Intrusion Evaluation Work Plan  
26-32 Jackson Avenue  
Long Island City, New York  
Langan Project No.: 170472001  
NYSDEC BCP Site. No. C241217**

Dear Mr. Roberts:

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C (Langan) prepared this Soil Vapor Intrusion (SVI) Evaluation Work Plan on behalf of Italic Realty, L.L.C., 26-32 Jackson Ave LLC, and 2632 Property Owner LLC for the site located at 26-32 Jackson Avenue, Long Island City, New York (the site). This SVI Evaluation Work Plan was prepared at the request of the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) following the June 24, 2025 meeting to discuss the results of the previous SVI Evaluation. This SVI Evaluation Work Plan summarizes a proposed SVI evaluation to be completed assess indoor air quality prior to extinguishment of the SMP and environmental easement (EE).

The SVI Evaluation Work Plan was developed in accordance with NYSDEC "Division of Environmental Remediation (DER)-10: Technical Guidance for Site Investigation and Remediation" (May 2010) and NYSDOH "Guidance for Evaluating Soil Vapor Intrusion in the State of New York" (October 2006 and updates) (SVI Guidance). The field investigation will be completed during the heating season (October 1 through May 31), because SVI is more likely to occur when a building's heating system is in operation and doors and windows are closed.

## **BACKGROUND**

The about 10,000-square-foot site is identified on the Borough of Queens Tax Map as Block 267, Lot 21. A site location map is provided as Figure 1. The site is bound by Jackson Avenue followed by a 24-story mixed use commercial and residential building (Brownfield Cleanup Program [BCP] Site No. C241209) to the north, a vacant lot and the Ed Koch Queensboro Bridge on-ramp (elevated) to the east, vacant land and the Ed Koch Queensboro Bridge on-ramp (elevated) to the south, and a 12-story mixed-use commercial and residential building to the west. The Metropolitan Transit Authority (MTA) "E" and "M" subway lines are located beneath Jackson Avenue directly north of the site. Prior to remediation, the site was occupied by residences, offices, and various commercial operations including a garage with a gasoline tank, an electric supplies warehouse, and an automotive parts center. The site is nearing completion of a 51-story,

mixed-use residential and commercial building with a cellar level that occupies the entire site footprint.

The current owner and Remedial Party for the site is Italic Realty, LLC. A Track 2 remedy was implemented at the site, which was documented and defined in the December 2022 Final Engineering Report (FER) and SMP. The NYSDEC issued a Certificate of Completion (COC) for the site on December 29, 2022.

An SVI evaluation was completed on February 20 and 21, 2025 in accordance with e-mail correspondence dated February 7, 2025. The SVI evaluation included the collection of four indoor air samples and one outdoor ambient air sample over a 24-hour period. Volatile organic compounds (VOCs) were not detected above the NYSDOH Air Guidance Values (AGVs) in any indoor air samples collected during the SVI evaluation. Based on the outcome of Langan's meeting with NYSDEC and NYSDOH on June 24, 2025, an additional round of sampling is required to assess indoor air quality and ensure the remedy remains protective of human health.

### **SOIL VAPOR INTRUSION EVALUATION RATIONALE AND APPROACH**

The entire building foundation slab sits below the water table; therefore, sub-slab vapor samples cannot be collected from beneath the building slab. In lieu of concurrent sub-slab and indoor air samples, six indoor air samples will be collected from the building cellar to evaluate the potential for SVI within the building. The proposed sample locations were chosen to represent occupied and sensitive areas of the building, and to supplement the indoor air data set summarized in the April 2025 Vapor Intrusion Evaluation Report, prepared by Langan. One outdoor ambient air sample will be collected to evaluate the potential influence or interference, if any, of outdoor air on indoor air quality. A plan showing the proposed sampling locations is included as Figure 2.

The proposed indoor air evaluation consists of the following:

- Screen the building cellar with a ppbRAE 3000 photoionization detector (PID) and complete a NYSDOH Indoor Air Quality Questionnaire and Building Inventory
- Placement of indoor air and ambient air samples about 3 to 5 feet above the ground to represent the typical breathing zone.
- Collect samples concurrently over a 24-hour sampling period into laboratory-supplied, batch-certified clean Summa canisters with calibrated flow controllers. The outdoor ambient air sample will be collected concurrently with the indoor air samples. Samples will be analyzed for VOCs by United States Environmental Protection Agency (USEPA) Method TO-15.

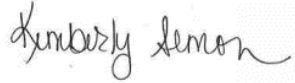
Collected samples will be submitted to an NYSDOH Environmental Laboratory Approval Program (ELAP)-certified laboratory via courier service under chain-of-custody. Results will be evaluated using the NYSDOH Updated (February 2024) Decision Matrices for soil vapor and indoor air. The SVI evaluation will be summarized in a report, to be submitted to NYSDEC and NYSDOH for review and approval.

## CONCLUSION

If you have any questions, please call Brian Gochenaur at (212)479-5479.

Sincerely,

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

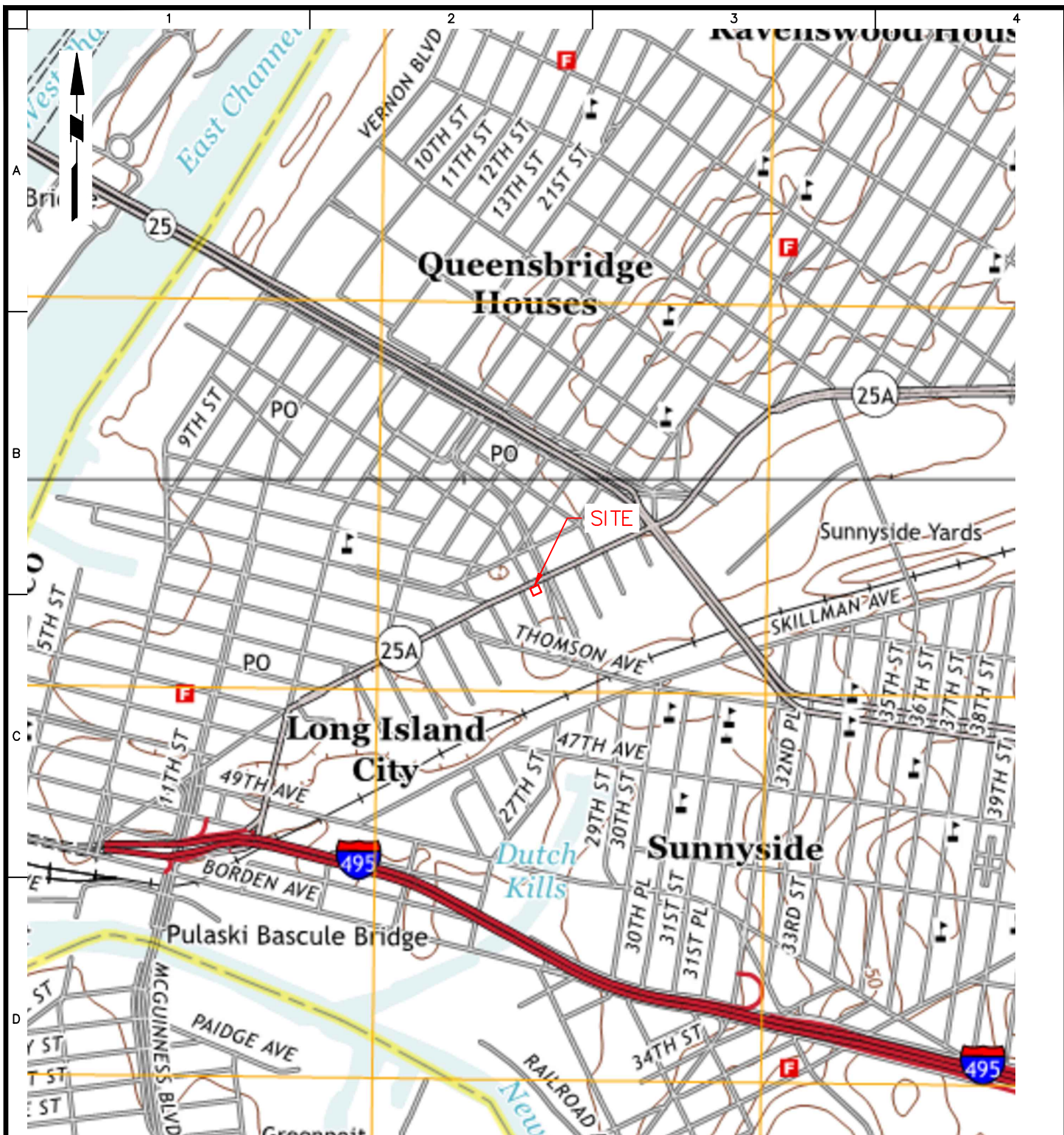
A handwritten signature in black ink, reading "Kimberly Semon".

Kimberly Semon, PE  
Senior Project Manager

A handwritten signature in blue ink, reading "Brian Gochenaur".

Brian Gochenaur, QEP  
Associate Principal

Enclosures:      Figure 1 – Site Location Map  
                         Figure 2 – Proposed Sample Location Map



BASEMAP SOURCE: CENTRAL PARK AND BROADWAY, 7.5-MINUTE SERIES, TOPOGRAPHIC QUADRANGLE MAPS, DATED 2013.

— - APPROXIMATE SITE BOUNDARY

**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**

368 Ninth Avenue, 8th Floor  
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com  
Langan Engineering, Environmental, Surveying and  
Landscape Architecture, D.P.C. S.A.  
Langan Engineering, Environmental, Surveying,  
Landscape Architecture, and Geology, D.P.C.  
Langan Engineering and Environmental Services, Inc.  
Langan CT, Inc.  
Langan International LLC  
Collectively known as Langan

Project

**26-32 JACKSON  
AVENUE**

**BLOCK 267, LOT 21  
LONG ISLAND CITY**

QUEENS

NEW YORK

Figure Title

**SITE LOCATION  
MAP**

Project No.

170472001

Date

04/16/2025

Scale

NTS

Drawn By

Checked By

JFY

KDC

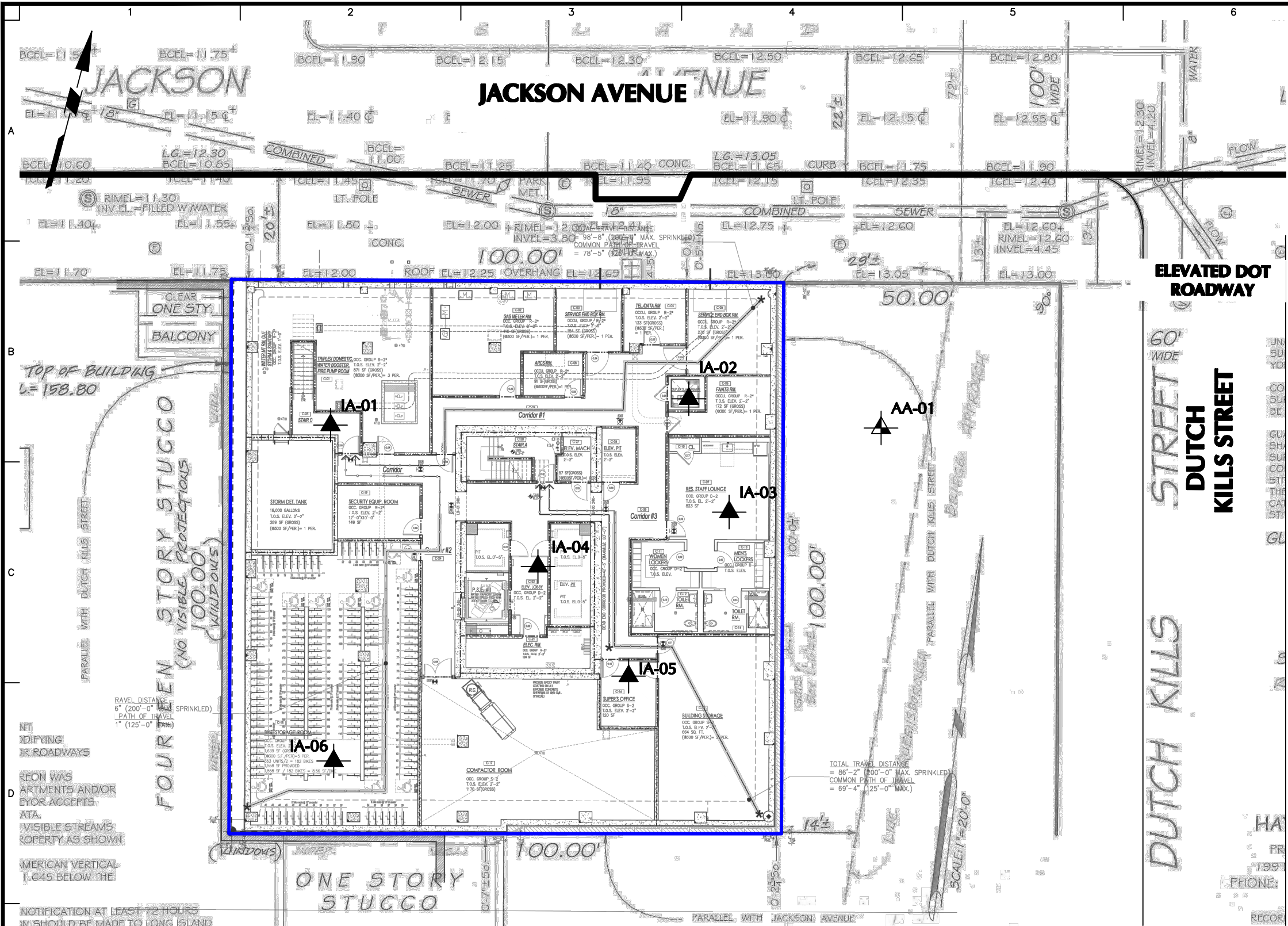
Submission Date

Figure No.

**1**

Sheet 1 of 2





**LEGEND:**

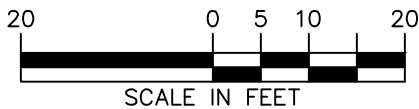
— SITE BOUNDARY

IA-01 ↑ INDOOR AIR SAMPLE LOCATION

AA-01 ↑ AMBIENT AIR SAMPLE LOCATION

- NOTES:**
- BASE MAP TAKEN FROM SURVEY PREPARED BY HAYNES LAND SURVEYORS, DATED MAY 23, 2017 AND LAST REVISED DECEMBER 8, 2017 AND A-050.00, "CELLAR FLOOR LIFE SAFETY PLAN" PREPARED BY SLCE ARCHITECTS, LLP, DATED SEPTEMBER 16, 2022.
  - DATUM REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS APPROXIMATELY 1.1 FEET ABOVE MEAN SEA LEVEL DATUM OF SANDY HOOK, NEW JERSEY AS DEFINED BY THE UNITED STATES GEOLOGICAL SURVEY (USGS NGVD 1929).
  - ALL LOCATIONS ARE APPROXIMATE.

**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.  
368 Ninth Avenue, 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  
QUEENS NEW YORK

Figure Title  
**SAMPLE LOCATION MAP**

Project No.  
170472001  
Date  
04/16/2025  
Drawn By  
LH  
Checked By  
KS

Figure No.  
**2**  
Sheet 2 of 2