ENVIRONMENTAL CONSULTING & MANAGEMENT
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VIA EMAIL

July 22, 2016

Ms. Mandy Yau
Environmental Engineer
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
47-40 21st Street
Long Island City, New York 11101-5407

Re: Corrective Measures Work Plan
Coral Island Shopping Center, Staten Island
Brownfield Cleanup Program Site #C243033

Dear Ms. Yau:

This letter presents a scope of work that serves as a Corrective Measures Work Plan as requested by the New York State Department of Environmental Conservation ("NYSDEC") in a January 27, 2016 letter to Roux Associates. The intent of the Corrective Measures Work Plan is to document the quality of backfill material imported to the Coral Island Shopping Center located at 1650 Richmond Avenue in Staten Island (the "Site") in March 2015.

As previously reported, following an emergency sewer pipe replacement action in March 2015, the excavation was backfilled with two loads of clean quarry process ("QP") ¾-inch bluestone and two loads of recycled stone purchased from American Materials Landscaping. The material imported to the Site had not been tested prior to placement. It is our understanding that the sewer pipe is located at approximately four feet below land surface and we estimate the four loads of material imported to the Site to be a total of approximately 80 cubic yards.

Remedial Engineering proposes to advance three soil borings equally spaced across the sewer replacement area to a depth of approximately three feet. All soils will be screened in one-foot intervals for volatile organic compounds ("VOCs") with a photoionization detector ("PID"). The two intervals with the highest PID measurements (maximum of one per boring) will be selected as discrete samples for analysis of VOCs. The interval with the highest PID measurement from each of the three borings will be composited into a single composite soil sample for analysis of semivolatile organic compounds, metals, pesticides, herbicides, and polychlorinated biphenyls as outlined in Section 3.3 "Backfill Sampling" of the November 2008 Quality Assurance Project Plan ("QAPP"). A total of three samples, two discrete of VOCs and one composite for the larger list of analytes, will be collected. In accordance with the QAPP, quality assurance/quality control ("QA/QC") samples are not required for backfill samples.

All work will be done following the Site-specific Health and Safety Plan ("HASP") and air monitoring will be conducted during soil sampling in accordance with the Community Air Monitoring Plan ("CAMP"), which is attached as Appendix A to the April 2009 Soil Management Plan. In accordance with the CAMP, the immediate work area will be monitored for VOCs on a continuous basis. An upwind location will be monitored at the start of the workday and periodically thereafter to establish a background concentration. The initial action level will be a 15-minute average reading that is five parts per million above the background concentration.

Soil samples will be collected within four weeks of approval of this Corrective Measures Work Plan and analytical results will be summarized and reported to the NYSDEC within three weeks of sample collection. If you have any questions or require additional information, please contact me by email at bmorrissey@rouxinc.com or by telephone at 631-232-2600.

Sincerely,

REMEDIAL ENGINEERING, P.C.

Brian P. Morrissey

Brian P. Morrissey, P.E.
Principal Engineer/Office Manager

cc: Jane O'Connell, NYSDEC
Christopher Doroski, NYSDOH
Jonathan Gains, WWP Associates, LLC
Wendy Marsh, Hancock Estabrook
Michael Roux, Roux Associates, Inc.

I, Brian P. Morrissey, certify that I am currently a New York State registered professional engineer and that this Corrective Measures Work Plan 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).

Brian P. Morrissey, P.E.
NYS Professional Engineer #062617

July 22, 2016
Date

Signature