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June 13, 2017 Revised

Mr. John Miller, P.E.
NYSDEC
Division of Environmental Remediation
625 Broadway, 11th floor
Albany, NY 12233-7014
sent via john.miller@dec.ny.gov

*Re: Addendum to Alternatives Analysis and Remedial Work Plan
Future Love Road Development Site (BCP Site C314113)
Poughkeepsie, Dutchess County, New York
Chazen Job #81434.00*

Dear John:

Based on Chazen's November 30, 2015 Supplemental Sampling investigation at the above-referenced site, this Addendum to the July 2012 *Alternatives Analysis and Remedial Work Plan* is provided to confirm the areas for the planned remedy. Soil cover is not needed in AOC-1 or AOC-3. A two-foot thick soil cover is planned for the AOC-2 area indicated by the dashed red line shown on **Figure 1**. To confirm that imported soil is acceptable for placement on the site, the proposed imported soil will be sampled consistent with DER-10 table 5.4e (below) to confirm that it meets Restricted-Residential SCOs, and a completed *Request to Import/Reuse Fill or Soil* form will be submitted to you with the sampling results. One field duplicate will be collected and analyzed for the same suite, and one trip blank will be analyzed for VOCs only.

Table 5.4(e) 10			
Recommended Number of Soil Samples for Soil Imported To or Exported From a Site			
Contaminant	VOCs	SVOCs, Inorganics & PCBs/Pesticides	
Soil Quantity (cubic yards)	Discrete Samples	Composite	Discrete Samples/Composite
0-50	1	1	3-5 discrete samples from different locations in the fill being provided will comprise a composite sample for analysis
50-100	2	1	
100-200	3	1	
200-300	4	1	
300-400	4	2	
400-500	5	2	
500-800	6	2	
800-1000	7	2	
➤ 1000	Add an additional 2 VOC and 1 composite for each additional 1000 Cubic yards or consult with DER		

Prior to soil cover placement, vegetation will be cleared from this area, and orange construction fencing placed as a demarcation layer. Then the two-foot thick soil cover layer will be installed and the area will be surveyed to document the remedy installation and soil cover thickness relative to an existing topographic survey. This information will be used to prepare the Final Engineering Report, and be included in the Environmental Easement. Erosion and sediment control measures will be in place, as required.

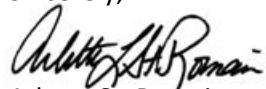
In addition to the soil cover, soil excavation work is also planned for the area of the former 1,000-gallon underground storage tank. This work is expected to be conducted consistent with Sections 6.5 through 6.7 of the July 2012 *Alternatives Analysis and Remedial Work Plan*. It is anticipated that 650 cubic yards of grossly contaminated soil will be removed from this location, with oversight and field screening for gross impacts and volatile organic compounds (VOCs) to confirm the final excavation limits. Confirmation soil samples will be collected and analyzed for VOCs and compared to Restricted-Residential Use SCOs to demonstrate that this remedy has met its objective. The NYSDOH Community Air Monitoring Plan will be implemented with periodic work area monitoring during excavation and handling of impacted soil. Excavation backfill will either be part of the fill material discussed above or, if from another source, will go through the same soil import approval process. As part of the remedy, the area outside around this excavation will have a cover retained/maintained (see orange dashed line on attached **Figure 1**).

Limited residual groundwater impacts from petroleum compounds at concentrations that are greater than the applicable standards remain in the AOC-2 study area (well MW-1). The July 2012 *Alternatives Analysis and Remedial Work Plan* included installation of up to four monitoring wells in this area following the excavation and backfill. This Addendum includes two groundwater monitoring wells on the downgradient site of the excavation and one on the upgradient side of the excavation. Quarterly monitoring of the wells for VOCs will be conducted until residual concentrations meet TOGS 1.1.1 standards or become asymptotic, and NYSDEC approves discontinuance of the groundwater monitoring.

Since the planned implementation of the *Alternatives Analysis and Remedial Work Plan* with the addendum presented above does not construction or new paving, no Change of Use form is required.

Please feel free to contact me at (518) 266-7328 if you have any questions.

Sincerely,

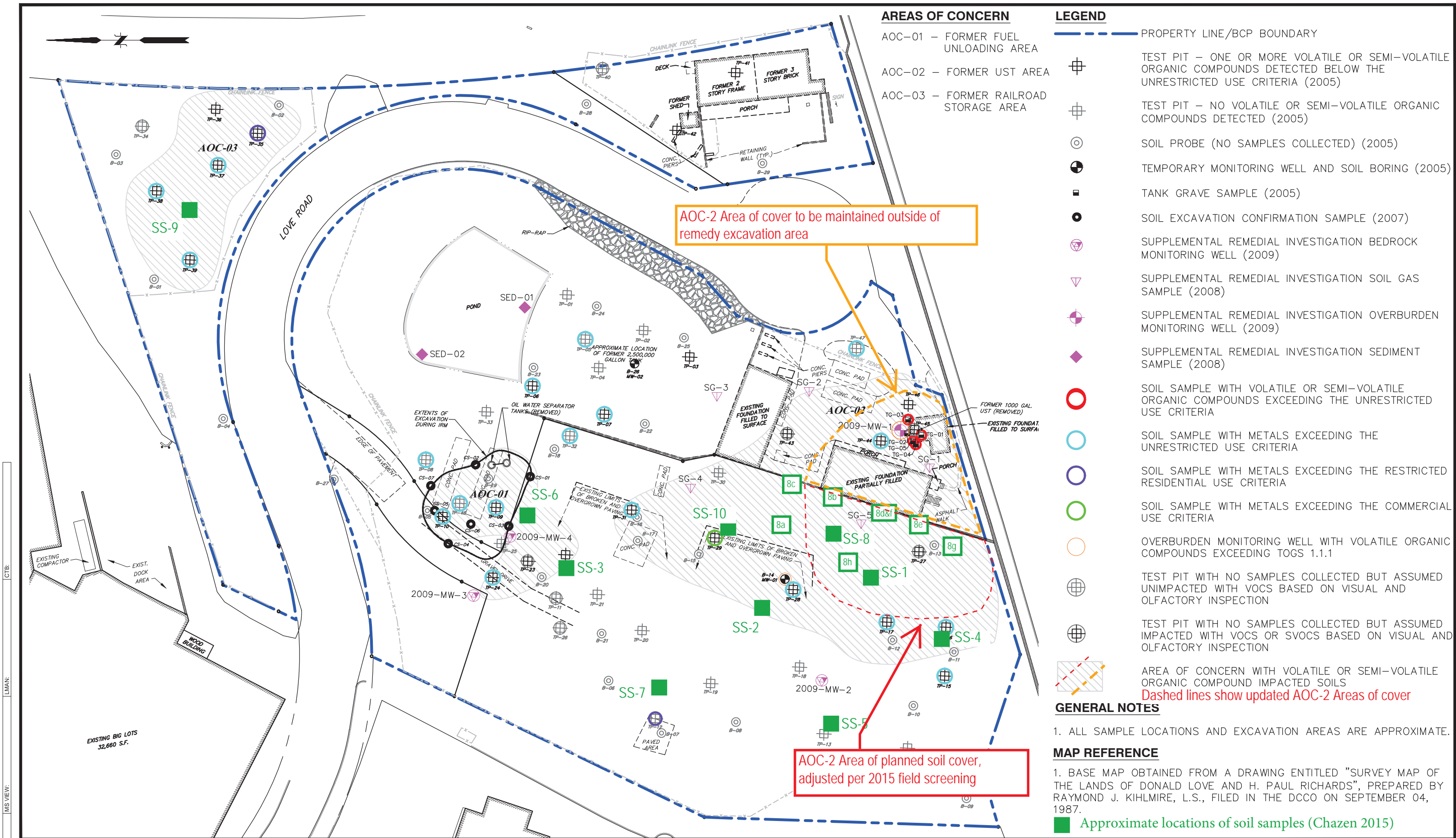


Arlette St. Romain

Director, Environmental Due Diligence and Brownfield Investigations

Attachments:

Figure 1 showing soil cover area



UCS:		CTB:		LJMAN:		MS VIEW:	
1.		DATE		DESCRIPTION		BY	
				REVISIONS			